



CITY OF
WEED *California*

CITY OF WEED 2023 – 2031 HOUSING ELEMENT

Revised April 2024 | 2nd HCD Submittal Draft

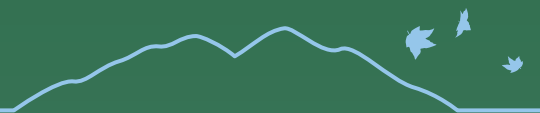
Revised May 2024



PLACEWORKS



CITY OF
WEED *California*





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for the **City of Weed**

Revised April 2024 | **2nd HCD Submittal Draft**

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1. Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the Regional Housing Needs Assessment. The City recognizes that housing need is met through many resources and interest groups. To respond to the increasing housing pressures facing Weed, the Housing Element Update presents goals, policies, and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, policies, and programs comprise the City's housing action plan for the 2023-2031 planning period. The content of this chapter will guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.
- A program with an eight-year schedule of actions that the City is undertaking or intends to undertake to implement the policies in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, State law sets an eight-year time frame. This sixth cycle extends from 2023 to 2031, and this update will replace the Housing Element that was in effect from 2015 to 2023.

The Housing Element identifies the City's housing conditions and needs; evaluates the City's ability to meet its Regional Housing Needs Allocation (RHNA); establishes the goals, policies, and programs that are the foundation of the City's housing strategy; and provides an array of programs to create sustainable, mixed-income neighborhoods across the city.

Tribal Acknowledgement

The City of Weed recognizes that we are on the ancestral lands of the Miwok and Nisenan people, who are the original caretakers of this area. We respectfully acknowledge the Indigenous peoples who have been stewarding and maintaining relationship on this land as knowledge keepers for millennia. The City is dedicated to understanding and educating the public about historical and ongoing connections between land conservation and social inequities. This includes the histories of genocide, forced removal and displacement, and broken promises to Indigenous peoples as a part of American history. However, Indigenous people are not just in our histories. We strive to amplify Indigenous voices to share their own history, so as to not perpetuate another form of being

silenced. While recognizing the past, we honor the resiliency of Native people still in their ancestral territories and in relationship with their land and culture. This acknowledgement does not take the place of authentic relationships with Indigenous communities but is a gesture of respect to the land we are on.

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1, Introduction: Provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2, Public Participation: Describes the community engagement and opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section 3, Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4, Assessment of Fair Housing. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5, Housing Sites Inventory: Lists most of the available vacant land in the city that is appropriate to meet the City’s share of the regional housing needs.

Section 6, Housing Constraints: Analyzes potential governmental and nongovernmental constraints to housing development in Weed. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns and influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing) that impact housing cost and availability.

Section 7, Review of Previous Housing Element: Contains an evaluation of the last Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8, Goals, Policies, and Programs: Documents the City’s goals, policies, and programs to address the housing needs in Weed. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the City will take to meet local housing goals and quantified objectives to address the housing needs in Weed.

Regional Housing Need

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a RHNA Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in all of Siskiyou County (including incorporated cities) over a five-year period (2014 to 2019). The need for 530 units is shared and distributed amongst each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the City of Weed's share of regional housing needs is 38 units, or roughly 9.5 units per year, over a 5-year period (January 1, 2014, to June 30, 2019).

The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in **Table 1-1**, Weed is required to plan for 38 units during the 2014-2019 planning period that must be affordable to lower-income (extremely low-, very low-, and low-income) households, 6 units affordable to moderate-income households, and 16 units for above moderate-income households.

TABLE 1-1. WEED REGIONAL HOUSING NEED, 2014–2019

Income Category	2014 – 2019 RHNA	Percentage of RHNA
Very Low	10	26%
Low	6	16%
Moderate	6	16%
Above Moderate	16	42%
Total	38	100%

Source: HCD Regional Housing Needs Allocation (RHNA) Plan, 2012.

Note: It is assumed that 50 percent of the very low-income units are allocated to the extremely low-income category.

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

The Housing Element was last updated in 2016 and has been reviewed for consistency with the City's other General Plan elements. The policies and actions in this Housing Element are consistent with the policy direction in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Gov't Code Section 65302.g.3), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Gov't Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate

change adaptation and applicable resiliency strategies. SB 1035 (Gov't Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Gov't Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. The City plans to review and update the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

2. Public Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community, specifically lower income households and special needs groups, in the development of the Housing Element, and the action shall describe this effort.”

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of State law, Weed completed the public outreach and encouraged community involvement, summarized and described below. The City did not receive any requests for translation services, but does provide translation services if requested.

Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From November 2022 through March 2023, staff reached out to six stakeholder organizations to offer each the opportunity to provide one-on-one input on housing needs and programs. Of these six organizations, three provided feedback via one-on-one interviews or email responses, and three did not respond.

Representatives from the following stakeholders were interviewed:

- Great Northern Services, December 2022
- Siskiyou County Domestic Violence and Crisis, January 2023
- Far Northern Regional Developmental Disabilities Center, January 2023

Requests for consultation were extended but no responses were received from the following stakeholder groups:

- Northern Valley Catholic Services
- Weed Community Resource Center
- Shasta County Housing Authority

The stakeholders were asked the following questions:

- 1 Opportunities and concerns: What three top opportunities do you see for the future of housing in the city? What are your three top concerns for the future of housing in Weed?
- 2 Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

- 3 Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- 4 Housing conditions: How would you characterize the physical condition of housing in Weed? What opportunities do you see to improve housing in the future?
- 5 Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- 6 How has COVID-19 affected the housing situation?

The one-on-one interviews with stakeholders revealed a number of observations and conditions related to housing issues facing the residents of Weed, with several common themes emerging. First was the need for rehabilitation for older homes and rebuilding efforts as result of the Boles and Mills Fires. The whole city is deemed low to moderate income and, according to Great Northern Services (GNS), many households could use rehabilitation. It has been some time since the City of Weed conducted such a housing conditions survey. According to GNS, a windshield survey would be equally helpful. Similar concerns were expressed by the Far Northern Regional Center—comparing the current housing stock with single-family units coming into the market, the current homes in Weed need to be completely remodeled.

Additionally, service providers noted a lack of rental availability for various special needs groups, including students and persons with disabilities. Regionally speaking, the stakeholders shared that for clients who reside in Siskiyou County, the cost substantially impacts clients financially because heating bills are extremely high—they cost the same or nearly the same as rent. In conversation with Siskiyou County Domestic Violence and Crisis Center, there is a lack of available housing, especially multiple-family rental housing. The city has a community college and there is a need for more student housing, especially because the college has many out-of-state students who need somewhere to live. In discussion with the Crisis Center, there is widespread homelessness among students who attend the College of the Siskiyous in Weed.

Overall, COVID-19 has affected housing, and GNS has been providing subsistence pay through Coronavirus Aid, Relief, and Economic Security (CARES) Act funds. According to the stakeholder, all Siskiyou County jurisdictions pooled their Community Development Block Grants CARES Act funding so eligible households in Siskiyou County could apply. The funding supports low- and moderate-income households with past-and/or current-due rent, mortgage, and/or utility bills. Families continue to struggle to pay housing costs due to increases in general costs caused by the pandemic. According to the Far Northern Regional Center, most of its clients are on fixed incomes and cannot afford market rate rentals. Often clients do not have first and last month rent to secure a location or don't have good credit or rental history.

Barriers to the development of affordable housing constitute a fourth major theme. Since the COVID-19 pandemic, GNS reports that construction costs have gone up, and local contractors are unavailable due to booked schedules. The stakeholders also discussed how interruptions in the supply chain make it harder to get materials. It is also harder to qualify for a construction loan to get housing built. Governmental constraints identified by stakeholders include difficulty obtaining a building permit. After the Boles Fire, lots in the affected area were nonconforming lots, and it became difficult for property owners to rebuild. According to the GNC, there was pushback from the City Council about converting a single-family unit into a duplex. After the Boles Fire, many homeowners did not have insurance to cover rebuilding efforts, and there was not enough funding available to help households rebuild.

A final recurring theme was patterns of ethnically concentrated areas and contributing factors to displacement. Feedback from the Crisis Center revealed that the county is predominantly white, but Weed is a very diverse city with a large African American community in Lincoln Heights, a substantial Latinx/Hispanic population, and a large Italian neighborhood. However, the Crisis Center identified that the unincorporated area of Carrick is in need of drug rehabilitation and social services outreach. This area was identified as predominantly white and lower income. As a result of environmental impacts, especially wildfires, displacement was mentioned various times by stakeholders, specifically among households who lost their homes in the fires and did not receive rebuilding assistance funds. Other factors contributing to the displacement of families is the production of market-rate housing in areas where rents were previously affordable to lower-income families. The lack of jobs and increase in rents have also impacted the ability of local families to stay in the community.

Joint Planning Commission/City Council Meeting

On August 10, 2023, a Joint Planning Commission/City Council Study Session was held to present the draft 2023-2031 Housing Element and to review new State laws. The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed the strategies to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on the draft. Members from the Council and Planning commission expressed concerns over the census data and sales prices and rental information and whether it was representative of Weed. No public comments or questions were received during the meeting.

Public Comments

The development of the Housing Element involved an outreach strategy designed to gather input from all segments of the community. This outreach aimed to ensure that the plan reflects the diverse needs and perspectives of Weed residents. A public hearing was held and was conveniently scheduled to maximize accessibility for the public. Notices were published in local newspapers and were posted on the City's website. The City has not received any public comment as of ~~August 31, 2023~~ January 30, 2024 but will consider and incorporate comments through adoption. Participation is encouraged by all residents to stay informed and provide feedback throughout the Housing Element process until its adoption.

Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at the Planning Department counter. The City emailed a link to all individuals and organizations, including organizations representing low- and moderate-income households and special needs groups that had expressed interest in or previously requested notices relating to the housing element.

Pursuant to Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from August 1 to August 31, 2023. The draft was made available on the City's website and was noticed to residents through the same methods as Planning Commission and City Council meetings.

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3. Housing Needs Assessment

This chapter describes the characteristics of Weed’s population and housing that are essential to understanding the City’s housing needs. This section is organized as follows:

- Data Sources
- Population Characteristics
- Household Characteristics
- Income Characteristics
- Employment Trends Housing Stock Characteristics
- Housing Cost and Affordability
- At-Risk Housing
- Financial Resources
- Special-Needs Groups

Data Sources

The analysis in this section primarily uses data compiled by the California Department of Housing and Community Development (HCD) in the Data Profiles for Housing Elements workbook, released in December 2022. The HCD data is largely from the 5-Year Estimates 2016-2020 American Community Survey (ACS), 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), and the Employment Development Department (EDD).

The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Although the ACS typically has a higher margin of error, it also provides more detailed data that is not available with the US Decennial Census.

The DOF is another source of valuable data and is more current than the US Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. The EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the differences in data sources, some figures (e.g., population or the number of households) may vary in different sections. Additionally, the sum of data in tables may not total precisely due to rounding.

Population Characteristics

Population Growth

The City of Weed experienced a decline in population from 2010 through 2022. As shown in **Table 3-1**, the City's population declined from 2,967 in 2010 to 2,828 in 2022, a decrease of 4.7 percent, while Siskiyou County's overall population declined by 2.4 percent from 44,900 in 2010 to 43,830 in 2020. Although negative growth is not typical for the State of California as a whole, it is fairly common for many communities in rural Siskiyou County where a loss of forestry-related jobs over the past few decades has driven the population elsewhere in search of employment. Further, several fires between 2014 and 2022, including the Boles Fire (2014), Lava Fire (2021) and Mill Fire (2022), destroyed approximately 414 homes. This most likely played a factor in the population decrease for the city and county as a whole. **Table 3-1** shows population growth rates for communities in Siskiyou County from 2010 to 2022.

TABLE 3-1. POPULATION GROWTH TRENDS, 2010–2022

Jurisdiction	2010	2020	2022	% Change
Dorris	939	860	847	-9.8%
Dunsmuir	1,650	1,707	1,681	1.9%
Etna	737	678	674	-8.5%
Fort Jones	839	695	684	-18.5%
Montague	1,443	1,226	1,215	-15.8%
Mount Shasta	3,394	3,223	3,204	-5.6%
Tulelake	1,010	902	886	-12.3%
Weed	2,967	2,862	2,828	-4.7%
Yreka	7,765	7,807	7,772	0.1%
Unincorporated Siskiyou County	31,921	31,923	24,039	-24.7%
Siskiyou County	44,900	44,076	43,830	-2.4%

Source: 2010, 2020, 2022 California Department of Finance, E-5 series.

Population Projections

The DOF provides projections for all counties through the year 2060. **Table 3-2** shows the expected population growth for Siskiyou County as a whole between 2030 and 2060. Based on DOF projections, the county is expected to experience a decrease in overall annual growth of approximately 0.3 percent between 2030 and 2060. While population projections for the City of Weed are not currently available, given the recent decrease in the city, it is not unreasonable to assume that the decline in population will be similar for the county.

TABLE 3-2. POPULATION PROJECTIONS, 2030–2050

	2030	2040	2050	2060
Siskiyou County	42,707	41,434	39,874	39,395

Source: California Department of Finance, P2-A Report, July 19, 2021.

Age Characteristics

The distribution of Weed’s population by age group in 2020 is shown in Table 3-3. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18 to 34), including college-age students, typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready or cannot afford to purchase homes but look for rental units to meet their housing needs. In contrast, middle-aged residents (35 to 54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After retirement, many persons look for smaller homes on properties that are easier to maintain or for communities that cater to their lifestyles, needs, and preferences.

The updated data in **Table 3-3** is presented in an alternate grouping of age categories. Over one-third of the population is 5 to 24 years old (35.3 percent). Weed is one of two cities with a community college campus in Siskiyou County. College of the Siskiyous has two campuses, one in Weed and the other in Yreka. According to an interview conducted by County staff, student housing options are limited. College of the Siskiyou is hoping to expand on-campus housing options in the near future. Currently, collage students and residents in the community are facing poor quality, limited, and unaffordable rental options, which have resulted in some students living in unhealthy conditions. Seniors also make up a large portion of the population, representing 18.1 percent of the population.

TABLE 3-3. POPULATION BY AGE, WEED

Age Group	Persons	Percent
Under 5 years	81	3.0%
5 to 24 years	940	35.3%
25 to 34 years	197	7.4%
35 to 44 years	244	9.2%
45 to 54 years	267	10.0%
55 to 64 years	451	16.9%
65+years	482	18.1%
Total	2,662	100.0%

Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Race/Ethnicity Characteristics

Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. Although the city is considered more diverse than surrounding cities, it continues to host a large percentage of white residents.

Weed’s racial and ethnic diversity is moderately different than Siskiyou County as a whole. As shown in **Table 3-4**, approximately 73.5 percent of Weed residents were White, contrasted with 83.2 percent countywide. In addition, in Weed, 22.2 percent of Weed residents were Hispanic or Latinx, contrasted with 12.9 countywide.

TABLE 3-4. POPULATION BY RACE/ETHNICITY

Race	Weed		Siskiyou County	
	Persons	Percentage	Persons	Percentage
White	1,956	73.5%	36,195	83.2%
Black or African American	305	11.5%	668	1.5%
American Indian and Alaska Native	55	2.1%	1,686	3.9%
Asian	36	1.4%	547	1.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	160	0.4%
Some other race	205	7.7%	826	1.9%
Two or more races	105	3.9%	3,434	7.9%
Total	2,662	100.0%	43,516	100.0%
<i>Hispanic or Latino</i>	<i>592</i>	<i>22.2%</i>	<i>5,605</i>	<i>12.9%</i>

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Household Characteristics

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the number of special needs households such as large families and female-headed households.

Household Type and Size

According to the DOF, as of 2023, there were 2.35 persons per household in Weed, compared to the county with 2.23 persons per household.

According to the 2016–2020 ACS, the largest percentage of households in Weed were family households at 50.7percent. Female-headed households made up the largest percentage of family households (48 percent) followed by married-couple households at 17.1 percent (**Table 3-5**).

TABLE 3-5. HOUSEHOLD TYPES, WEED

	Households	Percentage
Total households	1,154	100.0%
Family households:	585	50.7%
<i>Married-couple family</i>	<i>204</i>	<i>34.9%</i>
<i>Male householder, no spouse present</i>	<i>100</i>	<i>17.1%</i>
<i>Female householder, no spouse present</i>	<i>281</i>	<i>48.0%</i>
Nonfamily households:	569	49.3%
<i>Householder living alone</i>	<i>405</i>	<i>71.2%</i>
<i>Householder not living alone</i>	<i>164</i>	<i>28.8%</i>

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Data (2016-2020).

Overcrowding

Overcrowding reflects the inability of families to afford homes that are large enough to accommodate the size of their household. Overcrowding is defined as more than one person per room, while severe overcrowding is defined as more than 1.5 persons per room. According to the 2016–2020 ACS, approximately 4.5 percent of housing units in Weed were overcrowded, and 0.7 percent of housing units were severely overcrowded, as shown in **Table 3-6**. Overcrowding is more common among renter households, with 8.7 percent of renter households classified as overcrowded or severely overcrowded, and there were no owner-occupied households reported as overcrowded.

TABLE 3-6. OVERCROWDING, WEED

Household Type	Owner Occupied		Renter Occupied		Total Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overcrowded (<1.00 occupants per room)	492	100.0%	665	91.3%	1,157	94.8%
Overcrowded (1.01 to 1.50 occupants per room)	0	0.0%	55	7.6%	55	4.5%
Severely Overcrowded (>1.50 occupants per room)	0	0.0%	8	1.1%	8	0.7%
Total Units	492	100.0%	728	100.0%	1,220	100.0%

Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Income Characteristics

Income Limits

Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. However, household size and type often affect the proportion of income that can be spent on housing. HCD publishes annual tables of official federal and state income limits for determining these maximums for a variety of programs.

State statutory limits are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Choice Voucher (HCV) program. HUD's limits are based on surveys of local area median income (AMI).

Table 3-7 shows the 2022 HCD income limits for Siskiyou County. The AMI for a four-person household in the county was \$80,300 in 2022. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD. The commonly used income categories for a household of four are:

- Acutely Low Income: 0 to 15 percent of AMI (\$0 to \$12,050)
- Extremely Low Income: 15 to 30 percent of AMI (\$12,051 to \$27,750)
- Very Low Income: 30 to 50 percent of AMI (\$27,751 to \$38,950)
- Low Income: 50 to 80 percent of AMI (\$38,951 to \$62,300)
- Moderate Income: 80 to 120 percent of AMI (\$62,300 to \$96,350)
- Above Moderate Income: Above 120 percent of AMI (\$96,351 or more)

TABLE 3-7. HCD 2022 INCOME LIMITS BY HOUSEHOLD SIZE, SISKIYOU COUNTY

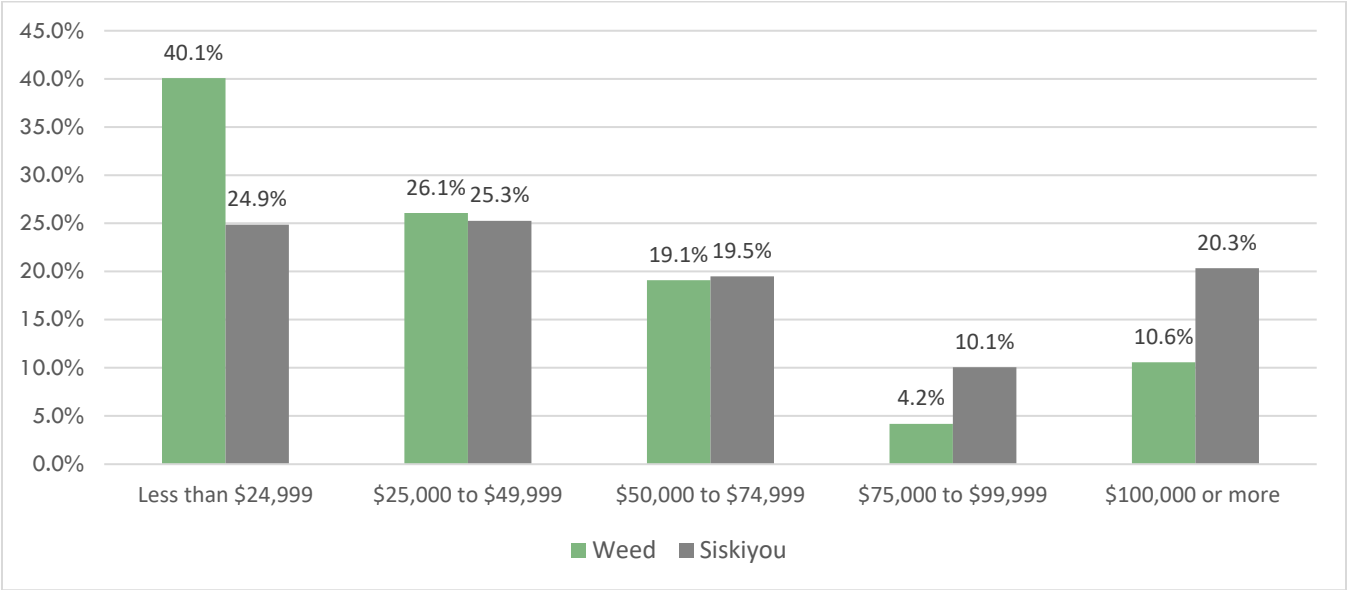
Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low	16,350	18,700	23,030	27,750	32,470	37,190	41,910	46,630
Very Low	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,540
Low	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
Median	56,200	64,250	72,250	\$80,300	86,700	93,150	99,550	106,000
Moderate	67,450	77,100	86,700	96,350	104,050	111,750	119,450	127,200

Source: HCD 2022 Income Limits.

Income Distribution

According to the 2016-2020 ACS, the city’s median household income in 2020 was \$28,857. This was significantly lower than the county as a whole where the median family income was \$49,857. As shown in **Figure 3-1**, the majority (40.1 percent) of households in Weed made less than \$24,999 annually, followed by an annual income between \$25,000 and \$49,999. Only 14.8 percent of households made more than the Siskiyou County Median income of \$80,300.

FIGURE 3-1. HOUSEHOLD INCOME DISTRIBUTION, WEED AND SISKIYOU COUNTY



Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severely overpaying is defined as paying more than 50 percent of monthly household income for housing costs. The 2015-2019 CHAS data estimated that 495 households, or 44.0 percent of all households, overpaid for housing in 2019. Of those households, 27.6 percent were owner occupied and 54.3 percent were renter occupied.

Table 3-8 illustrates households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. In general, renter households pay a greater percentage of monthly income for housing, and owner-occupied households are less cost burdened than renter households.

TABLE 3-8. HOUSEHOLDS OVERPAYING, WEED

Income Spent on Housing	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overpaying (Less than 30 percent)	285	65.5%	105	15.2%	390	34.7%
Overpaying (30 to 50 percent)	120	27.6%	375	54.3%	495	44.0%
Severely Overpaying (50 percent or more)	30	6.9%	210	30.4%	240	21.3%
Total	435	100.0%	690	100.0%	1,125	100.0%

Source: HCD Data Packet, City of Weed, 2022; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019.

Lower Income Households Overpaying

Table 3-9 shows that 44.0 percent (495 households) of lower income households spend more than 30 percent of their income on housing. Looking at lower income households overpaying by tenure, 27.6 percent were owner r occupied, and 54.3.0 percent were renter occupied.

TABLE 3-9. LOWER INCOME HOUSEHOLDS OVERPAYING FOR HOUSING, WEED

Income Category	Owners Overpaying		Renters Overpaying		Total Overpaying	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low-Income households	70	58.3%	190	50.7%	260	52.5%
Very Low-Income households	25	20.8%	150	40.0%	175	35.4%
Low-Income households	25	20.8%	35	9.3%	60	12.1%
Total Lower Income Households Overpaying	120	27.6%	375	54.3%	495	44.0%
Total Households	435	--	690	--	1,125	--

Source: HCD Data Packet, City of Weed, 2022; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019.

Employment Trends

The 2016–2020 ACS reports that about 36.4 percent of Weed’s residents were employed in white-collar occupations, such as educational services, and health care and social assistance; finance and insurance, and real estate and rental and leasing; and professional, scientific, and management, and administrative and waste management services (see **Table 3-10**). The largest employment industries in 2020 were educational services; retail trade; and agriculture and natural resources. However, the fastest-growing employment industries between 2010 and 2020 were construction and agriculture and natural resources. The greatest decrease was in information.

According to the 2016–2020 ACS, 33.3 percent of the population age 16 and over in Weed were in the labor force. Based on the 2016–2020 ACS, the average commuting time to work was about 36.1 minutes. The commuting time in Siskiyou County in 2020 was 17.2 minutes.

Historically, construction and agriculture and natural resources have been the biggest industries in Weed. According to the 2016–2020 ACS, the top industry providing employment is educational services, and health care and social assistance (29.0 percent increase), followed by manufacturing (19.5 percent) and arts, entertainment, and recreation, and accommodation and food services (17.9 percent).

TABLE 3-10. EMPLOYMENT BY INDUSTRY, WEED AND SISKIYOU COUNTY

Industry	Weed		Siskiyou County	
	Number	Percentage	Number	Percentage
Educational services, and health care and social assistance	276	29.0%	4,394	26.5%
Manufacturing	186	19.5%	1,099	6.6%
Arts, entertainment, and recreation, and accommodation and food services	170	17.9%	1,386	8.4%
Public administration	63	6.6%	1,330	8.0%
Construction	58	6.1%	1,122	6.8%
Professional, scientific, and management, and administrative and waste management services	57	6.0%	1,176	7.1%
Retail trade	56	5.9%	1,821	11.0%
Agriculture and Natural Resources	38	4.0%	1,568	9.5%
Other services, except public administration	21	2.2%	803	4.9%
Finance and insurance, and real estate and rental and leasing	14	1.5%	610	3.7%
Wholesale trade	8	0.8%	275	1.7%
Transportation and warehousing, and utilities	5	0.5%	684	4.1%
Information	0	0.0%	286	1.7%

Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Table 3-11 shows the top employers in Siskiyou County as of 2022 by number of employees. Three of the top employers are in Weed and employ between 100 and 249 workers. The top employer in Siskiyou County in 2022 was Fairchild Medical Center.

TABLE 3-11. LARGEST EMPLOYERS, SISKIYOU COUNTY

Employer Name	Location
250–499 Employees	
Fairchild Medical Center	Yreka
100–249 Employees	
College of the Siskiyous	Weed
County Coroner	Yreka
Fairchild Medical Clinic	Yreka
Klamath National Forest	Yreka
Mercy Medical Ctr Mt Shasta	Mt Shasta
Mt Shasta Resort	Mt Shasta
Nor-Cal Products Inc	Yreka
Plant Science Inc	Macdoel
Rain Rock Casino	Yreka
Roseburg Forest Products	Weed
Siskiyou County Human Svc Dept	Yreka
Siskiyou County Public Works	Yreka
Siskiyou Lake LLC	Mt Shasta
US Forest Service	McCloud
US Forestry Dept	Happy Camp
Walmart Supercenter	Yreka
50–99 Employees	
Electro-Guard Inc	Mt Shasta
Siskiyou County Alcohol & Drug	Yreka
Siskiyou County Road Dept	Yreka
Siskiyou County Sheriffs Ofc	Yreka
Siskiyou Golden Fair	Yreka
Timber Products Co	Yreka

Source: Employment Development Department, 2022.

According to the EDD, there were 980 persons in the Weed labor force as of October 2022 (see **Table 3-12**). Generally, the annual unemployment rate in the city has decreased since 2016. However, in 2020, the unemployment rate increased by almost 3 percent to 11.6 percent. This increase can most likely be attributed to the COVID-19 pandemic. In 2022, the unemployment rate decreased by more than half, from 9.3 percent to 4.3 percent.

TABLE 3-12. LABOR FORCE TRENDS, WEED

Year	Labor Force	Employment	Unemployed	Unemployment Rate
2016	1,100	1,000	100	9.1%
2017	1,150	1,050	90	8.2%
2018	1,100	1,000	90	8.6%
2019	1,030	930	100	9.7%
2020	1,000	890	120	11.6%
2021	980	890	90	9.3%
2022	980	930	50	4.3%

Source: Employment Development Department, December 2016-2022.

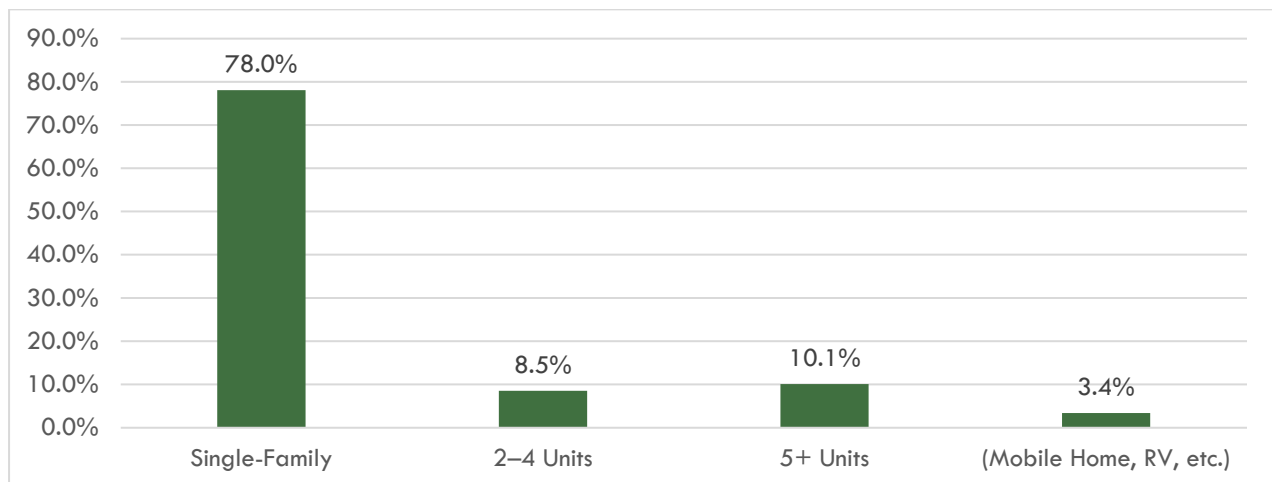
Housing Stock Characteristics

Housing Type

HCD defines a housing unit as a house; an apartment; a mobile home or trailer; a group of rooms; or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Figure 3-2 shows the distribution of housing units by type of structure in Weed as of 2022. The majority, 78 percent, were single-family housing units, followed by 18.6 percent multifamily units and 3.4 percent mobile homes.

FIGURE 3-2. HOUSING UNITS BY TYPE, WEED

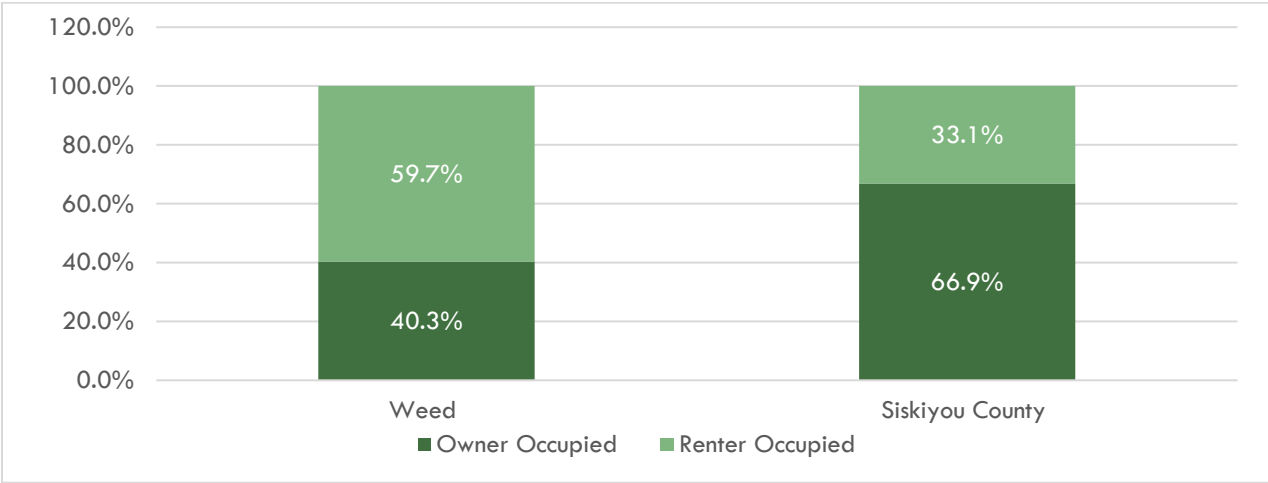


Source: California Department of Finance, E-5 series, 2022.

Household Tenure

Figure 3-3 shows the rate of homeownership and percentage of rental households in Weed in 2020. According to the 2016-2020 ACS, approximately 40.3 percent of households were homeowners, and 59.7 percent rented their homes. Siskiyou County as a whole had a slightly higher owner-occupied rate at 66.9 percent of all households.

FIGURE 3-3. HOUSEHOLD TENURE, WEED AND SISKIYOU COUNTY



Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Vacancy Rates

Residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. When there is an excess supply, the rate will be high. A vacancy rate of 3 to 5 percent is generally indicative of a healthy market. When vacancy rates fall below 3 percent, there is upward pressure on home prices and rents.

The 2016–2020 ACS estimated that approximately 12.3 percent of housing units in Weed were vacant in 2020 (see **Table 3-13**). Of these vacant units, 25.1 percent were for rent, 12.3 percent were for sale, 7.0 percent were for seasonal use (units occupied by persons with usual residence elsewhere), and 55.6 percent were classified as “other vacant.” “Other” is described as “when it does not fit into any year-round vacant category.”

According to data reported by the DOF, Weed’s vacancy rate was 11.7 percent in 2022.

TABLE 3-13. VACANT UNITS BY TYPE, WEED

	Number	Percentage
Total Units	1,391	100.0%
Occupied housing units	1,220	87.7%
Vacant housing units	171	12.3%
For rent	43	25.1%

	Number	Percentage
<i>For sale</i>	21	12.3%
<i>Rented or sold, not occupied</i>	0	0.0%
<i>For seasonal, recreational, or occasional use</i>	12	7.0%
<i>For migrant workers</i>	0	0.0%
<i>Other vacant</i>	95	55.6%

Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Housing Age and Condition

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

Almost 77 percent (1,082 units) of Weed’s housing stock were built more than 30 years ago, and approximately 44 percent (624 units) were built over 50 years ago (**Table 3-14**). It is assumed that at least some of these units are in need of rehabilitation. Additionally, many of these units could benefit from energy-efficiency improvements to reduce energy usage and related greenhouse gas emissions.

Additionally, according to the land use inventory conducted in October 2015, 77.2 percent (641 units) of the housing stock in Weed was considered in good condition, and 11.9 percent (99 units) was in fair condition. Only two percent of the housing stock was considered to be in poor condition (17 units, 2 percent), and only two units were found to be in bad (dilapidated) condition. It is safe to assume that the breakdown from 2015 is similar to 2020. Assuming a slightly higher percentage (16 percent in need of rehabilitation) to account for the additional age of each structure from 2015 to 2020 and applying that to the total units in the City, it can be estimated that 222 units are in need of some type of rehabilitation, and seven units are in need of replacement.

In 2014 the City lost 150 homes in the Boles Fire. Many homes were older and underinsured, which slowed or prevented building new homes. This led to a large loss in population, more than any other city in California. The city, county, and local nonprofits stepped in to provide financial and building assistance. However, because the average rental in Weed typically cost between \$400 and \$700 per month, it was not feasible for landlords to rebuild rental housing because the costs of building and financing would cause rents to increase substantially and become unaffordable to local residents.¹

¹“Two Years After the Devastating Boles Fire, Weed Is Sprouting Anew,” North State Public Radio, 2016.

TABLE 3-14. AGE OF HOUSING STOCK, WEED AND SISKIYOU COUNTY

Year Built	Weed		Siskiyou County	
	Number	Percentage	Number	Percentage
2014 or later	0	0.0%	53	0.2%
2010 to 2013	97	7.0%	790	3.4%
2000 to 2009	146	10.5%	2,497	10.8%
1990 to 1999	66	4.7%	2,625	10.8%
1980 to 1989	222	16.0%	3,816	16.6%
1970 to 1979	236	17.0%	4,465	19.4%
1960 to 1969	138	9.9%	1,976	8.6%
1950 to 1959	85	6.1%	1,915	8.3%
1940 to 1949	136	9.8%	1,492	6.5%
1939 or earlier	265	19.1%	3,412	14.8%
Total Units	1,391	100.0%	23,041	99.4%

Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Housing Condition Rehabilitation Opportunity

In reference to rental properties, the 2016-2020 ACS states there are about 727 (59.7 percent) renter-occupied and 1,220 (40.3 percent) owner-occupied units within the city. Although the majority of the city's housing units are considered single-family detached, renter-occupied homes could benefit from the rehabilitation assistance offered by the City. Rehabilitation of units is also an important consideration for renters as they consider the purchase of existing units.

In conversations with Great Northern Services (GNS), a local non-profit organization with offices in the City of Weed, the organization expressed that there is a need for a housing rehabilitation program. Currently, the organization mentioned that the City does not have any active housing rehabilitation funds. However, when funds become available GNS expressed interest in assisting the City with implementing a rehabilitation program.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered "affordable" if the monthly housing cost does not exceed 30 percent of a household's gross income.

Home Sales Prices

A survey in December 2022 gathered sale prices from Redfin.com for different sized homes in Weed. The median sales price in Weed varied minimally by number of bedrooms with two bedrooms ranging from \$231,000 to \$435,000, and 3 or more bedrooms ranging from \$215,000 to \$650,000. Based on the HCD 2022 income limits a very low-income four person households and low-income household four-person household (making less than 80 percent of the median area income annually), could afford a home at the citywide median price (assuming no more than 30 percent of monthly income is spent on housing).

TABLE 3-15. HOUSING SALE PRICE SURVEY, DECEMBER 2022

Number of Bedrooms	Number of Units Surveyed	Lowest Sales Price	Highest Sales Price	Median Sales Price
2	12	\$231,000	\$435,000	\$320,621
3	23	\$215,000	\$650,000	\$393,752
4+	5	\$290,000	\$688,000	\$436,200
Total	40	-	-	-

Source: Redfin.com, 2022.

Rental Costs

A survey of Zillow.com in December 2022 showed eight properties, single-family homes, and apartments in Weed that were advertised for rent. A single studio unit had a rent of \$700/month; 2 one-bedroom units had rents of \$895 and \$1,000 per month; 2 two-bedroom units were \$1,100 and \$1,150; and three-bedroom units ranged from \$1,350 to \$3,000 per month (see **Table 3-16**). According to the 2016-2020 ACS of the 715 occupied units paying rent, 56 percent of households reported paying between \$500 to \$999 a month. According to HUD, the 2023 fair-market (FMR) rent for a two-bedroom unit in Siskiyou County would be \$922 and a three-bedroom unit would be \$1,384. The median rent in Weed for a 2-bedroom and 3-bedroom unit is 13 percent higher and 38 percent higher than HUD's 2023 FMR rent for the same units.

TABLE 3-16. RENTAL PRICE SURVEY

Number of Bedrooms	Number of Units Surveyed	Lowest Advertised Rent	Highest Advertised Rent	Median Rent
Studio	1	\$700	\$700	\$700
1	2	\$895	\$1,000	\$948
2	2	\$1,100	\$1,150	\$1,125
3	3	\$1,350	\$3,000	\$2,233
Total	8	-	-	-

Source: Zillow, December 2022.

Housing Affordability

This section describes the ability of households at different income levels to pay for housing based on HCD 2022 income limits. HCD classifies housing as “affordable” if households pay no more than 30 percent of gross income for rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance).

Ability to Pay

Table 3-17 provides the affordable rents and maximum purchase price based on the HCD income limits for Siskiyou County. As shown in Table 3-17, the maximum affordable rent for a very low-income, four-person household is \$974 a month. When looking at one- and two-bedroom rentals with a median monthly rent from \$948 to \$1,125 (**Table 3-16**), this price range is out of reach of extremely low-income households. Based on the maximum affordable rent, two- (median rent \$948) and three- (median rent \$1,125) bedroom rentals would be within reach of low-income and moderate-income households.

In December 2022, the listing prices for single-family homes in the city ranged from \$215,000 to \$650,000 for a three-bedroom home (**Table 3-15**). The maximum affordable sales price for a four-person household was \$176,013 for an extremely low-income household, \$247,052 for a very low-income household, \$395,156 for a low-income household, and \$611,129 for a moderate-income household of four. This indicates that there is a no stock affordable to extremely low-income households and that very low-, low-, moderate-, and above-moderate income households could afford existing and newly constructed two-, three-, and four-bedroom homes in Weed.

TABLE 3-17. MAXIMUM AFFORDABLE HOUSING COSTS BY INCOME CATEGORY, 2022

Income Category	Percentage of Median	Maximum Income	Maximum Rent	Maximum Sales Price
Extremely Low	<30%	\$27,750	\$694	\$176,013
Very Low	30–50%	\$38,950	\$974	\$247,052
Low	51–80%	\$62,300	\$1,558	\$395,156
Moderate	81–120%	\$96,350	\$2,409	\$611,129

Sources: HCD Income Limits, 2022, Wells Fargo Current Mortgage and Refinance Rates, December 2022.

Notes: Total affordable mortgage based on a 10 percent down payment, an annual 5 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).

Monthly affordable rent based on 30 percent of income less estimated utilities costs.

At-Risk Housing

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered “at risk” if it is eligible to be converted to market-rate housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which in the case of the City of Weed is 2023 to 2033.

According to California Housing Partnership Corporation (CHPC), as of December 2022, there were 181 assisted units in Weed. Of those units, the Boles Creek Apartments II, which has 48 units, is at risk of converting to market rate by 2033. This project is denoted in bold in **Table 3-18**.

Existing Affordable Housing

The City of Weed currently has four affordable multifamily projects. These are shown in **Table 3-18**. Three are subsidized through the HCV (Section 8) program administered through HUD, and one of the projects is subsidized through the Low-Income Housing Tax Credit (LIHTC). Although it is not a direct federal subsidy, LIHTC provides tax incentives for the utilization of private equity in the development of affordable housing. Tenants of LIHTC units typically qualify for and receive Section 8 Housing Choice Vouchers.

TABLE 3-18. ASSISTED MULTIFAMILY UNITS, WEED

Name	Total Units	Income Restricted Units	Units By Type	Funding Agency/ Program	Risk Level/ Funding Expiration
Boles Creek Apartments I 315 E. Lake Street	50	49	Family	LIHTC; HUD; USDA	Low (2065)
Boles Creek Apartments Phase II 315 E. Lake Street	48	48	Family	HUD Section 8	High (2033)
Siskiyou Gardens Apts. 380 Siskiyou Way	48	24	Family	HUD Section 8	Low (2045)
Mountain View Apartments 268 E. Lake Street	61	60	Family	LIHTC, HUD Section 8	Low (2062)
Total	207	181			
Total At Risk	--	48			

Source: California Housing Partnership Corporation, 2022.

Note: At-risk year is estimated based on year built and funding programs. Actual affordable expiration date is not confirmed.

Cost Analysis of Preservation and Replacement

The following analysis examines the cost of preserving the at-risk units and the cost of producing replacement rental housing comparable in size and rent levels to the units that might convert to market-rate prices. In addition, this analysis will compare the costs between preservation and replacement.

Acquisition and Rehabilitation

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout Shasta and Siskiyou counties in March 2023, acquisition prices ranged from \$115,909 per unit to \$210,000 per unit for an 11-unit and 5-unit complex in Redding. To acquire the 48-unit Boles Creek Apartments II at a comparable per-unit cost, the total cost would be likely be between \$1,050,000 and \$1,274,999. Additionally, if the property needs significant rehabilitation or if financing is difficult to obtain, the overall cost to preserve the affordable units may increase.

Replacement

Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacements would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. An analysis of construction costs for five affordable tax credit projects currently in development was conducted. These projects were in the cities of Yreka, Burney, and Redding. Construction costs for these projects averaged \$288,759 per unit (\$292 per square foot). For 1,000-square-foot apartment units, the estimated per-unit cost to replace would be \$288,759 per unit. To replace the 48-unit Boles Creek Apartment II, the total construction costs would be \$13,860,432. Please note that these construction costs do not include the costs of buying land, which could add significant costs depending on the number of units that need to be replaced.

Rent Subsidy

Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Tenant Protection Vouchers, which is a subset of the HCV program. Under HCVs, the HUD pays the difference between what tenants can pay (30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2022 fair-market rents, the subsidy needed to subsidize a unit in Siskiyou County at an affordable rent for a low-income, four-person household would be an estimated \$690 per month for a three-bedroom unit, that is, \$8,283 per year or \$248,90 for 30 years. To subsize 48 units over 30 years would entail a total subsidy of \$11,927,520, not including inflation.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Further, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Demonstrated management and, perhaps, development abilities should be assessed by the City. Groups with whom the City has an ongoing association are the logical entities for future participation, as are nonprofits who have sought the right-of-first-refusal status with HCD. Nonprofit organizations and government agencies that have been active in the preservation of affordable housing in the north state are shown in **Table 3-19**.

TABLE 3-19. HOUSING ORGANIZATIONS AND AGENCIES

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberger Road, Suite 101 Oakland, CA 94621-1419	California Coalition for Rural Housing 717 K Street, Suite 400 Sacramento CA, 95814
A.F. Evans Development, Inc. 4305 University Ave. Suite 550 San Diego, CA 92105	EAH, Inc. 22 Pelican Way San Rafael, CA 94901
California Housing Finance Agency 500 Capitol Mall, Suite 400 Sacramento, CA 95814	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Affordable Housing Trust 2335 North Bank Drive Columbus OH, 43220
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820
Local Organizations and Agencies	
Rural Communities Housing Development Corp. 237 E. Gobbi Street Ukiah, CA 95482	Eden Housing, Inc. 22645 Grand Street Hayward CA, 94541
Northern Valley Catholic Social Services 1020 Market St. Redding, CA 96001	

Source: California Department of Housing and Community Development, March 2023.

Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current programs that the City is aware of and, if applicable, 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 affordable housing goals is provided in **Table 3-20**.

- **Project Development:** The City's Planning Department could provide technical assistance and administrative support for housing developments that expand affordable housing options for the City's residents.
- **Non-Profit Support:** The City should continue its cooperative relationships with qualified non-profit groups which 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.
- **Inclusionary Zoning:** The City could consider the adoption of an inclusionary Zoning Ordinance requiring a stated amount of lower income units in all new single- and multifamily developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.
- **Housing Rehabilitation:** The City of Weed has made changes to the housing rehabilitation program. Due to modifications by the State of California in July of 2014, the City of Weed currently does not have a Revolving Loan Program for housing rehabilitation. The City is working with CDBG funding for an approved renewed housing rehabilitation program.

Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for jurisdictions that do not have a local public housing authority, HCD has a Housing Assistance Program that administers the Section 8 program.

Siskiyou County has no local public housing authority. Therefore, HCD receives an allocation of HCV rent assistance funds from HUD and contracts with ~~Shasta Housing Authority Great Northern Corporation (a local nonprofit organization)~~ to administer the Section 8 program at the county level. The HCV program provides vouchers to recipients 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.

Shasta County Housing Authority administers a total of 1,007 vouchers throughout Siskiyou County and 91 in Weed. The wait list is currently open, as of July 2023.

Financial Resources

The programs in **Table 3-20** are available to assist the City in meeting its affordable housing goals.

TABLE 3-20. FINANCIAL RESOURCES

Program Name	Description of Program	Eligible Activities
Federal Programs		
Community Block Grant Program (CDBG)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	Single-family housing rehabilitation, homebuyer assistance, infrastructure in support of housing, multifamily housing rehabilitation.
Home Investment Partnership Program (HOME)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	New rental affordable housing; rehabilitation of existing rental affordable housing; programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.
Home Investment Partnership Program– American Rescue Plan (HOME-ARP)	This one-time funding, with HOME-ARP funds available for expenditure until September 2030.	Funds must be used for vulnerable populations, including homeless, at risk of homelessness, fleeing or attempting to flee domestic and related forms of violence (including human trafficking). Funds may be used for the production of affordable housing, tenant-based rental assistance, homeless prevention services, and purchase or development of non-congregate shelter for individuals and families experiencing homelessness.
Housing Choice Voucher Program	Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the federal government. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households.
Project Based Section 8 Vouchers	Housing authorities may dedicate a portion of their housing choice vouchers as project-based vouchers. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households tied to units that can be underwritten by loans that finance housing projects.
HUD VASH Vouchers	This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.	Rental assistance and supportive services for homeless veterans.

Program Name	Description of Program	Eligible Activities
Continuum of Care (CoC) Programs	The NorCal Continuum of Care is currently accessing state resources (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and federal CoC funding through HUD. Funds are passed through to service providers at the county level.	Rental subsidies, rapid rehousing, emergency shelter, homeless prevention.
State Programs		
Permanent Local Housing Allocation (Formula Funds)	Ongoing funding provided through SB 2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.	A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including accessory dwelling units (ADUs), for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.
Affordable Housing and Sustainable Communities Program (AHSC)	State program funded by greenhouse gas cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.	Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.
Infill Infrastructure Grant Program (IIG)	This is funding from Proposition 1, the Veterans and Affordable Housing Bond Act. Therefore, this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year	Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New construction; rehabilitation; acquisition.
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner assistance

Program Name	Description of Program	Eligible Activities
HOME Investment Partnership Program	The State provides grants to local governments and nonprofit agencies for many homeowner and renter needs.	Homebuyer assistance rehabilitation; new construction rental assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer assistance; rehabilitation.
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New construction.
HUD Emergency Shelter Grants (administered through the State)	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	New construction; rehabilitation; homeless assistance; public services.
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New construction; rehabilitation; acquisition.
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase; development/construction; improvement and rehabilitation.
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi- family rental housing. Nonprofit and for-profit developers contact member banks.	New construction; rehabilitation; acquisition.
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer assistance
	Mortgages that fund the purchase of rehabilitation of a home.	Homebuyer assistance; rehabilitation.
	Low downpayment mortgages for single family homes in underserved low- income and minority cities.	Homebuyer assistance

Program Name	Description of Program	Eligible Activities
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loans. Jurisdiction provides gap financing for rehabilitation components. Households earning up to 80 percent AMI qualify.	Homebuyer assistance.
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB-participating lenders.	New construction; homebuyer assistance; rehabilitation; housing supportive services
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition; rehabilitation; new construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition; rehabilitation; new construction

Source: Siskiyou County, December 2022.

Special-Needs Groups

Special housing needs relate to age, disability, income, family size, or other circumstances (such as student status) that create additional challenges to obtaining suitable housing that is also affordable. The following section describes these special-needs groups and their associated housing availability issues.

Persons with Disabilities

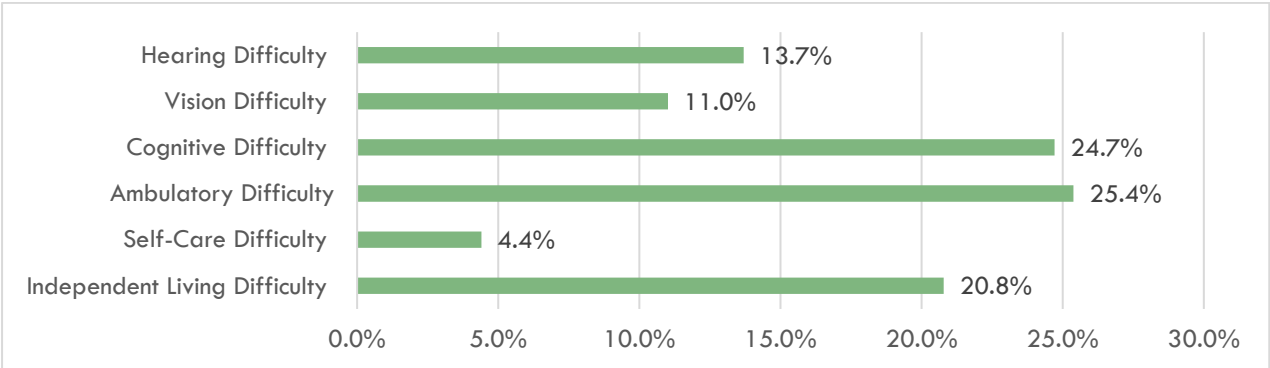
Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many persons with disabilities live in their own home in an independent situation or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: Deafness or serious difficulty hearing.
- Vision difficulty: Blindness or serious difficulty seeing even when wearing glasses.
- Cognitive difficulty: Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- Ambulatory difficulty: Serious difficulty walking or climbing stairs.
- Self-care difficulty: Difficulty dressing or bathing (Activities of Daily Living [ADL]).
- Independent living difficulty: Difficulty doing errands alone, such as visiting a doctor’s office or shopping due to a physical, mental, or emotional condition.

According to the 2016–2020 ACS, 23.1 percent of all residents (660 individuals) over the age of five in Weed had a disability, compared to the county, where 18.2 percent (8,029 individuals) of the population had a disability. **Figure 3-4** shows the disabilities by type for residents in Weed. The figure shows that the majority of individuals (25.4 percent) had an ambulatory disability, followed by cognitive disability (24.7 percent).

FIGURE 3-4. DISABILITIES TYPE AMONG RESIDENTS, WEED



Source: HCD Data Packet, City of Weed, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Developmental Disabilities

California Government Code Section 65583(a)(7)) requires the City to include the needs of those with a developmental disability within the community in its analysis of “special needs groups.” According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

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

The California Department of Developmental Services currently provides community-based services to approximately 371,687 people with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Far Northern Center (FNC) is one of 21 regional centers in California that provides point-of-entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local county and city businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the Department of Developmental Services, as of June 2019, the center served a total of 46 residents, or 2 percent of the total population of Weed. Of these individuals, 17 (37 percent) were between the ages of 0 and 17, and 29 (63 percent) were 18 years and over (see **Table 3-21**).

TABLE 3-21. RESIDENTS WITH A DEVELOPMENTAL DISABILITY, WEED

Zip Code	0–17 years	18+ years	Total Residents
96094	17	29	46

Source: Department of Developmental Services, June 2019.

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

In a consultation with Far Northern Regional Center, it was expressed that there is need for more affordable housing development for consumers who have fixed incomes. These households often do not have enough funds for moving-in expenses (e.g., first- and last-month rent, various deposits) or they do not have good credit or good

rental history. To assist in the housing needs for persons with developmental disabilities, as part of **Program HE.1.2.1**, the City will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Table 3-22 lists additional services available for persons with disabilities.

TABLE 3-22. AVAILABLE SERVICES FOR PERSONS WITH DISABILITIES

Provider	Area Served	Services Available
Far Northern Regional Center	Butte, Shasta, Modoc, Trinity, Glenn, Lassen, Plumas, Tehama, and Siskiyou	Early Intervention Services program provides a wide range of services to children under the age of three with developmental delays and disabilities to ensure that they are given the care and support that they need.
You Are Not Alone	City of Weed	A daily call is made to seniors or disabled persons who are home bound or alone to confirm their safety. If a person does not answer, a follow-up call will be made to the person designated as the emergency contact. If needed, an officer will provide a personal visit to check on their safety.
Adult Protective Services and Prevention	Siskiyou County	Adults Services social workers support the disabled and elderly with 24-hour response to emergency situations of abuse and neglect. The serve adults aged 65 and older or dependent adults aged 18 and older.
Siskiyou County In-Home Supportive Services (IHSS)	City of Yreka	The IHSS program provides services to eligible people over the age of 65, the blind, and/or disabled. The goal of the IHSS program is to allow a person to live safely in their own home and avoid the need for out-of-home care.
Disability Action Center	Siskiyou County	DAC assists persons with disabilities to achieve and/or maintain their independence, providing information and resources to eliminate barriers. DAC serves Butte, Glenn, Tehama, Plumas, Shasta, Lassen, Siskiyou, and Modoc counties.
Siskiyou Opportunity Center	Siskiyou County	Siskiyou Opportunity Center offers community endeavors programs that provide severely developmentally disabled clients with opportunities to socialize in educational activities and outings.

Source: *Siskiyou County Disabilities Resources, 2023.*

Large Households

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units, with three or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

According to the 2016-2020 ACS, there were 1,220 households in Weed. Of those, 6.7 percent (82 households) were made up of five or more persons, all of which were renter households (**Table 3-23**).

A majority of the city's rental housing stock consists of individual single-family homes and multi-family buildings for rent, with multifamily only comprising 18.6 percent of the housing stock in Weed. The City recognizes that lower-income large families are most likely in need of rentals with a greater number of bedrooms. There were 572 dwelling units, or 43.2 percent of the housing stock, with three or more bedrooms. This exceeds the current estimated need for large families (**Table 3-24**).

See **Table 3-24** for a breakdown of the city's housing inventory by number of bedrooms.

TABLE 3-23. TENURE BY HOUSEHOLD SIZE, WEED

	Owner	Percentage	Renter	Percentage	Total	Percentage
1-person household	226	45.9%	211	29.0%	437	35.8%
2-person household	210	42.7%	308	42.3%	518	42.5%
3-person household	43	8.7%	87	12.0%	130	10.7%
4-person household	13	2.6%	40	5.5%	53	4.3%
5+ person household	0	0.0%	82	11.3%	82	6.7%
Total	492	100.0%	728	100.0%	1,220	100.0%

Source: Weed Data Packet, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

TABLE 3-24. NUMBER OF BEDROOMS PER UNIT, WEED

Type of Room	Number	Percentage
Studio unit	108	8.2%
1 bedroom unit	230	17.4%
2 bedrooms unit	414	31.3%
3 bedrooms unit	493	37.2%
4 bedrooms unit	79	6.0%
5 or more bedrooms unit	0	0.0%
Total	1,324	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Senior Population

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

The population of persons over age 65 in Weed was 518 persons in 2020, or 18 percent of the overall population. Siskiyou County’s percentage of persons age 65 and older was higher than Weed’s, at 25 percent of the population (11,250 persons). In 2023, there were beds for 65 elderly persons in a skilled nursing facility in the City of Weed. **Table 3-25** shows senior households by tenure.

According to the 2015-2019 ACS, senior-headed households made up approximately 30 percent (369 households) of the households in Weed—71 percent were owner-occupied, and 29 percent were renter-occupied.

TABLE 3-25. SENIOR HOUSEHOLDS BY TENURE, WEED AND SISKIYOU COUNTY

Tenure	Weed		Siskiyou County	
	Number	Number	Percentage of Total Households	Percentage of Total Households
Owners	263	5,995	84%	71%
Renters	106	1,131	16%	29%
Total Senior Households	369	7,126	100%	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Senior Housing and Services

Table 3-26 identifies the licensed senior facilities in Weed and in the vicinity of Weed, the type of facility, and the capacity of each facility. There is one skilled nursing facility operating in Weed with a total bed capacity of 59 beds, Shasta View Estates. As indicated in **Table 3-26**, most senior care facilities are in Yreka, approximately 28 miles to the north.

TABLE 3-26. LICENSED SENIOR CARE FACILITIES

Facility Name	Address	Facility Type	Capacity
Grenada Gardens Senior Living, LLC	424 Highway A-12, Grenada CA	Assisted Living	90
Siskiyou Springs Senior Living Community	351 Bruce Street, Yreka CA	Assisted Living	85
Yreka Guest Home	520 N. Main, Yreka, CA	Assisted Living	12
Shasta View Estates	445 Park Street, Weed, CA	Skilled Nursing	59
Total			246

Source: California Department of Social Services, March 2023; and California Department of Healthcare Access and Information, March 2023.

Single-Parent and Female-Headed Households

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

Table 3-27 illustrates the number of households that are headed by single adults. Single-parent households comprise 33 percent of all households in Weed—male-headed households comprised 20 percent and female-headed households comprised 24 percent of all family households. Female-headed households that included the householder’s own children comprised 19 percent of all family households.

TABLE 3-27. SINGLE ADULT HOUSEHOLDS, WEED 2022

Household Type	Number	Percentage
Male householder, no spouse present	118	20%
Female householder, no spouse present	260	24%
Female householder, with own children	116	19%
Total Single Householder Family Households	378	33%62%

Source: Weed Data Packet, 2022 – U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

These types of households have a much lower median income than married-couple families, and families in general, as shown in Table 3-28: Family Median Income, Weed, 2022. The median income for female-headed families is less than half of the median income for married-couple families.

TABLE 3-28. FAMILY MEDIAN INCOME, WEED 2022

	Median Income
Families	\$43,207
Married-couple families, all	\$74,063
Female-headed households, no spouse present	\$25,403

Source: U.S. Census Bureau, 2015-20192018-2022

A large proportion of male-headed and female headed households are considered to be in poverty. Less than ten percent of Male-headed households experience poverty while almost half (44.2%) of female headed households experience poverty. Almost one-third of female-headed households are female-headed households with children whose incomes are below poverty level (Table 3-29: Female and Male Householder Families Below Poverty Level, Weed, 2020).

	<u>Number of Female Householder Families, No Spouse Present</u>	<u>Percent of Female Householder Families, No Spouse Present</u>	<u>Number of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years</u>	<u>Percent of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years</u>
<u>Below poverty level</u>	<u>151</u>	<u>25.7%</u>	<u>140</u>	<u>63.1%</u>
<u>At or above poverty level</u>	<u>436</u>	<u>74.3%</u>	<u>82</u>	<u>36.9%</u>
<u>Total</u>	<u>587</u>		<u>222</u>	

**TABLE 3-29. FEMALE AND MALE HOUSEHOLDER FAMILIES
BELOW POVERTY LEVEL, WEED, 2020**

	<u>Below Poverty Level</u>	<u>Percent of Total Household Type in Poverty</u>
<u>Male-Headed Households</u>	<u>1025</u>	<u>34.3%4.2%</u>
<u>Male-Headed Households with Children</u>	<u>5</u>	<u>4.2%</u>
<u>Female-Headed Households</u>	<u>182115</u>	<u>61.3%44.2%</u>
<u>Female-Headed Households with Children</u>	<u>80</u>	<u>30.7%*</u>

**Percentage of all female-headed households.*

Source: Weed Data Packet, 2022 – U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Female-headed households can benefit from a number of features offered by publicly subsidized housing. Most importantly this type of housing offers affordable restricted rent. In addition, many of these types of housing projects offer after-school programs and youth recreation programs. Many also have amenities such as computer labs, community rooms for youth activities and adult education, and playgrounds. Affordable childcare is also a critical need for these families.

The Siskiyou County Health and Human Services Agency operates a small staff unit focused on housing services, which may serve lower-income female-headed households. The purpose of the housing unit is to foster housing stability for individuals and families experiencing, or at risk of, homelessness through a variety of housing programs. Programs may offer outreach, case management, housing navigation, shelter, and/or permanent housing support for eligible program participants. The eligibility criteria and availability of services vary by program. Additionally, the City has included programs x and x to assist with **Program HE.1.1.1: Support Affordable Development**. The City will, through which it will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, extremely low income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities.

~~The City has also included Program HE.3.1.2: Coordination with Great Northern Services. The City, through which it will continue to coordinate affordable housing needs and related issues with Great Northern Services, a nonprofit housing and community development corporation. The City will identify funding sources as they become available to provide financial support for Great Northern programming.~~

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers typically work in fields, orchards, and processing plants. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

Agricultural activity in the Weed area is rather limited. Only outside and to the north of the city are any lands being managed for commercial agriculture, principally cattle ranching and/or hay and alfalfa production. Further, these ranches are mainly small family operations that employ few people outside of the immediate family. Still, a few of the larger ranches may hire limited seasonal help from the local workforce as needs dictate. This help typically consists of local high school students and other permanent county residents.

According to the 2016-2020 ACS, there were only 38 persons employed in farming, forestry, and fishing occupations who resided in the city at the time of the census. According to a 2017 census conducted by the United States Department of Agriculture, there were 3,949 total farmworkers across farm operations in Siskiyou County. Of these, 1,009 were permanent, year-round employees, and 2,940 were seasonal, working fewer than 150 days per year. Consequently, there is little demonstrated need for seasonal or transient farmworker housing in Weed. **Table 3-27-30** presents this data, separated by farm type.

Table 3-27-TABLE 3-30. FARM OPERATIONS IN SISKIYOU COUNTY, 2017

	Farmworkers	Farms and Agricultural Operations That Hire Employees
Farm operations with fewer than 10 employees		
Permanent	295	109
Seasonal ¹	276	129
Total	571	238
Farm operations with 10 or more employees		
Permanent	714	15
Seasonal ¹	2,664	13
Total	3,378	28
Total Permanent	1,009	124
Total Seasonal	2,940	142
Total All (Seasonal and Permanent)	3,949	266

Source: United States Department of Agriculture (USDA) Agricultural Census, 2017.

Note: Some operations hire both permanent and seasonal labor. Total number of operations that hire labor are 266.

1 USDA defines seasonal farmworkers as farmworkers hired for 150 days or less.

The agricultural census does not provide estimates of farmworkers living or seeking housing in Weed. There is no definitive source to determine how many of Siskiyou County's farmworkers live or seek housing in Weed. According to the ACS, an estimated 38 people were employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industry in Weed in 2020, which was 4 percent of all employed residents.

According to Siskiyou County Special Education, Siskiyou County did not have any students receiving migrant education for the 2021-22 school year. Migrant children are defined as those who have moved in the preceding three years to accompany a family member or guardian obtaining temporary or seasonal employment in agricultural, fishing, or logging (except lumber mills) work. The Migrant Education program through the United States Department of Education addresses the special needs of migrant children whose learning is impacted by frequent mobility, poverty, and limited English skills. Because migrant families may have one child, multiple children, or no children, this data cannot be used to determine the number of farmworker households in Siskiyou County; however, this data, along with the estimates from the Agricultural Census and ACS demonstrate there is no need for seasonal or transient farmworker housing in Weed.

Despite this fact, there is a shortage of and affordable workforce housing that has been exacerbated by the Mill Fire and Lava Fire. This limits the housing options for the lowest-income households, including seniors, persons with disabilities, farmworkers, and those experiencing homelessness. According to the California Department of Housing and Community Development, there are 16 active facilities that are considered employee housing in Siskiyou County which serve an estimated 1,283 total employees. Of the 16 active facilities, 13 are operated or funded by H-2A employers that must provide housing at no cost to their workers and to those workers in corresponding employment who are not reasonably able to return to their residence within the same day. H-2A employers may house workers in temporary labor camps that they own or control, or they may use rental or public accommodations, such as hotels or motels. To address the housing needs of farmworkers and other employees, the City has included **Program HE.2.1.4**, through which the Zoning Code will be amended to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds. Additionally, the City has included **Program HE.1.2.4** to coordinate with the County to conduct a housing needs study for farmworker households and identify candidate sites for farmworker housing.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2022, a family of four making \$27,750 or less would be classified as ELI. This income equates to a wage of about \$13.34 per hour for a single wage earner. An ELI family of four could afford a monthly housing cost of approximately \$694 a month (see **Table 3-17**). They would have to spend 58 percent of their monthly income to afford the lowest advertised rent for a three-bedroom apartment (\$1,350 per month).

Nearly all ELI households are expected to need aid, including housing cost subsidies and social services. Shasta County Housing Authority operates the Housing Choice Voucher program for the counties of Modoc, Shasta (outside of Redding city limits), Siskiyou, and Trinity. Currently, the Shasta Housing Authority administers 91 Housing Choice Vouchers in the City of Weed.

In addition to the challenge of finding affordable housing, ELI households may also have members with mental or other disabilities and special needs, making it even harder to secure housing.

Table 3-28-31 illustrates these households by tenure. The majority, approximately 73 percent of ELI households, were renters. ELI renter households represented approximately 16.8 percent of the total household population, and ELI homeowner households made up approximately 6.2 percent of all Weed households. Many minimum-wage workers would also be considered ELI households. As shown in **Table 3-2831**, many ELI households pay a large percentage of their income to housing costs. Approximately 16.8 percent of ELI renter-occupied households overpaid for housing (paying more than 30 percent of their total income to housing costs), and approximately 14.2 percent of renters severely overpaid (more than 50 percent of income to housing costs).

Table 3-28. TABLE 3-31. EXTREMELY LOW-INCOME HOUSEHOLDS, WEED

Total Household Characteristics	Number	Percentage
Total occupied units (households)	1,125	100.0%
Total Renter households	690	61.3%
Total Owner Households	435	38.7%
Total Extremely low-income households – renters	190	16.9%
Total Extremely low-income households – owners	70	6.2%
Extremely low-income Renter households overpaying	190	100.0%
Extremely low-income Owner households overpaying	70	100.0%
Extremely low-income Renter households severely overpaying	160	84.2%
Extremely low-income Owner households severely overpaying	30	42.9%

Source: 2015-2019 CHAS Data Sets.

The City’s Housing Element includes **Program HE.1.2.2**, a specific program to address the needs of ELI households. The program includes expanding regulatory incentives for the development of units affordable to ELI households, providing financial support on an annual basis to organizations that provide services, such as legal aid and encouraging the provision of housing for young adults (particularly former foster youth and single mothers) through streamlined processing and funding assistance. Other programs in the Housing Element to serve ELI households include supporting overall affordable development (**Program HE.1.1.1**).

People Experiencing Homelessness

The very nature of homelessness makes it difficult to count persons with no permanent shelter. The NorCal Continuum of Care oversees the county’s assessment of homeless persons and conducts point-in-time homeless counts as required by HUD. The 2022 point-in-time count, conducted on the night of January 25, 2022, found 321 homeless persons countywide, 46 percent of whom were unsheltered.

Table 3-2932, Homeless Point-In-Time Count, Siskiyou County, 2019-2022, shows results for the four most recent counts. The number of persons counted increased from 229 in 2019 to 321 in 2022. The number of people experiencing homelessness in 2021 was likely higher than 214, because unsheltered persons were not counted that year. The number of surveyed homeless individuals that are sheltered has increased over this period, and the number of surveyed homeless that are unsheltered has decreased. In 2021, 21 percent of surveyed individuals reported living with a mental disability, 13 percent reported a physical disability, and 2 percent reported a developmental disability. In 2022, about one in four individuals report being chronically homeless, and one in four individuals were children under the age of 18 years old.

Table 3-29. ~~TABLE 3-32.~~ HOMELESS POINT-IN-TIME COUNT, SISKIYOU COUNTY, 2019–2022

Sheltering Status	2019	2020	2021	2022	Percentage Change from 2019 to 2022
Sheltered	47	37	214	173	268%
Unsheltered	192	274	0*	148	-23%
Total experiencing homelessness	229	311	214	321	40%

Source: NorCal CoC PIT Reports, 2019, 2020, 2021 and 2022.

Table 3-30–33 shows data reported by the California Department of Education on student homelessness. Homelessness among students across California increased from 220,708 students in 2011 to 277,736 students in 2018, which is a 25.8 percent increase in seven years. In comparison, Siskiyou County experienced a much steeper increase, from 139 students in 2011 to 325 students in 2018, which is a 133 percent increase.

The McKinney-Vento Homeless Assistance Act (McKinney-Vento Act) is federal legislation that ensures the educational rights and protections of children and youth experiencing homelessness (42 U.S. Code Sections 11431 to 11435). It requires all local educational agencies (LEA) to ensure that homeless students have access to the same free, appropriate public education, including public preschools, as other children and youth. The McKinney-Vento Act defines LEAs as public-school districts, direct-funded and locally funded charter schools, and county offices of education. The McKinney-Vento Act also authorizes the funding for the federal Education for Homeless Children and Youth Program.

The McKinney-Vento Act defines homeless children and youth as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason.
- Children and youth who may be living in motels, hotels, trailer parks, or shelters.
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above.

Table 3-30. TABLE 3-33. STUDENT HOMELESSNESS, SISKIYOU COUNTY, 2011–2018

Year	California	Siskiyou County
2011	220,708	139
2012	249,073	243
2013	269,663	256
2014	297,615	273
2015	N/A	N/A
2016	275,448	281
2017	298,814	329
2018	277,736	325
2011 to 2018 Percentage Change	25.8%	133.8%

Sources: As cited on kidsdata.org, California Dept. of Education, Coordinated School Health and Safety Office custom tabulation & California Basic Educational Data System (Oct. 2019).

According to the prior housing element, the city has not had a large homeless presence in the past. A recent inquiry with the City of Weed Police Department indicates that this is likely still the case. According to the police department, the city has three persons “residents” experiencing homelessness.

Natural emergencies that could result in temporary homelessness have become more common in this area. The Boles Fire on September 15, 2014, and burned over 516 acres over the course of 26 days. The fire began just inside the Weed city limits, and 40 mph winds pushed the flames through the city, forcing the evacuation of about 2,000 from the communities of Weed, Carrick, Angel Valley, and Lake Shastina. According to CAL FIRE reports, the Boles Fire destroyed more than 200 homes, which included 165 houses as well as small outbuildings and detached garages that functioned as living places. The Mill Fire began on September 2, 2022, and burned over 3,900 acres, including Lake Shastina as well as the incorporated City of Weed. Over 5,500 people were evacuated, and over 100 structures were lost in the fire. The wildfire significantly damaged the community of Lincoln Heights in Weed, which was a historically Black, working-class community that was founded by black millworkers in the 1920s (“Historic Black Northern California Neighborhood Destroyed in the Mill Fire,” *SF Gate*, 2022).

The City of Weed does not have a homeless shelter, but homeless shelters are in the cities of Montague and Yreka, approximately 28 miles to the north. At present, these facilities appear to provide adequate housing for the region’s homeless population.

Given the lack of a permanent homeless population, no emergency shelter has been developed in Weed. However, to comply with State law and facilitate the development of shelters should one be proposed, the City will amend its Zoning Ordinance to allow them by right in the Limited Industrial (C-M) district. (See **Program HE.1.2.2.**)

Services for homeless individuals and families in Siskiyou County are primarily available in Yreka, the county seat. **Table 3-31-34** illustrates the programs in the county and general vicinity that offer assistance.

~~Table 3-31.~~ **TABLE 3-34. HOMELESS SERVICES, SISKIYOU COUNTY**

Agency	Address	City	Services
Great Northern Services Corporation	310 Boles St 780 S. Davis Ave	Weed	13, 18
St. Anthony Catholic Church Hall	507 Pine Street	Mt. Shasta	13
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Ln	Yreka	1, 9, 10, 24
Lane Street Effort	417 Lane Street	Yreka	11
Northern Valley Catholic Social Services	1515 Oregon Street	Yreka	17, 24
Siskiyou County Behavioral Health Dept.	2060 Campus Dr.	Yreka	1, 2, 5, 6, 7, 17, 20, 21, 22, 23
California Dept of Rehabilitation	1288 S. Main	Yreka	15
Smart Workforce Center	582 Main St	Weed	15
Yreka Family Resource Center	201 S. Broadway St	Yreka	12, 13, 23
Family and Community Resource Center of Weed	1217 Main St.	Weed	12, 13, 23
Salvation Army	Weed Chapter	Yreka	13
Siskiyou County Veterans Services	105 E Oberlin Rd	Yreka	14, 22, 3
Y.E.S Youth Empowerment Siskiyou	P.O. Box 1337	Yreka	24
Beacon of Hope Gospel Rescue Shelter	Call for locations	Yreka	11, 13, 19, 20, 24
St. Joseph's Catholic Church Hall	314 Fourth St.	Yreka	13
Siskiyou County Food Bank	1601 S. Oregon St., Ste B.	Yreka	13
Siskiyou Food Assistance Corporation	780 South Davis Avenue	Weed	13
Siskiyou Child Care Council, Inc.	170 Boles Street	Weed	4,13

Notes:

- | | |
|---|---|
| 1. Individual and group counseling | 13. Food or clothing relief |
| 2. Anger management classes | 14. Housing referral |
| 3. Transportation | 15. Job training |
| 4. Childcare and development services | 16. Medical assistance |
| 5. Counseling, education, and prevention | 17. Treatment and housing of mentally ill |
| 6. Crisis intervention | 18. Resource and referral |
| 7. Drug and alcohol treatment | 19. Winter shelter |
| 8. Provides interpreters | 20. Independent living skills training |
| 9. Emergency assistance for battered women | 21. Advocacy (individual, systems, legal) |
| 10. Emergency housing for only women and children | 22. Food stamps, CalWorks, general relief |
| 11. Emergency housing | 23. Mental and health wellness |
| 12. Parenting classes | 24. Shower facilities |

Siskiyou County Resources and Services, 2022.

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4. Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”²

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Weed, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and preparation of this AFH, the City of Weed identified factors that contribute to fair housing issues. These contributing factors are included in **Table 4-4, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing is included in **Section 8, Goals, Policies, and Programs**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

² California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

The TCAC/HCD Opportunity Maps can help identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a Council of Governments geographical region index score to determine categorization as high, moderate, and low resource.

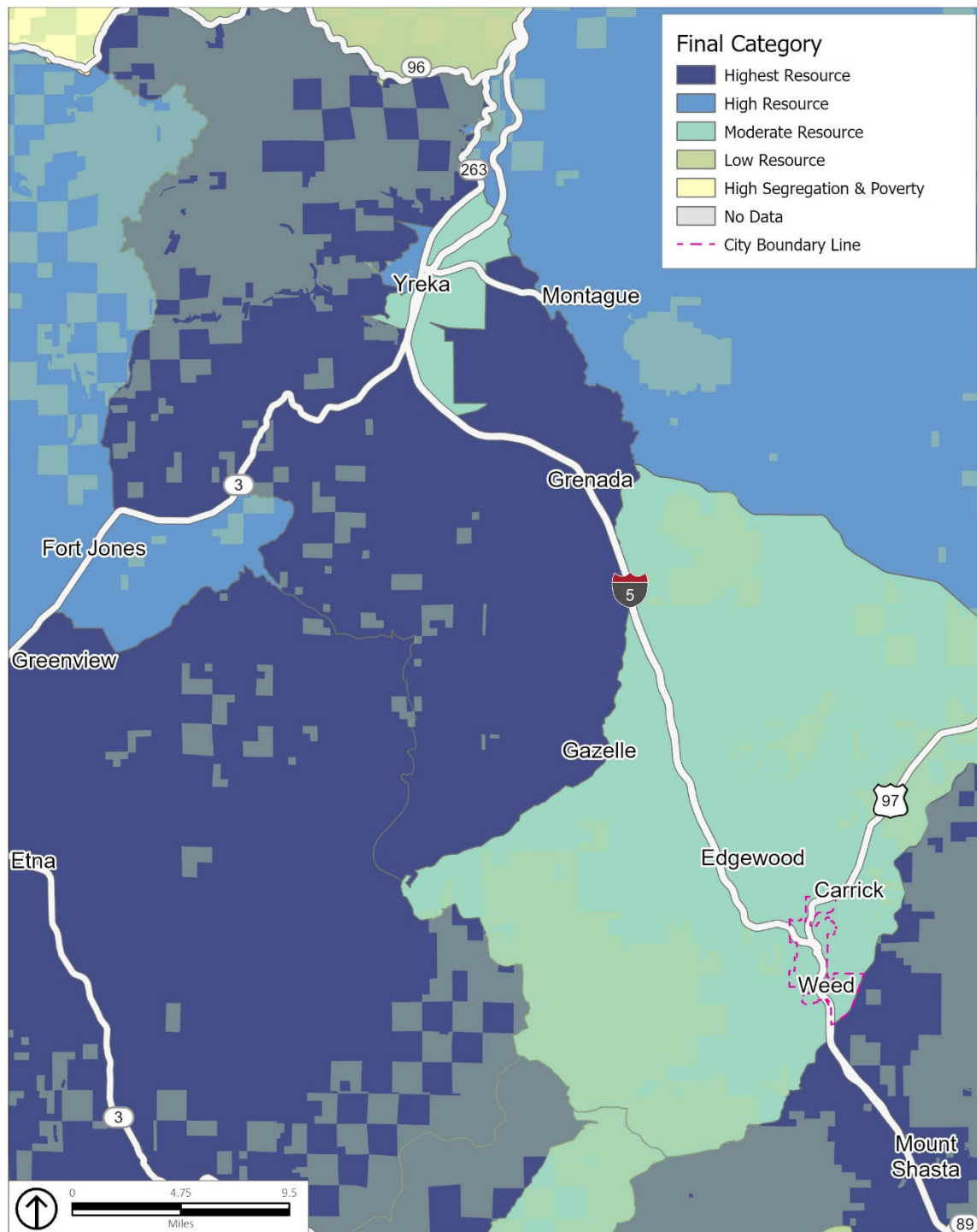
Areas designated as “highest resource” are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile in the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not in all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts, indicating a lack of access to positive outcomes and poor access to opportunities. The final designation is for areas identified as having “high segregation and poverty.” These are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line for a family of four.

Though the 2023 TCAC/HCD opportunity maps use a Council of Governments-level geography to perform this analysis, considering resource access at this level can mask meaningful differences in economic, education, and health outcomes within the City. **Figure 4-1** shows the COG-level analysis of 2023, in which the whole city is identified as a moderate-resource area, as is the entire area surrounding the city to the northeast, north, northwest, west, and southwest. However, Figure 4-1B, which shows the regional-level analysis of the 2021, shows the stark contrast between the low-resource areas that encompass most of central Weed and the areas to the west, northwest, and immediate south of the city which were designated as highest-resource. As such, the 2021 regional-level data may provide a more accurate depiction of the lived conditions of Weed residents with regard to health, economic, or education outcomes.

As seen in **Figure 4-2**, as of the 2021 analysis the area surrounding Weed was a mix of highest, high, and moderate resource areas , with pockets of low-resource designations in the City of Yreka. There are no areas of high segregation and poverty in close proximity to Weed, though one is seen at the northwest corner of the county, encompassing the Klamath National Forest. Based on the context of quality of life indicators in comparison against the other jurisdictions within the Siskiyou Area Governments, the majority of the City of Weed is designated low resource.

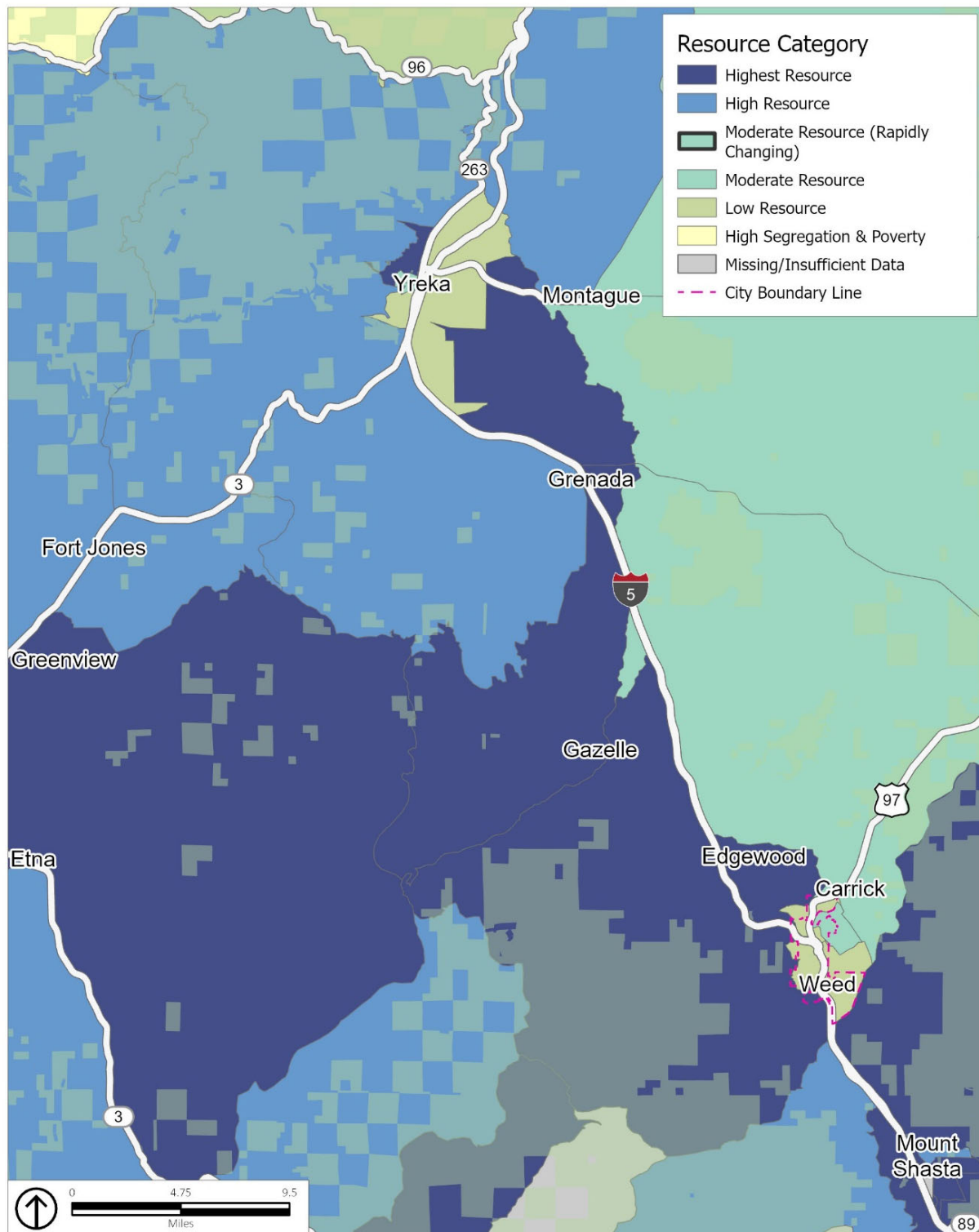
Figure 4-3 shows the 2021 designations within the City itself. The majority of the City is considered a low-resource area. The neighborhood just northeast of downtown, which includes the neighborhood around Weed Union Elementary School and Weed High School, is designated as moderate resource, which may be related to its close proximity to those schools. On the southwest edge of the city, the neighborhood along Mountain View Drive was designated as having the highest resource designation.

FIGURE 4-1. 2023 TCAC/HCD OPPORTUNITY AREAS, REGIONAL LEVEL



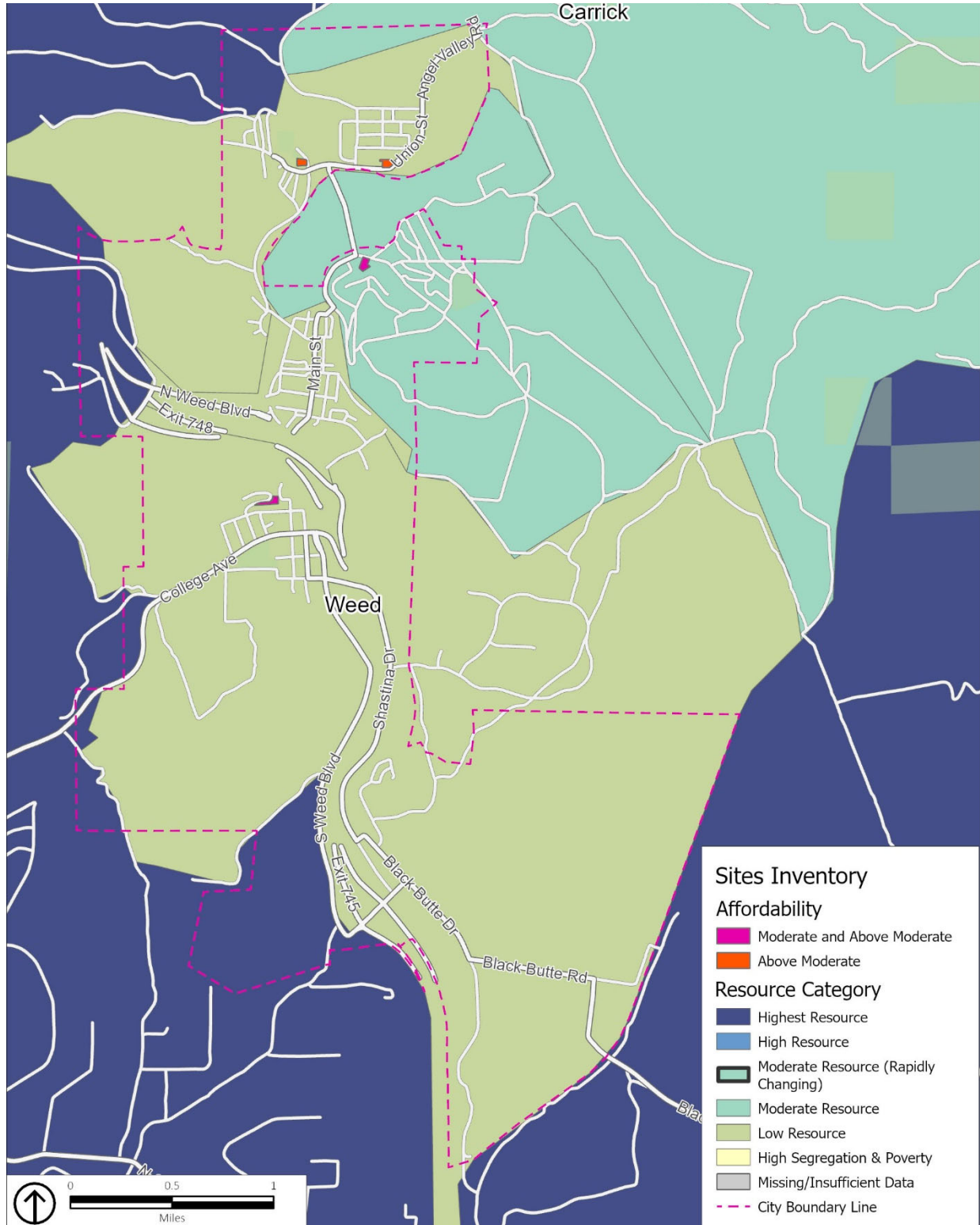
Source: California Tax Credit Allocation Committee, 2023

FIGURE 4-2. 2021 TCAC/HCD OPPORTUNITY AREAS, REGIONAL LEVEL



Source: California Tax Credit Allocation Committee, 2021

FIGURE 4-3. 2021 TCAC/HUD OPPORTUNITY AREAS WITHIN WEED



Source: California Tax Credit Allocation Committee, 2021; City of Weed, 2023; PlaceWorks, 2023

Patterns of Integration and Segregation

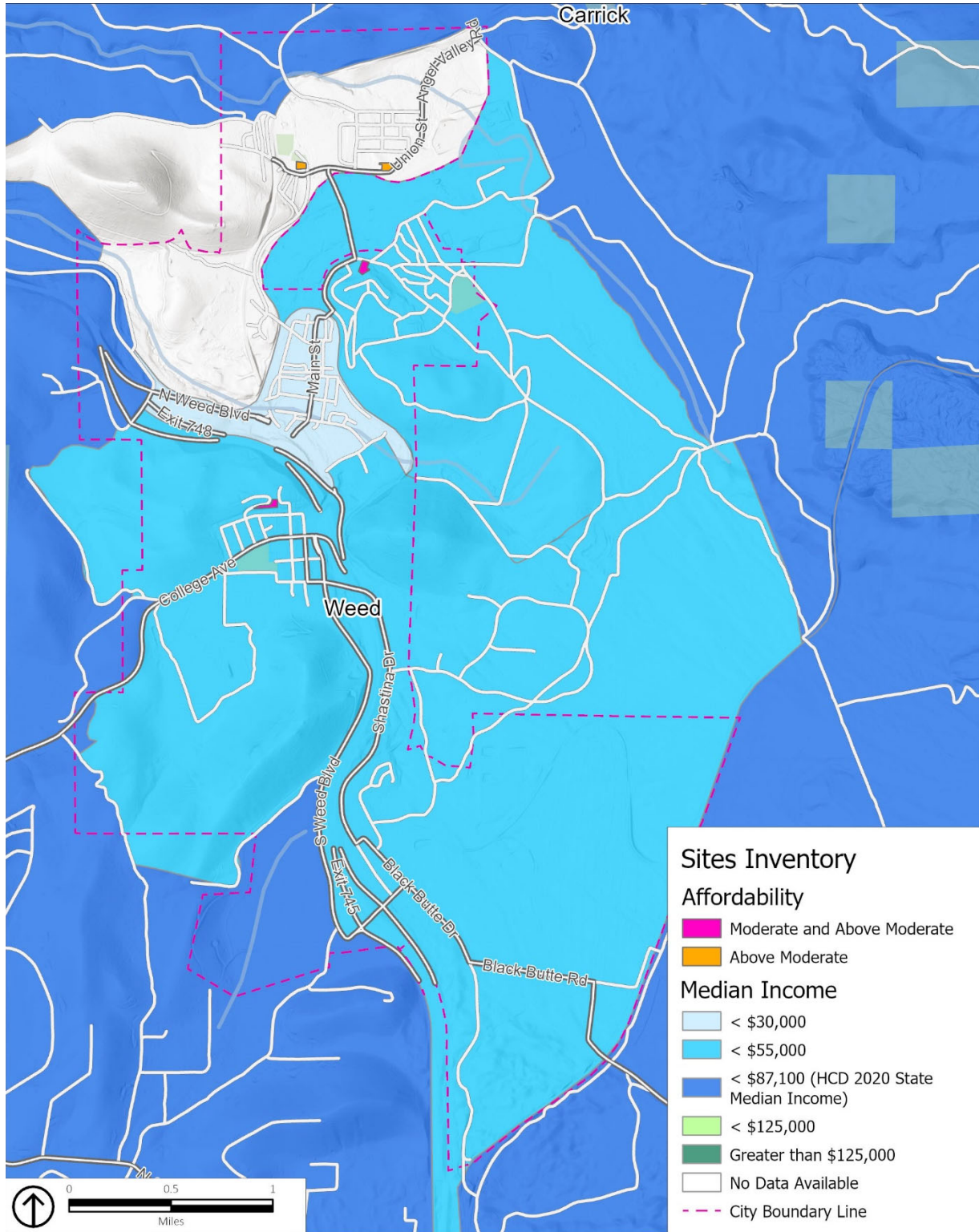
The City of Weed is in a single census tract and has six block groups, two of which barely extend into the city and predominantly encompass unincorporated areas. Interstate 5 (I-5) divides the city into western and eastern sections, and the Central Oregon and Pacific Railroad bisects the eastern portion. As stated previously, TCAC/HCD Opportunity Area maps designate the entire city as moderate resource in the context of the county SAG region but low-resource when considered on a local basis (see **Figure 4-1** and **Figure 4-2**). There are no areas designated high segregation and poverty in Weed, although patterns of racial segregation have developed within the city as an outcome of the historic lumber mill operations and the policies of the mill operators which segregated the black workers in company housing located to the north and northwest of the mill, which became the Lincoln Heights and Angel Valley neighborhoods.

Income Distribution

According to the 2016-2020 American Community Survey (ACS) estimates, the city median household income is \$26,750, well below the statewide median of \$78,672 and the Siskiyou County median of \$47,403. However, the 2020 income estimate coincides with the height of the COVID 19 pandemic, and therefore possibly reflects a greater incidence of unemployment and associated income fluctuation. In contrast, the 2017-2021 income for the city is reported to be \$48,026 which indicates recovery back to pre-pandemic median income level, indicating an increase of the median income from \$41,695 in 2014. In comparison to other jurisdictions in the county using the 2017-2021 ACS estimates, the median income in Weed is comparable to the jurisdictions of Mt. Shasta and Yreka, higher than Dunsmuir, and slightly lower than Montague, Fort Jones and Etna. However, as the income analysis has been conducted utilizing the available 2016-2020 ACS data and AFFH DataViewer 1.0, it should be noted that analysis will reflect the income depression conditions experienced by residents of the city during the pandemic.

Within the city, the lowest median income, \$21,689, is reported by residents in the central downtown area, defined by I-5 to the west and the Central Oregon and Pacific Railroad to the east, where three of the four affordable housing complexes are (Mountain View Apartments and Boles Creek Apartments I and II), all of which likely contribute to the lower median income in this area (**Figure 4-4, Weed Median Income**). The median income is \$30,577 in the block group east of the Central Oregon and Pacific Railroad, which encompasses the Shasta Avenue neighborhood, including Weed Union Elementary School, Weed Special Education, and Weed High School facilities. The block group that includes the portions of the city west of I-5 and south of Boles Street also has a median income below the county median, at \$30,288. This western and southern area of the city includes 24 affordable deed-restricted units in the Siskiyou Gardens multifamily complex, the Mountain View Manor Mobile Home Park, Cal Ore Mobile Estates, the College of the Siskiyous, and Bel Air Park. The 2016-2020 1.0 Data Viewer (ACS) does not report specific median income data for the northern Lincoln Heights and Angel Valley neighborhoods, possibly correlating to the evacuation of a large portion of the Angel Valley neighborhood residents following the Boles Fires; analysis of income distribution in the racial demographics indicator data indicate that 47.0 percent of the households in this block group have incomes below \$35,000, generally correlating with the very low-income category, with an additional 20.5 percent with incomes between \$35,000 and \$50,000. This suggests that this block group, which was historically the racially segregated company housing for Black workers at the lumber mill and includes the neighborhoods most severely impacted by the Boles and Mills Fires, also has a median income below the county median, at approximately \$36,000.

FIGURE 4-4. WEED MEDIAN INCOME



Source: American Communities Survey (2015-2019); City of Weed, 2023; PlaceWorks, 2023

In the City of Weed, 23.1 percent of households have incomes approximately at or below the poverty threshold, compared to 24.9 percent in Siskiyou County and 9.0 percent statewide, according to the 2015-2019 CHAS and presented in Table 3-27 in the Housing Needs Assessment. However, it should be noted that this poverty rate differs from the 2015-2019 ACS poverty rate (18.2 percent) presented by the AFFH DataViewer 1.0 mapping resource which was also consulted in this fair housing analysis. While this rate of poverty indicates an increase from the 2014 rate of 21.1 percent citywide, the 2019 data likely reflects the onset of depressed economic conditions experienced by many households during the COVID-19 pandemic, and as such may not be representative of the city's more recent economic health during the recent period of recovery. Geographically, poverty data are reported at the census tract level. Because the city is within a single tract, patterns associated with poverty rate cannot be identified. Although the proportion of households by tenure at or below the poverty threshold is not available at the block group level, 2016-2020 ACS data indicate that 61.3 percent of households are renters, and 19.5 percent of renters have incomes below the poverty threshold. Affordable housing developments are primarily located in the downtown area, it is likely that a higher number of persons in poverty may concentrated in the downtown. As well, Black and Hispanic households were reported to experience higher rates of poverty than White non-Hispanic households during this time, possibly related to the closure of the lumber mill operations during the pandemic. Therefore, higher concentrations of households in poverty are also likely to be found in the Lincoln Heights, Angel Valley and Shasta Avenue neighborhoods where historically segregated company housing was located and more affordable older housing stock is located.

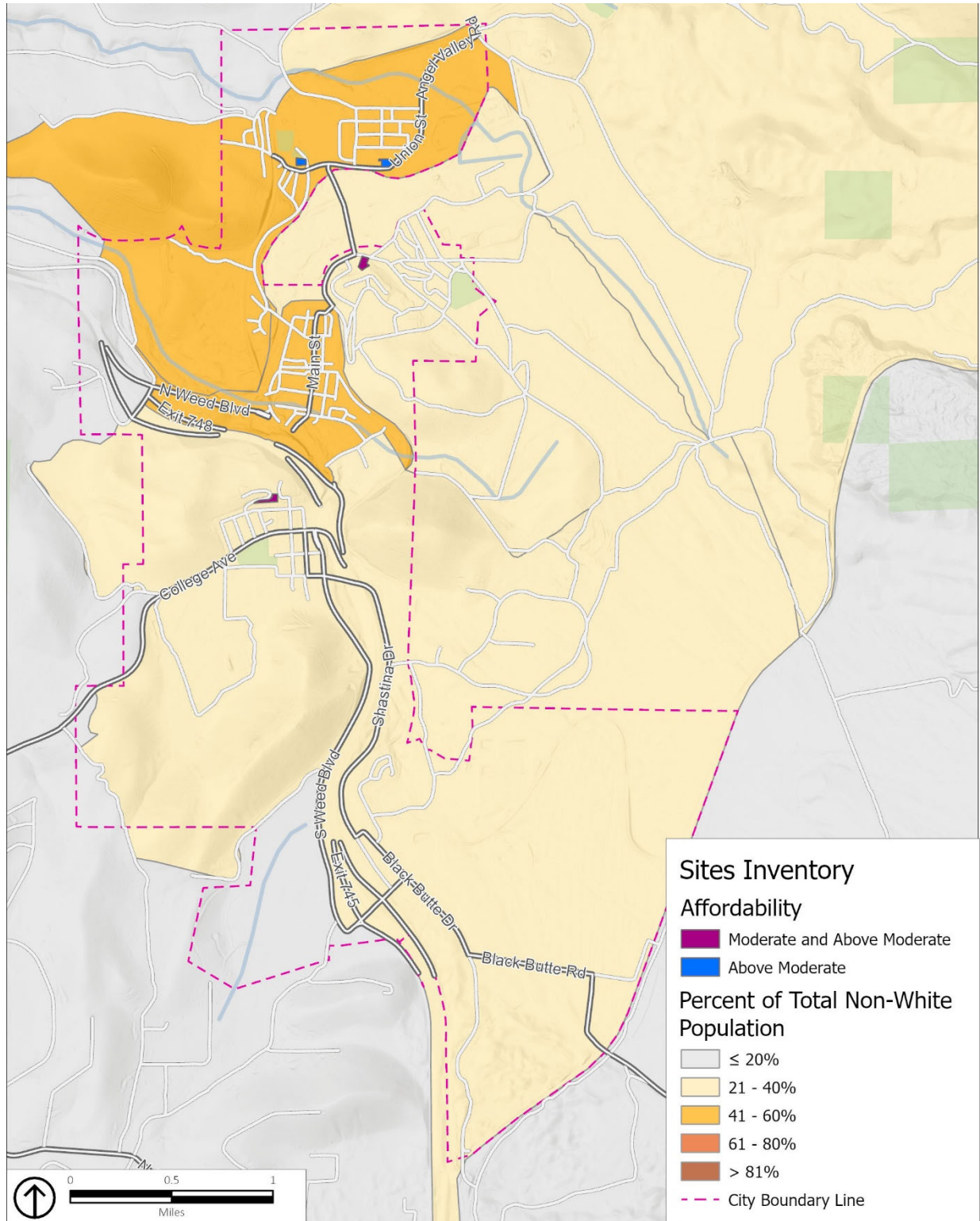
Overall, according to the 2016-2020 ACS data, the City of Weed was a low-income community in the county, whose income has shifted downward during the COVID-19 pandemic. Although the conditions reported for the 2016-2020 time period may not be representative of the city's economic health due in part to the inclusion of pandemic-era data, the rate of poverty has remained fairly constant over time between 2014 and 2020.

Race and Ethnicity

Although Weed's largest demographic group is White non-Hispanic, comprising 58.8 percent of the city's population, it has one of the highest proportions of Hispanic and Black non-Hispanic residents among Siskiyou County jurisdictions, stemming from the historical operation of the lumber mills and the availability of manual labor jobs. Overall, non-White residents, including Hispanic residents, comprise 41.2 percent of the city's population—25.8 percent identify as Hispanic, followed by Black non-Hispanic residents at 7.8 percent, and Asian non-Hispanic residents at 3.9 percent, Other Race at 1.7 percent, and with all other racial and ethnic groups comprising less than 2 percent of the city's population. As seen in **Figure 4-5, Local Racial Demographics**, most block groups in the city are primarily White non-Hispanic. The northern Lincoln Heights and Angel Valley neighborhoods have higher proportions of non-White residents (55.6 percent of the population), with Hispanic residents at 23.2 percent Black or African American residents at 19.2 percent, and the remaining as multiple race, Asian, Native American, and other. These two neighborhoods were originally the location of the majority of the millwork companies' worker housing for Black employees and other communities of color, as well as the earlier Italian enclave, with the area now known as Lincoln Heights originally referred to as "The Quarters". Higher concentrations of non-White residents (46.1 percent) also live in the downtown area. The eastern portion of the city has a less diverse (32.3 percent non-White) population, and the lowest proportions of non-White residents are in the southern portion of the city, at 28.6 percent.

In Weed, the northwestern block group with the highest non-White population has a slightly higher median income than the remainder of the city, while the downtown block group, with a 46.1 percent representation of non-White residents, has the lowest median income, likely partially attributed to the location of three affordable housing complexes in this area. The distribution of income in the city suggests that a higher incidence of lower-income households is related to the availability and location of affordable housing stock rather than racial or ethnic characteristics.

FIGURE 4-5. LOCAL RACIAL DEMOGRAPHICS



Source: American Communities Survey (2014-2018); City of Weed, 2023; PlaceWorks, 2023

There are no areas in the city identified as a Racially or Ethnically Concentrated Areas of Poverty (R/ECAP,) as defined by the U.S. Department of Housing and Urban Development (HUD). A R/ECAP is defined as a census tract with a poverty rate that exceeds 40.0 percent or more; or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, (whichever threshold is lower); and racial/ethnic concentration threshold must have a non-White population of 50.0 percent or more within a metropolitan or a micropolitan area. Outside of these areas, where the non-White populations are likely to be much smaller, the threshold is set at 20 percent. There are no TCAC/HCD designations of an Area of High Segregation and Poverty. Additionally, Weed does not contain any Racially Concentrated Areas of Affluence, which are defined by HCD as areas in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the Siskiyou Council of Governments (SCOG) and has a median income that is 1.5 times higher. Data on **Figure 3-1, Household Income Distribution**, in the Housing Needs Assessment, indicate that the White-identifying proportion of the population has decreased and their household income has risen slightly. However, the incidence of poverty and increasing proportion of communities of color suggest that the housing stock in the city may be more affordable than other locations in the region and offer some housing opportunities to lower-income households, a portion of which may be non-White households. However, when comparing income-equivalent areas in other jurisdictions, the neighborhoods in Weed have higher diversity rates, suggesting that constraints to opportunities for housing mobility are not limited solely on the basis of race and ethnicity. Accessing housing in Weed may not present as much of a barrier to communities of color as accessing housing in other jurisdictions within the region.

Familial Status

As presented in **Table 3-5, Household Types**, in the Housing Needs Assessment, families comprised 50.7 percent of households in Weed in 2020. While married-couple families represent 17.7 percent of total households, approximately 33.1 percent of Weed households are family households headed by single female-headed families (24.4 percent of total households) and single male-headed families (8.7 percent of total households), higher than the Siskiyou County rate of 24.1 percent and 21.0 percent in California. A significant portion of the households in the city (35.1 percent) are single persons living alone, and the remainder are other family configurations, such as housemates.

Although the specific geographic distribution of household type is not available at the census tract level on HCD's AFFH Data Viewer, review of household size and age cohort information provides an indication of household composition by block group. Although there is not a wide range in average household size and distribution of the population by age group, the largest average household size (2.69) is in the eastern Shasta Avenue neighborhood, the location of Weed High School and Weed Union Elementary School, and it has the highest proportion (28.3 percent) of persons under age 19, which suggests a concentration of households with children due to the proximity to schools. Prior to the Mills Fire, the second-largest average household size was in the northern Lincoln Park neighborhood, at 2.67 persons per household, although this neighborhood had a slightly smaller proportion of children and youth (25.6 percent), likely due to the aging in place of residents who had located there when the lumber mills were in full operation. The largest proportion (31.2 percent) of children and youth reside in the central section of the city, where the majority of affordable complexes are located, although household size is smaller at 2.5 persons, suggesting that this area may accommodate a larger proportion of the single female- and male-headed households with children. However, given the size of the city and the limited variation in household size, it is unlikely that there are particular areas in which certain household types (i.e., single-parent, female-headed households) are disproportionately concentrated.

Of the single female-headed-households, 35.9 percent have incomes below the poverty level, and they account for 61.3 percent of households in poverty in the city. In comparison, only 4.4 percent of married couple families earn incomes below the poverty threshold.

The higher presence of single-parent, female-headed households with children in Weed may indicate that single-parent, female-headed households have greater access to affordable housing and proximity to schools and services in Weed than elsewhere in the county. Proximity to these opportunities may offer benefits to single female householders with children.

Single-person households constitute 33.1 percent of total households in Weed, comparable to 33.4 percent of households in Siskiyou County overall and 23.7 percent of households statewide. Seniors living alone comprise 12.6 percent of households in the county, 9.6 percent statewide, and 13.4 percent of Weed's households. This slightly higher representation of seniors living alone in Weed reflects the higher prevalence of senior households in the city—27.0 percent of the total households and 18.7 percent of the total city population, one of the highest proportions in the county. These findings suggest that Weed may be an attractive place for seniors to retire, or that seniors have aged in place and remain in their homes to access services and amenities in the city, although seniors who rent may have to compete for the rental properties in the city.

Disability Rates and Services

Persons with disabilities often have special housing needs due to physical or developmental challenges, fixed or limited incomes, and potentially higher healthcare costs associated with disabilities. Seniors typically experience disabilities at higher rates than younger populations. According to the 2015-2019 ACS on the AFFH DataViewer 1.0, approximately 17.6 percent of Weed's population lives with one or more types of disabilities, of which 42.3 percent are seniors, greater than the proportion in Siskiyou County (12.9 percent) and statewide (10.7 percent). Although 18.7 percent of the city are older residents, 33.8 percent of the senior population in Weed experiences one or more disabilities. It is difficult to spatially define any concentrations of persons with disabilities because Weed is in a single census tract. However, higher concentrations of seniors reside in the Lincoln Heights, Angel Valley, and Shasta Avenue neighborhoods, suggesting that a higher proportion of persons with disabilities may reside in those areas of the city.

The spatial distribution of residents living with disabilities countywide shifted between 2014 and 2020, decreasing along the I-5 corridor from the southern portion of Yreka to Dunsmuir. In 2014, the disability rate in the city was 20.3, with seniors comprising 38.6 percent of the population with a disability. Although seniors represented 18.2 percent of the total population, 43.0 percent reported one or more disabilities. The disability rate decreased to 17.6 percent in 2020, with seniors comprising 42.3 percent of the population with a disability, likely correlating to a higher representation of seniors in Weed, at 22.0 percent of the total population. However, the actual proportion of the senior population experiencing a disability also decreased during this period, from 43.0 percent to 33.8 percent of the senior age cohort.

As shown on **Figure 3-4, Disability by Type (2020)**, in the Housing Needs Assessment, cognitive disabilities were the most prevalent disability for the population under age 65, followed by ambulatory difficulties, independent living difficulties, hearing difficulties, and self-care difficulties. Senior residents report experiencing ambulatory difficulties at the highest rate, followed by hearing difficulties, independent living difficulties, and cognitive difficulties. Weed has a small population of residents with developmental disabilities. According to the Department of Developmental Services, as of June 2019, the Far Northern Center served a total of 46 residents from Weed (1.6 percent of total population) with a developmental disability—37.0 percent were under 17 years

old, and the remaining were ages 18 and over. **Table 3-22**, in the Housing Needs Assessment lists the available services for persons with disabilities in Weed and surrounding areas.

Residents can access STAGE (Siskiyou Transit and General Express) bus service, which is operated by Siskiyou County General Services and provides fixed-route transit services along I-5. All buses are ADA compatible, and all rides are free until further notice. Residents who are unable to travel to the bus stop have the option to request route deviation by contacting the STAGE office directly.

Access to Opportunity

Transit Mobility

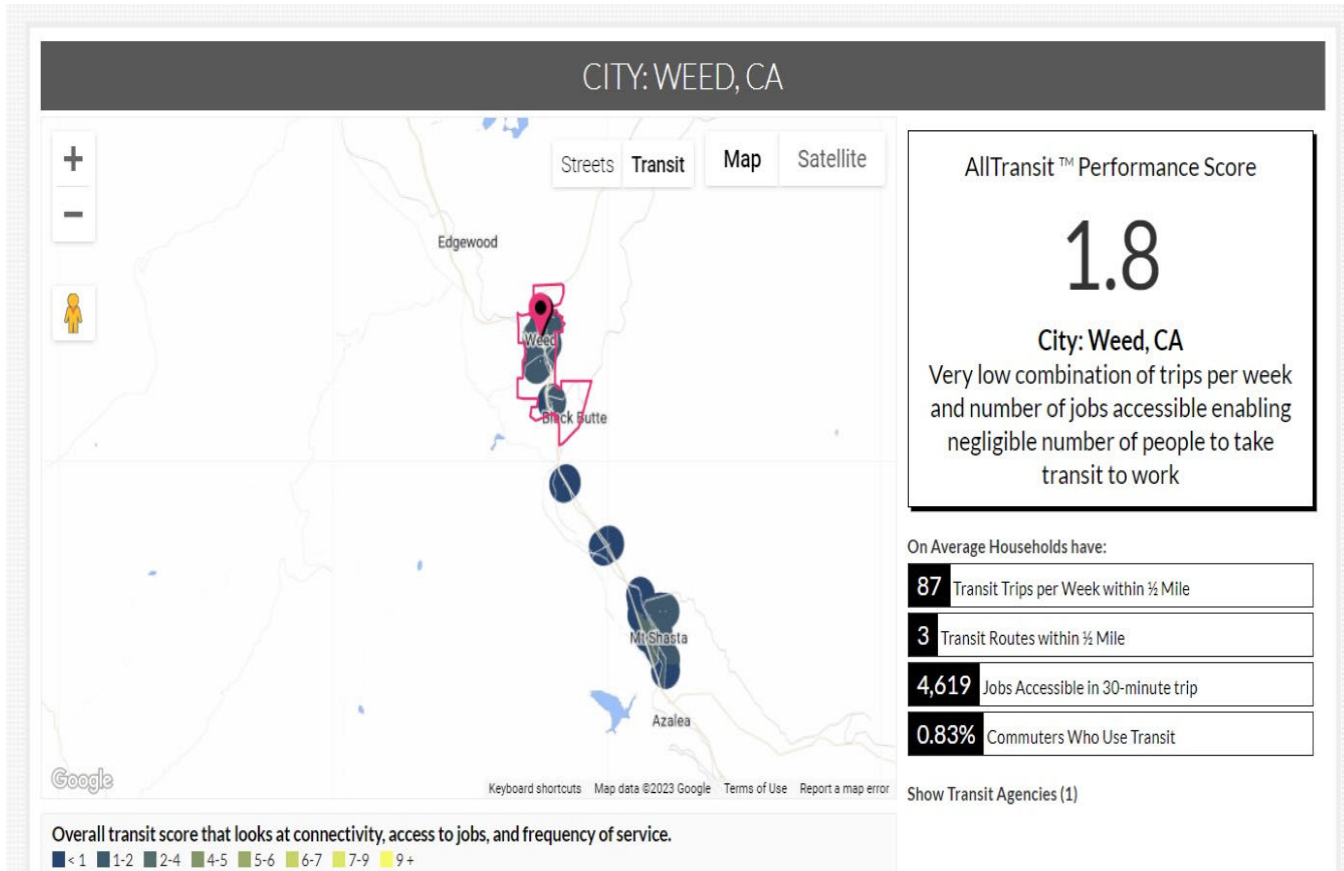
Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Siskiyou County's public transportation system includes bus and train services. Amtrak's Coast Starlight route stops in Dunsmuir—in the southeastern region of Siskiyou County, approximately 18 miles from Weed—and provides travel between Los Angeles, California, and Seattle, Washington. Trains provide a variety of accommodations, including accessible seating and sleeping accommodations, and dining.

Residents can also access the STAGE bus service. Rides are provided on a year-round basis on weekdays except for 12 major holidays. Weekend service is not available. Some stops are on-call only, and requests may be submitted 30 to 60 minutes prior to pick-up time. Route 1, Cascade Flyer, is an express route with one stop at Weed Dollar General both northbound and southbound three times daily; once in the morning, once at midday, and once in the late afternoon. Route 2 northbound, Dunsmuir/McCloud/Yreka, has one stop midmorning at Ray's Market in Weed and stops in the early afternoon at six locations: College of the Siskiyous, Siskiyou Gardens, Weed Dollar General, Weed City Hall, Ray's Market, and Boles Creek Apartments, with an on-call stop available at Weed Elementary School. Route 2 southbound offers morning stops at College of the Siskiyous, Siskiyou Gardens, Weed Dollar General, Weed City Hall, across the street from Ray's Market, and Boles Creek Apartments, with an on-call stop available at Weed Elementary School. Route 3, McCloud/Dunsmuir/Yreka, northbound offers late afternoon service at the six stops and one stop late evening at Weed Dollar General. Route 3 southbound has six early afternoon scheduled stops (on-call for Weed Elementary) and six evening stops.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity. **Figure 4-6, Weed AllTransit Performance Score**, shows Weed's score, including metrics representing average household transit access. Weed's score is 1.8, demonstrating "very low" connectivity.

FIGURE 4-6. WEED ALLTRANSIT PERFORMANCE SCORE



Source: AllTransitcnt.org 2023.

Table 4-1, Siskiyou County Jurisdictions AllTransit Performance Scores, shows transit accessibility in Weed compared to other Siskiyou County jurisdictions. The overall county score of 0.9 demonstrates a very low combination of trips per week and number of jobs accessible, enabling negligible number of people to take transit to work. Weed’s score is higher than the overall county, consistent with comparable larger semirural Siskiyou County jurisdictions, with Dunsmuir having the highest connectivity, while the smaller rural jurisdictions reflect connectivity scores below 1.0. However, the AllTransit methodology may not fully reflect the transit opportunities available through private service providers.

TABLE 4-1. SISKIYOU COUNTY JURISDICTIONS ALLTRANSIT PERFORMANCE SCORES

Jurisdiction	Transit Score
Siskiyou County	0.9
Dorris	0.0
Dunsmuir	2.6
Etna	1.2
Fort Jones	0.4

Jurisdiction	Transit Score
Mount Shasta	1.8
Montague	0.5
Tulelake	0.2
Yreka	0.4
Weed	1.8

Source: AllTransit.cnt.org, 2023

Housing Mobility

As discussed in the “Housing Tenure” section of Chapter 3, Housing Needs Assessment, approximately 59.7 percent of households in Weed are renter occupied. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. As shown in Table 3-13 in the Housing Needs Assessment for 2020 the overall vacancy rate was 12.3 percent in Weed. The 2020 ACS 5-year estimate indicates 3.1 percent of total units in the city are vacant units for rent, and 1.5 percent of the total housing stock are vacant homeowner units for sale. Seasonal vacant properties comprise less than 1.0 percent of the housing stock, and 6.8 percent of the housing stock is categorized as “all other vacant” units.

Vacancy rates in Siskiyou County and many jurisdictions in the county reflect a different composition of rental vacancy than Weed. In Weed, 62.6 percent of all vacant units either seasonal units (7.0 percent) or “other vacant” (55.6 percent). “Other vacant” refers to properties that are vacant but not immediately available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or owner preference, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider units immediately available for rent or purchase. In Weed, it is possible that some of the “other vacant” units are homes that were damaged in the Boles Fire and are in the process of rebuilding and/or repair. In comparison, countywide, 89.5 percent of vacant units are either seasonal or “other vacant” although fire damage across the county may account for much of the “other vacant” units as well. The rate in unincorporated county areas is 91.6 percent, with similar or higher rates in Yreka (83.0 percent), Mount Shasta (100.0 percent), and Dunsuir (97.6 percent). Only Tulelake (70.3 percent), Fort Jones (50.0 percent), Etna (64.7 percent), and Dorris (72.1 percent) have comparable seasonal and “other” vacancy rates to Weed. The ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

Weed’s rental vacancy rate may indicate a limited market for housing mobility opportunities for current and prospective renters, higher than most jurisdictions in the county because those displaced during the Boles Fire may be renting units in the city on a temporary or permanent basis. Those whose homes were totally lost, irreparably damaged or other reasons may have purchased available ownership units for sale, creating a shortage of vacant rental and ownership stock for prospective residents. The high rate of “other” vacancy types may remove a portion of the housing stock that would otherwise be available for rent or purchase, contributing to the limited availability. A lower vacancy rate indicates high demand with a limited supply and can result in increased rent and sales prices.

According to the 2022 Zillow rental unit survey, median gross rent in 2022 for a one-bedroom unit in Weed was \$948, a two-bedroom unit was \$1,125, and three-bedroom units were \$2,233. In 2020, the median rent was \$745, and 56.0 percent of renters reported paying between \$500 to \$999; the median rent in 2014 was \$805, with 59.1 percent paying between \$500 to \$999, indicating that rent was fairly stable until after the pandemic. The 2022 HUD fair-market rent for a one-bedroom unit was \$710, a two-bedroom unit was \$922, a three-bedroom unit was \$1,310, and a four-bedroom unit was \$1,358, indicating that rental prices in Weed exceed fair market prices and may pose a challenge to lower- and moderate-income households seeking rental housing. Lower rental vacancy rates throughout the county, compared to Weed, in 2020 suggests that residents living in Weed or seeking to live in Weed had more positive mobility options overall compared to most of the region. Housing Choice Voucher (HCV) use is low, with 2.7 percent of renter households using an HCV to afford housing. However, following the Mills Fire, rental properties are extremely limited as residents have had to relocate to temporary or permanent residences.

While rental units are available in Weed, rising home prices countywide and limited housing stock for sale may indicate limited mobility options for renters seeking homeownership opportunities. As reported in Chapter 3: Housing Needs Assessment, Table 3-15, Housing Sale Price Survey, December 2022, according to Redfin, the median two-bedroom home sales price in Weed was \$320,621, and median sales price of a three-bedroom home was \$383,524, compared to a median home price in 2020 of \$182,800, almost doubling in two years.

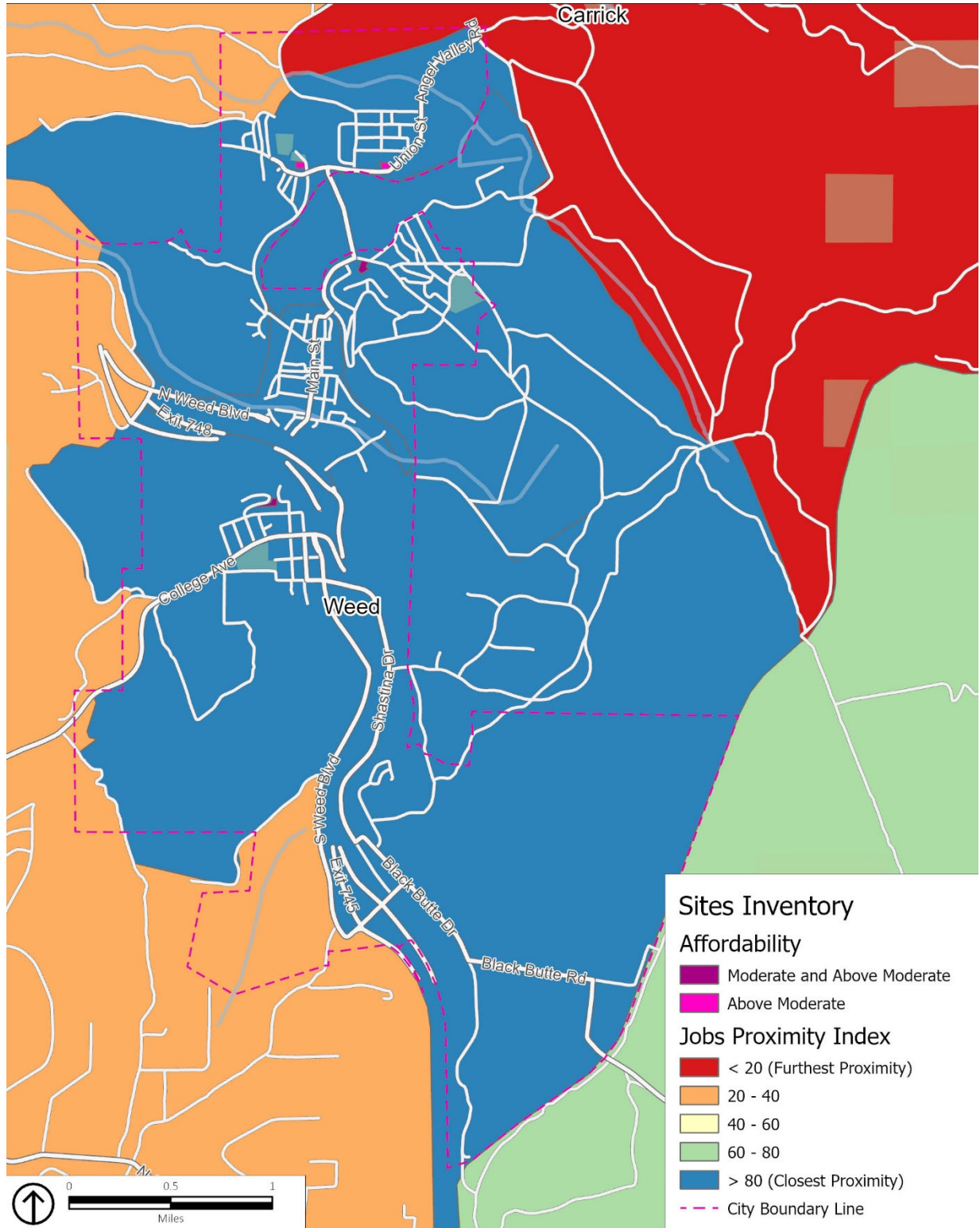
Based on the 2022 median income, households in the lower-income categories except those at the upper limits of the low-income category, could not afford a three-bedroom home and associated costs at the citywide median price in Weed (assuming no more than 30.0 percent of monthly income is spent on housing, including). This 30.0 percent assumption does not consider the additional income needed for homeowner costs such as utilities and maintenance. A moderate-income household could afford a median-priced home in some areas of the city; however, securing a down payment may be difficult.

The City will promote housing mobility by increasing the availability of affordable housing through programs such as **Program HE.1.1.1**, **Program HE.1.1.2**, **Program HE 1.2.1**, and **Program HE.2.1.1**. Additionally, the City will continue to partner with the Shasta Housing Authority on the Housing Choice Voucher/Section 8 program as part of **Program HE.1.2.3**. Through this program the City will also provide tenant and landlord education about the program on a biannual basis.

Employment Opportunities

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations in the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. Higher index scores indicate more positive accessibility to employment opportunities. According to this index, most residential areas in Weed score “closest proximity” above the 80th percentile (**Figure 4-7, Jobs Proximity Index**). This may be due in part to the jobs-generating uses in the city as well as proximity to I-5, which runs through the city. Small portions of the city at the eastern and southern entry points of I-5 are determined to have a job proximity score in the 20th to 40th percentile but these are not residential areas. The high jobs proximity scores in Weed are comparable to those found in the cities of Mt. Shasta and portions of Yreka and above the other jurisdictions in the county, which range between 33/35 in Montague, 39 in Dunsuir, 58 in Fort Jones, 77 in Dorris, and 79 in Etna.

FIGURE 4-7. JOBS PROXIMITY INDEX



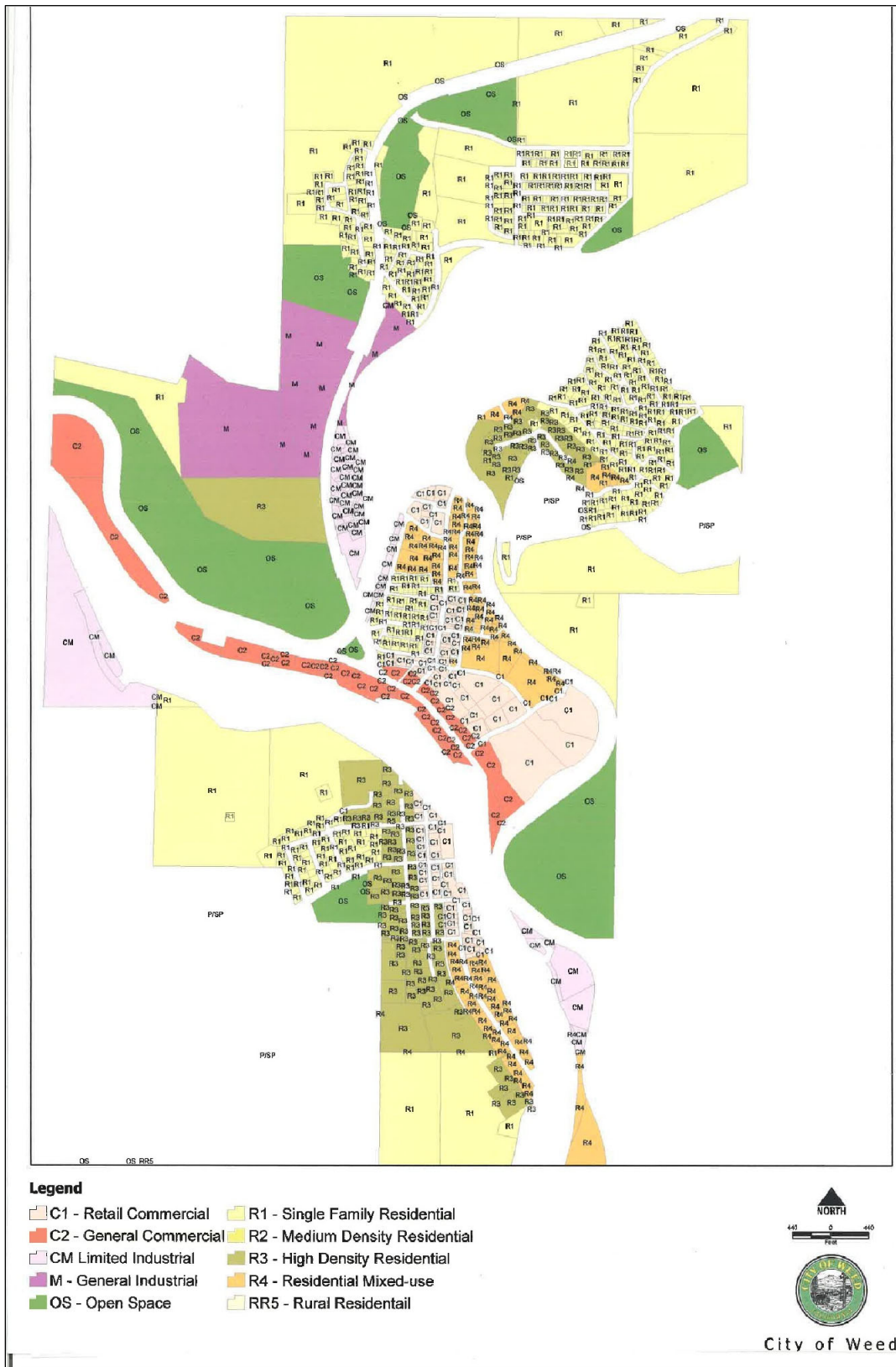
Source: US Department of Housing and Urban Development Longitudinal Employer-Household Dynamics (2014-2017); City of Weed, 2023; PlaceWorks, 2023

As seen in **Figure 4-8 and Figure 4-9, Zoning in Weed**, the majority of land in the city is designated for residential uses, which are concentrated in the northern, eastern, and southern portions of the city. Commercial uses are primarily service and retail industries and serve residents of Weed. The dominant industries in Weed are educational services, health care, and social assistance (27.0 percent); arts, entertainment and recreation (20.0 percent); retail trade (14.0 percent); and manufacturing (12.0 percent), although the City is working to expand the business park and light industrial sector. Approximately 73.2 percent of Weed residents commute outside of the city for work, and 26.8 percent of residents both live and work within city limits.³ The greatest proportion of commuters from Weed work in Yreka and Mount Shasta (13.2 and 10.4 percent, respectively), 6.4 percent commute to Redding, and 36.2 percent work in unspecified locations. This figure has remained fairly consistent over time—in 2010, 74.0 percent of Weed residents commuted outside of the city for work, although the proportion of residents commuting to Yreka and Mount Shasta has decreased slightly. In total, approximately 45.8 percent of Weed residents live within 10 miles of their place of employment, and 16.8 percent live between 10 and 24 miles from their place of employment. However, 31.8 percent live more than 50 miles from their jobs, with most of these residents commuting south, toward Shasta County. According to the ACS, the jobs-housing ratio in Weed is relatively balanced at 0.89 although it has decreased since a ratio of 1.13 in 2010 with the closure of most of the lumber mill jobs, with the majority of the jobs available held by nonresidents of the city.

Given the nature of the city's main industries, many Weed residents will likely continue to work outside of the city. Achieving the appropriate jobs-housing balance in a city entails balancing not only the number of housing units to the number of jobs, but also providing the appropriate types of housing that suit the needs of those working in the city. The high proportion of residents commuting long distances to jobs, as well as the incidence of jobs available in the city being filled by persons residing elsewhere may indicate that the jobs in Weed are not aligned with the interests, skills, or needs of residents and also reflect the closure of the logging mills in the city.

³ U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed March, 2023.

FIGURE 4-8. ZONING IN WEED (NORTH)



Source: City of Weed, 2016

FIGURE 4-9. ZONING IN WEED (SOUTH)



Source: City of Weed, 2016

Educational Opportunities

Weed students are served by the Siskiyou Union School District, which has three public schools in Weed reported on by the California Department of Education and one private school—Weed Special Education School, Weed Elementary school grades K-8, Weed High School, and Wyeka Vista Community Day School. Performance scores are only available for the elementary and high school that serve the general population; however, though data are not available, Wyeka Vista Community Day School and Weed Special Education offer valuable resources for students to continue their education in a supportive environment.

Of the two schools for which English Language Arts (ELA) and Mathematics performance scores were available in 2022, the Department of Education reported that both are below the state grade-level standards for both subject areas (see **Table 4-2, School Performance Scores in Weed**). However, the schools also maintained or increased their scores from their prior status, indicating a trend of improvement over time.

TABLE 4-2. SCHOOL PERFORMANCE SCORES IN WEED

School Name	ELA* Score	Math* Score	Chronic Absenteeism	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Weed Elementary	22.4%	18.4%	8.4%	8.2%	77.7%	0.9%	16.6%
Weed High School	57.5%	16.3%	N/A	3.7%	66.2%	0.5%	5.1%

Source: California Assessment of Student Performance and Progress, 2022, and California Department of Education, 2022.

* Percent of students at or above the standard.

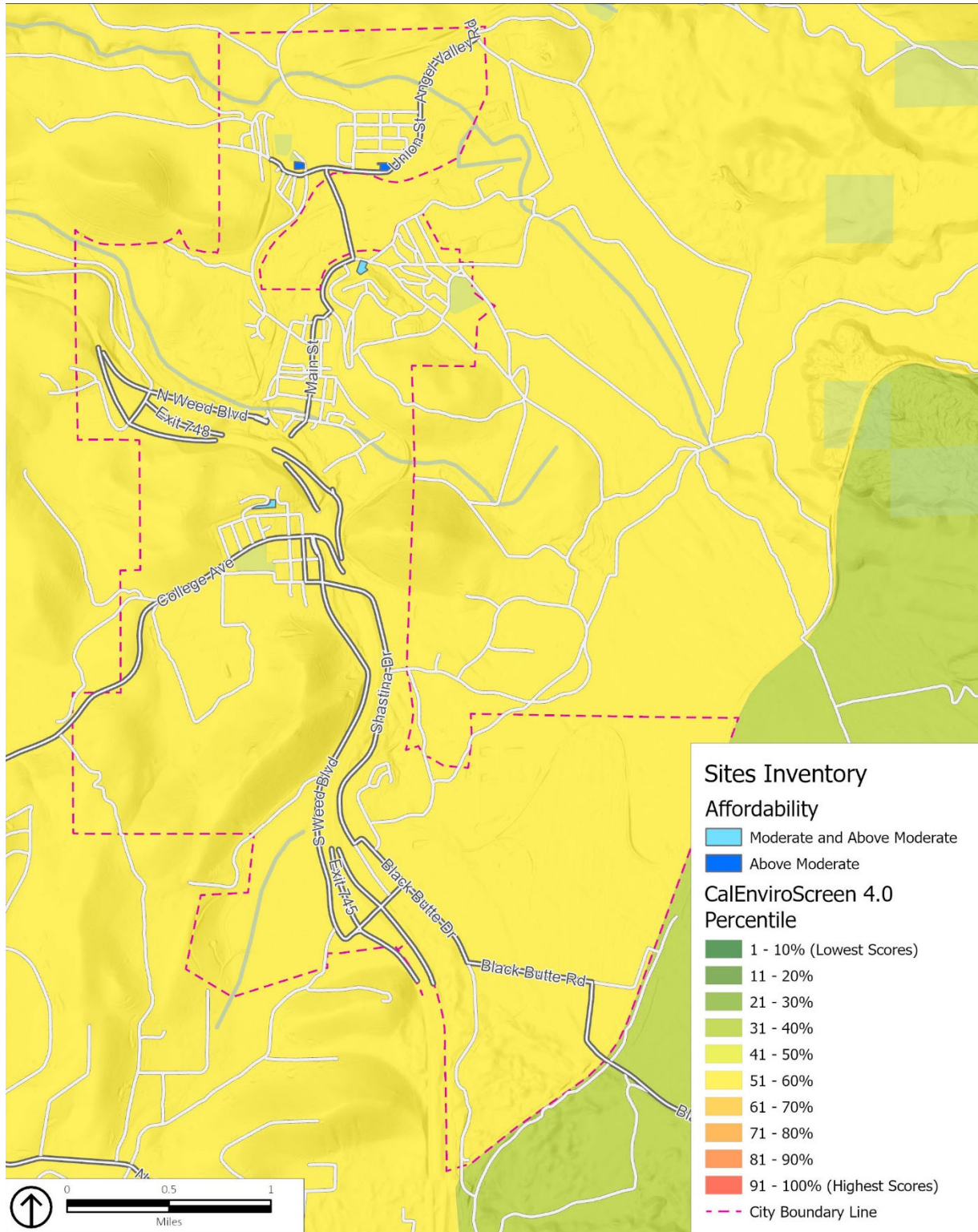
The proportion of each school's population that was considered socioeconomically disadvantaged in 2022 was generally high, from 66.2 percent at Weed High to 77.7 percent at Weed Elementary. Students are considered socioeconomically disadvantaged if they are eligible for free or reduced-price school meals or if neither parent graduated from high school, reflecting the larger population of Weed.. Both schools are in a block group with a median household income of \$30,577, although the two schools serve all of the public school students in Weed with a citywide median income of \$28,857, and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 38.5th percentile. In Weed the relatively low ELA and math scores, high proportion of socioeconomically disadvantaged students and availability of only one lower- and one upper-grade public school in the city indicates that students generally have access to similarly performing schools regardless of where they live in the city.

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores (see **Figure 4-10 CalEnviroScreen Scores**). In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative

environmental hazards, such as ozone concentrations; fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller (PM2.5); drinking water contaminants; lead risk from housing; traffic impacts; and more. Population Characteristics score the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

FIGURE 4-10. CALENVIROSCREEN 4.0 SCORES



Source: CalEnviroScreen 4.0; City of Weed, 2023; PlaceWorks, 2023

CalEnviroScreen 4.0 reports moderate environmental conditions citywide, with census tracts in and around Weed scoring in the 50th percentile. These scores indicate relatively moderate environmental conditions compared to other areas of the state and show that Weed has less positive environmental conditions than the majority of jurisdictions in Siskiyou County with the exception of Yreka, which has a slightly higher score.

In Weed, the primary indicators leading to the moderately ranking scores reported by CalEnviroScreen, are, in order of significance, solid waste (95), groundwater threat (82), pesticides (81), cardiovascular disease (75), cleanup sites (74), unemployment (69), poverty (63), hazardous waste (62), and impaired water bodies (51). Similar to all jurisdictions in Siskiyou County, Weed is sparsely populated, with few remaining heavy industrial uses, except Roseburg Forest Products, and has minimal traffic, though I-5 runs through the city, so pollution from vehicular emissions on I-5 is low. However, commercial agriculture and ranching close to Weed may contribute to adverse environmental conditions, as well as freight service on the Central Oregon and Pacific Railroad route that runs parallel to I-5 and wraps around the downtown area, and continues south on the eastern edge of the city. Further, a truck trailer and auto body yard is at the northwest corner of town, which may contribute to the solid waste and cleanup site environmental scores. However, no areas of Weed qualify as a SB 535 disadvantaged community, although the city does contain concentrations of socioeconomically vulnerable populations.

Overall, the environmental quality in Weed has improved significantly since conditions prior to the 1990s. Toxic chemicals used since the 1930s to preserve lumber contaminated soil, groundwater, and surface water around the closed mill treatment facilities and were running off into nearby Lincoln Park where children played; the park is adjacent to both the Lincoln Heights and Angel Valley neighborhoods. Samples taken in 1983 from runoff streams in Lincoln Park confirmed drainage of high levels of carcinogenic chemicals that also impacted downstream creeks and wildlife. In 1990, the defunct treatment facility at the mill was designated a Superfund site by the Environmental Protection Agency, and the site has since been remediated, improving conditions for residents and wildlife.

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, according to the 2016-2020 ACS, approximately 5.2 percent of households in Weed are considered overcrowded, higher than the percentage of overcrowding in Siskiyou County as a whole (3.5 percent). However, less than 1 percent of households in Weed report being severely overcrowded, comparable to households in the county. However, data presented on the AFFH DataViewer 1.0 using 2015-2019 ACS data indicates that less than one percent of households were overcrowded prior to the COVID-19 pandemic. The 2016-2020 ACS data reports only renter households experience overcrowding in Weed, with 8.7 percent of renter households classified as overcrowded, of which 12.7 percent are severely overcrowded (1.1 percent of total renter households). No owner-occupied households experience overcrowding. Because Weed is in a single census tract, it is difficult to determine which areas of the city have higher rates of overcrowding. However, household size and race/ethnicity is available at the block group level, which, combined with tenure, may provide better insight into areas with concentrations of overcrowding.

By race/ethnicity, 31.1 percent of Hispanic households are overcrowded, and 35.3 percent of “two or more races” households are overcrowded compared to 1.5 percent of White non-Hispanic households. No Black or Asian households experienced overcrowding. Renters comprise 35.9 percent of households in the city. Approximately 77.0 percent of Hispanic households are renters, though Hispanics represent only 17.0 percent of renters in Weed, and 62.9 percent of White non-Hispanic households are renters and make up 70.3 percent of total renter

households. Based on these numbers and because only renter households are overcrowded, 6.9 percent of overcrowded renters are Hispanic households, 1.7 percent of overcrowded renters are White non-Hispanic, and the remaining overcrowded renters identify as two or more races.

Identifying neighborhoods in the city with larger household size can also assist in spatially determining the potential for higher concentrations of overcrowded households. Overall, two- to four-person households are the most common in the city (55.7 percent), followed by single-person households (34.5 percent). Though 9.7 percent of households in the city have five or more persons, 12.1 percent of total renter households are considered large compared to 5.9 percent of homeowner households. Citywide, Hispanic renter households have the largest average household size, at 3.5 persons per dwelling, and 33.6 percent of Hispanic renter households have over five members. The average size of White non-Hispanic renter households is 2.1 persons per dwelling, and 17.3 percent of White non-Hispanic renter households have over five members.

As discussed in “Race and Ethnicity” of this fair housing analysis, 25.8 percent of the population in the city is Hispanic. Spatially, the distribution of the Hispanic population is fairly even throughout the city. The Lincoln Heights and Angel Valley neighborhoods have the highest Hispanic population at 23.1 percent, and 43.7 percent of households are renters, with an average household size of 2.7 persons per dwelling. The Shasta Avenue and Downtown neighborhoods have 21.3 and 22.3 percent Hispanic residents, and 2.7 and 2.5 persons per dwelling respectively. However, the Shasta Avenue neighborhood is predominantly homeowners (71.4 percent) while the Downtown is predominantly renter households (78.8 percent). The southern portion of the city has the lowest Hispanic population rate (18.9 percent) and the smallest household size, although renters comprise a larger proportion of households, possibly associated with adjacency to the college.

According to the 2016-2020 ACS, the majority of housing stock (56.9 percent) in the city has two or fewer bedrooms, suitable for a three-person household; 37.2 percent has three bedrooms, and 6.0 percent has four bedrooms, which typically reduces the need for occupants to share rooms. Therefore, 43.2 percent of units (three and four bedrooms) in Weed are considered of suitable size for large households (five or more persons), which indicates sufficient housing stock to meet the needs of this population in the city.

In the downtown, where three of the four multifamily complexes with deed restricted units are located, 78.8 percent of households are renters, with an average household size of 2.5 persons. In the eastern Shasta Avenue and northern Lincoln Park and Angel Valley neighborhoods, rental rates are 28.6 and 43.7 percent, respectively, and household size is 2.7 persons. Renters comprise 48.8 percent of households in the southern portion of the city, which includes one of the multifamily complexes with deed-restricted units and has the smallest household size at 2.3 person per household. This data suggests that a higher proportion of households in the downtown may experience overcrowded conditions.

The rate of overcrowding in Weed has increased since 2010, when no overcrowding was reported, to 5.2 percent in 2020. This increase has only been among renter households. The concentration of overcrowding in renter households, though low, may reflect higher costs of rent or that occupants, such as children or couples, share rooms.

Overpayment

In Weed, 43.7 percent of households are cost burdened, and 21.3 percent of total households are severely cost burdened (**Table 3-8, Households Overpaying**, Weed, in Housing Needs Assessment). Approximately 14.0 percent of total households are cost burdened homeowners (29.6 percent of all homeowners), and 29.7 percent of total

households are cost burdened renters (53.6 percent of total renters). In total, 67.8 percent of cost burdened households are renters, and 32.1 percent of cost burdened households are homeowners. Geographically, overpayment is difficult to define based on single tract data, but it is likely that overpayment corresponds similarly to overcrowding, with the downtown and southern neighborhoods having higher proportions of renters with lower incomes, and their higher proportions of extremely low-income households may also reflect a higher incidence of overpayment. Overall, the ACS estimates fairly comparable rates of rental overpayment in Weed compared to neighboring cities such as Yreka, Fort Jones, Dunsmuir, and Mount Shasta, although the proportion of renters overpaying in the unincorporated county and Tulelake is significantly smaller.

Overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. **Table 3-9, Lower Income Household Overpaying for Housing**, in the Housing Needs Assessment shows that 75.3 percent of lower income households were spending more than 30 percent of their income on housing. Of the lower income households overpaying, 71.6 percent were renter occupied and 28.4 percent were owner occupied.

Further, 32.1 percent of extremely low-income households, 41.4 percent of very low-income households, and 26.5 percent of low-income households are cost burdened, with a higher proportion of extremely low- and very low-income renter households experiencing a cost burden, and a higher proportion of low-income homeowners experience a cost burden. While no moderate-income homeowners were identified as overpaying, 3.3 percent of above moderate-income households experience overpayment. Similarly, no moderate-income renters were cost burdened, and 3.6 percent of above moderate-income renters were overpaying.

Since 2010, overpayment rates have decreased from 45.2 percent of homeowners yet increased from 49.1 percent of renters. Generally, severe overpayment is a concentrated issue among lower-income households. While home value data from 2010 are not available, in May 2014, the median home value in Weed was \$150,618, which by 2022 had increased by 161.4 percent to \$393,752, for an average annual increase of 20.2 percent, according to Zillow, although housing prices escalated 58.6 percent between 2000 and 2022. Housing prices continue to rise at an increasing rate, putting additional pressure on lower- and moderate-income households and increasing overpayment rates.

Data on rental prices is more limited in Weed, although a 2014 rental survey found that the average rent for two-bedroom units was \$671, three-bedroom units was \$943, and 66.6 percent of the rental units were single-family homes. A 2022 rent survey lists the average rent for a two-bedroom unit at \$1,125 and a three-bedroom unit at \$2,233, with an average one-bedroom unit renting for \$948. All households impacted by overpayment are at risk of displacement as a result. Therefore, increasing rates of overpayment, particularly among lower-income households, indicates a need for additional affordable opportunities to reduce housing market pressures and provide mobility opportunities for lower-income households that wish to stay in the community.

To address the challenges lower-income households may face in acquiring affordable rental and homeownership housing, the City has included several programs. Through **Program HE.1.1.1**, the City will work with housing developers to expand opportunities for affordable lower-income housing. The City will also continue to coordinate affordable housing needs with ~~Shasta Housing Authority Great Northern Corporation~~ as part of **Program HE.1.1.2**. The City will encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs as part of **Program HE.1.2.1**. Through **Program HE.1.2.2**, the City will expand incentives for the development of housing for extremely low-income households. The City will continue to partner with the Shasta Housing Authority on the Housing Choice Voucher/Section 8

program as part of **Program HE.1.2.3**. Through **Program HE.1.3.1**, the City will monitor the availability of adequate sites for housing to ensure that sufficient land is available for housing development. The City will encourage the construction of ADUs as part of **Program HE.2.1.1**. As part of **Program HE.2.1.2** the City will encourage the use of the State Density Bonus to increase the supply of affordable housing, and as part of **Program HE.2.1.3** will adopt a preliminary application form and procedure and will establish an SB 35 streamlining approval process. The City will also work to preserve existing affordable housing that is at risk of converting to market-rate housing as part of **Program HE.5.1.1**.

Substandard Housing Conditions

Approximately 75.0 percent of Weed’s housing stock is over 30 years old, and 66.3 percent is over 50 years old (see **Table 3-14, Age of Housing Stock** [2020], in the Housing Needs Assessment). Older units more frequently require maintenance than newer housing stock; however, even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. In Weed, the oldest homes are largely, though not exclusively, located in the downtown and neighborhoods adjacent to the original railroad that spurred early development, and are now adjacent to I-5 and the city’s commercial district. These areas are considered moderate resource, with median incomes here, as throughout most of Weed, well below the state median. Due to lower median incomes, households throughout the city may not have the financial capacity to complete needed repairs on aging homes.

Another measure of substandard housing conditions is households experiencing one of four housing problems—overpayment, overcrowding, lack of complete kitchens or plumbing. In Weed, 26.6 percent of households experience one or more of these conditions. The 2015–2019 ACS estimated that 1.7 percent of housing units in Weed lack complete plumbing, all of which are owner occupied. Also, 2.2 percent of all units lack complete kitchen facilities—1.4 percent of owner-occupied units and 2.6 percent of rental units. Historically, company housing for the lumber mills did not always include cooking and/or plumbing facilities, in particular those located in the Lincoln Heights, Angel Valley, and Shasta Avenue neighborhoods, which have, or had pre-Mill Fire, some of the oldest housing stock in the city. Based on the 2022 for-sale housing listing survey, houses in these neighborhoods are at the low end of asking prices, which would be within the 2022 affordability range of low-income households and the uppermost limits of very low-income households. While these units only account for a small proportion of total housing units, it still indicates that lower-income households may be disproportionately burdened by substandard housing conditions.

According to the City of Weed 2017 General Plan, housing conditions in Weed were adequate overall. The majority of housing, approximately 77.2 percent, was in good condition; 11.9 percent was in fair condition; and only 2.3 percent was in poor or bad condition. However, since the Mills Fire, which destroyed or damaged up to 60 homes in the Lincoln Heights neighborhood, it is likely that a greater proportion of housing units would be considered in poor condition, although fire damage is not the same as substandard due to deferred maintenance or age of housing.

To maintain the quality of existing housing in the city and reduce the risk of displacement of existing tenants or homeowners, the City will promote available housing rehabilitation resources and conduct targeted outreach with assistance of Great Northern Services, to inform homeowners and rental property owners through **Programs HE.1.1.2, HE.4.1.1, and HE 4.1.2**.

Homelessness

Persons experiencing homelessness, or at risk of becoming homeless, are often extremely low-income and are displaced from housing due to inability to pay or other challenges. This population is different from persons who are rendered homeless due to natural disasters (i.e. wildfires), which impacted the city in 2014 and 2022. The latter fire displaced at least 60 households. As identified in **Table 3-29**, Homeless Point-in-Time County, Siskiyou County, 2019-2022 in the Housing Needs Assessment, the NorCal Continuum of Care, which is a 9-county consortium including Siskiyou County, counted 321 homeless persons countywide, 46.0 percent of whom were unsheltered. The Weed Police Department has estimated that there may be three homeless persons in the city,, representing approximately one percent of the total homeless population in the county, indicating that homelessness is a minimal problem in Weed. The City of Weed does not have a homeless shelter, but homeless shelters are in the cities of Montague and Yreka, approximately 28 miles to the north, so these cities are likely to have a higher proportion of homeless persons. Services for homeless individuals and families in Siskiyou County are primarily available in Yreka, the county seat. **Table 3-31** in the Housing Needs Assessment lists the programs in Siskiyou County and general vicinity that offer assistance to homeless persons. Though the homeless population in Weed is small, they still require services. Therefore, the City has included **Program HE.2.1.4** to allow construction of low-barrier navigation centers for homelessness services.

The characteristics of the homeless population in the county were identified. It is worth noting that, given the typically small size of the homeless population in Weed, it is unlikely that all characteristics are represented. However, without data at the jurisdiction level, it is assumed that the percentages of each characteristic apply to the local homeless population.

- 8.1 percent were aged 18 to 24.
- 19.0 were under the age of 18.
- 53.6 percent were male, 45.5 percent were female, 0.8 percent were other or no response.
- 3.4 percent were veterans.
- 25.8 percent were chronically homeless.
- 9.6 percent were homeless due to a natural disaster.
- 17.7 percent had been convicted of a felony.
- 21.0 percent reported struggling with serious mental illness.
- 5.9 percent were survivors of domestic violence.

While race and ethnicity of homeless persons were not counted at the county level, generalized characteristics may be inferred from the Homeless Point-in-Time County, Siskiyou County, 2019-2022 regional count:

- 76.8 percent identified as White.
- 8.9 percent identified as Hispanic or Latino.
- 3.7 percent identified as Black or African American.
- 14.2 percent identified as American Indian or Alaska Native.
- 3.3 percent identified as other or multiple races.

In many cases, particularly for those displaced by wildfire, residents are forced to relocate to areas with better access to services for the homeless. However, in Siskiyou County, there remain people who are homeless as a result of the 2014 Boles Fire (the Mills Fire had not yet occurred when the 2022 Point-in-Time Count was conducted) and remain in shelters in Yreka or Montague due to subsequent challenges in rebuilding or securing housing in this area. The Mills Fire, which occurred in September 2022, displaced at least 60 households in Weed, indicating a greater need for homeless supportive services in the city so that displaced residents can remain in Weed.

Although homelessness in Weed is primarily disaster driven, underproduction of housing has resulted in a low vacancy rate that was exacerbated by the loss of housing in the Boles Fire and Mills Fire, increasing displacement. While there is space in churches, school gymnasiums, and similar community facilities to immediately accommodate displaced individuals and families on a temporary basis in response to disaster, assuming that these structures are not impacted by the event, the issue of homelessness does not follow jurisdictional boundaries.

In response to the need for multi-jurisdictional and long-range plans to address the housing shortage and disaster-driven homelessness in Weed—and the Lincoln Heights neighborhood specifically—the City has identified short-term solutions for providing services as well as programs to promote long-term housing stability. To address the need for a community disaster plan, the City has included **Program HE.4.1.3**. To support the development affordable housing the City has included **Program HE.1.1.1**, which will expand opportunities for affordable housing. Through **Program HE.1.2.2**, the City will expand incentives for the development of housing for extremely low-income households who may have an even more difficult time finding housing after disaster. Through **Program HE.1.3.1**, the City will monitor the availability of adequate sites for housing to ensure that sufficient land is available for housing development. The City will also encourage the construction of ADUs, which can be more affordable without direct subsidy, as part of **Program HE.2.1.1**.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine displacement risk at the census-tract level. Displacement risk is classified in one of four levels, from “probable displacement” to “extreme displacement.” The Urban Displacement Project has not identified any areas of elevated risk in Weed, and the city has not been identified as a “vulnerable community” according to sensitive community criteria. Areas are defined as “vulnerable” when the share of very low-income residents is above 20.0 percent and the tract meets at least two of the following criteria:

- Share of renters is above 40.0 percent.
- Share of people of color is above 50.0 percent.
- Share of very low-income households that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. Because Weed does not meet at least two of the above criteria, it is considered to have a low overall level of displacement risk, although this determination may not reflect recent increases in rents and home prices since 2020.

As was found in the analysis of overpayment, for-sale home costs have increased by an average of 20.2 percent annually since 2014, and rental costs have increased from an average of \$671 in 2014 for a two-bedroom unit to a median of \$1,125 in 2022, a total increase of 67.7 percent and an average annual increase of 8.5 percent. Three-bedroom units have increased from an average of \$943 to a median of \$2,233, a total increase of 126.8 percent, and average annual increase of 15.9 percent.

The ACS estimates that, since 2014, the median income in Weed increased 15.2 percent, an average of 2.2 percent annually, which is also reflected by a slight decrease in poverty from 21.1 percent of the population in 2014 to 18.2 percent in 2020. When comparing change in median income to change in home prices, wages have increased at a slower rate than both ownership and rental home costs in Weed, suggesting increasing displacement risk for all current and prospective residents. The inflated displacement risk resulting from discrepancies in wages and housing costs in Weed, combined with overpayment and overcrowding, reflects a need for additional affordable options in the city.

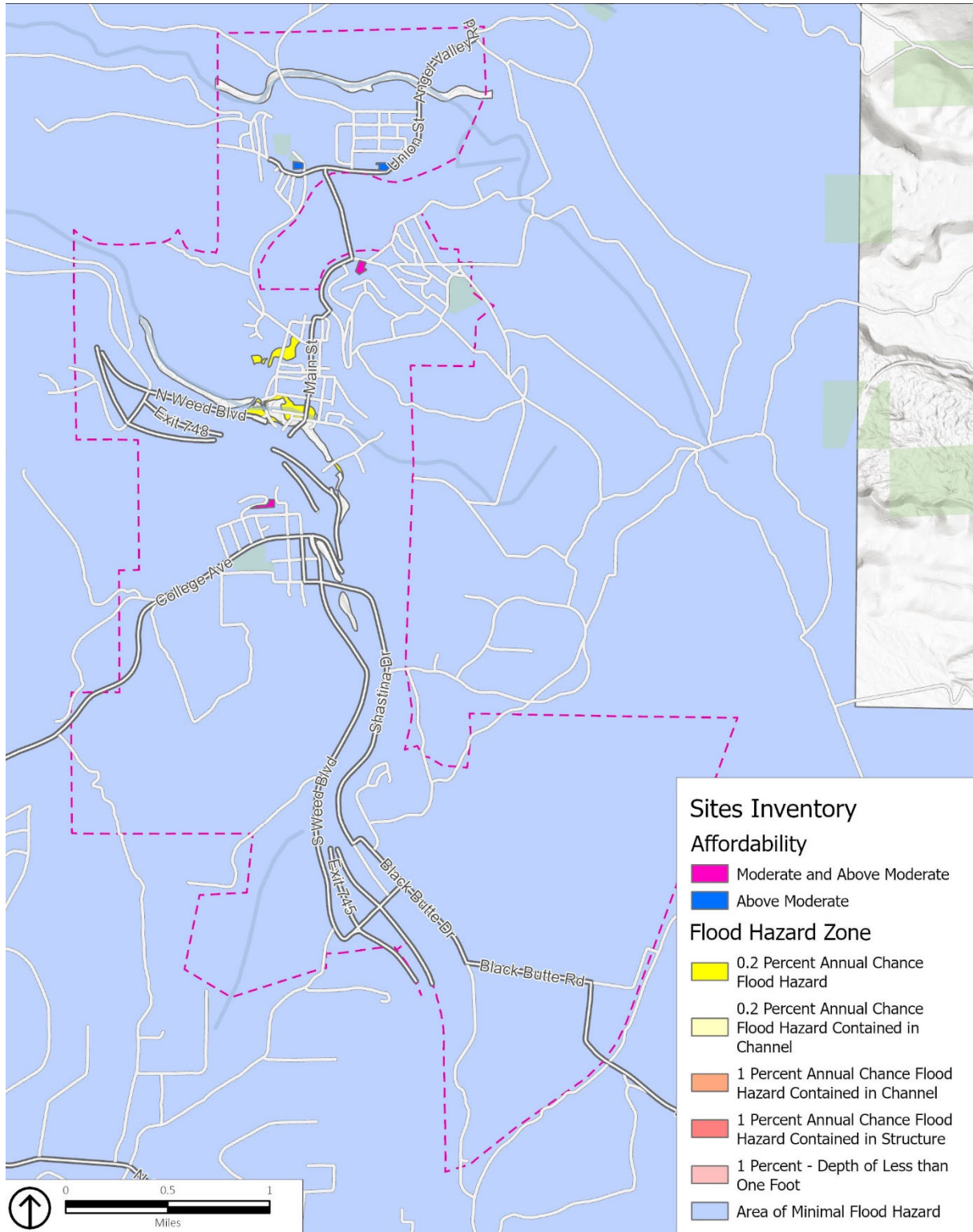
In response to rising housing costs, the City has included several programs to encourage and facilitate the development of new affordable housing. Through **Program HE.1.1.1**, the City will work with housing developers to expand opportunities for affordable lower-income housing. The City will also continue to coordinate affordable housing needs with Shasta Housing Authority, Great Northern Corporation as part of Program HE.1.1.2. Through **Program HE.1.2.2**, the City will expand incentives for the development of housing for extremely low-income households. Through **Program HE.1.3.1**, the City will monitor the availability of adequate sites for housing to ensure that sufficient land is available for housing development. The City will encourage the construction of ADUs as part of **Program HE.2.1.1**. As part of **Program HE.2.1.2** the City will encourage the use of the State Density Bonus to increase the supply of affordable housing, and as part of **Program HE.2.1.3** will adopt a preliminary application form and procedure and will establish an SB 35 streamlining approval process. The City will also work to preserve existing affordable housing that is at risk of converting to market-rate housing as part of **Program HE.5.1.1**. The City will also continue to partner with the Shasta Housing Authority on the Housing Choice Voucher/Section 8 program as part of **Program HE.1.2.3**

Disaster Risk

The Siskiyou County Hazard Mitigation Plan (SCHMP), adopted in August 2018, assessed the risk of several potential disasters, including dam and levee failure, flooding, earthquakes and liquefaction, climate change, landslides, volcanic eruption, wildfire, and more. The highest risk disasters for Weed were deemed to be flooding and wildfire, both of which are considered to be highly likely to occur in the future.

According to the SCHMP, the largest flood in Weed occurred in January 1974. Flooding also occurred in December 1964. Overflow from Boles Creek and North Fork Boles Creek caused shallow flooding during the 1974 event when culvert capacities were exceeded. Water from this event also ponded upstream from the U.S. Highway 97 embankment. Local runoff and stormwater issues have caused shallow flooding in the vicinity of the Weed Convalescent Hospital, but no major flooding has occurred from Beaughton Creek. As shown in **Figure 4-11, Flood Hazard Areas, FEMA 2022**, the entire length of land surrounding Boles Creek, including portions of neighborhoods and the downtown along Grove and East Lake Streets are identified as having a 0.2 percent chance of flooding annually, as is additional property in the downtown and Boles Creek neighborhood near West Division Street.

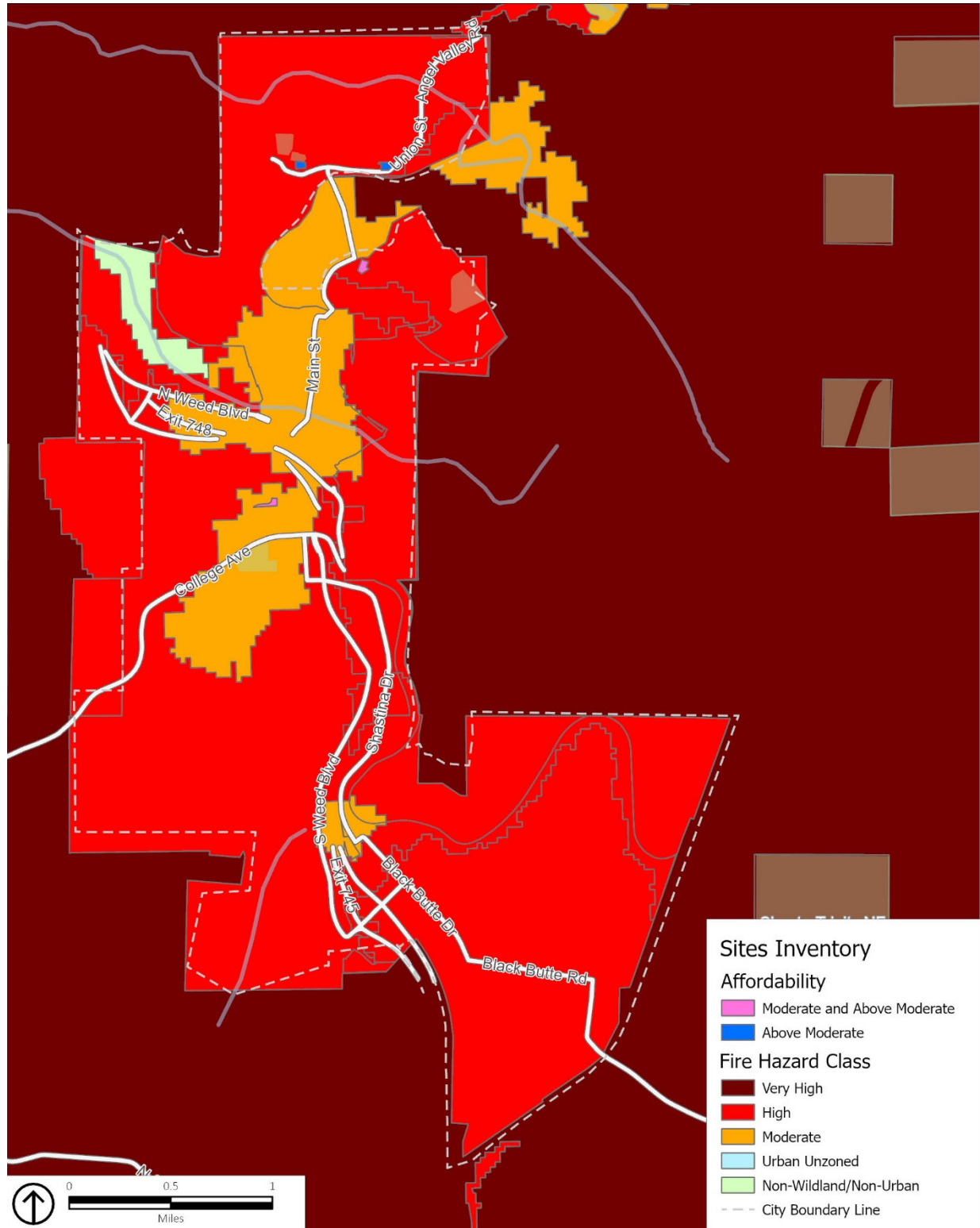
FIGURE 4-11. FLOOD HAZARD AREAS, FEMA 2022



Source: National Flood Hazard Layer, 2022; Siskiyou County GIS, 2022; City of Weed, 2023; PlaceWorks, 2023

As shown on **Figure 4-12, Fire Hazard Severity Zones in Weed**, the majority of the city is designated a high fire hazard severity zone by FEMA. The central residential area of the city is designated as a moderate fire hazard severity zone, as is the area surrounding the College of the Siskiyous. Most of the area immediately surrounding the city is designated as being part of a very high fire hazard severity zone. Wildfire risk has proven a substantial issue for residents in and adjacent to these areas. CAL FIRE reported that the 2014 Boles Fire burned 479 acres and destroyed 165 structures, including 150 single-family homes in the Angel Valley neighborhood, numerous automobiles, and 15 nonresidential properties and damaged an additional 4 residences and 3 nonresidential properties. There were no fatalities but over 1,500 people (statistics vary) were evacuated from Weed and surrounding Siskiyou County. In 2022, the Mill Fire burned 4,254 acres, destroyed 118 structures, including the historic Lincoln Heights neighborhood in Weed, damaged 26 structures, and caused two fatalities and three injuries among residents of that neighborhood.

FIGURE 4-12. FIRE HAZARD SEVERITY ZONES IN WEED



Source: Federal Emergency Management Agency, 2021; Siskiyou County GIS, 2022; City of Weed, 2023; PlaceWorks, 2023

Although the neighborhoods impacted most severely by the wildfires were not in the very high fire hazard severity zones, the entire city is at risk for fire hazards because of its small size; the high winds that sweep over the city; and the presence of dry grasses, chaparral, and densely vegetated vacant land surrounding the city. The Angel Valley and Lincoln Heights neighborhoods were originally company housing, constructed of wood from the adjacent mill, and most were reliant on propane for heat. In these neighborhoods, almost one-half of the residents had very low incomes, and they held the largest non-White populations in the city, partly stemming from the historical segregated company housing practices. Additionally, approximately 35.0 percent of the residents were over age 60, more than in the central and southern portions of the city, and were associated with descendants of the original occupants of the company housing who grew up in those neighborhoods and aged in place, according to an article by *Inside Climate News*, “A Timber Mill Below Mount Shasta Gave Rise to a Historic Black Community, and Likely Sparked the Wildfire That Destroyed It” (October 25, 2022). Senior and lower-income populations are particularly susceptible to displacement because they often have lower wage jobs or rely on a fixed income, such as Social Security, and may have limited financial resources to relocate if their home is destroyed by a wildfire. Renter households face a similar challenge because they typically do not have control over fire-prevention methods at their residence, such as vegetation management, and following a disaster, do not control when or if their housing is rebuilt. Though wildfires present a displacement risk for households at all income levels, a loss of housing stock affordable to lower-income households, multifamily units, and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, lower-income households, and persons with disabilities who already faced more limited housing options and have fewer financial resources post-disaster than higher-income households.

Although the drought, which has impacted all of California, experienced a one year respite over the winter of 2023, bringing with it an abundance of vegetative growth, it is likely that temperatures will continue to increase and a drought will recur, expanding the wildland-urban interface as the northern neighborhoods and downtown rebuild and development continues in the southern portion of the city. The potential for displacement risk due to fires will continue or increase in Weed and the surrounding region. Not only do residents face potential damage or destruction of their homes, even residents that do not lose their home experience negative impacts, including loss of home value, loss of community, and loss of resources and services, as described by community members. To reduce and mitigate the impacts of fire on vulnerable communities in the city and provide guidance for the community on how to cope with the aftermath of a disaster, the City had a Community Inspired Resilience Plan (May 2016), which identified that Weed does not have a community disaster plan that addresses the risks and hazards it faces and recommended that one be prepared. To address these concerns, the City has included **Program HE.4.1.3**

Other Relevant Factors

In addition to the indicators analyzed above, several other factors can influence housing mobility and access to opportunity in a jurisdiction. For example, historical development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historical discrimination may have influenced a city’s racial and ethnic composition. Further, given current market trends, newer market-rate neighborhoods may not be financially accessible to lower-income households without overpayment or overcrowding. Other factors may include public and private investment, local regulatory or economic development plans, and historical policies. The factors that are considered relevant vary between jurisdictions and are described here at the local level.

Land Use and Zoning Patterns

According to the 2016-2020 ACS, 78.1 percent of the housing stock in Weed are single-family units, inclusive of single-family attached units, a larger proportion of single-family units compared to other Siskiyou County jurisdictions. Duplex, triplex, and fourplex types make up approximately 8.5 percent of Weed's housing units. Conversely, only 10.7 percent of the housing stock consists of multifamily units in structures of five or more units. Mobile homes comprise 3.6 percent of the housing stock, with units in a number of RV parks and small mobile home parks. The number of dwelling units in the city has decreased since 2011 by 7.4 percent, primarily as a result of destruction and damage from the Boles and Mills Fires, with the largest decrease (9.2 percent) in multifamily units, followed by a decrease of 8.4 percent in single-family units, and 6.5 percent of duplex to fourplex units removed from the housing stock.

Though single-family zoning can create desirable places to live in most communities, higher entry costs associated with this housing type can pose a barrier to access for lower- and moderate-income households, restricting access to economic, educational, and other opportunities that may be available in single-family home communities. However, in Weed, the entire city is designated moderate resource, and therefore one area does not necessarily offer more positive access to educational, services, employment, and commercial resources. Although market values of homes in Weed may historically have provided opportunities for home ownership for lower-income households, in the current market, sales prices range from \$231,000 to \$435,000 for a two-bedroom, and three-bedroom homes range from \$215,000 to \$650,000 (see **Table 3-15**, Housing Sale Price Survey, December 2022, in the Housing Needs Assessment). Based on data presented in **Table 3-17**, Maximum Affordable Housing Costs by Income Category, 2022, in the Housing Needs Assessment, the average home in Weed would likely be within most low-income households' ability to pay, although units available within very low-income household's ability to pay, which is 41.6 percent of the population, are extremely limited. The trend of rising home prices and lack of affordable units is reflected in 71.7 percent of lower-income households overpaying for housing. However, of cost-burdened lower-income households, 71.6 percent were renter occupied and 28.4 percent were owner occupied.

As shown on the city's zoning map on its website, there are four residential zones: Rural Residential (RR), Residential Single Family Low Density (R-1), Residential Single & Multifamily Medium Density (R-2), and Residential Multifamily High Density (R-3). Residential Mixed-Use (R-4) allows for higher density housing, transient residential, mobile homes, professional offices, and limited commercial uses that are accessory to the residential and professional uses. The Angel Valley single-family residential neighborhood in the northern portion of the city is zoned exclusively R-1 and Open Space. The Shasta Avenue neighborhood, including Weed High School, is primarily R-1, with R-3 and R-4 zones to the northwest, north, and northeast of Lincoln Park, and large R-1 sites south of the park. The North Weed area, to the west of I-5, is R-1 at the northern edge, and Industrial and open space zones separate the northern residential from a large R-3 parcel adjacent to the Weed Golf Club, across from a CM – Limited Industrial business/industrial park zone. In the central commercial area of the city, R-1 and R-4 zoning surrounds the commercial core, including three of the multifamily complexes with deed-restricted units under R-4 zoning. The Bel Air neighborhood, west of I-5 and adjacent to the College of the Siskiyous, is a mix of R-1 and R-3 zoning, with land zoned R-4 south of a C-1 Retail Commercial zoned area adjacent to the junction of I-5 and West Weed Boulevard. The Siskiyou Gardens multifamily complex is in this neighborhood, with 24 deed-restricted units available. Light industrial and commercial uses predominate in the southern portion of the city, with a pocket of R-4 around Kellogg Drive, including the Cal-Ore Mobile Estates, and R-1, R-2, and R-4 zoning in the Hidden Meadow neighborhood by the southeast corner, which is currently undeveloped land.

Affordable housing development typically requires higher-density zones to support construction; therefore, zones limited to single dwelling units on each lot do not often support affordable development. Multifamily zones are

scattered throughout the city, although they are more highly concentrated in the Boles Creek neighborhood downtown and the Shasta Avenue neighborhood along Davis Drive. R-4 zoning in the downtown supports three multifamily complexes with deed-restricted units, and a fourth is in the R-3 zone adjacent to College of the Siskiyous, where currently a mix of small multifamily or duplex-fourplex units are interspersed with single-family residential.

More affordable housing types—including lower-density multifamily, mobile homes, and the majority of affordable housing complexes—are largely limited to the highest-density zones in commercial areas of the city, adjacent to industrial park zones, by the college, or sited along major transportation routes, but the entire city has a moderate TCAC/HCD resource opportunity designation.

Historical Development Patterns

According to the Background Report for the 2015-2016 General Plan, the City of Weed was founded as a lumber mill town by Abner Weed in 1897 with the purchase of the Siskiyou Lumber and Mercantile Mill and 280 acres of land. The windy, dry conditions in the area resulting from air currents that descend from the Black Butte summit were beneficial for drying raw lumber and one of the main determinants for siting the lumber mill. Additionally, the town was serviced by a rail system connecting to cities in Oregon and south to Sacramento. By association with the mill, the company town of Weed was established, growing to its peak in the 1940s as the lumber company expanded and eventually possessing the world's largest sawmill and supplementary dry mill, door and window factory, and plywood plant, with over 2,000 employees. In the latter part of the 1950s, Abner Weed sold his lumber operation to the International Paper Company, which disbanded the company-town model, offering current residents of the company housing the option to purchase the units. In 1961, Weed incorporated as a general law city.

The employment opportunities offered by the lumber industry attracted a diverse workforce, resulting in a more racially and ethnically diverse composition of residents than other jurisdictions in the county. Initially, an influx of Italian immigrants at the turn of the 20th century fostered the settlement of the company housing neighborhood known as Italian Town on the west side of the mill site, east of SR 97 and west of the Central Oregon and Pacific Railroad. Street names in this neighborhood pay tribute to the immigrants' Italian heritage, and many of the original homes remain today. The Italian culture strongly influenced Weed's character as the city developed.

Weed is also unique in its historical influx of Black workers, recruited in the 1920s for employment opportunities at the Long-Bell Lumber Company's facility in Weed when the company ceased its operations in the South, according to an article by *Inside Climate News*, "A Timber Mill Below Mount Shasta Gave Rise to a Historic Black Community, and Likely Sparked the Wildfire That Destroyed It" (October 25, 2022). Responding to offers of decent pay, advances for train fare, company lodging, and the natural beauty of the area, it is estimated that Black residents comprised 17.0 percent of the city's population at this time. Similar to the earlier construction of company housing for Italian mill workers west of the railroad tracks, the railroad tracks also separated housing for Black immigrants—mill housing was segregated into Blacks, Mexicans, Italians, and whites. Using substandard wood from the mill, small residential units were constructed for the Black workers in the northwest corner of Weed on land leased from Long Bell, closely packed together on small lots. The homes had no indoor plumbing and relied on kerosene for heating and cooking. Although this enclave eventually became known as Lincoln Heights, it was originally referred to as "the Quarters." Street names reflected the migrants' southern state origins, although they were renamed in the 1960s, and "the Quarters" was changed to Lincoln Heights to minimize the association with southern segregation evoked by these names. Immigrants from Mexico and Laos settled in Weed during the 1980s.

The school system in Weed was integrated in the 1920s, although the racial and ethnic communities generally remained separated as a result of the company housing policy, which remained in effect until the dissolution of the company-town model. However, a strong Black community formed in this northwest corner of the city, tied together by establishment of Baptist churches, the opening of culturally specific local bars and restaurants, and supporting services because stores in the Weed downtown would not hire Blacks. When provided the opportunity, the Black residents of company housing in Lincoln Heights purchased their homes, thus perpetuating segregation in the city. Although demographics in Weed have changed over the past decades, resulting in a reduction in the Black population from over 16.0 percent to 7.8 percent in 2020, the Lincoln Heights neighborhood has endured as the only predominantly Black residential enclave in the county.

In 1982, one of the lumber mills closed, resulting in a loss of an estimated 650 jobs. Only Roseburg Forest Products continues operation in Weed, although employment there has also been reduced. When a major source of employment was lost, the population of Weed also declined as former employees were forced to relocate to find jobs. The economic impact of the mill closure led the City to expand its economic base to include employment opportunities at the College of the Siskiyous, Crystal Geyser, food services and lodging, and limited highway commercial uses.

In September 2014, following several years of drought, the Boles wildfire spread through the city and portions of unincorporated county, damaging commercial structures and buildings at the Roseburg Forest Products facility and destroying 150 homes in the Angel Valley neighborhood adjacent to Lincoln Park. The majority of these homes were older units, constructed originally as mill housing out of wood, and the surrounding dry vegetation contributed to the intense blaze. Following the fire, the city experienced a population decline of approximately 9.0 percent when many of those who lost their homes in the fire relocated. Although some homes and structures were rebuilt, many former residents did not return, and several lots remain vacant.

The Mill Fire on September 2, 2022, destroyed almost the entire Lincoln Heights neighborhood, leveling a significant number of the original lumber mill company homes. It is likely that ignition occurred during the heat wave on the Roseburg Forest Products' mill property, in an old wooden warehouse used to store ash from a cogeneration plant. These lots remain vacant, and although Roseburg Forest Products has offered financial remediation damages for property owners to rebuild, it is unlikely that most of the renters will return to the neighborhood.

The City will likely accommodate future residential growth through infill development areas, such as Angel Valley, Lincoln Heights, School House Hill, Bel-Air, and Historic Downtown, which are likely already served by the City or other local agencies that provide municipal services.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the City of Weed has been prioritized based on need and available funding. The Boles Fire's intense heat damaged the city's water lines and sewage system. Some underground community infrastructure melted, and one water storage tank was destroyed. Due to its elevation, a second water tank could not be filled from the other City water tanks after the loss of the Hillside Tank in the fire. Current concern is primarily focused on the capacity of the city's water supply infrastructure. However, present needs for public facilities and services are currently being met. Probable needs for public facilities and services are not currently anticipated to vary from present needs, as future demands are expected to remain relatively the same due to loss of housing units as a result of the Boles and Mill Fires. Although

there is expected to be growth, it is anticipated to primarily entail rebuilding of lost housing units, and no significant growth or population increases are currently anticipated to affect the City's ability to provide services.

Infrastructure improvements are funded from a variety of sources that can each be used for specific purposes. These funds, as available, are allocated to improve roadways, sidewalks, and other transportation infrastructure as well as stormwater improvement projects and water provision and sewer system improvements. One such project that is currently underway is the reconstruction of Vista Drive in the southern sector of the city, including storm drain, sewer and water main improvements, and street reconstruction, to accommodate future proposed residential and light industrial development. In addition, the community center, destroyed during the Boles Fire, has also been rebuilt adjacent to Charlie Byrd Park.

The following long-range planning documents have been adopted by the City—2040 General Plan, Community Inspired Resilience Plan, Draft Alternative Transportation Plan, and the Downtown Revitalization Plan. The City also plans for future growth through the preparation and implementation of area plans and master plans. The Community Inspired Resilience Plan was drafted in 2016 by T. Brandeberry, Great Northern Services, and Strata Research to improve the city's fortitude in the face of "shock and stress" in response to the Boles wildfire, which significantly damaged the town in 2014. The plan created a more defined vision for the city's future, recommended ways for the city to leverage its resources and strengths, mitigate its constraints, and face its challenges, which included lack of housing stock for all income levels, particularly for lower-income residents, underemployment, and an undefined concept of the city's identity. The City plans to undertake preparation of a disaster mitigation plan as well as methods for residents to prepare and strengthen their outcome prior to or following a disaster or similar event.

The City of Weed Bicycle and Pedestrian Master Plan (2016) was adopted to guide development of a citywide bicycle and pedestrian transportation network that is safe, connected, and accessible and promotes mobility within local and regional contexts.

The City of Weed Downtown Revitalization Plan (2006) provides comprehensive, market-based recommendations for business attraction and retention as well as improvements to the streetscape, park and open space, land use, and transportation in the downtown area.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. The City of Weed enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws:

- **Density Bonus Law (Gov't Code Section 65915).** The City has included **Program HE.2.1.2** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.

- **No-Net-Loss (Gov't Code Section 65863).** ~~The In addition to the potential ADU capacity assumed to meet the RHNA, the City has identified a surplus of sites additional sites available to meet the Regional Housing Needs Assessment allocation provide additional capacity. In total, the City's surplus unit capacity is 85, composed of 15 lower income units, 49 moderate income units, and 21 above moderate income units.~~
- **Housing Accountability Act (HAA) (Gov't Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by right, without limitations, in the R-3 and R-4 and ~~CM-C-2~~ zoning districts. Residential uses are permitted in the C-1 and C-2 zones with a conditional use permit.
- **Senate Bill 35 (Gov't Code Section 65913.4).** The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by December 2024 (**Program HE.2.1.3**).
- **Senate Bill 330 (Gov't Code Section 65589.5).** The City currently offers an optional Architectural Development Review Pre-application Meeting for all development proposals to advise a prospective applicant of current City standards and requirements and to identify issues in an effort to shorten the length of time required to process a development proposal. The City intends to comply with SB 330, relying on regulations in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The City has included **Program HE.2.1.3** to formalize this process by establishing a written procedure to be made available on the City's website and at the public counter.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as Far Northern Regional Center and Siskiyou County Domestic Violence and Crisis Center, and has included **Program HE.3.1.1** to meet with local fair housing and legal aid organizations to develop materials or biannual training for landlords on fair housing rights and responsibilities with the intent of reducing or eliminating discrimination.
- **Review Processes (Gov't Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.
- **Assembly Bill 686 (Gov't Code Section 8899.50).** The City has completed this AFH and identified programs to address identified fair housing issues in **Table 4-4, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Gov't Code Section 11135 et seq.).** The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

Regional outreach efforts for the Housing Element included interviewing Siskiyou County Domestic Violence and Crisis Center, Great Northern ~~Corporation~~ ~~Services~~, and Far Northern Regional Center for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county.

Siskiyou County Domestic Violence and Crisis Center (SDVCC) provides crisis intervention and legal advocacy services to support victims of domestic violence, sexual assault, and their children from the time of the incident and continuing throughout the legal process and recovery period. Far Northern Regional Center provides services for persons with developmental disabilities to find housing, employment, and licensed facilities that provide 24-hour nonmedical care and supervision for adults aged 18 to 59, and works with residential care facilities for the elderly that provide services for adults 60 and older.

Fair Housing Council of California (FHCC) is a nonprofit civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. It accomplishes this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

Great Northern ~~Services~~ ~~Corporation~~ provides a variety of services throughout Siskiyou County, including Low Income Home Energy Assistance Program, the United States Department of Agriculture's Emergency Food Assistance program, local food banks, senior nutrition program, Meals on Wheels, and summer lunch program; assistance with the Community Development Block Grant program for public works; economic development; and community services. Representatives from the organization noted that the majority of units available for sale or rent in the city require rehabilitation and that, due to nonconforming lots that were engineered for company housing, in many cases over 100 years ago, property owners are having problems with building permit approvals to reconstruct property lost in the fires.

In response to the request for input, SDVCC noted that the most common fair housing issues reported are the lack of available and affordable rental units. The biggest barriers to finding affordable, decent housing are financial because, as was noted by Far Northern Regional Center staff during an interview, the majority of their clients are on a fixed income and often do not have first and last months' rent to secure a location, or they don't have good credit or any rental history. However, based on case management feedback, they have not encountered any concerns on equity or fair housing.

The City has included **Program HE.3.1.1** to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the City's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

The California Civil Rights Department is responsible for enforcing State fair housing laws that make it illegal to discriminate because of a protected characteristic. The law applies to landlords, tenant-screening companies, property management companies, real estate agents, home sellers, builders, mortgage lenders, and others. The law prohibits discrimination in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction.

Discrimination Cases

In its 2020 Annual Report, the California Civil Rights Department (former Department of Fair Employment and Housing) reported that it received eight housing complaints from residents of Siskiyou County, less than 1 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program, the Civil Rights Department also dual files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that two cases were filed by residents of Weed between January 2013 and April 2021. The first case alleged discrimination on multiple bases, including sex, disability, and familial status. The second case was on disability basis, with the complainant reporting refusal to rent and failure to make reasonable accommodation. The low number of cases filed does not mean that there is no housing discrimination in the city. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. While the City is relying on ADU potential to meet the RHNA, which could be developed in many areas of the city rather than on pre-identified sites, the City has identified surplus capacity in the moderate and above moderate-income RHNA categories that are analyzed here.

Table 4-3, RHNA Capacity by Census Tract in Weed, presents the ~~Regional Housing Needs Allocation (RHNA)~~ surplus capacity within the single census tract 9.0 in the city, divided by block group, and the existing conditions as they relate to indicators of fair housing. Data are presented where available at the block group level on the AFFH DataViewer 1.0, including for median income, racial and ethnic distribution, and jobs proximity. **Figure 4-13, Census Block Groups in Weed**, shows the location of each block group in the city so that references to neighborhoods correlate with block group level data, as available. Census tract 9.0 includes land in the city as well as a very large expanse of land, 151,593 acres, in the adjacent unincorporated county to the south, east, north, and northeast. The portion of tract 9.0 in the city encompasses five block groups; however, sites are identified in only three of the block groups. As shown, the sites have capacity for ~~lower-, mixed moderate- and above moderate-income units-~~ or above moderate-income units alone, and no sites have a mix of income levels. As identified in the analysis of Patterns of Integration and Segregation, the City of Weed has three resource opportunity designations: Low Resource, Moderate Resource, and High Resource, with varying scores for economic, education outcomes, and environmental characteristics that contribute to the respective designations. The remaining fair housing indicators are reported at the tract level; therefore, all of the unit capacity has been identified with a disability rate of 17.6 percent, a low/mod income rate of 44.3 percent, a census tract layer poverty rate of 18.2 percent, an overcrowding rate of 0.42 percent, and a 48.1 percent renter overpayment rate and 30.8 percent homeowner overpayment rate. In total, surplus unit capacity for ~~17 lower-income, 47-4 moderate-income, and 19-10 above moderate-income units~~ has been identified by the City, distributed among three of the city's ~~the~~ four block groups.

Block group 6 has ~~the highest~~ proportion of potential unit capacity equal to that of Block Group 5, at ~~33.742.9~~ percent. It is on the eastern side of the city, including the Shasta Avenue residential neighborhood, Weed High

School, Weed Union Elementary School and Special Education, and adjacent to Roseburg Forest Products in the unincorporated area of the census tract. This is one of the lower-income neighborhoods in the city, with a median income just above the 2020 poverty threshold of \$26,496 for a household of four. It has one of the higher concentrations of populations of color in the city, predominantly Hispanic (32.2 percent of the population), and the population living below the 2020 poverty threshold closely approaches one-half of the households. It has a high rate of overcrowding (41.6 percent) though the majority of households are homeowners, of whom 30.8 percent are cost burdened. Renters comprise 28.6 percent of the households, and almost one-half are cost burdened. This block group shows characteristics of vulnerability to displacement and disproportionate housing need for lower-income households. The City has identified ~~33.742.9~~ percent of the unit capacity in this block group. ~~To facilitate a more income-integrated neighborhood and combat patterns of concentrated poverty. To reduce displacement risk for these households and facilitate housing mobility opportunities,~~ the City has identified unit capacity for ~~52.950.0~~ percent of ~~lower/moderate~~-income units ~~in Block Group 6, as well as 40.0 percent of above moderate-income units. Additionally, 40.4 percent of moderate-income unit capacity is identified in block group 6 to facilitate a more income-integrated neighborhood and combat patterns of concentrated poverty.~~

The City has identified a mix of unit capacity ~~at all three in both the moderate and above moderate~~-income levels (~~32.542.9~~ percent of total unit capacity) in block group 5 ~~at the southern end of the city,~~ with potential sites ~~on Mountain View Avenue and~~ off College Avenue in the vicinity of the College of the Siskiyous. This area has a low resource designation per the 2021 HCD opportunity areas scale. This area is a mix of older single-family residential uses; vacant sites; small mobile home communities; Siskiyou Gardens Apartments, a portion of which are deed-restricted units; the Shasta Brewery; Bel Air Park; College of the Siskiyous; and a few commercial uses along the Volcanic Legacy Scenic Byway. On the east side of I-5 in this block group are highway-supporting commercial services. Though the rates of residents with a disability, low/moderate income rates, household overcrowding, and renter and homeowner housing cost overpayment rates are not differentiated from other block groups in the city, this block group also has a low median income at \$30,288, which indicates that it has a concentration of persons with incomes in the poverty range. Block group 5 has a lower non-White population rate than most of the other areas of the city (28.6 percent), with a more diverse mix of racial and ethnic communities of color, a predominance of owner-occupied households, and a rental rate of 32.4 percent. ~~Sites in this block group are estimated to provide 47.1 percent of the lower income unit capacity, which will foster improved housing mobility opportunities for lower income residents. This may also reduce displacement risk for extremely and very low-income renter households who may be experiencing higher rates of cost burden or overcrowding in the city.~~ The introduction of additional higher-income housing stock will provide mobility options for existing and future moderate- (~~23.450.0~~ percent of moderate-income unit capacity) and higher-income (~~42.140.0~~ percent of above moderate-income unit capacity) households, as well as fostering a more income-integrated neighborhood.

North of the Roseburg Forest Products mill operations area, ~~25.314.3~~-percent of unit capacity is identified in the northern Lincoln Heights and Angel Valley neighborhoods (~~block group 1~~). Both neighborhoods were severely damaged in the Mill Fire and Boles Fire, leaving vacant lots interspersed with residential units. This block group has higher proportions of non-White residents (55.6 percent of the population), with Hispanic residents comprising 23.2 percent of the population in this neighborhood and Black or African American residents at 19.2 percent. Though these statistics may have changed following the 2022 Mill Fire, which decimated the historically Black Lincoln Heights neighborhood and forced many neighborhood residents to relocate, historical patterns of segregation in lumber mill worker housing continue to shape the demographic distribution of communities of color in this neighborhood. While the proportion of seniors citywide is 6.1 percent, 20.9 percent of the residents in this area are seniors, and most (71.7 percent) of the homes in this neighborhood were constructed prior to 1990, suggesting that some residents may have aged in place. With a larger proportion of seniors, it is possible that a higher proportion of persons with an age-associated disability may reside in this block group. The median

income in this block group is not available, although income data in this block group indicate that 29.3 percent of the households have incomes in the extremely low-income category, commensurate with the poverty level, and an additional roughly 20.0 percent of households each correlate to the very low-income and low-income categories, suggesting that this neighborhood also has a concentration of lower-incomes and households in poverty. The City has identified ~~36.2 percent of moderate income and 21.020.0~~ percent of above moderate-income unit capacity on vacant sites in this block group. The inclusion of higher-income unit capacity fosters housing mobility opportunities for higher income households, which, in proximity to existing older lower-income housing, facilitates a more income-integrated neighborhood. This area is in the process of rebuilding after the Boles Fire, which may encourage additional place-based revitalization in this neighborhood.

~~The remaining unit capacity (8.5 percent of total) is identified in block group 2 at the extreme southern end of the city in the vicinity of the intersection of I-5 and South Weed Boulevard. Potential for 36.8 percent of above moderate-income unit capacity is proposed on larger hillside sites off Mountain View Drive, adding higher-income housing stock to support future expansion of the business park and provide relocation opportunities for persons currently commuting into the city in this newly developing, higher-income area.~~

The City has included **Programs HE.1.1.1 and HE.2.1.2** to support construction of higher-density, more affordable housing in areas where it will reduce potential for displacement and encourage integration of a variety of unit types. This can facilitate more mixed-income neighborhoods, combat historical patterns of racial and income segregation, and provide housing mobility opportunities for a range of households. The distribution of sites identified in **Table 4-3** is based on the availability of sites and potential for development during the planning period.

Figures 4-14 through 4-16 compare the distribution of projected units by income category to citywide patterns with the following indicators to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, environmental health, overcrowding, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category and total unit capacity to further assess the potential for the sites inventory to affirmatively further fair housing.

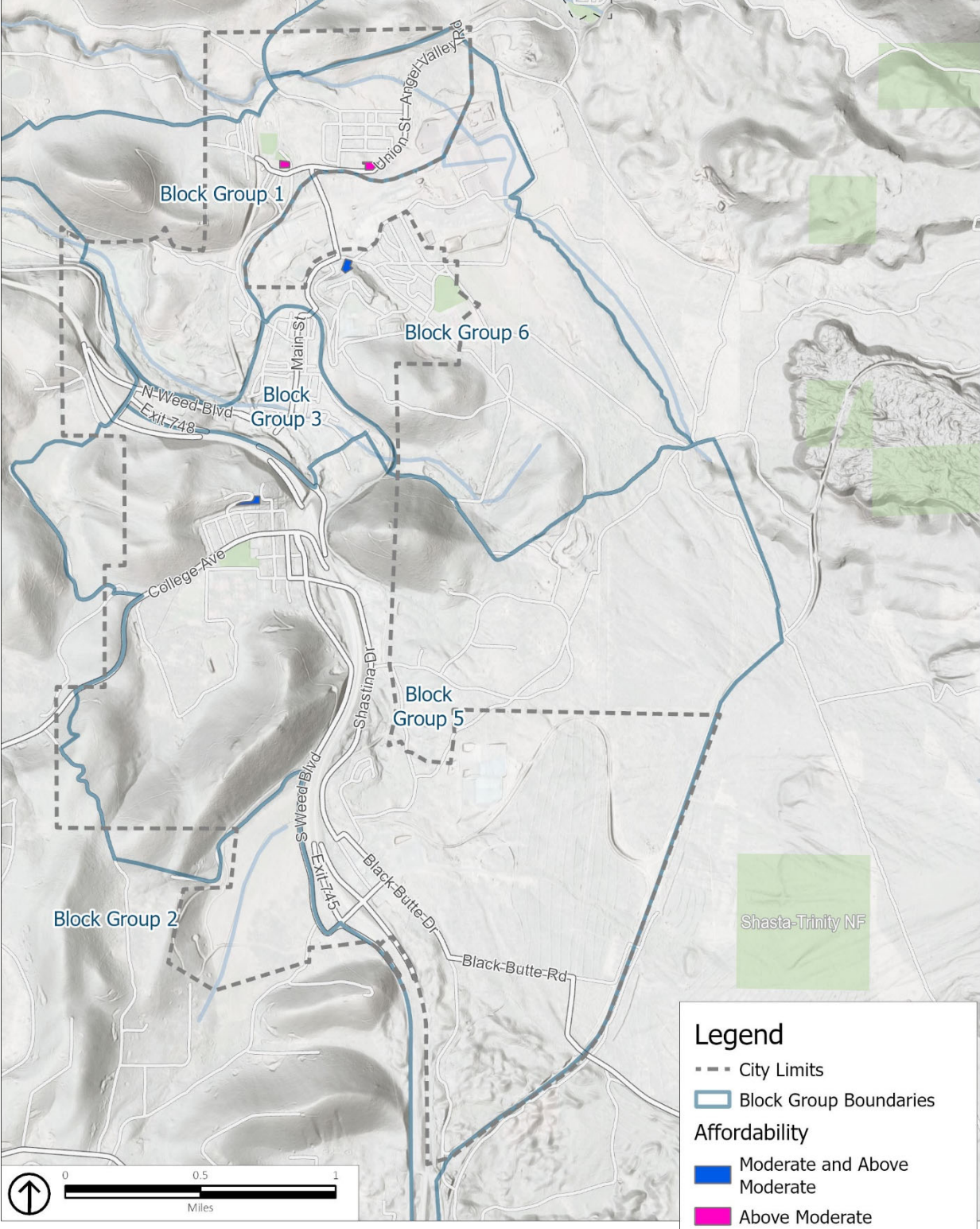
TABLE 4-3. RHNA CAPACITY BY CENSUS TRACT IN WEED

Census Tract/ Block Group	Existing Households	RHNA Capacity			AFFH Indicators												
					Integration and Segregation						Access to Opportunity			Displacement Risk			
		Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low- to Moderate- Income Population	Non-White Population	Disability Rate	R/ECAP Status	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Over-crowding Rate	Renter Over- payment Rate	Homeowner Over- payment Rate	% Renter Households
<u>Census Tract</u>																	
9.0	2,964	170	474	1910	\$53,088	18.2%	44.3%	28.4%	17.6%	No	Low, Moderate, and High Resource	38–90	50.1	0.42%	48.1%	30.8%	35.9%
<u>Block Group</u>																	
9.001 Block Group 1	215	0	170	42	Not Available	18.2%	44.3%	55.6%	17.6%	No	High -Low Resource	88	50.1	0.42%	48.1%	30.8%	43.7%
9.002	510	0	0	7	\$81,204	18.2%	44.3%	17.1%	17.6%	No	Low Resource	38	50.1	0.42%	48.1%	30.8%	16.7%
9.005 Block Group 5	340	80	114	84	\$30,288	18.2%	44.3%	28.6%	17.6%	No	Low Resource	90	50.1	0.42%	48.1%	30.8%	32.4%
9.006 Block Group 6	217	90	192	04	\$30,577	18.2%	44.3%	32.2%	17.6%	No	Moderate Resource	89	50.1	0.42%	48.1%	30.8%	28.6%

Source: 2015-2019 ACS; 2014-2018 ACS; CalEnviroScreen 4.0; CHHS, 2020.

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FIGURE 4-13. BLOCK GROUPS IN WEED



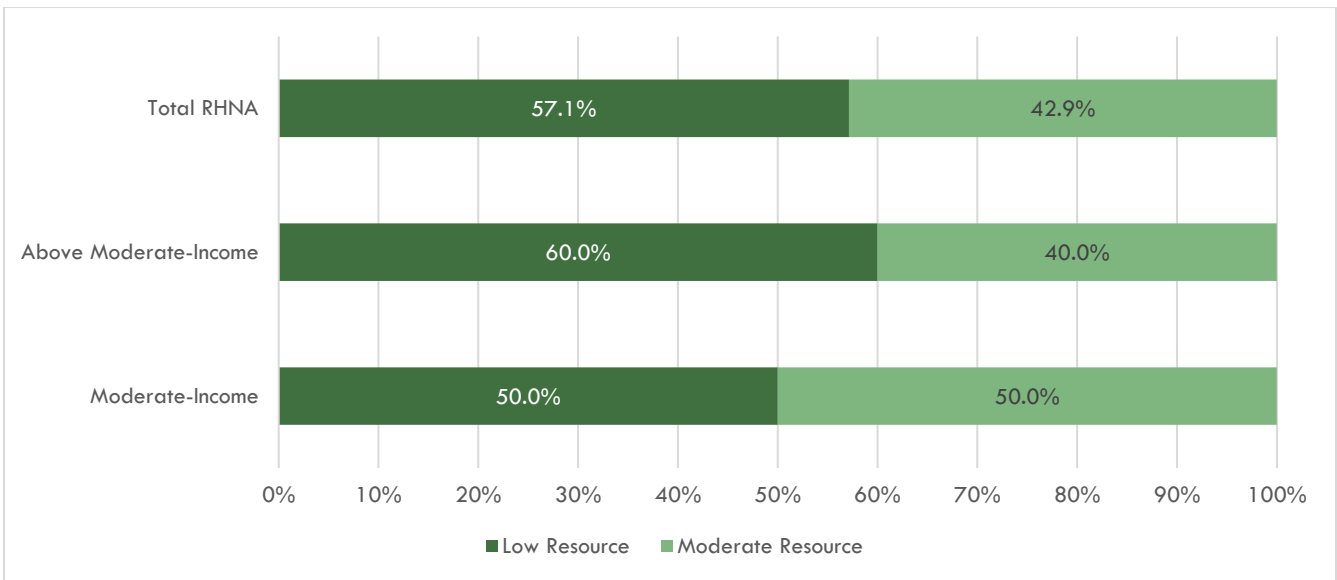
Source: U.S. Census; City of Weed, 2023; Placeworks, 2023

Potential Effect on Patterns of Integration and Segregation

TCAC Resource Category

The city was designated by TCAC/HCD in 2021 as having three opportunity designations: high resource in south Weed along the western edge into the hillsides; moderate resource in the Shasta Avenue residential neighborhood in which the two school facilities are located; and low resource across the center of the city. The identified unit capacity is distributed within all three opportunity area designations. As shown by **Figure 4-14, Percentage of Unit Capacity by 2021 Resource Category**, ~~59.0~~57.1 percent of the unit capacity is identified in the low resource designation, ~~accounting for 47.1 percent of the lower-income unit capacity in the College of the Siskiyous neighborhood and 61.7 percent of the moderate-income unit capacity distributed between the Lincoln Heights/Angel Valley (36.2 percent) and College of the Siskiyous (23.4 percent) neighborhoods.~~ The lower-income site capacity is projected in areas with an existing need for a larger supply of affordable housing so that lower-income households can remain in their neighborhoods and to reduce the risk of displacement as well as begin replacement of affordable housing stock that was lost in the Boles and Mill Fires. ~~Construction of lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding and encourage place-based revitalization through development of vacant, often unsightly parcels, providing new, safe housing in areas of more concentrated poverty.~~

FIGURE 4-14. PERCENTAGE OF UNIT CAPACITY BY 2021 RESOURCE CATEGORY



Sources: City of Weed 2023; 2021 TCAC/HCD, AFFH Data Viewer 1.0; 2015-2019 ACS.

The inclusion of ~~21.1~~20.0 percent of above moderate-income unit capacity ~~and 36.2 of moderate-income unit potential~~ in the Angel Valley neighborhood, which has been rebuilding from the Boles Fire, will help to facilitate a more mixed-income neighborhood, promote increased place-based revitalization efforts in the recovery of this neighborhood, and encourage future integration in areas that are lower income with high rates of renters and non-White populations. This has the potential to improve the quality of life in this area. Also, the infusion of a mixed-income site with higher both moderate and lower income unit capacity in the College of the Siskiyous neighborhood, ~~with 23.4 percent of moderate-income units identified on a site on the east side of I-5, and 42.1~~

~~percent of above moderate-income potential in the southern end of the city along Weed Boulevard and Mountain View Drive~~ will help to encourage future income integration in areas that are currently low resource with a predominance of lower-income households, with the potential to raise the income and revitalize existing lower-income neighborhoods.

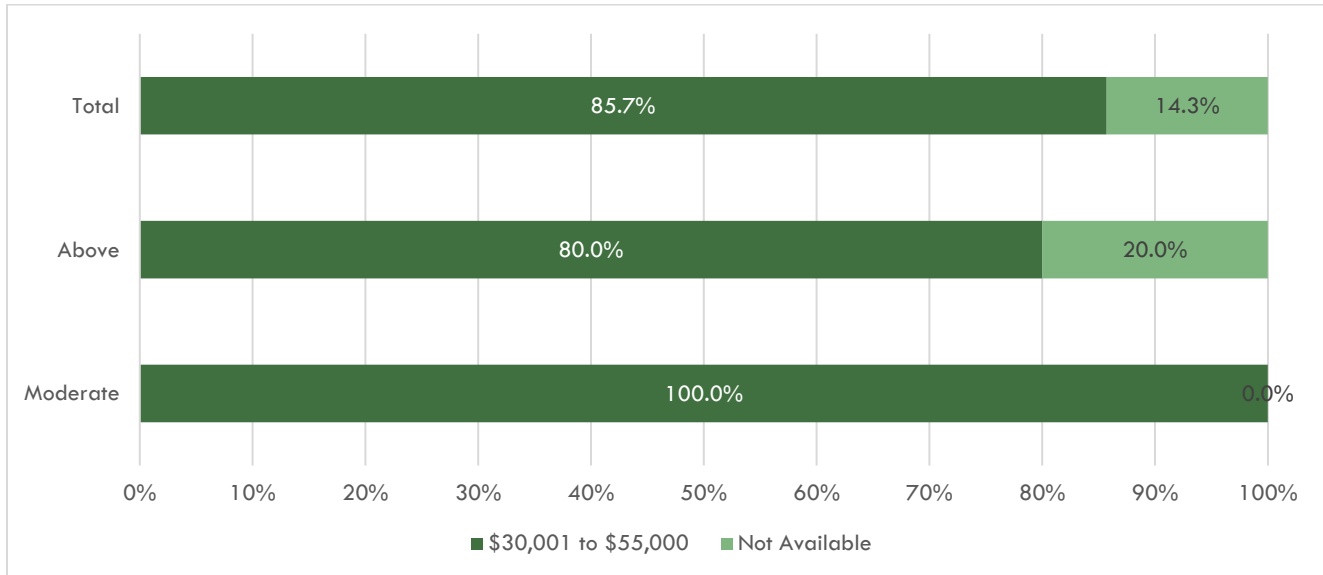
The Shasta Avenue neighborhood, on the south side of the lumber mill site and Roseburg Forest Products operations, is designated moderate resource, possibly because of the two school facilities in the neighborhood. This neighborhood was also an area of lumber mill company housing, including the early Italian immigrant worker enclave, and the majority of homes are older and smaller, generally within the affordability range of low- to moderate-income households. However, following the loss of homes in Angel Valley and Lincoln Heights from the recent fires, housing prices increased significantly because available housing stock is extremely limited. Quality of life attributes in this neighborhood is slightly higher than in the majority of the city, although median income is categorized as very low, and the neighborhood has one of the higher percentages of non-Whites in the city, primarily Hispanic. Anticipated economic outcome is in the 64th percentile, educational performance outcome in the 53rd percentile, and environmental health is in the 15th percentile, the same as in other resource designations. ~~Lower income unit capacity (52.9 percent) and m~~Moderate-income unit capacity (~~38.340.0~~ percent) ~~have has~~ been identified for this neighborhood where additional housing is needed to relieve pressure on the existing housing stock, reduce overpayment and possibly overcrowded conditions, help facilitate mixed-income neighborhoods, and provide moderate-~~and lower~~-income housing mobility opportunities in moderate resource areas.

~~In the southernmost high resource area, opportunity for 8.5 percent of above moderate income unit capacity has been identified on vacant parcels in an area off Mountain View Drive. A residential subdivision was previously anticipated for this area yet did not proceed beyond installation of infrastructure. Quality of life indicators in this area are high for anticipated economic outcome, yet in the 20th percentile for educational performance, possibly due to the distance from the school facilities in the central part of the city. These units will help fill the void of housing for higher income households who wish to move within the city to a higher resource neighborhood or to relocate to the city to take advantage of proximity to the expanding business park employment opportunities on the east side of I-5 in South Weed.~~

Income

As previously discussed, Weed is generally a lower-income community. Based on 2015-2019 ACS block-group level data on the AFFH Data Viewer 1.0, median incomes are very low in the Shasta Avenue and College of the Siskiyous neighborhoods. Incomes are higher in the southern, newly developing Mountain View area, which is designated high resource (see **Figure 4-15, Percentage of Unit Capacity by Median Income**). The lower-income neighborhoods generally feature older, small-lot residential housing, much of it former company housing for the lumber mills; a few scattered small multifamily properties; one multifamily housing complex with a portion of the units deed restricted as affordable; and small mobile home parks.

FIGURE 4-15. PERCENTAGE OF UNIT CAPACITY BY MEDIAN INCOME



Sources: City of Weed 2023; 2015-2019 ACS.

As shown in **Figure 4-15**, ~~a larger percentage of the unit capacity~~all of the unit capacity (65.1 percent) has been identified on sites in the lowest-income areas of Weed, in both the Shasta Avenue and College of the Siskiyous neighborhoods ~~or in areas where data is not available at the block group level~~. Capacity for 100.0 percent of ~~lower-income-moderate-income~~ units is identified on sites corresponding to the very low-income category (based on 2022 HCD income limits for Siskiyou County), which expands the more affordable housing stock resources and provides mobility opportunities for residents who want to move without being displaced from their existing neighborhoods. ~~Additionally, lower-income sites facilitate de-concentration of lower-income households from the lowest income downtown area where median incomes are below the poverty threshold to areas of the city with a mix of affordability levels or in proximity to higher income neighborhoods in southern Weed. Lower income sites near each other can also relieving pressure on housing shortages in areas of concentrated need.~~ The inclusion of ~~42.180.0~~ percent of the above moderate-income unit capacity ~~in this part of south Weed~~lower-income areas of Weed integrates income mix in a lower-resource block group; ~~facilitates housing mobility for higher income households in the vicinity of the College of the Siskiyous and the future business park expansion;~~ and breaks up the existing income and segregation patterns in the city.

A ~~large-small~~ proportion of above moderate-income units (20.0 percent), comprising ~~43.4~~ 14.3 percent of all identified sites inventory unit capacity, is anticipated in the TCAC/HCD low resource Angel Valley/Lincoln Heights neighborhood, which is expected to encourage more income-integrated neighborhoods. ~~(36.2 percent of moderate-income unit capacity) and the Shasta Avenue neighborhood (40.4 percent of moderate-income unit capacity)~~ to facilitate more income-integrated neighborhoods. ~~The Shasta Avenue neighborhood is designated moderate resource, but the median income is in the very low category according to the 2020 HCD State Income Limits. Inclusion of units affordable to households that are above the lowest income threshold for housing assistance—who are often challenged to secure housing within their income limits at sizes suitable for their households—will provide housing mobility opportunities for this income group. This is particularly relevant in the Angel Valley neighborhood where a large portion of the more affordable market rate housing stock was lost in the Boles Fire. By adding affordable housing stock along with 21.1 percent of the identified above moderate-income~~

~~unit capacity, development may potentially stimulate place-based revitalization in this older, historically more racially and ethnically segregated neighborhood.~~

~~Additional higher-income housing stock (36.8 percent of total above moderate-income unit capacity) is distributed in south Weed west of I-5 along the small hillsides off Mountain View Drive, an area with a higher median income. Future construction potential of above moderate-income units expands the inventory of more costly housing stock, which is in limited supply in the city, and provide housing mobility opportunities for higher income households within the city or those desiring to relocate to Weed.~~

Weed is a single census tract city, and as such, poverty data is available only at the census tract level. However, general geo-spatial patterns associated with poverty rate can be identified by the interrelationships of distribution of housing tenure, concentrations of populations of color, median income, and cost burden. A multifamily apartment complex with deed-restricted units is in the lower-income College of the Siskiyous neighborhood (block group 5), as are a number of older homes and several small mobile home parks, which are often a source of more naturally affordable housing stock. The rate of renter households here is one of the highest in the city. Also, communities of color experience higher rates of poverty than White non-Hispanic households. Therefore, higher concentrations of households in poverty are likely to be found in the lower-income Lincoln Heights, Angel Valley, and Shasta Avenue neighborhoods where more affordable older housing stock is attributed to historically segregated company housing, as well as in the College of the Siskiyous neighborhood along College Avenue.

~~The majority~~Half of the unit capacity is identified in an areas likely to experience higher poverty rates—~~in the Shasta Avenue and College of the Siskiyous neighborhood, which has one of~~ with the lowest incomes in the city (66.242.9 percent of total unit capacity). ~~All lower-income unit capacity has been distributed within these two neighborhoods to increase the supply of affordable housing where it is most needed for lower-income and overcrowded households to remain in their neighborhoods and reduce risk of displacement.~~ Inclusion of 63.850.0 percent of moderate-income and 42.140.0 percent of above moderate-income unit capacity can improve income integration in areas with high proportions of extremely low-income households. The identification of 25.314.3 percent of unit capacity, ~~(36.2 percent of moderate- and 21.1 percent of above moderate-income unit potential)~~ in the older Angel Valley company housing area, which experienced significant housing stock loss in the Boles Fire, is aimed at encouraging revitalization through development of vacant parcels and fostering a more income-integrated and diverse neighborhood. Additionally, 50.0 percent of moderate-income unit capacity was identified near central Weed to promote close proximity to services and schools for moderate-income households.

In addition, the City has included **Program HE.2.1.1** to actively promote construction of accessory dwelling units (ADU) and monitor affordability of new ADUs to lower- and moderate-income households. The combination of this program, facilitating the development of additional affordable housing, and integrating moderate- and higher-income residential development into a community that has become generally lower-income and highly segregated in comparison with other jurisdictions in the county, will help ameliorate patterns of segregation and poverty. The development of these sites with a mix of housing units will make Weed more accessible to households with a wider range of incomes, while simultaneously increasing housing mobility opportunities and de-concentrating areas of poverty and low-income households.

Race and Ethnicity

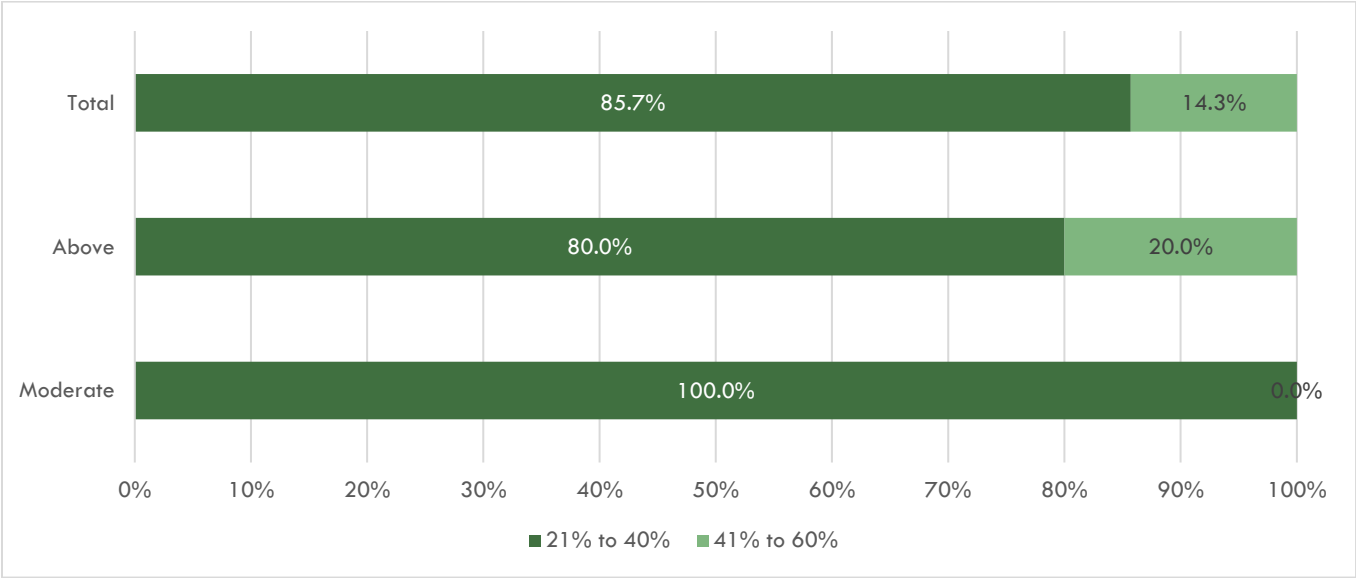
Weed has the highest proportion of communities of color (28.4 percent) among the jurisdictions in Siskiyou County owing to historical development patterns associated with the lumber mill operation. The distribution of populations of color range between 17.1 percent at the southern end of the city to 55.6 percent in the historically

segregated Lincoln Heights and Angel Valley northern neighborhoods (predominantly Black and Hispanic), with high proportions of non-White residents in the Shasta Avenue neighborhood, predominantly Hispanic, also correlating to historical company housing stock and segregation policies. The distribution of populations of color generally coincides with lower-income older neighborhoods, affordable housing stock (both assisted and naturally occurring), and other less positive quality of life indicators.

The highest proportion of unit capacity (~~65.1–85.7~~ percent) has been identified in areas where the rate of communities of color populations is between 28.6 to 32.2 percent. As presented on **Figure 4-16, Percentage of Unit Capacity by Racial Demographics**, 100.0 percent of ~~lower-income~~moderate-income sites have been identified in these neighborhoods with higher concentrations of non-White households. This will increase housing resources for non-White residents who may otherwise be priced out and are vulnerable to displacement in their own neighborhoods, and will provide housing mobility opportunities for all lower-income households regardless of race or ethnicity. Additional ~~moderate–(61.7 percent) and~~ above moderate-income units (~~42.1~~80.0 percent), ~~totaling 45.8 percent of total unit capacity~~ will facilitate income integration and housing mobility opportunities through a more varied range of housing types and encourage integration of more diverse socioeconomic populations, with the added potential to stimulate place-based revitalization in these older neighborhoods.

The identification of ~~25.3~~14.3 percent of the total unit capacity—all ~~moderate–and~~ above-moderate-income units in the Angel Valley neighborhood with the highest rate of non-White residents—facilitates income integration and contributes to reducing the concentration of non-White populations in this area. ~~The remaining 8.4 percent of unit capacity has been distributed in the southern end of the city with the least diverse residential composition, providing housing mobility opportunities for all higher-income households.~~

FIGURE 4-16. PERCENTAGE OF UNIT CAPACITY BY PERCENT OF RESIDENTS NON-WHITE



Sources: City of Weed 2023; 2014-2018 ACS.

Disability

Approximately 17.6 percent of Weed's population lives with one or more types of disability, which typically reflects the incidence of older residents, who usually experience disabilities at higher rates. In the city of Weed, seniors comprise over 40.0 percent of persons with disabilities. Based on 2015-2019 ACS age data available at the block group level, higher concentrations of seniors reside in the Lincoln Heights, Angel Valley, and Shasta Avenue neighborhoods than in other parts of the city, suggesting that a higher proportion of persons with disabilities may reside in those areas of the city as well. The northern portion of the city has a higher representation of seniors than the south portion, likely influenced by proximity to transit stops, the Weed Healthcare Center, public facilities, two community centers, and the Shasta View Nursing Center.

Approximately ~~59.0~~57.1 percent of total unit capacity is identified in the northern portion of the city, including ~~76.6~~50.0 percent of moderate-income, ~~21.1~~160.0 percent of above moderate-income, and ~~52.9~~57.1 percent of lower-income unit capacity. This new housing stock potential will help to improve access for and accommodate the needs of persons living with disabilities at all income levels, who benefit from close access to services and amenities as well as proximity to transit, particularly seniors and lower-income individuals who may be more vulnerable to displacement.

~~Locating units affordable to 23.4 percent of moderate- and 78.9 percent of above moderate-income households in the southern portion of the city provides housing mobility and additional housing supply opportunities for persons with disabilities at higher income levels, with access to commercial services along I-5. The inclusion of 50.0 percent of lower/moderate-income unit potential in the College of the Siskiyous neighborhood, though south of the junction of I-5 and SR 97, is/would put these units~~ in close proximity to the downtown services, as well as amenities and a bus stop at the college campus that may be available to persons with disabilities.

Familial Status

As previously discussed, a large proportion of households in the city are female-headed households, of which almost one-half have incomes below the poverty level, which may increase challenges in finding suitable, affordable housing. Although the specific geographic distribution of household types is not available at the census tract level, it is unlikely that there are particular areas in which certain household types are disproportionately concentrated, although female-headed households in poverty may be more heavily represented in areas with a larger stock of affordable housing resources. ~~Identified housing unit potential on lower-income sites in the Shasta Avenue and College of the Siskiyous neighborhoods increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to find affordable and adequately sized housing with access to businesses and services in the downtown, medical facilities, and transit stops. Also, identified housing potential for 52.9 percent of the lower-income unit capacity and 40.4~~50.0 percent of moderate-income unit capacity are sited in close proximity to the city's educational facilities, which benefits single female-headed households with children who fall into this income category.

Additionally, distribution of ~~21.1~~14.3 percent of above moderate-income unit capacity ~~and 36.2 percent of moderate-income unit capacity~~ in the Angel Valley neighborhood can contribute to less concentration of very low-income households, including female-headed households with children and with incomes below the poverty level who may reside in this area. The remainder of above moderate-income unit capacity in the southern portion of the city increases housing mobility opportunities for moderate- and above moderate-income single, female-headed households as well as all other household types.

Potential Effect on Access to Opportunity

Job and Transit Proximity

Weed's All-Transit Performance Score demonstrates "very low" connectivity, similar to the majority of jurisdictions in the county. However, STAGE bus service operates with six bus stops in the city that access three locations: downtown, Siskiyou Gardens Apartments, and College of the Siskiyous.

According to the HUD Jobs Proximity index, most residential areas in Weed score "closest proximity" above the 80th percentile with the exception of block group 2, which may be due in part to the jobs-generating uses in the city as well as connectivity to I-5. Therefore, there is no difference in the siting of potential residential unit capacity in terms of transit mobility for ~~lower-and~~ moderate-income households. Because the city is predominantly residential, siting of unit capacity at all income levels may help support the recent growth in employment opportunities in the city as well as outside of the city, particularly for lower-income populations.

When considering where to locate future housing for all income levels, and particularly where to facilitate lower-income ~~units~~ADUs, sites with access to bus stops, the college campus, I-5, and emerging light industrial opportunities can offer the most convenient access to jobs within the city and region. Additionally, the moderate- and above moderate-income unit potential provides a source of new, quality housing and housing mobility opportunities for higher-income persons currently residing outside of the city who commute into Weed.

Environmental Health

CalEnviroScreen 4.0 reports moderate environmental conditions citywide, scoring in the 50th percentile. These scores indicate less positive environmental conditions compared to other areas, although a significant portion of the environmental pollution burden is associated with Roseburg Forest Products, freight and shipping along the Central Oregon and Pacific Railroad, and a junkyard at the western entry to the city. Additionally, population characteristics associated with income, poverty, educational attainment, health, and other factors in Weed contribute to the overall CalEnviroScreen score.

None of the sites inventory capacity has been identified in neighborhoods that qualify as a disadvantaged community. Unit potential in the Angel Valley and Shasta Avenue neighborhoods may have a higher exposure to pollution factors, which will require design features to reduce exposure. Investment in the Angel Valley, Shasta Avenue, and College of the Siskiyous neighborhoods through development of vacant sites and facilitation of ADUs will increase the supply of housing for all income levels in areas with residents susceptible to displacement due to lower incomes and shortage of affordable housing. The inclusion of the moderate- and above moderate-income sites in these neighborhoods will encourage income integration, and additional lower-income housing stock will ease pressure on limited affordable housing resources and facilitate housing mobility opportunities, potentially resulting in more positive environmental health scores in the future.

Potential Effect on Displacement Risk

Overcrowding

According to the AFFH DataViewer 1.0 using 2015-2019 ACS data, the overcrowding rate in Weed is low, less than 1.0 percent. Overcrowding is only experienced among renters, and based on 2016-2020 ACS estimates, increased in 2020, possibly because of economic consequences of the COVID-19 pandemic. The rate of overcrowded

households in the city, although low, is likely higher in areas with higher rates of renters, households in poverty, lower median incomes, and distribution of Hispanic households, which have larger persons per unit sizes in Weed. A higher incidence of overcrowding may be found in the Angel Valley and College of the Siskiyous neighborhoods, which have a high rate of renter households, a very low median income, and housing stock that predominantly consists of older, smaller, housing units.

A large proportion of the unit capacity (~~57.8~~57.1 percent) is identified in these two neighborhoods. This unit capacity includes ~~47.1 percent of lower-income unit capacity, which will help to alleviate overcrowding by increasing the affordable rental housing supply in a range of sizes. In addition to these lower income units, 59.6~~ 50.0 percent of moderate-income unit capacity and ~~63.2~~60.0 percent of above moderate-income unit capacity, which is projected to further fair housing mobility opportunities for higher-income households and promote a more income-integrated community. This can prevent an over-concentration of overcrowded renter households in these neighborhoods. An additional 33.7~~42.9~~ percent of the unit capacity is distributed in ~~the Shasta Avenue neighborhood~~block group 6, which, while having many of the quality of life indicators that may contribute to overcrowding, consists of over 70.0 percent homeowners, suggesting that while overcrowding may exist, it is unlikely to be a sizeable concentration of overcrowded renter households. However, homeowners in that neighborhood may have been impacted by the pandemic, with the need to double-up families or take in renters. The potential ~~siting of 52.9 percent of lower-income unit capacity in these neighborhoods can expand the housing stock and ease the pressure on affordable rental units, and the~~ siting of 40.4~~50.0~~ percent of moderate-income unit capacity in these neighborhoods can supply housing mobility opportunities for potential homeownership, or market rate rentals with varied sizes to meet the needs of overcrowded moderate-income households. The identified unit potential in the southern end of the city, while not addressing renter overcrowding issues, provides homeownership housing mobility opportunities for above moderate-income households.

All of the unit capacity identified throughout the city will facilitate housing mobility opportunities for overcrowded households and ease pressure on the limited market of housing stock, particularly affordable rental units, thus potentially reducing displacement risk and overcrowding for these households.

Overpayment

In Weed, 43.7 percent of all households experience some level of overpayment, with renter households experiencing overpayment at a rate double that of homeowners. Over one-half of renters are cost burdened, compared to one-quarter of homeowners. Geographically, overpayment is difficult to define based on single-tract data, but it is likely that overpayment corresponds similarly to overcrowding—the neighborhoods that have higher proportions of households with higher renter tenure and less positive socioeconomic indicators potentially having larger proportions of cost-burdened residents. Lower- and moderate-income households, particularly female-headed households, large families, persons with disabilities, farmworkers, and seniors, may be particularly at risk of displacement when affordable, appropriately sized, and well-located housing opportunities are not available. The 2014-2018 CHAS data indicates that overpayment impacts lower-income households in Weed at a higher rate than other households, and life changes affecting housing cost and income may result in displacement.

A 2022 rental unit survey indicates that rental prices in Weed exceeded 2022 fair market prices and may pose a challenge to lower-income households. Renters that are not able to secure a spot in assisted rental complexes may experience overpayment, overcrowding, or both, resulting in increased risk of displacement. Also, the extremely low rental vacancy rate in the city following the Mill Fire has exacerbated high rental costs, and households may have to accept a rental unit that doesn't meet their size requirements or ability to pay or risk potential homelessness or relocation. ~~All of the lower-income unit capacity (20.5 percent of total unit capacity) is~~

~~identified in the Shasta Avenue and College of the Siskiyou neighborhoods that have lower median incomes, estimated rates of poverty above the city average, and average renter overpayment rates of 48.1 percent. The inclusion of additional affordable housing stock will provide housing mobility opportunities for lower-income renter households where it is most needed and contribute to the reduction of lower-income and special-needs renter households at risk of displacement in the downtown and other areas of the city.~~

As well, ~~63.8~~all percent of the surplus moderate-income unit capacity is identified in ~~these two block groups 5 and 6, which neighborhoods to provide may create~~ opportunities for income-integrated neighborhoods in portions of the city with the lowest incomes, helping to de-concentrate the predominance of cost-burdened renters that might reside there. The above moderate-income unit capacity proposed in the Angel Valley and College of the Siskiyou neighborhoods will help create more income-integrated neighborhoods with a mix of tenure. As well, infusing higher-income units into the current housing stock may encourage place-based investment and revitalization in the older residential neighborhoods, where much of the housing stock has been converted to rental properties and housing conditions vary, and provide housing mobility opportunities for above moderate-income households.

To meet the need for additional owner-occupied housing units, ~~22.9~~71.1 percent of the unit capacity is identified on sites suitable for above moderate-income unit development, ~~primarily including~~ in the southern-central portion of the city (~~78.9~~80.0 percent) on sites that do not support higher density development, easing competition for units affordable to higher-income households. The remaining above-moderate unit potential (~~21.1~~20.0 percent) in the Angel Valley neighborhood provides an income integration opportunity with existing housing stock ~~and new moderate-income unit development (36.2 percent of moderate-income unit potential).~~ Overall, above moderate-income unit homeowner capacity provides additional housing stock for above moderate-income households, which may alleviate some homeowner overpayment among higher-income households due to rising market prices driven by a shortage of available higher-income units.

Therefore, the addition of these units will help to alleviate existing overpayment by offering units at all income levels to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points, as well as responding to meeting demand of special-needs populations. Further, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.

Disaster-Driven Hazard Risk

According to **Figure 4-12, Fire Hazard Severity Zones In Weed**, all of the identified unit capacity, with the exception of a portion of the College of the Siskiyou neighborhood along College Avenue, is in a High Fire Hazard Zone. Wildfire risk has proven a substantial issue for residents in and adjacent to these areas. Therefore, while ~~47.1 percent of the lower-income unit capacity~~ 50.0 percent of surplus moderate-income unit capacity is identified on a site with a moderate level of risk, the majority of units are subject to increased potential fire risk. Though wildfires present a displacement risk for households at all income levels, a loss of housing stock affordable to lower-income households, multifamily units, and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, lower-income households, and persons with disabilities. Persons in these groups already experience more limited housing options and have fewer financial resources post-disaster than higher-income households. The City has identified a surplus of unit capacity at all income levels to further the recovery and rebuilding of units lost in the recent wildfires and foster income-integrated neighborhoods that may in turn stimulate place-based revitalization in older, lower-income neighborhoods impacted by fire damage or exhibiting deferred maintenance, and provide housing mobility opportunities for current and future residents of Weed.

Contributing Factors

TABLE 4-4. FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Action
Displacement Risk for lower-income households	<p>Lack of public investments in specific neighborhoods</p> <p>Low vacancy rates limit availability of affordable rental units in a range of sizes</p> <p>Displacement of residents due to environmental hazards</p> <p>Housing Conditions</p> <p>High cost of new construction and rehabilitating damaged residences</p> <p>Dominance of single-family homes</p> <p>High housing costs relative to wages</p>	<p>HE.1.1.1: Support Affordable Development</p> <p>HE.1.2.2: Extremely Low-Income Households</p> <p>HE.1.2.3: Housing Choice Vouchers (Section 8) Rental Assistance</p> <p>HE.1.3.1: Adequate Sites for Housing</p> <p>HE.2.1.1: Accessory Dwelling Units</p> <p>HE.2.1.2: Density Bonus Program</p> <p>HE.4.1.1: Code Enforcement</p> <p>HE.4.1.2: Housing Rehabilitation</p> <p>HE.4.1.3: Hazard Mitigation Planning</p> <p>HE.5.1.1: Preservation of “At-Risk” Units</p>
Segregation and Integration Creates Disproportionate Housing Needs	<p>Displacement of residents due to economic pressures</p> <p>Lack of public investments in Lincoln Heights neighborhood</p> <p>Historic patterns of segregation due to lumber company housing model</p> <p>Clustering of deed-restricted housing stock in downtown</p> <p>Non-White populations generally have higher rates of poverty and lower household incomes, and are disproportionately impacted by overcrowding</p>	<p>HE.1.1.1: Support Affordable Development</p> <p>HE.1.2.2: Extremely Low-Income Households</p> <p>HE.1.2.3: Housing Choice Vouchers (Section 8) Rental Assistance</p> <p>HE.1.3.1: Adequate Sites for Housing</p> <p>HE.3.1.1: Affirmatively Further Fair Housing</p>

Source: City of Weed, July 2023

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5. Housing Sites Analysis

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps.

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a regional determination of housing need—that is, the total number of units split into four income categories. The City of Weed is within the region covered by the Siskiyou County Community Development Department (SCCDD). HCD provided SCCDD a Regional Determination of 20 units for the 6th Cycle RHNA (2018-2030). This is the total number of units that the County and cities in the region must collectively plan to accommodate.

2. RHNA Methodology: Where a Council of Governments does not exist, HCD is responsible for developing a RHNA Methodology for allocating the Regional Determination to each city in Siskiyou County and the County itself. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The City of Weed’s share of the regional housing need was determined by a methodology prepared by HCD as part of the Regional Housing Needs Plan, adopted in October 2021. In accordance with Siskiyou County’s Regional Housing Needs Plan, the City must plan to accommodate two housing units between February 15, 2023, and February 15, 2031. **Table 5-1** shows the City’s RHNA by income category. Of the two units, the City must plan to accommodate one unit for very low-income households and one unit for low-income households. No units are required to accommodate moderate or above moderate-income households.

TABLE 5-1. REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1	50%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

Source: HCD, 2021

Note: It is assumed that 50 percent of the very low-income category (0.5 unit) is allocated to the extremely low-income category.

Sites Appropriate for Lower-Income Housing

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Weed is 15 dwelling units per acre (du/ac). ~~the City has included **Program 1.3.4** to review both the General Plan and Zoning Code and revise the General Plan to ensure consistency and adopt any necessary amendments concurrent with the adoption of the Housing Element update. The City has included several sites (listed in **Table 5-3**) that are proposed to require a minimum of 15 units per acre and are assumed to accommodate the City's lower income RHNA.~~

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications; requiring ADUs that meet requirements to be allowed by right; eliminating discretionary review for most ADUs; and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle housing element planning period.

The City issued building permits for one ADU in 2021. This analysis assumes that the number of ADU applications and permits will average one ADU every two years, for a total of four ADUs during the planning period. Based on the analysis included on page 24—Ability to pay, two- and three-bedroom rentals were affordable to low-income households. Based on this analysis the City assumes that ADUs developed in the planning period will also be affordable to lower income households and will meet the lower income RHNA of two units. ~~The one ADU that was developed was assumed to be a market rate unit, as rental rates were not available. However, because ADUs have the potential to be lower cost rentals, the four units estimated were divided between moderate and above-moderate income categories in the inventory.~~ To promote ADUs, the City has included **Program HE.2.1.1** to comply with State law and make construction of ADUs feasible for more property owners.

Availability of Land

~~State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels..." (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.~~

~~To demonstrate the City's capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.~~

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

The sites identified are currently available. These sites will allow for the development of a variety of housing types that will meet the needs of lower income households identified in the RHNA Plan process as well as moderate and above moderate income households.

Sites Inventory

Although the City is not relying on any of the sites included in **Table 5-3** to meet the RHNA, to provide additional housing opportunities, the City inventoried additional sites that are available for the development of housing. Sites listed in **Table 5-3** identifies vacant sites that are presently zoned for residential use and suitable for development in Weed. All sites in the inventory are greater than 0.5 acre but less than 10 acres.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. For the purposes of estimating the capacity of the site in the inventory, the density range identified for the General Plan land use designation was used as the maximum density figure because this is slightly lower than the maximum density permitted by the corresponding zone. The Weed Housing Element sites inventory uses certain assumptions, described following:

- ~~Relation of density to income categories. The following assumptions were used to determine the income categories according to the allowed densities for each site:~~
 - ~~Lower Income (LI) Sites. Sites at least 0.5 acre but less than 10 acres that allow at least 15 units per acre were inventoried as feasible for lower income (low and very low income) residential development. This includes sites zoned R-3 with a General Plan land use designation of RH, which allows up to 21 units per acre. Sites 1 and 2 fall into this category.~~
 - ~~Moderate Income (M) Sites. Sites of at least 0.5 acre that are zoned R-4 with a General Plan land use designation of RMU allow for up to 20 dwelling units per net acre. These areas were inventoried as feasible for moderate income residential development. Sites 3, 4, and 6 are within this category. One site of less than 0.5 acres that is zoned R-3 with a General Plan land use category of RMU (Site 5) was estimated to develop housing affordable to moderate income households. Additionally, several sites with a General Plan land use designation of RL and R-1 zoning were also designated as being likely to develop for moderate income households, based on existing surrounding development. Sites 18 through 35 fall into this category.~~
 - ~~Sites 18 through 35 are infill sites located in an area that was particularly effected by the Boles Fire in 2014. Though these parcels are smaller in size, they were previously developed as residential, and the presence of existing housing in the surrounding area is expected to encourage the redevelopment of these parcels for residential uses. Additionally, as part of **Program HE.1.3.2** the City will facilitate lot consolidations of smaller sites that may further facilitate their redevelopment.~~
 - ~~Above Moderate Income (AMI) Sites. Sites with zoning that allows single family homes at lower densities were inventoried as above moderate income units. This includes sites zoned R-1 (up to 5~~

units per acre) or RR5 (1 unit per five acres) with a General Plan land use designation of RL, which allows up to 5 units per acre. Sites 7 through 17 fall into this category.

Realistic Capacity

Again, while the City is not relying on sites listed in 5-3 to meet the RHNA, to provide an accurate capacity assumption, the City revised ~~By comparing~~ the net densities achieved by development projects with the maximum allowable densities for their properties. ~~likely buildout densities of vacant land in the city can be projected. However, the city and surroundings have been subject to a number of destructive wildfires in recent years, including the Mill Fire in 2022, so conditions for development have been challenging due to circumstances beyond the city's control. Between 2018 and 2021, only individual single-family homes and ADUs were issued building permits in Weed.~~ Table 5-2 shows a sample of recently built homes and their density per acre compared to the maximum density of the zone in which they were built. All homes in the table were developed in the R-1 zone with a maximum density of 8.1 dwelling units per acre. All houses were considered market-rate, though one home was constructed by Habitat for Humanity, which suggests that the purchaser may have had a lower income.

The available sample projects developed at an average of 92 percent of the maximum density in the R-1 zone. However, due to the limited scope of the available reference units, the City decided to take a more conservative approach and estimate a realistic density of 50 percent of the maximum density for both multifamily- and single-family-zoned parcels. ~~in the R3 and R1 zones, and 25 percent in the R4 zone to account for possible mixed-use development.~~ No sites with commercial zoning were identified in the sites inventory.

TABLE 5-2. SAMPLE DEVELOPMENT DENSITIES

APN	Units	Affordability	GP	Zone	Acres	Density per Acre	Percentage of Maximum Density
060-181-010	1	Market-Rate	RL	R-1	0.08	12.5	154%
060-541-130	1	Market-Rate	RL	R-1	0.25	4	49%
060-171-160 (Habitat for Humanity Home)	1	Market-Rate	RL	R-1	0.16	6.25	77%
060-171-030	1	Market-Rate	RL	R-1	0.16	6.25	77%
060-187-280	1	Market-Rate	RL	R-1	0.12	8.33	103%
Average							92%

Source: City of Weed Annual Progress Reports, 2018-2021.

~~Three sites with a mixed-use General Plan land use designation but residential zoning were identified as potential sites for moderate-income housing. No recent examples of mixed-use development have occurred in Weed. However, because the City does not need to show capacity for moderate-income sites, these are not necessary to meet the RHNA. They have been included in order to facilitate development at all income levels by identifying a variety of potential housing sites.~~

TABLE 5-3. VACANT LAND INVENTORY

Site Number	APN	Acres	Zoning	General Plan	Maximum Density (Units per Acre)	<u>Realistic Capacity (50%)</u>	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Sewer	Water	Site Constraints
1	060-351-320	0.82	R3	RH	<u>12</u>	<u>6</u>		<u>2</u>	<u>4</u>	Yes	Yes	None
2	060-381-210	0.77	R3	RH	<u>12</u>	<u>6</u>		<u>2</u>	<u>4</u>	Yes	Yes	None
63	060-151-020	0.57	R1	RL	<u>5</u>	<u>2</u>			<u>1</u>	Yes	Yes	None
74	060-191-240	0.77	R1	RL	<u>5</u>	<u>2</u>			<u>1</u>	Yes	Yes	None
Total							<u>0</u>	<u>4</u>	<u>10</u>			

Site Number	APN	Acres	Consolidation	Zoning	General Plan	Maximum Density (Units per Acre)	Capacity	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Sewer	Water	Site Constraints
5	060-561-040	0.30		R3	RMU	20	3		3		Yes	Yes	None
65	060-521-230	1.08		R4	RMU	20	114	1	113		Yes	Yes	None
7	060-650-240	0.75	A	RR5	RL	0.2	1			1	Yes	Yes	None
7	060-650-250	0.96	A	RR5	RL	0.2	0			0	Yes	Yes	None
7	060-650-260	1.18	A	RR5	RL	0.2	0			0	Yes	Yes	None
7	060-650-270	1.58	A	RR5	RL	0.2	0			0	Yes	Yes	None
7	060-650-230	1.59	A	RR5	RL	0.2	0			0	Yes	Yes	None
8	060-650-380	0.87	B	RR5	RL	0.2	0			0	Yes	Yes	None
8	060-650-390	0.96	B	RR5	RL	0.2	0			0	Yes	Yes	None
8	060-650-280	1.89	B	RR5	RL	0.2	1			1	Yes	Yes	None
8	060-650-290	1.08	B	RR5	RL	0.2	0			0	Yes	Yes	None
8	060-650-300	0.94	B	RR5	RL	0.2	0			0	Yes	Yes	None
9	060-650-310	0.98	C	RR5	RL	0.2	0			0	Yes	Yes	None

Site Number	APN	Acres	Consolidation	Zoning	General Plan	Maximum Density (Units per Acre)	Capacity	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Sewer	Water	Site Constraints
9	060-650-320	0.97	C	RR5	RL	0.2	0			0	Yes	Yes	None
9	060-650-330	0.72	C	RR5	RL	0.2	0			0	Yes	Yes	None
9	060-650-340	0.76	C	RR5	RL	0.2	1			1	Yes	Yes	None
9	060-650-350	0.53	C	RR5	RL	0.2	0			0	Yes	Yes	None
9	060-650-360	0.71	C	RR5	RL	0.2	0			0	Yes	Yes	None
9	060-650-370	0.8	C	RR5	RL	0.2	0			0	Yes	Yes	None
14	060-650-040	0.84	D	RR5	RL	0.2	1			1	Yes	Yes	None
14	060-650-050	1.38	D	RR5	RL	0.2	0			0	Yes	Yes	None
14	060-650-060	1.43	D	RR5	RL	0.2	0			0	Yes	Yes	None
14	060-650-070	1.26	D	RR5	RL	0.2	0			0	Yes	Yes	None
14	060-650-080	0.94	D	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-090	0.64	E	RR5	RL	0.2	1			1	Yes	Yes	None
15	060-650-100	0.57	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-110	0.61	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-120	0.58	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-130	0.60	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-140	0.62	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-150	0.63	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-160	0.71	E	RR5	RL	0.2	0			0	Yes	Yes	None
15	060-650-170	1.16	E	RR5	RL	0.2	0			0	Yes	Yes	None
16	060-650-180	0.90	F	RR5	RL	0.2	1			1	Yes	Yes	None
16	060-650-190	0.62	F	RR5	RL	0.2	0			0	Yes	Yes	None
16	060-650-210	0.94	F	RR5	RL	0.2	0			0	Yes	Yes	None
16	060-650-220	0.86	F	RR5	RL	0.2	0			0	Yes	Yes	None
16	060-641-210	1.27	F	RR5	RL	0.2	0			0	Yes	Yes	None

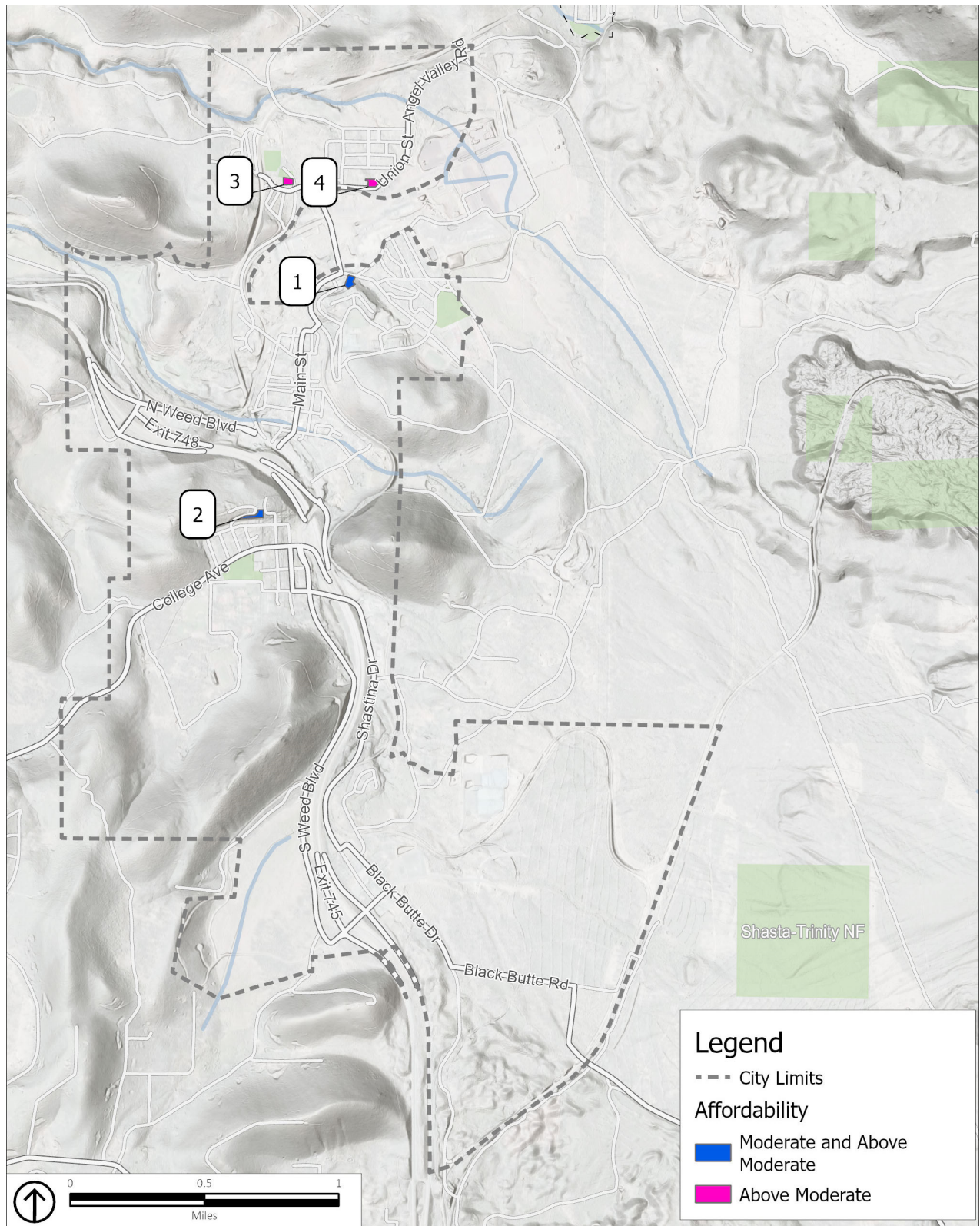
Site Number	APN	Acres	Consolidation	Zoning	General Plan	Maximum Density (Units per Acre)	Capacity	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Sewer	Water	Site Constraints
16	060-641-220	0.72	F	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-230	0.79	G	RR5	RL	0.2	1			1	Yes	Yes	None
17	060-641-240	0.82	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-250	0.85	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-260	0.95	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-270	0.93	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-280	0.97	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-290	1.07	G	RR5	RL	0.2	0			0	Yes	Yes	None
17	060-641-300	0.64	G	RR5	RL	0.2	0			0	Yes	Yes	None
18	060-171-050	0.16		R1	RL	5	1		1		Yes	Yes	None
19	060-171-060	0.16		R1	RL	5	1		1		Yes	Yes	None
20	060-171-070	0.16		R1	RL	5	1		1		Yes	Yes	None
21	060-171-080	0.16		R1	RL	5	1		1		Yes	Yes	None
22	060-171-090	0.16		R1	RL	5	1		1		Yes	Yes	None
23	060-171-100	0.16		R1	RL	5	1		1		Yes	Yes	None
24	060-171-110	0.16		R1	RL	5	1		1		Yes	Yes	None
25	060-171-120	0.18		R1	RL	5	1		1		Yes	Yes	None
26	060-171-150	0.16		R1	RL	5	1		1		Yes	Yes	None
27	060-171-190	0.16		R1	RL	5	1		1		Yes	Yes	None
28	060-181-080	0.08	H	R1	RL	5	0		0		Yes	Yes	None
28	060-181-190	0.12	H	R1	RL	5	1		1		Yes	Yes	None
29	060-187-150	0.12		R1	RL	5	1		1		Yes	Yes	None
30	060-191-180	0.22		R1	RL	5	1		1		Yes	Yes	None
31	060-184-200	0.12		R1	RL	5	1		1		Yes	Yes	None
32	060-187-050	0.08	I	R1	RL	5	1		1		Yes	Yes	None

Site Number	APN	Acres	Consolidation	Zoning	General Plan	Maximum Density (Units per Acre)	Capacity	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Sewer	Water	Site Constraints
32	060-187-060	0.08	†	R1	RL	5	0		0		Yes	Yes	None
33	060-191-130	0.25		R1	RL	5	1		1		Yes	Yes	None
34	060-187-130	0.12	J	R1	RL	5	1		1		Yes	Yes	None
34	060-187-140	0.08	J	R1	RL	5	0		0		Yes	Yes	None
35	060-187-280	0.12		R1	RL	5	1		1		Yes	Yes	None
Total							9334	177	4715	1912			

Source: City of Weed, 2023.

Note: Consolidation column indicates opportunities where individual parcels may be easily developed if consolidated with adjacent parcels. Through Program HE 1.3.2 of the Housing Element the City will facilitate lot consolidations as needed. Additionally, the City is only relying on its in the RH zone to meet the RHNA requirements. Sites in the RMU zone are included in the inventory only to provide surplus capacity.

FIGURE 5-1. INVENTORY OF SITES TO MEET RHNA



Source: City of Weed, 2023

~~Due to the availability of ample vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in Table 5-3 can support the development of housing in excess of the City's share of the 2023-2031 regional housing needs as estimated by HCD and shown in Table 5-4. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.~~

Site and Environmental Constraints

~~Some~~None of the sites listed in **Table 5-3** identify potential constraints to development. ~~For the most part, these constraints are associated with slopes. Other than Boles Creek, Beaughton Creek, and a few hillsides, there is relatively little in the city that constrains residential development. Where constraints exist, they have been taken into consideration and are reflected in reduced potential buildout densities, as shown in Table 5-3. Additionally, there are no other conditions that could impact housing development such as shape, contamination, easements, conditions, or compatibility.~~ **Figure 5-1** identifies the location of those sites identified in **Table 5-3**.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA—unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

~~While the City has included sites as additional housing opportunities, none of the sites are being used to meet there RHNA and therefore Sites 1, 2, and 6 through 13 in the current inventory were included in the fifth and fourth cycle inventories, with the exception of one parcel of site 7. Sites 1 and 2, which are assumed to accommodate the lower income RHNA, but were not included in the fourth cycle inventorythe requirements of Government Code Section 65583.2(c) are not applicable. currently allow residential uses by right.~~

Meeting the RHNA

~~To ensure that the City has sufficient capacity to accommodate the RHNA throughout the planning period, HCD recommends that cities create a buffer in the sites inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA (see HCD's Housing Element Site Inventory Guidebook [Government Code Section 65583.2]). Because the City does not have any RHNA units in its moderate and above moderate income categories but did identify potential sites for development at these income levels, all of the sites inventoried in these categories are considered surplus. The City was also able to identify significant surplus capacity for lower income units.~~

Table 5-4 compares the City of Weed's RHNA to the sites inventory capacity. ~~The City is relying on ADUs to meet the two unit RHNA. The additional capacity assumed under Vacant Site Capacity is assumed to provide additional housing opportunities and is not being used to meet the RHNA. Accounting for the current site capacity and potential ADU development, the city will have a surplus of 15 for lower income households (including extremely low, very low, and low), 49 units available to moderate income households, and 21 units available to above moderate income households, for a total surplus of 85 units.~~

**TABLE 5-4. SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO
THE 6TH CYCLE RHNA**

Income Category	2023 – 2031 RHNA	Vacant Sites Capacity ¹	Projected ADU Capacity	Total Capacity	Unit Surplus
Very Low	1	170	02	172	150
Low	1				
Moderate	0	474	21	495	495
Above Moderate	0	1910	21	2111	2111
Total	2	8314	4	8718	8516

Source: City of Weed, 2023.

¹ Capacity not assumed to meet the RHNA.

Adequacy of Public Facilities

Public sewer and water service is readily available for all of the vacant lands identified in **Table 5-3**. Domestic water service in Weed is provided by the City. The Public Works Department is responsible for maintaining the existing wells and distribution system. The City of Weed draws water from wells and springs, including Beaughan Springs, Mazzei Well, and Gazelle Well, and does not purchase water from any other entities. The water system allows for delivery of 2.97 million gallons per day (mgd). The City's water and sewer system is run as a municipal water enterprise, meaning that maintenance and improvements are funded by user fees and connection fees.

The City's distribution system consists of more than 135,000 feet of pipeline with some variability in age and condition. The majority of this system is less than 30 years old. The City continuously addresses water supply and infrastructure capacity limits and, as part of **Program HE.2.1.6** of the Housing Element, will give priority to affordable housing units.

The City of Weed also provides sewer service to the community. The City maintains two wastewater treatment facilities. As of the City's 2021 Municipal Services Review, users generated about 0.45 mgd of sewage during dry periods. During wet weather periods this amount doubles. The City's existing collection system has capacity to meet average dry weather flows, but at times the City still experiences sewer system overflows. This has been attributed to root intrusion rather than a gap in the available infrastructure.

The available capacity of both water and sewer infrastructure is sufficient to accommodate the housing unit growth anticipated in the RHNA.

6. Housing Constraints

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 nongovernmental. 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 for a variety of housing. Nongovernmental constraints include land availability, land cost, construction costs, and availability of financing.

Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A) and (a)(1)(B)), all zoning and development standards, and fees are available on the City’s website.

Governmental Constraints

Land Use Controls

The City of Weed 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 6-1** shows the residential land use designations established by the General Plan.

TABLE 6-1. GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL

Designation	Lot Size	Maximum Units per <u>Net</u> Acre	Notes
Rural Residential (RR)	5,400 sq. ft	1 unit/5 acres	This land use designation allows for large lot rural residential houses and small acreage farming with limited livestock.
Low Density Residential (R-1)	5,400– 6,000 <u>10,000</u> sq. ft	5 units/ <u>net</u> acre	This land use designation allows for single- family houses and single-family subdivisions.
Medium Density Residential (R-2)	5,400–7,000 sq. ft	8 units/ <u>net</u> acre	This land use designation allows for duplexes and triplexes, although single-family houses are also allowed.
High Density Residential (R-3)	5,400 <u>6,000</u> –7,000 sq. ft	12 units/ <u>net</u> acre	This land use designation allows for areas for multifamily residences including duplexes, triplexes, and apartments; although single- family houses are also allowed.
Mixed Commercial Residential	N/A	Varies <u>6- 20 units/net acre</u>	This land use designation allows for higher density housing, transient residential, professional offices, and limited commercial uses that are accessory to the residential and professional uses.

Source: 2040 General Plan, last updated 2016.

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance preserves the character and integrity of existing neighborhoods. **Table 6-2** shows the residential zones and permitted densities in each. Where the standards shown below entail a range of values, this is typically the result of differing standards for interior lots and corner lots. However, when the range of values applies to building height or lot coverage, the difference is due to dwelling type.

TABLE 6-2. RESIDENTIAL ZONE DISTRICTS AND DEVELOPMENT STANDARDS

District	Minimum Building Site (sq. ft.)		Minimum Lot Width		Maximum Allowable Lot Coverage	Maximum Allowable Height (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Minimum Lot Area per Family Unit (sq. ft.)
	Corner	Interior	Corner	Interior				Corner	Interior	Corner	Interior	
R-1	6,000	5,400	60	60	40%	35	20	10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3 of lot		5,400
	5,400	5,400	60	60	60%	35	20	10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3 of lot		2,700
	As specified for single family dwelling.											
R-2	6,000	5,400	60	60	40%	35	20	10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3 of lot		2,500
	7,000	6,000	70	60	40%	35	20	10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3 of lot		2,000
R-3	7,000	6,000	70	60	60%	45	15	10	6	15	15	2,000
	7,000	6,000	70	60	60%	45	15	10	6	15	15	2,000
	7,000	6,000	70	60	60%	45	15	10	6	15	15	---
R-4	7,000	6,000	70	60	60%	45	15	10	6	15	15	1,500
	6,000	5,400	60	60	60%	35	15	10	6	15	15	1,500
	7,000	6,000	70	60	60%	45	15	10	6	15	15	500
	5 acres		100	100	-	35	25	10	10	10	10	1,800
	As specified in R-4 District											
C-2	2,500	2,500	25	25	100%	60	0' except 10' when adjacent to an alley or an R District					---
	As specified in use permit.											---
	As specified in use permit.											---
CM	10,000	10,000	100	100	33%	50	25	10	10	10	10	As specified in C-2 District
	10,000	10,000	100	100	33%	50	25	10	10	10	10	---
	10,000	10,000	100	100	33%	50	25	10	10	10	10	---

Source: 2040 General Plan, last updated 2016.

Parking standards in all residential districts require a minimum of two parking spaces per unit (**Table 6-3**). In addition to the 1.5 required parking spaces per dwelling unit in multifamily dwellings, one guest space is required for every five dwelling units. These requirements are minimal and not considered a constraint to development. Government Code 65583(a)(4) requires the City to allow sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City of Weed does not currently have parking standards in place for Emergency Shelters and had included **Program HE.2.1.3** to ensure compliance with state law.

TABLE 6-3. RESIDENTIAL PARKING STANDARDS

Unit Type	Number of Parking Spaces Required
Single-Family	2 parking spaces in garage for each dwelling unit
Multifamily dwellings	1.5 spaces for each dwelling unit, plus one guest space for each five units
Mobile home parks	2 parking spaces
Group care facilities	2 parking spaces
Senior Housing	1.0 and 0.5 parking spaces
Rooming house	1.0 parking space for each tenant plus 1.0 guest space for each five tenants
Emergency Shelter	N/A ¹
Accessory Dwelling Unit	1 parking space

Source: City of Weed, updated August 2022.

¹ Program HE.2.1.3 has been included to ensure compliance with Government Code statute 65583 (a)(4) to ensure parking standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone

Typical Densities for Development

The City of Weed is a small city in Siskiyou County with physical constraints to outward expansion. Single-family residential lots generally vary from approximately 2,500 to 5,400 square feet in the low-density residential zone. Multifamily densities are typically between 10 to 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

On- and Off-Site Improvements

The City of Weed requires housing developments to provide pavement, curbs, gutters, sidewalks, drainage facilities, sewer facilities, water facilities, fire-protection facilities, streetlighting, signing, striping, median improvements, street trees and landscape, grading of right-of-way dedication, and modifications to existing utilities to facilitate any or all the improvements identified (**Table 6-4**).

Streets

The alignment of all streets, both horizontal and vertical, should be based on the following:

TABLE 6-4. ALIGNMENT OF STREETS

Street Classification	Minimum Right-of-Way (feet)	Pavement Width (feet)
Frontage Road	50–60	32–40
Cul -de-sac	50–60	32–40
Local Street	50–60	32–36
Minor Collector	60–68	40–48
Major Collector	72, 80	52, 56
Minor Arterial	84	64
Principal Arterial	96	76, 64, 60
	110	36 X 2
Expressway	130	34 X 2

Source: City of Weed Public Works Department, 2023.

The major functions of urban streets fall into the following classifications, and each vary in design based primarily on projected traffic.

- Expressway systems including freeways and parkways, provide for expeditious movements of large volumes of through traffic between areas and across the city and are not intended to provide access to individual properties.
- Arterial systems provide for through traffic movement between areas and across the city. Direct access to abutting commercial and multiple-family properties can be permitted subject to control of the location, number, and spacing of entrance and exit locations.
- Collector streets provide for traffic movements between arterial streets and local streets.

Local streets, including cul-de-sacs, provide direct access to abutting parcels and are used for local traffic movements.

Park Dedications

In the Municipal Code Section 17.32.040 requires land dedication or amount of in-lieu fee pursuant to Sections 17.32.050 and 17.32.060. As a condition of approval of a final subdivision map or parcel map, the subdivider is required to dedicate land, pay a fee in lieu, or a combination of both, at the option of the City, for neighborhood and community park or recreational purposes. The determination of land or fee is based on the following findings:

- The compatibility of dedication with the General Plan of the city.
- The natural features, access, and location of land in the subdivision available for dedication.
- The size and shape of the subdivision and land available for dedication.
- The feasibility of dedication.
- The location of existing and proposed park sites and trail ways.
- The then-current availability of resources to properly develop and maintain a dedication.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

To ensure compliance, the City of Weed has included **Program HE.2.1.2** to ensure compliance with current state law (Government Code (GC) Section 65915).

Flexibility in Development Standards

Chapter 18.20 of the Zoning Ordinance provides for flexibility in residential development standards through the approval of a planned unit development (PUD) and the processing of a conditional use permit in the case of multiple uses. As applications are made, the Planning Commission reviews proposals for General Plan consistency; preservation of open space and/or scenic resources; and compatibility with existing neighborhoods. To approve a PUD, the Planning Commission must make the following findings:

- The proposed location of the PUD is in accordance with the objectives of the Zoning Ordinance.
- The proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- The proposed PUD will comply with each of the applicable provisions of Section 18.20.070 of the Weed Municipal Code.
- The standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking, off-street loading facilities, and landscaped areas will produce an environment of stable and desirable character.
- The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking, and off-street loading facilities will be such that the development will not generate more traffic that 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 harmonize with existing and proposed land uses in the vicinity.
- The proposed PUD or the first use or group of uses can be substantially completed with two years after the district is established.

The City's most recently approved PUD is the Mountain Meadows Planned Development (MMPD), which along with the associated tentative subdivision map, established 42 single-family lots on a forested hillside in the South Weed area. By approving a PUD for the project, the City allowed narrower streets than might otherwise have been permitted in a traditional zoning district. These reduced road widths were deemed appropriate for the topography, existing vegetation, and proposed use of the site in that they serve to slow traffic while at the same time minimizing ground disturbance and tree removal associated with development of the site.

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, manufactured homes and mobile homes, group care facilities, multifamily dwellings, senior housing, supportive housing, and single-room occupancy units.

Some housing types are allowed by right and others are allowed with a conditional use permit. **Table 6-5** summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance.

TABLE 6-5. RESIDENTIAL USES PERMITTED BY ZONING

Residential Uses	R-1	R-2	R-3	R-4	C-1	C-2	CM
Single-Family Dwellings	P	P	P	P	-	-	-
Guesthouse	C						
Accessory Dwelling Units	P	P	P	P	P	P	P
Duplexes	-	P	P	P	-	-	-
Triplexes	-	P	P	P	-	-	-
Multifamily Dwellings	-	-	P	P	-	-	-
Dwelling Group	-	-	P	P			
Boardinghouses/Rooming Houses	-	-	C	C	-	-	-
Senior Housing	-	-	C	C	-	-	-
Mobile Home Parks	-	-	-	C	-	-	-
Manufactured Home ⁴	P	P	P	P	-	-	-
Group Care facilities Facilities (serving six or fewer persons) ¹	P	P	P	P	P	P	P
Group Care Facilities (serving seven or more persons) ¹	-	-	-	-	-	-	-
Single Room Occupancy Units	-	-	-	C	P	P	P
Transitional Housing and Supportive Housing ²	-	-	P	P	-	-	-
Emergency Shelters	-	-	P	P	-	P	-
Farm Worker Housing/Employee Housing ³	-	P	P	P	-	-	-

Source: City of Weed Zoning District Regulations, 2023.

Notes: - = Not Permitted P = Permitted; C = Conditional Use Permit

¹ Program HE.2.1.4 has been included to allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

² Program HE.2.1.4 has been included to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow

supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

³ Program HE.2.1.4 has been included to amend the Municipal Code to allow employee/farmworker housing in compliance with state law (Health and Safety Code Sections 17021.5 and 17021.6).

⁴ Program HE.2.1.4 has been included to allow manufactured homes built on a permanent foundation are allowed in the same manner and in the same zones as conventional or stick-built structures. Specifically, manufactured homes on a permanent structure should only be subject to the same development standards that a conventional single-family residential dwelling would be subject to.

Accessory Dwelling Units

Another type of housing appropriate for lower-income persons are accessory dwelling units (ADU). ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the existing single-family dwelling. The City permits an ADU as a unit within an existing structure (including a dwelling unit, attached or detached garage, or any accessory structure) ministerially with a building permit, regardless of any other standards, on compliance with applicable building and safety code, and if there is independent exterior access from the existing residence and sufficient side and rear setbacks for fire safety. Accessory dwelling units are permitted in all residential and mixed-use zoning districts. Under **Program HE.2.1.1** the City will continue to ensure that the Zoning Code is in compliance with changes to state law and includes incentives for ADUs.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure compliance with fair housing laws; a provision exists for group homes for six or fewer persons; a broad definition of family is included in the Zoning Ordinance to provide occupancy standards specific to unrelated adults, as well as comply with Fair Housing Law; and siting or separation requirements for licensed residential care facilities that do not impact the development and cost of housing for persons with disabilities.

In accordance with Health and Safety Code Section 1568.0831, group homes that operate as single-family residences (nonlicensed and licensed) should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. Additionally, residential care facilities with seven or more persons should be allowed, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's definition of family.

The City currently defines community care facilities as "dwellings which are provided for those in need of social assistance and who are deemed incapable of living alone or without supervision" and permits them as shown in **Table 6-45**.

To ensure compliance with State law, the City has included **Program HE.2.1.4** to allow community care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, no limit on the length of stay, and 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.

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 the necessary life skills to support independent living.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to the restrictions that apply to other residential uses of the same type in the same zone. Additionally, State law requires jurisdictions to allow supportive housing by right in multifamily zones and mixed-use and nonresidential zones allowing multifamily. The City's municipal code allows supportive housing and transitional housing by right in the R-3 and R-4 residential districts. To ensure compliance with the Government Code 65651(a), the City has included **Program HE.2.1.4**.

Emergency Shelters

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments share the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied that are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based on demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

As shown in **Table 6-54**, emergency shelters are permitted in the R-3, R-4, and C-2 zones, by-right without discretionary review but ~~and~~ are subject to the following standards under Section 18.46.060 of the Municipal Code:

1. No more than one emergency shelter is permitted within a radius of ~~one thousand~~ 1000 feet from another emergency shelter.
2. To ensure that new and renovated buildings are compatible with the existing character and scale of the surrounding commercial environment, new and infill buildings must be consistent with the architectural design guidelines. Temporary shelter shall be available to residents for no more than 60 days. Extensions up to a total stay of 180 days may be provided if no alternative housing is available.
3. Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.
4. The provider shall not discriminate in any services provided.
5. The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting, or rite as a condition of eligibility.

The City has included **Program HE.2.1.4** to review and revise the City's current ~~se~~ development and managerial standards, and update the definition of Emergency Shelter. Elements of the current development standards that will be revised will include requirements that no more than one emergency shelter be permitted within a radius of 1000 feet from another emergency shelter, and the requirement that new and renovated buildings are compatible with the existing character and scale of the surrounding commercial environment, new and infill buildings must be consistent with the architectural design guidelines. Additionally, Government Code 65583(a)(4) requires the City to allow sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City of Weed does not currently have parking standards in place for Emergency Shelters and has included Program HE.2.1.3 to ensure compliance with State law.

The 2022 Siskiyou Point-in-Time count identified 321 homeless individuals countywide, and the Weed Police Department estimated three homeless persons in the city, which shows minimal need for a year-round shelter. In accordance with Assembly Bill 2339 (2022), the Housing Element must identify potential sites for emergency shelters in zones that allow residential uses by right and ensure sufficient capacity for the identified need, 200 square feet per person. With three individuals experiencing homelessness in the City, 600 square feet is needed to meet this need. As shown in Table 6-6, there are three potential vacant sites with a total of 1.89 acres (82,328 square feet) in the R-3 zone, listed in Table 6-6, Potential Emergency Shelter Sites, that could provide for a year-round shelter. These sites are located close to commercial uses, including grocery stores, laundromats, and other relevant services. These sites also have available sewer and water services.

TABLE 6-6. POTENTIAL EMERGENCY SHELTER SITES

APN	Zoning	Acreage
060-351-320	R-3	0.82
060-381-210	R-3	0.77
060-561-040	R-3	0.3

Source: Siskiyou County and City of Weed, 2023.

Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SRO). These units are often the most appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance has defined single-room occupancy units and allows these uses in the R-3 and R-4 zones with a use permit. Aside from the requirement for a use permit, the development standards for SROs are the same as for other uses in the respective zones and do not constrain the development of SRO types.

Housing for Farmworkers

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (of 12 units or less) designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City permits employee housing/farm labor housing for six or fewer residents by right in the R-2, R-3, and R-4 zones. The City defines farmworker housing as

... housing owned by an agricultural employer whose place of business is within the city limits of Weed, which housing provides accommodations for six or fewer employees of that employer. Such housing shall be within the place of business and shall be deemed to be a single-family structure with a residential land use designation. Farmworker housing shall not be within the definition of a boarding house, rooming house, hotel, dormitory, or any other housing which is a business run for profit. (Weed Zoning Code Section 18.08.205)

In accordance with Health and Safety Code Section 17021.5, employee/ farmworker housing (six or fewer employees) must be treated as single-family units and allowed everywhere single-family units are allowed. To ensure compliance with State law, the City has included **Program HE.2.1.4** to permit employee housing for six or fewer in the R-1 district.

Reasonable Accommodation

The City adopted a Reasonable Accommodation Ordinance in 2016 that gives persons with disabilities a procedure to seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. Reasonable accommodation requests are reviewed by the Planning Director. The written decision to grant or deny a request for reasonable accommodation will be consistent with the fair housing acts and based on consideration of the following factors:

- The applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
- The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
- The requested accommodation would not impose an undue financial or administrative burden on the City.

- The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.
- Other unforeseen factors that may have a bearing on the specific accommodation request.

Program HE.2.1.5 has been included for the City to review the last current reasonable accommodation procedure and ensure the required findings, specifically the finding regarding potential impacts on surrounding uses, are not potential barriers to housing for persons with disabilities.

Definition of “Family.” The City amended the municipal ordinance in 2019 to amend the definition of “family” so that it clearly indicates that clients of group homes are included. However, further modifications are needed, so the City had included **Program HE.2.1.4** to ensure compliance with state law.

Low Barrier Navigation Centers

Government Code Section 65662 requires that the development of low-barrier navigation centers by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- Permitting pets.
- Providing the ability to store possessions.
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

The City has included **Program HE.2.1.4** to ensure that low barrier navigation centers are permitted in compliance with state law.

Development and Processing Fees

The City of Weed charges a number of planning and building, fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Tables 6-7 and Table 6-8** provide the master fee schedules for the City as of 2018. **Table 6-9** indicates the building and development fees in 2023 for a 2,000-square-foot single-family home. The multifamily fees are based on a typical 1,000 square-foot unit in a project made up of 1 building with 12 units.

TABLE 6-7. DEVELOPMENT FEES

Facility	Fee Per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$4,602	\$930
Sewer Connection Fee	\$3,196	\$3,082
School Impact Fee	\$7,580	\$3,790
Total	\$15,378	\$7,082

Source: City of Weed, 2023.

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

The connection fees for multifamily housing identified above are an average based on recent multifamily development. Connection fees for single-family dwellings are based upon a 2,000-square-foot dwelling.

TABLE 6-8. PLANNING PERMIT FEES

Fee Type	Fee
Architectural Review	\$100
Conditional Use Permit	\$150
Boundary Line Adjustment	\$100
Variance	\$150
Zoning Amendment	\$160
Subdivision (5 or more lots)	\$500
Subdivision (4 or less lots)	\$200
Negative Declaration	At cost
Environmental Impact Report	At cost
General Plan Amendment	\$500
Accessory Dwelling Unit- ADU	\$150

Source: City of Weed, 2023

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

In addition to the above fees, applicants shall be required to reimburse the City of Weed for any additional costs of issuing permit, including but not limited to, extraordinary fees for legal counsel and/or consultant costs.

Engineering and planning consultant fees are assessed on a per-hour basis. An initial fee based on an estimated number of hours for the individual project will be determined at the start of the project and must be paid by the applicant in addition to the application fee prior to commencement of the application process.

TABLE 6-9. FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE

Fee Type	Single-Family ¹	Multifamily ²
Building Permit	\$2,013	\$13,374
Plan Check	\$1,308	\$8,693
Architectural Review	\$100	\$100
Water Connection	\$4,602	\$11,160
Sewer Connection	\$3,196	\$36,984
School Fee	\$7,580	\$45,480
Total	\$18,800	\$70,311

Source: City of Weed, 2023.

¹Fees based on a typical 2,000-square-foot, single-family home with a ¾-inch water connection.

²Fees based on a typical, 12-unit multifamily project with 1,000-square-foot units, with a 2-inch water connection.

The cost of a building permit is \$2,013 for a 2,000-square-foot dwelling and \$13,374 for a multifamily unit. Development fees average \$15,378 for a typical 2,000-square-foot, single-family dwelling and \$7,802 per 1,000-square-foot unit in a 12-unit apartment complex. Depending on housing unit size and type, City and school district fees amount to between 8 and 11 percent of the total cost of each new housing unit (**Table 6-10**). While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, they are deemed necessary to maintain the quality of life desired by City residents and do not constrain the development of affordable housing.

TABLE 6-10. PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

Fee Description	Amount		
	Single Family ¹	Entire 12-Unit Development ²	Per Unit
Building Permit Fees	\$2,013	\$160,486	\$13,374
Entitlement Fees	\$16,786	\$56,937	\$4,745
City Impact Fees	\$15,378	\$93,624	\$7,802
Total City of Weed Fees	\$34,178	\$311,047	\$25,921
Typical Construction Cost per Unit	\$282,019.00	\$3,465,108	\$288,759
Total Cost (Fees Plus Construction Cost per Unit)	\$316,197	\$3,776,155	\$314,680
Weed Fees as a Percent of Total Cost	11%	8%	8%

Source: City of Weed, 2023.

¹ Fees based on a typical 2,000-square-foot single-family home with a ¾-inch water connection.

² Fees based on a typical 1,000-square-foot multifamily unit with a 2-inch water connection as part of a 12-unit project.

Conditional Use Permits

Use permits, which may be issued by city staff and reviewed by the planning commission, can impose conditions as it deems necessary. The purpose of the use permit is to allow special consideration of uses not specifically permitted or prohibited in the zoning classification. The permit process is designed to provide the City sufficient flexibility to determine whether a specific land use on a certain site will be compatible with its environs, the General Plan, and the zoning on adjacent parcels. In reviewing a use permit application, the staff and Planning Commission will evaluate such items as building placement and size, traffic generation, compatibility of use with adjoining properties, and other related development impacts. Conditions may be imposed as necessary to ensure that the proposed use will be compatible and not adversely affect the surroundings areas.

Applications for conditional use permits cost \$150 and are not considered to add a significant cost to the development of a project. No public hearing need be held upon any use permit or variance application, provided that the Planning Commission may hold any hearings deemed necessary. No use permits for residential uses have been applied for within the past eight years, which suggests a preference to develop residential uses in residentially-zoned areas, but does not necessarily indicate that conditional use permits are a barrier to development.

For approval the Planning Commission must make the findings 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 the general welfare of the City. The Planning Commission may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of the zoning classification and may require that such conditions be complied with by the applicant. Current conditional use permit findings are subjective, and as part of **Program HE 2.1.7**, the City will review the existing findings and replace subjective language in the required use permit review findings with objective standards and/or remove subjective standards.

Conditional use permits are required for boarding or rooming houses or senior housing in the R-3 and R-4 zones, mobile home parks in the R-4 zone, or SROs in the R-4 zone, and for residential uses in the C-1 and C-2 zones. Conditional use permits are not required for multifamily projects in residential zones.

Architectural and Site Plan Review

Architectural and site plan reviews for residential projects are conducted simultaneously and are evaluated ministerially by staff with no discretionary review. These reviews are conducted to ensure consistency with the site's zoning and general plan requirements and objective development standards, and the California Building Code. Residential projects are not subject to discretionary design review processes.

Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. However, because Weed is a small community that receives few applications and almost no complicated applications, the processing of a residential application is expeditious. In Weed, most development applications for single-family and multifamily developments take seven to ten days 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 to three months regardless of whether it is for a single-family or multifamily project.

Table 6-11 lists the typical review times for each type of permit or approval process in the City. These review periods do not present constraints to development because 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 6-11. PLANNING PROCESSING TIMES

Type of Approval or Permit	Typical Processing Time	Approving Body
Ministerial Review	7–10 days	City Manager
Architectural Review	10–30 days	Planning Commission
Conditional Use Permit (CUP)	60–90 days	Planning Commission
Zone Change	60–90 days	PC review & recommend/ CC Approval
General Plan Amendment	60–90 days	PC review & recommend/ CC Approval
Parcel Maps	60–90 days	PC review & recommend/ CC Approval
Initial Study (CEQA)	60–90 days	PC review & recommend/ CC Approval
Environmental Impact Report (CEQA)	8–10 months	PC review & recommend/ CC Approval

Source: City of Weed, 2023.

The typical processing times for development and permit approval are presented in **Table 6-12** by project type.

TABLE 6-12. PERMIT PROCESSING TIME

Process	Length of Time		
	Single-Family Unit	Subdivision	Multifamily
Step 1: Ministerial Approval	7 to 10 days	-	7 to 10 days
Subtotal time	10 days		10 days
Step 2: Site Plan ¹	60 to 90 days	60 to 90 days	60 to 90 days
Step 3: Environmental Impact Report (CEQA)	-	8 to 10 months	-
Step 4: Use Permit	60 to 90 days	60 to 90 days	60 to 90 days
Total Estimated Time ²	2 months to 4 months	10 months to 1.5 year	2 months to 4 months

Source: City of Weed, 2023

¹ Includes parcel maps.

² This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time between a project's approval and building permit issuance is determined by the applicant. If corrections are necessary after the City's initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

Permit Streamlining Act Compliance and CEQA Review

In accordance with Government Code section 65943, the City provides a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and applicant.

In accordance with PRC 21080.1 & 21080.2, the City determines if a housing project is exempt from CEQA within 30 days of receiving a complete application.

In compliance with Government Code section 65950, the City approves or disapproves projects within the timelines specified by statute. Projects are approved or denied within whichever timeframe is applicable to the project:

1. Where an environmental impact report (EIR) is prepared, within 180 days from the date of the certification of the EIR by the lead agency, or within 120 days for a “development project”. A “development project” refers to a project that is either entirely residential or is a mixed-use project where non-residential uses are less than 50 percent of the total square footage of the development and non-residential uses are limited to first-floor neighborhood commercial uses in a building of two or more stories.
2. Where an EIR is prepared for a “development project”, projects will either be approved or disapproved within 90 days from the date of certification by the lead agency where at least 49 percent of units are affordable to very low or low-income households and these units are deed-restricted affordable units for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, such as tax credits, bond authority, or other financial assistance from a public agency or federal agency, where this notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, that a prerequisite for funding includes approval of the development by the lead agency, and that the financial assistance is necessary for the project to be affordable. Applicants must confirm that the application has been made to the public or federal agency prior to certification of the EIR.
3. Where a negative declaration is completed and adopted for the development project, within 60 days from the date of adoption by the lead agency.
4. Where a project is determined to be exempt from CEQA, within 60 days of determination of exemption by the lead agency.

The City has included **Program HE.2.1.3** to track project approval and CEQA determination timelines to ensure ongoing compliance.

The City currently posts applications on its website which include detailed lists of components required for the application to be considered complete. A current schedule of fees, exactions, and affordability requirements is available online, as are all zoning ordinances and development standards adopted by the city.

Density Bonus

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

To ensure compliance with Government Code Section 65915, the City adopted Ordinance No. 456 in 2019. However, the City is currently not in compliance with the latest state density bonus law, and to ensure compliance, the City plans to review and revise the ordinance as needed.

Senate Bill 330 Procedure

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The City of Weed offers optional pre-application meetings for all development proposals to advise prospective applicants about current City standards and requirements, and to identify issues in an effort to shorten the length of time required to process a development proposal once it has been accepted. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and City departments. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. To ensure compliance with SB 330, the City has included **Program HE.2.1.3** to help streamline submitted applications.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Currently the City of Weed does not have a process for SB 35. The City has included **Program HE.2.1.3** to establish a SB 35 streamlining approval process and standards for eligible projects. The established procedure will aid in minimizing the review time required for development processes and, in turn, reduce costs to developers, which may increase the housing production in the city.

Local Ordinances

There are no locally adopted ordinances that would limit ordinances that directly impacts the cost and supply or residential development.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code (CBC) and has not adopted additional standards beyond those in the CBC. Therefore, because the California Building Code protects public health and safety, it does not pose a significant constraint to the production or improvement of housing in Weed.

Code enforcement typically occurs when a building inspector is processing other permits on the site, or when complaints are filed. The City's code building inspector is charged with the enforcement of the latest adopted editions of the California Building Code, the California Electrical Code, the California Plumbing Code, the California Mechanical Code, the Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. Code enforcement remains a priority for the City, and a code enforcement program will be developed and implemented as soon as funding allows (see **Program HE.4.1.1**).

Nongovernmental Constraints

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices even in small geographic regions. Factors affecting the costs of land include overall availability in a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have larger and less expensive parcels available, and smaller, more expensive parcels are closer to or in urbanized areas.

As of December 2022, various sites were listed for sale in Weed, with prices ranging from \$77,500 per acre to \$125,000 per acre (according to a survey of zillow.com listings in December 2022) (see **Table 6-13**). The maximum price range is significantly higher now compared to vacant land cost in 2014; however, there are a few lots available in a lower price range. Though land prices declined during the economic recession, they have been increasing ever since.

TABLE 6-13. PERMIT PROCESSING TIME

Acres	Price	Price per Acre
1.16	\$89,900	\$77,500
1.01	\$79,900	\$79,108
5.36	\$125,000	\$125,000
10.00	\$119,000	\$11,900

Source: Zillow.com, December 2022.

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. The construction costs for five affordable tax-credit projects currently in development were analyzed. These projects were in the cities of Yreka, Burney, and Redding. Construction costs averaged \$288,759 per unit or \$292 per square foot. For 1,000-square-foot apartment units, the estimated per-unit cost would be between \$288,759 and \$292,000 per unit. Please note that these construction costs do not include the costs of buying land.

The Craftsman Book Company is a resource that provides construction cost estimates for specific geographic areas by ZIP code. According to the Craftsman Book Company's 2022 estimates, construction costs for a single-family home are approximately \$141 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced-air heating/cooling in Weed. Estimated total construction costs for such a home are \$282,019. These construction costs include labor, materials, and equipment but do not include costs of buying land.⁴

⁴ 2022 National Building Cost Manual and 2022 zip code modifiers 96094, Craftsman Book Company.

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 a housing project infeasible 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 6-14** illustrates interest rates as of December 2022. 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 which 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 6-14. PERMIT PROCESSING TIME

	Interest	APR
Conforming		
30-year fixed	6.125%	6.316%
15-year fixed	5.500%	5.811%
Jumbo		
30-year fixed	5.375%	5.484%
15-year fixed	5.125%	5.309%

Source: www.wellsfargo.com, December 2022.

Infrastructure

Water

According to the most recent LAFCO Municipal Service Review (MSR), the City has not updated its Water Plan since its original adoption in 2003. In that report, it was discussed that the City relied on springs and wells for water supply. Water from Beaughan Springs, Mazzei Well, and Gazelle Well are supplied by the Mount Shasta Watershed. Beaughan Springs is privately owned by Roseburg Forest Products and feeds the Hillside and Lincoln Heights storage reservoirs. Mazzei Well is in South Weed just northeast of South Weed Interstate 5 offramp. Some private wells are maintained by private citizens and used within the city limits. The City's water sources allow for delivery of approximately 2.97 million gallons per day. The City's water distribution system consists of more than 135,000 feet of ¾-inch- to 12-inch-diameter pipeline, which was built from a variety of materials at different times, resulting in some variability in age and condition. The vast majority of the City's network is less than 30 years old.

and expected to last for another 40 years or more. The 2003 Master Water Plan identified that 33.5 percent of the water supply was leaking which was determined to be due to the age of the pipe network.

During the planning period, the City was awarded 7.4 million to upgrade the water system by adding a new waterline. Construction for the upgrades is estimated to begin summer 2023. The City was also able to secure \$10 million in funding to add a new waterline and tie the north line to the south. The City is preparing to go out to bid in fall 2023 for these upgrades.

Wastewater

The City uses the 2006 Master Sewer Plan (MSP) to update, customer complaints, and regular maintenance activities to identify and prioritize system deficiencies. It has been determined that the City's existing collection system has capacity to meet average dry weather flows (ADWF); however, the City still experiences sewer overflows during the summer. A review of sewer overflow reports since June 2013 indicates that root intrusion is the primary cause. In addition, the City also has relatively high peaking factors meaning that the ratio of the maximum flow to the average daily flow in a water system is two times the existing demand. A peaking factor of 2.7 and 6.7 at the Shastina and Weed Wastewater Treatment Plant (WWTP) respectively indicate a significant flow contribution to the City's collection system due to Infiltration and Inflow (I&I) an excess of water that flows into sewer pipes from groundwater and stormwater. Therefore, root intrusion and locations with significant I&I should be addressed in the City's capital improvements program.

The City embarked on a sewer upgrade in 2018 with an awarded amount of \$5 million to change the sewer main from the south part of the city to the City's boulevard. These upgrades will allow for additional wastewater capacity.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas of the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Pacific Power
- Gas: Siskiyou County and the City of Weed do not have access to natural gas; however, several local gas companies provide propane to individual residences and businesses.
- Telephone:
 - Landline: AT&T, Cal-Ore Telephone Company, and Siskiyou Telephone Company
 - Cellular: AT&T, Sprint, and MCL
- Internet Service: AT&T, Hughes Net, and Earthlink

The city currently (2023) has water, wastewater, and dry utility capacity to accommodate the 6th cycle RHNA.

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 the 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 Weed due to the requirements of California Building Code Title 24, 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 weather stripping. Incorporating new technology in residential developments offers developers a chance to design projects with maximum energy conservation. 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. Though it is not feasible for all possible conservation features to be included in every development, there are often a number of economically feasible measures that can result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features as well as retrofitting existing structures will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient a building is and what improvements can be made, if needed. Many modern building design methods 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.
 - 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.
 - 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.
- Use of trees and hedges as windbreaks.

4. 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 energy efficient home appliances.
- 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 and maximizing orientation, lowering appliance consumption, and maximizing on solar energy.

Weatherization of substandard housing in Weed is provided by Great Northern Services, a community-based nonprofit that serves the needs of Siskiyou County residents. As a nonprofit, Great Northern Services receives its funding from federal, State, and private sources, including California's Low-Income Housing Energy Assistance Program and Pacific Power's Low-Income Weatherization Program.

The following programs relate to the City's opportunities for energy conservation:

- Program HE.4.1.3: Rehabilitation, energy conservation, and weatherization program information for existing housing will be disseminated by publicizing these programs.
- Through handouts available at public locations, as well as through the City newsletter.
- Program HE.4.1.4: To reduce energy consumption in the city, units being rehabilitated with CDBG funds will be required to include energy conservation features such as dual-pane windows, insulation, caulking, and weather stripping.

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7. Review of the 5th Cycle Housing Element

Per California Government Code Section 65588,

Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.

Progress Toward Meeting Quantifiable Objectives

The 2014–2019 RHNA prepared by the California Department of Housing Community Development (HCD) determined that the City of Weed needed to accommodate 38 additional housing units. HCD disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 7-1** compares the 5th Cycle RHNA to the building permits issued during 2014 to 2019.

Table 7-1. REGIONAL HOUSING NEEDS ALLOCATION COMPARED TO PERMITS ISSUED, 2014 – 2019 (5TH CYCLE HOUSING ELEMENT)

Income Category	2014–2019 RHNA	2014–2019 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	10	0	0%
Low	6	0	0%
Moderate	6	0	0%
Above Moderate	16	65 ¹	306%
Total	38	65	71%

Source: HCD Regional Housing Needs Allocation (RHNA) Plan, 2012, City of Weed, November 2022

¹Includes 59 permits pulled for rebuilds.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2014-2019 Housing Element Programs matrix (**Table 7-2**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- Pursuant to SB 2, the City amended the municipal code to ensure zoning for a variety of housing types through Ord. No. 426-2015 and Ord. No 456-2019. The amendments include:
 - Permitting emergency shelters.
 - Amending the definition of “family.”

- Permitting employee and farmworker housing in compliance with Safety Code 17021.5.
- Defining and allowing transitional and supportive housing in all residential zones and subject to the same development standards.
- Require 1.5 parking spaces for studio apartments and one-bedroom units in multifamily housing developments.
- To ensure that reasonable accommodation rules, policies, and practices are in place for equal access to housing, the City amended the municipal code through Ord. No. 433-2016, 1, 11-10-2016.
- The City amended the Municipal Code, Ordinance No. 456, to ensure the development of affordable housing is feasible and adopted a density bonus to incentivize the development of affordable housing.
- In 2018 and 2019, Great Northern Services (GNS) assisted homeowners with low interest loans and/or grants through its Housing Rehabilitation Program.
- To avoid displacement of lower-income households experiencing economic hardships, GNS has provided \$117,743 in rental and mortgage assistance to households in Weed.

Progress Toward Meeting Housing Element Actions

Table 7-2 summarizes the programs from the 2014-2019 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 8, Goals, Policies, and Programs**.

Table 7-2. REVIEW OF THE 5TH CYCLE HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action
<p>Program HE.1.1.1</p> <p>As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, as well as the types housing that are likely to meet the needs of future occupants.</p>	<p>The City is recovering from fires that destroyed 210 homes. The Boles Fire started September 15, 2014, and burned more than 516 acres over the course of 26 days resulting in the loss of approximately 150 units. The Mill Fire started September 2, 2022, and burned over 3,900 acres in rural Siskiyou County. Approximately 60 units were lost in the Mill Fire. Only one building permit has been pulled to rebuild from the Mill Fire. Due to the fires and increasing cost of development, rebuilding has provided little opportunity for new housing units.</p>	<p>Modified. New program HE.1.3.1.</p>
<p>Program HE.1.1.2</p> <p>The City will encourage the development of affordable housing by maintaining low fee requirements when grants can be obtained to offset the cost the development. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.</p>	<p>The City has been recovering from two fires that destroyed 210 homes and has not received any grants to help developers offset the cost of development.</p>	<p>Modify. Combine with HE.1.1.3. New program HE.1.1.1.</p>
<p>Program HE.1.1.3</p> <p>Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. “Encourage and support” as used herein means:</p> <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; • Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review; • Provide density bonus or other concessions in accordance with Government Code §65915; • Allow phasing of infrastructure whenever possible at time of project review; • Obtain grant funding to facilitate the development when possible; and 	<p>Most housing proposals have been rebuilds due to the Boles Fire.</p>	<p>Modify. Combine with HE.1.1.2. New program HE.1.1.1.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> Any other action on the part of the City which will help to keep development costs to a minimum. 		
<p>Program HE.1.1.4</p> <p>As a means of keeping sewer and water capacities ahead of demand, as well as ensure that the City is able to accommodate its share of Regional Housing Needs, the City will continue to implement those improvements identified in the 2003 Master Water Plan and the 2006 Master Sewer Plan as funding allows.</p>	<p>The City embarked on a sewer upgrade in 2018 with an award of \$5,000,000 to change the sewer main from the south part of the City. As a result of these upgrades, the new addition will allow for additional sewer capacity.</p> <p>During the planning period, the City was awarded 7.4 million to upgrade the water system by adding a new water line. Construction for the upgrades is estimated to begin summer 2023. The City was also able to secure \$10,000,000 in funding to add a new water line and tie the north line to the south. The City is preparing to go out to bid in fall 2023.</p>	Delete. Completed.
<p>Program HE.1.1.5</p> <p>Pursuant to Government Code § 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p>	<p>As of 2021, no opportunities have been presented. As a result of upgrades, the City does not anticipate shortages of capacity in water systems. According to the Sewer System Management Plan (SSMP) published in May 2022, the City has identified capacity deficiencies as a result of root intrusion. Although the City has seen a net population decrease in Weed, the SSMP noted peak flows will exceed maximum capacity. To address future wastewater need, the City was advised to upgrade the current reach and have a 12-inch main to meet future needs. The City has identified potential funding to make the necessary improvements to meet future wastewater needs.</p>	Continue. New program HE.2.1.6.
<p>Program HE.1.1.6</p> <p>The City will continue to coordinate affordable housing needs and related issues with Great Northern Services cooperation a non-profit housing-and-community-development corporation.</p>	<p>Through HUD's -Coronavirus Community Development Block Grants administered by the California Housing and Community Development (HCD) all Siskiyou County jurisdictions pooled their funding for eligible households in Siskiyou County to apply for the Subsistence Payment Program. The funding supports low/moderate income households with past and/or current due rent, mortgage, and/or utility bills. Great Northern Services issued these funds to several households to assist with mortgage and rental assistance. Households can were able to receive this assistance for three consecutive months in the amount of \$3,000 per month for three consecutive month and as Households can also apply for utility assistance in the amount of \$3,000. For households in Weed, GNS has awarded approximately \$117,743 in rental and mortgage assistance. The City is working with GNS on three public works and meets</p>	Modify. New program HE.1.1.2.

Program	Implementation Status	Action
	frequently with Brandy Caporaso, the Community Development Manager of GNS. The public works project includes installing digital water meters for private residences, storm water planning for Boles Creek and water and sewer line replacement projects.	
Program HE.1.2.1 Building permit processing and inspections for individuals with disabilities shall be given a high priority.	No opportunities have been raised.	Modify. Combine with HE. 1.2.5. New program HE.1.2.3.
Program HE.1.2.2 Pursuant to SB 2, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., without a use permit and subject only to the same development and management standards that apply to other allowed uses) in the Limited Industrial (C-M) zone.	The City has updated the municipal code to ensure zoning for a variety of housing types through Ord. No. 426-2015.	Delete. Completed.
Program HE.1.2.3 In order to help meet the needs of extremely low-income households, and those with developmental disabilities pursuant to SB 812, the City will offer financial incentives and/or regulatory concessions for the development of single-room occupancy units when development of these units is proposed.	No opportunities or applications have been received.	Modify. New program HE.1.2.2
Program HE.1.2.4 In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.	No opportunities or applications have been received.	Delete. The City does not have a need for larger units.
Program HE.1.2.5 Amend the Zoning Ordinance as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.	The City has updated the municipal code to ensure reasonable accommodation with rules, policies, and practices to ensure procedures are in place for equal access to housing through Ord. No. 433-2016, 1, 11-10-2016.	Modify. New program HE.2.1.5.

Program	Implementation Status	Action
<p>Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.</p>	<p>Since the last HE cycle, the City experienced two catastrophic fire that destroyed 142 homes. Updating the vacant parcel inventory has been interrupted by rebuilding efforts.</p>	<p>Modify. Combine with program HE.1.1.1. New program HE.1.3.1.</p>
<p>Program HE.2.1.1 Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.</p>	<p>The City amended the municipal code with Ordinance No. 456 to ensure the development of affordable housing is feasible.</p>	<p>Delete. Completed.</p>
<p>Program HE.2.1.2 Prior to June 2015, adopt a "density bonus" ordinance consistent with Government Code Section 65915.</p>	<p>To ensure compliance with Government Code Section 65915, the City adopted Ordinance No. 456 in 2019. To ensure compliance, the City plans to review and revise as needed.</p>	<p>Modify. New program HE.2.1.2.</p>
<p>Program HE.2.1.3 Monitor the conditional use permit process with regard to proposed senior housing projects to determine whether the process hinders the development of housing affordable to seniors. If it is determined that the process does deter development of affordable housing, the City will reconsider its position on requiring use permits for senior housing and take necessary steps to resolve the issue.</p>		<p>Modify. Combine programs HE.2.1.3, HE.2.1.4, HE.2.1.6, HE.2.1.7. New program HE.2.1.4.</p>
<p>Program HE.2.1.4 Amend the Zoning Ordinance to require 1.5 parking spaces for studio apartments and one-bedroom units in multifamily housing developments where sufficient off-street parking capacity is demonstrated for snow removal purposes.</p>	<p>The City amended the zoning ordinance in 2019 to require 1.5 parking spaces for studio apartments and one-bedroom units in multifamily housing developments.</p>	<p>Delete. Completed.</p>
<p>Program HE.2.1.5 Amend the definition of family in the Zoning Ordinance so that it clearly indicates clients of group homes are included.</p>	<p>The City amended the municipal code in 2019 to amend the definition of "family" so that it clearly indicates that clients of group homes are included. However, further modifications are needed.</p>	<p>Modify. Combine programs HE.2.1.3, HE.2.1.4, HE.2.1.6, HE.2.1.7. New program HE.2.1.4.</p>

Program	Implementation Status	Action
Program HE 2.1.6 Consistent with Health and Safety Code 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by-right, without a Conditional Use Permit, in single-family zones for less than six persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.	The City amended the municipal code in 2019 to comply with Safety Code 17021.5 and 17021.6 with Ordinance No. 456.	Modify. Combine programs HE.2.1.3, HE.2.1.4, HE.2.1.6, HE.2.1.7. New program HE.2.1.4.
Program HE 2.1.7 The City will amend the Zoning Ordinance to define and allow transitional and supportive housing in all residential zones, subject to the same development standards as would apply to a residential structure of the same housing type.	The City amended the municipal code in 2019 to define and allow transitional and supportive housing in all residential zones, subject to the same development standards as would apply to a residential structure of the same housing type through Ordinance No. 456.	Modify. Combine programs HE.2.1.3, HE.2.1.4, HE.2.1.6, HE.2.1.7. New program HE.2.1.4.
Program HE.3.1.1 Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Police Department and distributing notices to the Weed Branch Library and Post Office regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City (i.e., the City Administrator) and any other information deemed relevant by the City Council.	The City continues to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Police Department and distributing notices to the Weed Branch Library and Post Office regarding the availability of fair housing information and a referral contact at City Hall.	Modify. Combine programs HE.3.1.1 and HE.3.1.2. New program HE.3.1.1.
Program HE.3.1.2 Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.	As of 2021, no incidents of discrimination in the sale or rental of housing and lending practices have been reported for action to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development.	Modify. Combine programs HE.3.1.1 and HE.3.1.2. New program HE.3.1.1.
Program HE.4.1.1 With a goal of assisting seven households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.	Great Northern Services previously ran the rehabilitation program for the City of Weed. The City does not currently have CDBG monies to fund a rehabilitation project. The City estimates that approximately 70 percent of all units require minor rehabilitation.	Modify. Combine programs HE.4.1.1, HE.4.1.2, HE.4.1.3 and HE.4.1.4. New program 4.1.2.

Program	Implementation Status	Action
<p>Program HE.4.1.2</p> <p>The City will apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program</p>	<p>In 2018 and 2019 Great Northern Services assisted homeowners with low interest loans and/or grants through its Housing Rehabilitation Program. During 2020 and 2021, the City did not apply for CDBG funds.</p> <p>Through HUD's Coronavirus Community Development Block Grants administered by the California Housing and Community Development (HCD) all Siskiyou County jurisdictions pooled their funding so eligible households in Siskiyou County could apply. The funding supports <u>supported</u> low/moderate income households with past and/or current due rent, mortgage and/or utility bills. Great Northern Services issued these funds to several households to assist with mortgage and rental assistance. Households were able to receive this assistance for three consecutive months in the amount of \$3,000 per month for three consecutive month and as applied for utility assistance in the amount of \$3,000 <u>Households can receive this assistance for three consecutive months in the amount of \$3,000 per month. Households can also apply for utility assistance in the amount of \$3,000.</u> For households within the City of Weed, GNS has awarded approximately \$117,743 in rental and mortgage assistance.</p>	<p>Modify. Combine programs HE.4.1.1, HE.4.1.2, HE.4.1.3 and HE.4.1.4. New program 4.1.2.</p>
<p>Program HE.4.1.3:</p> <p>Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations.</p>	<p>The City continues to distribute rehabilitation, energy conservation, and weatherization program information through handouts available at public locations.</p>	<p>Modify. Combine programs HE.4.1.1, HE.4.1.2, HE.4.1.3 and HE.4.1.4. New program 4.1.2.</p>
<p>Program HE.4.1.4</p> <p>In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.</p>	<p>Great Northern Services previously ran the rehabilitation program for the City of Weed. The City does not currently have CDBG monies to fund a rehabilitation project. The City estimates that approximately 70 percent of total units require minor rehabilitation. As a result of the Boles and Mills Fires, approximately 210 homes were lost. Between the years of 2016 to present the police have logged 1,010 nuisance properties.</p>	<p>Modify. Combine programs HE.4.1.1, HE.4.1.2, HE.4.1.3 and HE.4.1.4. New program 4.1.2.</p>
<p>Program HE.4.1.5</p> <p>As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement</p>	<p>The City continued to respond to complaints and obvious code violations. From 2016 -2022, the police department has logged about 1,010 nuisance properties.</p>	<p>Modify. New program HE.4.1.1.</p>

Program	Implementation Status	Action
program as funding becomes available.		
Program HE.4.1.6 The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.	The City has been recovering from two fires that destroyed 210 homes. The fire removed some dilapidated housing as well as other homes that were not dilapidated.	Delete.
Program HE.5.1.1 The City will respond to the property owner on any Federal or State notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.	As of 2022, no opportunity to implement this has occurred.	Delete.
Program HE.5.1.2 The City will assist in the search for gap funding for “at risk” projects that may decide to pay off existing assisted loans during the course of the planning period.	As of 2022, no notices were received.	Modify. Combine programs HE.5.1.2 and HE.5.1.3. New program HE.5.1.1.
Program HE.5.1.3 The City will continue to maintain a current list of entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Government Code 65863.11).	The City continues to maintain a list of entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal per Government Code 65863.11.	Modify. Combine programs HE.5.1.2 and HE.5.1.3. New program HE.5.1.1.

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8. Goals, Policies, and Programs

State law requires that the Housing Element contain a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing (Government Code Section 65583(b)). This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the City of Weed.

The City of Weed Housing Element is based on five strategic goals:

1. Provide for a variety of housing types and costs for all segments of the population.
2. Ensure that the City's development standards and/or processing requirements are reasonable and fair to all and not a constraint to the development of affordable housing.
3. Ensure people are provided a choice of housing locations in the community regardless of age, race, color, national origin, religion, gender, family status, or disability.
4. Ensure that the quality, safety, and livability of housing in the City of Weed is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units that cannot be improved are replaced.
5. Retain and conserve the existing supply of housing affordable to low- and moderate-income households.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development while addressing the needs of low- and moderate-income households and special needs groups.

Goal HE.1: Provide for a variety of housing types and costs for all segments of the population.

Policy HE.1.1: The City will encourage housing suitable to a variety of income levels and household sizes and types.

Program HE.1.1.1: Support Affordable Development. The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities.

- Continue to seek partnerships and meet at least every other year with other agencies, housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households as well as special-needs populations such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, and persons experiencing homelessness. Meet more frequently if development rates increase.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs populations and take all actions necessary to expedite processing of such projects.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development and provide for additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.
- Monitor HCD's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households) such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- To promote housing mobility, develop a lot-splitting program to permit duplexes that is similar to SB 9, but adapted to allow for wildfire safety in development standards and to fit the specific conditions of typical lot sizes in the city.
- Allow phasing of infrastructure whenever possible at time of project review.
- Obtain grant funding to facilitate the development when possible.

Responsibility: City Council

Financing: General Fund

Timing: Ongoing, to be reviewed and revised at midyear and when completing the General Plan Annual Report. Adopt zoning code amendments to implement a development program modeled after SB 9 by July 2025.

Quantified Objective: Facilitate development of at least two units of housing affordable to lower-income households, prioritizing new opportunities, with at least 1 locateds in higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city. Permit at least one lot-split during the planning period.

Program HE.1.1.2: Coordination with Great Northern Services. The City will continue to coordinate affordable housing needs and related issues with Great Northern Services, a nonprofit housing and community development corporation. The City will identify funding sources as they become available to provide financial support for Great Northern programming.

Responsibility: City Manager

Financing: General Fund

Timing: Meet frequently throughout each year. Identify funding opportunities on an annual basis and apply as NOFAs are released.

Quantified Objective: Assist 15 lower- or moderate-income households with home rehabilitation projects over the planning period through coordination with Great Northern.

Policy HE.1.2: Continue to promote housing for persons with special needs.

Program HE.1.2.1: Persons with Developmental Disabilities. To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the City will:

- Meet with the Far Northern Regional Center by March 2024 to implement an outreach program that informs families in the county about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County’s website, and housing-related training for individuals/families through workshops.
- Continue to ensure new developments comply with standards in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage “universal design” features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs.

Responsibility: Planning Department

Financing: General Fund

Timing: Develop outreach program by March 2024; encourage accessibility elements as projects are proposed and processed.

Quantified Objective: Facilitate the development of one unit that is accessible and supportive to persons with disabilities, persons with developmental disabilities, or persons suffering from mental illnesses, prioritizing new opportunities in higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city.

Program HE.1.2.2: Extremely Low-Income Households and Homeless Community Members. The City will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities) and individuals and families in need of emergency/transitional housing.
- Encourage the development of Single Room Occupancy (SRO) Units, transitional and supportive housing, and other special housing arrangements.
- The City will coordinate with the County to support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, including increasing the supply of affordable housing, low-barrier emergency shelter and housing, and permanent supporting housing.
- The City shall coordinate with other jurisdictions in the county as well as partner agencies and non-profit organizations to develop strategies to address homelessness, including seeking funding opportunities to develop, rehabilitate, and/or convert extant non-residential buildings to housing to serve extremely low-income households and special needs households.

Responsibility: City Council

Financing: Grant Funding (CDBG, HOME)

Timing: Ongoing, as projects are processed by the Planning and Zoning Department. Ongoing coordination with Great Northern Services and other community groups to identify needs of extremely low-income households.

Quantified Objective: Facilitate the development of one unit of housing for an extremely low-income household, prioritizing new opportunities in higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city. Coordinate with other jurisdictions and partner agencies on an annual basis throughout the planning period; review funding opportunities on an annual basis and apply for funding as opportunities become available.

Program HE.1.2.3. Housing Choice Vouchers (Section 8) Rental Assistance. The Shasta Housing Authority administers the Section 8 program for the City of Weed. In partnership with the Housing Authority, the City will implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The City will distribute this information to property owners and managers across the city, increasing marketing as needed in areas with a lower proportion of voucher holders and in high resource areas to improve access to affordable housing in all areas of the city and facilitate mobility opportunities for lower-income households throughout the city.

Responsibility: *Community Development Department, Shasta Housing Authority*

Financing: *General Fund*

Timing: *Assist the Shasta Housing Authority with publicizing the Section 8 program at least biannually on the City's website and social media pages to facilitate access to housing mobility opportunities. The City will also publish on its website the names and contact information for the complexes in the Shasta Avenue neighborhood and southwest side of the city that market units to Section 8 voucher holders. The City will also seek funding annually to support a biannual training for landlords or informational materials on source of income discrimination to address displacement risk stemming from discrimination. These efforts will be focused in the Shasta Avenue neighborhood and southwest side of the city.*

Quantified Objective: *Assist at least 15 households with accessing the HCV program, of which at least 5 will currently live in lower resource areas, such as the city's north side and central city. Encourage at least 5 new property owners to participate in the program, of which at least 2 will be located in higher-resource areas such as the southwest side of the city and the Shasta Avenue neighborhood.*

Program HE.1.2.4: Farmworker Households. The City will coordinate with the County to conduct a housing needs study for farmworker households. After completing the needs study for farmworker housing, possible development sites will be identified and developers will be contacted bi-annually to market these sites.

Responsibility: Community Development Department

Financing: General Fund, Grant Funding (CDBG)

Timing: Complete study by December 2025. Developers will be contacted to develop on these sites bi-annually.

Quantified Objective: Facilitate the development of five units of farmworker housing during the planning period.

Policy HE.1.3: Provide adequate sites to meet the City's share of regional housing needs.

Program HE.1.3.1: Adequate Sites for Housing. The City will monitor the Sites Inventory annually and as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. If the City falls into a no-net-loss situation, the City will identify a replacement site within 180 days to ensure the remaining RHNA is being met. Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the city and amend zoning and land use designations as necessary to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.

Additionally, concurrent with adoption of the Housing Element, through implementation of Program HE-1.3.3, the City will have additional capacity and sites available to accommodate lower income units beyond the RHNA and will offer the following to assist with development of these potential sites.

- Assist applicants with any mitigation measures if sites have environmental or infrastructure constraints.
- Offer incentives for development on these sites through Programs HE-1.1.1, HE-1.2.2, HE-1.3.1, HE-1.3.2, HE-2.1.2.
- Market and advertise these sites through actions listed in Program HE-1.1.1.

Responsibility: City Council and City Manager

Financing: General Fund

Timing: Monitor annually and as projects are processed.

Quantified Objective: Facilitate the development of one unit of housing for a very low-income household and one unit for a low-income household, prioritizing new opportunities in higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city. Provide additional capacity for 12 lower income units beyond the RHNA.

Program HE 1.3.2: Lot Consolidation. The City will help to facilitate lot consolidations to combine small lots identified as part of a potential larger site in the Housing Element into larger developable lots for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives suggested by developers. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2026, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

Responsibility: City Council and City Manager

Financing: General Fund

Timing: Meet with developers and property owners starting in 2024 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months, and again each year after every annual meeting.

Quantified Objective: Support 10 sets of lot consolidations (anticipating 3 units affordable to moderate-income households and 7 units affordable to above moderate-income households) to improve housing mobility, reduce displacement risk, and increase the supply of affordable housing.

Program HE 1.3.3: General Plan Land Use and Zoning Consistency. The City will increase the allowable density in the High Density Residential Land Use Designation **to at least 15 units per acre to ensure consistency with the R-3 and R-4 zoning districts.** Additionally, as required by State law, the City will complete an annual review which will cover consistency between the Housing Element and the other General Plan Elements. As portions of the General Plan are amended, the Housing Element will be reviewed and revised to ensure that internal consistency is maintained.

Responsibility: City Council and City Manager

Financing: General Fund

Timing: **Concurrently with adoption of the Housing Element.** Future review annually; additional amendments as needed.

Quantified Objective: Support the development of 83712 lower income units and 15 moderate-income units.

~~**Program HE 1.3.4: Zoning Consistency.** The City will conduct a review of the General Plan and Zoning code and revise the General Plan to ensure consistency. Additionally, as required by State law, the City will review will cover consistency between the Housing Element and the other General Plan Elements. As portions of the General Plan are amended, the Housing Element will be reviewed and revised to ensure that internal consistency is maintained.~~

~~**Responsibility:** City Council and City Manager~~

~~**Financing:** General Fund~~

~~**Timing:** Initial General Plan amendment concurrent with the Housing Element update. Future review annually; additional amendments as needed.~~

Goal HE.2: Ensure that the City's development standards and/or processing requirements are reasonable and fair and not a constraint to the development of affordable housing.

Policy HE.2.1: Remove constraints to the development and availability of housing for all segments of the population.

Program HE.2.1.1: Accessory Dwelling Units. The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and would therefore help reduce displacement risk for low-income households and increase mobility:

- Amend the Zoning Ordinance to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- Post information on City's website and the public counter to inform property owners of the standards for ADU development, permitting procedures, and construction resources.
- Encourage developers, as projects are proposed, to design floor plans for all new market-rate residential units to accommodate future conversions to ADUs/JADUs.
- To promote housing mobility, pursue State or federal funding as available to make one pre-approved ADU plan and one pre-approved JADU plan available during the planning period.
- By December 2024, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.
- Promote housing mobility by conducting annual outreach related to the benefits of ADUs and incentives to build them to higher-income areas and areas in close proximity to resources, including the southern end of the city and areas within walking distance of schools.

Responsibility: City Council and City Manager

Financing: General Fund

Timing: Review and revise the current ADU ordinance, as needed, by December 2024; make ADU materials available by December 2024 and update annually, identify incentives by December 2025.

Quantified Objective: Facilitate the development of ~~four~~ six, including two lower and one moderate income accessory dwelling units by 2031, prioritizing higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city.

Program HE.2.1.2 Density Bonus Program. The City will continue to comply with California Government Code Section 65915, as revised, and will promote the use of density bonuses to increase the supply of affordable housing in an effort to reduce displacement risk and promote housing mobility opportunities. The City will produce informational materials on density bonus requirements and opportunities that will be available at City Hall and on the City's website and provided to developers annually and when discussing projects.

Responsibility: Community Development Department

Timing: Create informational materials by December 2023 and provide information to developers annually; update as changes are made to State Density Bonus requirements.

Financing: General Fund, Developer Fees

Quantified Objective: Facilitate the construction of five lower-income units to increase mobility opportunities and reduce displacement risk; encourage density bonus units in high resource areas such as the Shasta Avenue neighborhood and the southwest side of the city.

Program 2.1.3 Preliminary Applications (SB 330), ~~and Streamlined Approval (SB 35)~~, and Permit Streamlining Act. The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330. The City will also establish a written policy and/or procedure and other guidance, as appropriate, to specify the SB 35 streamlining approval process (Government Code 65913.4) and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Additionally, the City will track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Gov't Code 65920.

Responsibility: City Council and City Manager

Financing: General Fund

Timing: Develop or adopt HCD's SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received. Track project processing timeframes related to PRC §21080.1, PRC §21080.2, and Government Code 65920 on an ongoing basis.

Quantified Objective: Facilitate construction of two very low-income units and two low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas such as the Shasta Avenue neighborhood and the southwest side of the city.

Program HE.2.1.4: Zoning Amendments. The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities:

- **Family Definition.** Amend the definition of family in the Zoning Ordinance in compliance with State law.
- **Manufactured Housing.** Amend the Zoning Ordinance to permit manufactured housing in the same manner and in the same zone as a conventional or stick-built structure is permitted, in compliance with Government Code Section 65852.3.
- **Residential Care Facilities.** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.
- **Farmworker Housing.** Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.
- **Emergency Shelters.** Review existing development and managerial standards for emergency shelters to ensure they are objective and ~~compliance~~ with State law, specifically revising standards 1) No more than one emergency shelter is permitted within a radius of one thousand feet from another emergency shelter, and 2) ensure that new and renovated buildings are compatible with the existing character and scale of the surrounding commercial environment, new and infill buildings must be consistent with the architectural design guidelines, identified in the Housing Constraints section, and revise as needed. Adopt parking standards for emergency shelters that do not require more parking for emergency shelters than

for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4), and update the City's definition of emergency shelters to includes other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code section 65583, subdivision (a)(4).

- **Transitional and Supportive Housing.** Amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Low-Barrier Navigation Centers.** Permit low-barrier navigation centers—defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing—by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Senior Housing.** Remove the conditional use permit process for senior housing projects to ensure the process does not constrain the development of housing affordable to seniors.

Responsibility: *Planning Commission and City Council*

Financing: *General Fund*

Timing: *Adopt zoning code ordinance revisions by June-December 2024*

Program HE.2.1.5: Reasonable Accommodations. The City will continue to provide reasonable accommodation to individuals with disabilities in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City will amend its reasonable accommodations procedures to remove text that states “unforeseen factors that may have a bearing on the specific accommodation request” may be considered when evaluating reasonable accommodations requests. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees, or building codes. Building permit processing and inspections for individuals with disabilities shall be prioritized.

The City will also implement State requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.

Responsibility: *Planning Commission and City Council*

Financing: *General Fund*

Timing: *Zoning code amendment adopted by June 2024. Reviewing regulations and procedures for City-funded or operated housing programs by December 2024*

Program HE.2.1.6: Water and Wastewater Procedure. As the water and wastewater provider for the city, the City will establish a procedure to grant priority to projects that include housing units affordable to lower-income households, consistent with the provisions of California Government Code Section 65589.7.

Responsibility: *Public Works Department*

Financing: *General Fund*

Timing: *Service prioritization ongoing; formal policy adopted by December 2024*

Program HE.2.1.7: Review Conditional Use Permit, Findings. The City will the review the required findings for Conditional Use Permits and either replace subjective language with objective standards or remove subjective standards. Standards to be amended will include, but are not limited to, the review of project compatibility of use with adjoining properties.

Responsibility: Planning Commission and City Council

Financing: General Fund

Timing: Reviewing regulations and adopting amendments by December 2024.

Goal HE.3: Ensure people are provided a choice of housing locations in the community regardless of age, race, color, national origin, religion, gender, family status, or disability.

Policy HE.3.1: Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status, or disability.

Program HE.3.1.1: Affirmatively Further Fair Housing. Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Police Department and distributing notices to the Weed Branch Library and Post Office regarding the availability of a fair housing information and referral contact at City Hall. Fair housing information will also be posted online on the City's website. The notice will include the name and phone number of the contact person in the City (i.e., the City Administrator) and any other information deemed relevant by the City Council. The City will develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The City will continue to refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action. The City will also establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC) and other fair housing organizations. The City will coordinate with local fair housing service providers to conduct biannual

trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

Additionally, to comply with AB 686, the city will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law.

The City identified barriers to fair housing through the Assessment of Fair Housing, including a growing risk of displacement. Actions the City may take to address the identified barriers and foster an inclusive community include:

- Starting in January 2025, the City will develop strategies to expand low-barrier, low-skill job opportunities in the city, which may include:
 - Review the Zoning Code to alleviate constraints on small business establishments, such as the process to secure home occupation permits.
 - Review business license requirements and procedures to alleviate constraints, such as cost or requiring a physical business address.
 - Seek partnerships with community-based partners who provide job-readiness training, such as job training, resume and interview assistance, and other services for parents seeking employment.
 - Meet with at least two community-based partners on an annual basis to expand job opportunities in Weed.
- The City shall identify pressing barriers to housing for formerly incarcerated individuals and present recommended policies to reduce barriers for Council review in 2025. The City will then decide whether to adopt a Fair Chance Ordinance, which limits the use of criminal records by landlords when they are screening prospective tenants.
- To encourage place-based revitalization, and to prevent displacement and gentrification in the Angel Valley and Lincoln Heights neighborhoods that could be created by the development of above moderate-income housing in this area, the City will:
 - Implement the city's water bypass project to link two water systems to help mitigate fire risk by making water access more readily available to fire trucks in emergency situations (construction to start 2024).
 - Identify and apply for funding for a new fire station, new fire truck, and evacuation center to improve public safety citywide.

- Recruit at least two community members from these areas during the planning period to serve on boards or committees as opportunities become available, particularly decision-making bodies related to decisions on infrastructure investment.
- Review funding opportunities annually and pursue funding as available to target investment in water, sewer, stormwater, active transportation, and park infrastructure in this area, such as sidewalks and/or accessible playground equipment, with the goal of funding at least one project during the planning period.
- ◆○ Engage in proactive code enforcement in these areas to connect at least 10 lower-income residents whose houses are in need of rehabilitation with resources available to help them make those repairs during the planning period (see also Program HE 4.1.1).
- Explore opportunities to establish community spaces, events, and resources to foster a sense of belonging in Weed, particularly for populations that were impacted by historical exclusionary practices, including Black, Indigenous, Tribes and Tribal Citizens, People of Color populations. and Lesbian, Gay, Bisexual, Queer/Questioning, Intersex, Asexual and Agender (LGBTQIA+).
- To ensure all residents have access to positive environmental conditions, the City will review open space requirements by December 2025 for new developments and revise as necessary by December 2026 to ensure all residents have access to healthy outdoor spaces.
- Starting in 2024, the City will meet with the school districts that serve Weed students annually to determine what, if any, outside factors impede school performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parent(s), and other identified needs. The city will pursue solutions, which may include:
 - Review Zoning Code regulations to further streamline and incentivize childcare facilities within close proximity to schools and employment centers.
 - Encourage developer–school district partnerships to explore housing programs for the educational workforce.
 - Develop an intervention method, if such a program does not exist, with the City, local school districts, and service providers for families identified at risk of homelessness. The City will partner with the local school districts and service providers to support at-risk families with information regarding local resources, fair housing education and access to legal aid, and potential housing opportunities. Through this process, the City will track contributing factors to housing instability for families at risk of homelessness between 2024 and 2027. In 2028, the City will identify significant patterns of contributing factors and pursue solutions to alleviate displacement risk.
 - Facilitate a meeting or other coordination between school leadership and Siskiyou Transit and General Express (STAGE) to assess the need for improved transit routes or access for students, particularly in the Lincoln Heights and Angel Valley neighborhoods.
 - Meet with Siskiyou County Social Services by June 2024 to develop a program to assist school districts in training classroom aides through programs such as CalWorks and placing them in local schools to improve educational opportunities for local students.

- Support applications by school districts or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

Responsibility: City Manager

Financing: General Fund

Timing: Trainings for landlords and tenants on a biannual basis. Fair housing information posted online by June 2025, and Spanish materials available by December 2024. Meeting with school districts annually starting in 2024; identify patterns of contributing factors to housing instability by 2028. Review barriers to housing for formerly incarcerated individuals in 2025. Develop strategies for expanding low-barrier employment opportunities starting in January 2025. Recruit at least two community members from Lincoln Heights and/or Angel Valley to serve on decision making-bodies during the planning period. Connect at least 10 lower-income households in Lincoln Heights or Angel Valley with rehabilitation resources during the planning period. Fund at least one water, sewer, stormwater, active transportation, or park infrastructure project during the planning period to encourage place-based revitalization.

Quantified Objective: Reduce displacement risk for 15 households over the Housing Element planning period.

Goal HE.4: Ensure that the quality, safety, and livability of housing in the City of Weed is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units that cannot be improved are replaced.

Policy HE.4.1: Initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Program HE.4.1.1: Code Enforcement. The City will continue to implement code enforcement activities on a complaint basis and, if needed, will enact a proactive code enforcement for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns.

Responsibility: City Council

Financing: General Fund and/or Grants

Timing: Conduct code enforcement on a complaint basis and evaluate the need for a proactive basis by December 2025; implement a proactive code enforcement within 8 months if need is identified.

Quantified Objective: Reduce displacement risk for five lower-income households and facilitate place-based revitalization (see HE.4.1.2).

Program HE.4.1.2: Housing Rehabilitation. To assist homeowners with property maintenance and to reduce displacement risk, the City will apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program, provided in partnership with Great Northern Services. Rehabilitation, energy conservation, and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations and on the City's website. To reduce energy consumption in the city, units rehabilitated with CDBG funds will be required to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping.

Responsibility: *City Council, Planning Department, Great Northern Services*

Financing: *CDBG/Revolving Loan Account*

Timing: *Ongoing, review CDBG funding availability on an annual basis. Information posted on the City's website by June 2025.*

Quantified Objective: *Reduce displacement risk for lower-income households and facilitate place-based revitalization by seeking funding to assist at least five households with rehabilitation efforts.*

Program HE.4.1.3: Energy Conservation. The City will continue to promote energy conservation in housing development and rehabilitation:

- Continue to promote California HERO and YGRENE programs by providing links on the City website and making brochures available at City counters.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Expedite review and approval of alternative energy devices (e.g., solar panels).
- Assist lower-income households with energy efficiency through the City's Housing Rehabilitation Program.
- Encourage developers to be innovative when designing energy-efficient homes and improving the energy efficiency for new construction.

Responsibility: *City Council, Planning Department, Great Northern Services*

Financing: *CDBG/Revolving Loan Account*

Timing: *Make information available on the City's website and in public places, such as City Hall, by July 2024.*

Quantified Objective: *Help to connect 10 lower-income households with energy conservation and weatherization assistance to reduce displacement risk and facilitate place-based revitalization through home improvements.*

Program HE.4.1.3: Hazard Mitigation Planning. To reduce and mitigate the impacts of fire on vulnerable communities in the city and provide guidance for the community, the City will prepare ~~a~~an update to its 2016 community disaster-resilience plan that addresses the risks and hazards it faces and prepare an hazard mitigation implementation plan. If pending CalFire grant funding is received, mitigate fire risk on 580 acres in the city. Additionally, the City will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires.

Responsibility: City Council, Planning Department

Financing: General Fund

Timing: ~~Adopt a~~Update community ~~disaster-resilience~~ plan by December 2026 and adopt an implementation plan by December 2027. Identify flexible standards options for post-disaster home reconstruction by December 2025 and implement within six months by making information available online and at the planning counter.

Goal HE.5: Retain and conserve the existing supply of housing affordable to low- and moderate-income households.

Policy HE.5.1: Strongly encourage the retention of existing federally subsidized affordable housing and intervene, when necessary and feasible, to preserve such housing.

Program HE.5.1.1: Preservation of “At-Risk” Units. As of June 2023, there are 48 affordable units at risk of converting to market rate within the next 10 years. The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: City Administrator

Financing: General Fund, LIHTC, Multifamily Housing Revenue Bond, and other funding sources as available.

Timing: Annually monitor units at risk of converting; coordinate noticing as required by California law.

Quantified Objective: Preserve at least 48 lower-income units as funding expires to reduce displacement.

Quantified Objectives

Table 7-3 summarizes Weed’s quantified objectives for the 2023-2031 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that could be developed and conserved and the households that will be assisted over the next planning period based on the policies and programs in this document.

Table 7-3. QUANTIFIED OBJECTIVES

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	0	1	1	0	0	2
New Construction						
1.1.1: Support Affordable Development	0	1	1	0	0	2
1.2.1: Persons with Developmental Disabilities	0	0	1	0	0	1
1.2.2: Extremely Low-Income Households	1	0	0	0	0	1
1.3.1: Adequate Sites for Housing	0	16	16	0	0	2
1.3.2: Lot Consolidation	0	0	0	3	7	10
<u>1.3.3: Increase Density in High Density Residential (R-3) General Plan Land Use Designation</u>	<u>0</u>	<u>0</u>	<u>712</u>	<u>150</u>	<u>0</u>	<u>2212</u>
2.1.1: Accessory Dwelling Units	0	0	0	2	2	4
2.1.2: Density Bonus Program	1	2	2	0	0	5
2.1.3: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	0	2	2	0	0	4
Rehabilitation						
1.1.2: Coordination with Great Northern Services	0	0	8	7	0	15
<u>3.1.1: Affirmatively Further Fair Housing</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>
4.1.1: Code Enforcement	1	2	2	0	0	5
4.1.2: Housing Rehabilitation	1	2	2	0	0	5
Conservation/ Preservation						
5.1.1: Preservation of “At-Risk” Units	0	0	48	0	0	48
Housing Choice Vouchers						
1.2.3: Housing Choice Vouchers (Section 8) Rental Assistance	5	5	5	0	0	15

City of Weed, July 2023

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