



CITY OF ETNA

STAFF REPORT TO CITY COUNCIL

February 12, 2024

2023 GENERAL PLAN ANNUAL PROGRESS REPORT

Introduction

Pursuant to California Government Code Section 65400, this report has been prepared as an update to the City of Etna City Council regarding:

- The status of the General Plan and the progress in its implementation;
- The progress in meeting the City's share of regional housing needs determined by the California Department of Housing and Community Development (HCD) and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
- The number of housing development applications received in the prior year, the number of units included in all development applications in the prior year, and the number of units approved and disapproved in the prior year;
- The degree to which the General Plan complies with the State of California General Plan Guidelines and the date of the last revision to the General Plan;
- A listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated in the City's Vacant Land Inventory;
- The number of demolished units and new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies;
- The number of applications submitted pursuant to Government Code Sec. 65913.4(a), the location and the total number of developments approved pursuant to Government Code Sec. 65913.4(b), the total number of building permits issued pursuant to Government Code Sec. 65913.4(b), and the total number of units including both rental housing and for sale housing by area median income category constructed using the process provided for in subdivision (b) of Section 65913.4;
- The status of the projects in the City's LEAP application and the corresponding impact on housing within the jurisdiction categorized based on the eligible uses specified in Health and Safety Code Section 50515.02 or 50515.03, as applicable;
- The City's progress amending its general plan or open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993;
- The number of density bonus applications received and approved in accordance with Government Code Section 65915, and if approved the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project; and

- For each residential development application submitted pursuant to the Affordable Housing and High Road Jobs Act of 2022, the project's location, status, total number of units, number of rental units, number of units for sale, and the affordability of units by income group.

Please note that the Housing Element component of this report consists of specific forms prescribed by HCD. Because the forms require an understanding of the instructions used to complete them, a summary of the results is included herein. The forms are included as **Attachment B**.

Purpose of the General Plan

The City of Etna General Plan, simply described, is the City's "constitution" for development. It represents the efforts the City has undertaken to consider and address the needs and expectations of its residents relative to development in the City and to enshrine these needs and expectations in a guiding document. This "constitution" is formatted within the legal framework established by the State at the time of adoption and is based on knowledge of existing potentials and limitations concerning the City of Etna at that time. The General Plan was developed through establishing basic goals, policies, and programs to resolve and/or direct significant community issues.

In addition to the City referring to this document when dealing with matters affecting the physical, economic, and social development of the community, the General Plan is also referred to by individuals or businesses contemplating potential development activity within the City. Goals in the General Plan also assist the City in seeking grants and other funding to address local issues and needs.

Status of the General Plan

The City of Etna General Plan is comprised of seven state-mandated elements and one optional element that individually address specific topics of community importance. The seven required elements are Land Use, Circulation, Open Space, Conservation, Noise, Safety, and Housing, with the City opting to include a Public Facilities element as well. Aside from the Housing Element, which was most recently updated in October 2023, the City of Etna General Plan was adopted in September 2005.

At the time the General Plan was updated in 2005, it was found to be consistent with the State's General Plan Guidelines; however, general plan law has continued to evolve since 2005, and an update is needed to address current state requirements. Most of the needed revisions relate to planning for and mitigating hazards and risks and incorporating environmental justice concerns where appropriate. In general, the amendments are relatively minor and when implemented will better address the needs of the community, promote public engagement, better safeguard the community from hazards, and reduce unique and/or compounded health risks, including through promotion of public facilities, food access, safe and sanitary homes, and physical activity. (See **Attachment A** for a list of state-mandated revisions.) Further, although the Housing Element was recently updated to comply with state housing law, it is presently being further revised to respond to comments received from the California Department of Housing and Community Development (HCD). Once the revisions are complete, the revised Housing Element will be presented to the City Council for consideration and re-adoption and submitted to HCD for certification. It is anticipated the process will be complete by April 30, 2024.

Since the General Plan affects current and future generations, state law requires the Plan to take a long-term perspective, typically 10 to 20 years into the future. According to the General Plan, it "addresses planning for Etna through the year 2024." Because of this, and because the City was aware that a general plan update is also needed to reflect changes to state law and meet the City's Housing Element adoption schedule, the City applied for and was awarded SB 2 and LEAP grants to update the General Plan.

It is worth noting that there have been no significant changes in the city since adoption of the various elements of the General Plan that would make a comprehensive update to the Plan necessary. Nevertheless, it is important to ensure that the General Plan continues to represent the community's vision for itself and provide the guidance necessary to accomplish this vision. Additionally, cities periodically receive development requests that require approval of a general plan amendment to move forward. However, staff is not aware of a development or proposed development that required a general plan amendment since adoption of the Plan in 2005. The most recent revisions to the General Plan occurred in July 2020, when the City incorporated the Local Hazard Mitigation Plan into the Safety Element by reference, and in October 2023, when the City adopted the most recent Housing Element update.

Implementation of the General Plan

It is neither the purpose nor intent of this annual progress report to provide an in-depth analysis of every goal, policy, and program contained in the General Plan. Nevertheless, it is useful to periodically reflect upon the goals, policies, and programs contained in the General Plan to better assess where the City has been successful in meeting its objectives, where it could possibly do better, and if applicable, where changes to either the General Plan or direction of the City should occur. As such, the following table identifies the various goals, objectives, policies, and programs (i.e., implementation measures) contained in each element of the City of Etna General Plan and is followed by a summary of City's successes in implementing these measures. Housing Element policies and programs are detailed separately in **Attachment B**.

**Table 1
General Plan Goals, Objectives, Policies, and Programs**

Land Use Element	
<p><i>GOAL LU-1 - Provide for a mix and quantity of land uses to serve the future needs of the community.</i></p> <p><u>Objective:</u> It is the objective of this goal to ensure that a sufficient variety of land uses are available to meet the housing, employment, service and social needs of the existing and future population.</p> <p>Program 1-A: As vacant land in the City becomes limited, encourage the development and annexation of suitable land adjacent to the City in the Sphere of Influence, which can be readily served with water and sewer services.</p> <p>Program 1-B: Provide for the development of commercial and industrial areas where suitable land exists with good access, and where such uses will have a minimum of conflict with adjacent land uses.</p> <p>Program 1-C: Maintain flexibility in the Zoning Ordinance by allowing opportunities through the Conditional Use Permit process, for approval of similar uses that are otherwise not permitted.</p>	<p>Program 1-D: Lands within the Sphere of Influence should be zoned upon annexation consistent with those designations noted on the General Plan Land Use Plan.</p> <p><i>GOAL LU-2 Protect and enhance the historic qualities of the community.</i></p> <p><u>Objective:</u> There are numerous residential and commercial structures within the City that add to its desirability as a place of residence as well as aiding increased tourism. It is the objective of this goal to protect and enhance this historic resource.</p> <p>Program 2-A: Guidelines should be established which will retain historic structures, and guide development of new structures in the area, helping their design to compliment a historic theme. A historic overlay district may be formed to aid in the implementation of the guidelines.</p> <p>Program 2-B: Historic residential and commercial structures located outside of any designated historic district should also be protected when reviewing projects adjacent to or on the same site as the historic structure, making certain the design is compatible with the historic structure.</p>

Program 2-C: All new development or exterior remodeling in the commercial area of the historic district shall conform to adopted historic standards and guidelines.

GOAL LU-3 - Existing neighborhoods should be protected, and the sense of community enhanced.

Objective: New development should be compatible with adjacent land uses as a means to protect the neighborhood from added noise, traffic, light, and other characteristics, which may negatively affect the neighborhood.

Program 3-A: Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping or other provisions as needed to ensure compatibility between land uses.

Program 3-B: Land use designations and zoning districts shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Program 3-C: During project reviews, significant trees, drainages or other natural features should be protected to the extent possible. The City may require buffers between: 1) dissimilar land uses, 2) between urban use and open space, sensitive environmental areas, sensitive biological resources, streams and wetlands, or agriculture land. Buffers may include solid barriers, additional setbacks, redesign, or other means to protect the resource.

Program 3-D: Establish as a high priority the conservation of existing residential and commercial structures through preservation and rehabilitation and support grant applications when they are used to aid this effort and when city resources permit.

GOAL LU-4 - Promote the conservation and enhancement of Etna's rural small-town atmosphere.

Objective: Etna's small-town atmosphere is one of its greatest assets. Its large lots, open spaces, mountain views and available services, all enhance the small-town character which should be preserved.

Program 4-A: Lands located in the flood plain should be protected with large lot zoning as a means to preserve the open space, agricultural activity, views, and to protect residents in the area from increased flood damage.

Program 4-B: The 10,000 square foot minimum lot size should be maintained throughout most of the community, except where necessary to provide a reduction in development cost to aid development of affordable cost housing. The Zoning Ordinance should be amended to accommodate lots in the 5000 - 7000 square foot range.

Program 4-C: Commercial and industrial developments should be kept in scale with the small-town atmosphere, considering the size of the structure, its height, and scale and quantity of its signing.

Program 4-D: Commercial development should be encouraged within and adjacent to the established downtown area as a means of enhancing and strengthening the community center.

Program 4-E: The City will designate key intersections as Gateways to the City, and may allow community signage, public art, informational and promotional material, and other amenities to help the traveling public. The following intersections are considered Gateways:

- State Highway 3 with its intersection with Collier Way
- State Highway 3 with its intersection with Main Street

Program 4-F: Lands in the vicinity of the Main Street Gateway which are currently in residential use or vacant, if developed more intensely in an office or light commercial use should be subject to a design review process and should architecturally reflect the historic character of Etna; contain activities that are not dependent on high volumes of traffic; and shall be developed in a manner that protects the integrity of the adjacent residential neighborhood.

Program 4-G: Commercial lands located along Highway 3, and Collier Street and Main Street near Highway 3, should be subject to a design review process with the goal of establishing a visual quality that will maintain a desirable community image.

GOAL LU-5 - Support the expansion and retention of existing business, and to encourage expansion of business development in the City and the City's role as a regional service area for Scott Valley and nearby mountain communities of Sawyer's Bar, Callahan, and Cecilville.

Objective: The objective of this goal is to strengthen the community economic base and provide more job opportunities for local residents.

Program 5-A: The City shall encourage businesses that appropriately support the downtown.

Program 5-B: As resources permit, the City shall seek grant and loan programs that will aid business development and retention through the improvement of City services and facilities (streets, water and sewer services, City beautification, recreation facilities, etc.).

Program 5-C: Encourage improvement within the Downtown area, making it more attractive for business and visitors. Improvements could include landscaping, decorative signing, benches and decorative street lighting.

Safety Element

GOAL SF-6 - Protect the residents and visitors to the City of Etna from the loss of life and property.

Objective: The manner in which lands are developed can greatly influence the level of fire risk that could occur. It is the objective of this goal to reduce the likelihood of a fire loss through preventative measures in project development.

Program 6-A: Ensure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequate fire flow supply and access.

Program 6-B: Coordinate project reviews with the California Department of Forestry on all projects located near a potential wildfire source.

Program 6-C: Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.

Program 6-D: Prepare a long-term capital needs budget for the fire, ambulance, water supply and storage, based on projected growth.

GOAL SF-7 - Protect lives and property of the residents of Etna from the risk of flooding.

Objective: The location and relative risk from flooding has been identified, and loss from flooding can be significantly minimized through preventative measures.

Program 7-A: Permit only low density and intensity of development in identified flood plains. The density in the Etna Creek flood plain should not exceed 1 unit per 5 acres to reduce the quantity of structures ultimately affected by flooding, and to reduce the cumulative effect on the flood elevation caused by placing structures in the flood plain on land fills.

Program 7-B: Continue to work closely with FEMA and the U.S. Corps of Engineers to define and seek remedies for flooding problems and periodically update the flood ordinance.

Program 7-C: Prohibit fill or encroachments within the designated Floodplain that would impair its ability to carry and discharge the waters resulting from a 100-year flood, except where the effect on flood heights is fully offset by stream improvements.

GOAL SF-8 - Reduce the possibility of injury, loss of life, and property damage as a result of volcanic activity.

Objective: Etna is located near enough to Mount Shasta to feel effects of earth movement should the mountain experience significant volcanic activity. It is the objective of this goal be prepared should such an event ever occur.

Program 8-A: To participate with Siskiyou County in the development or review of an Emergency Services Plan which integrates responses to natural disasters.

Program 8-B: Participate in planning issues for the development of an emergency plan for the possible eruption of Mount Shasta. Inform the residents of the plan's content and implications.

GOAL SF-9: - Reduce the loss of life, injuries, damage to property, and social and economic

dislocation resulting from seismic activity or other catastrophic event.

Program 9-A: All emergency personnel and facilities should develop the capability to function when utility services are interrupted.

Program 9-B: The domestic water system should have a method for retaining stored treated water for emergency use.

Program 9-C: Maintain enforcement of safety standards for new construction contained in the California Building Code for seismic zone 3.

Public Facilities Element

GOAL PF-10 - To make urban services available to those lands, which under the Land Use Element, are proposed for development in the foreseeable future.

Objective: To ensure there are adequate public services (sewer, water, fire, police and recreation) available to accommodate development as it occurs.

Program 10-A: The City will develop fees and procedures to maintain a reasonable level of services based on projected demand, and ensure that new development does not place an undue burden upon existing public services.

Program 10-B: The City may modify, phase or deny projects to prevent overdevelopment of public facilities and systems in advance of demand to ensure that no inequitable financial burden is imposed on current users.

Program 10-C: Consider programs to reduce impacts on public facilities from new development. This could include off-site improvements, over sizing of water and sewer lines, impact fees and connection fees, and reimbursement agreements for extending facilities beyond the project (or over sizing).

Program 10-D: Prepare a Capital Improvement Plan, which identifies the needed improvements based on growth projections.

Program 10-E: The City should explore opportunities for development of a neighborhood park of 1-3 acres in the eastern section of the

community to serve existing and future development in that area.

Program 10-F: City Hall should be remodeled to more effectively accommodate the needs of administrative staff and to make the building handicapped accessible.

Conservation Element

Goal CO-11 - To ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.

Objective: Etna contains natural creeks, drainage ways, wetlands and floodplains within the City and timber and agricultural uses immediately adjacent to City. It is the objective of this goal to recognize the need to protect and enhance these resources as development proposals are reviewed.

Program 11-A: Encourage development in areas of least environmental sensitivity, and the use of environmentally innovative techniques in any new development.

Program 11-B: Require measures to mitigate erosion and water pollution on earth disturbing activities. Best management practices shall be incorporated into all development approvals.

Program 11-C: To protect agricultural or timber uses adjacent and outside of the City from urban impacts, projects located adjacent to such lands shall provide adequate fencing between the urban and agricultural use to discourage trespass. Additionally, a "right to farm" notice shall be recorded with any property created adjacent to agricultural and timber uses to advise future owners of the potential impacts that may occur from the adjacent use.

Goal CO-12 - Protect the high quality of air and water resources consistent with adopted state and federal standards.

Objective: The objective of this goal is to work with development to ensure that their contribution to air quality, particularly dust, is kept as low as possible.

Program 12-A: Through the project review process, minimize adverse effects on the

community of odor and emissions generated by industrial uses and grading activities.

Program 12-B: Work with Siskiyou County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.

Program 12-C: Where practical, during the rehabilitation of houses under the Community Development Block Grant program, require the replacement of wood stoves as the main heat source with a heating source that will have less impact on the PM₁₀ standard.

Goal CO-13 - Preserve all outstanding areas of natural vegetation and fish or wildlife habitat.

Objective: Only a few areas exist within the City with natural habitat for fish and wildlife. However, those few wetlands, creeks, and drainage areas should be protected when practical. It is the objective of this goal to consider fish and wildlife habitat during project reviews, and when practical accommodate these features into the project.

Program 13-A: Provide for protection of all identified rare or endangered species in the area through project review.

Program 13-B: During project review retain all stream influence areas in their natural condition, including riparian vegetation.

Open Space Element

Goal OS-14 - To preserve and enhance open space lands, maintaining the natural character of the City of Etna.

Objective: Even though open space in a small community is not as critical as it may be in a larger urban area, even small open spaces scattered throughout the City benefit the community, adding to its character and livability. It is the objective of this goal to maintain open space where possible to maintain and enhance the small community environment.

Program 14-A: Encourage both public and private ownership and maintenance of open space land.

Program 14-B: Support state or local property tax incentives that would allow property owners to preserve their land as open space.

Program 14-C: Protect productive agricultural and timberland through buffers from sensitive uses as a means to prolong the economic use of this open space.

Program 14-D: Protect natural areas along creeks and drainages by creating setbacks from riparian environments and incorporating the creek into project design.

Goal OS-15 - Continue to improve the beauty of the City.

Objective: Etna is an attractive community with well-maintained homes and yards. This feature is attractive to new residents and makes the community more enjoyable and pleasant for existing residents. It is the objective of this goal to continue to improve the appearance of the City.

Program 15-A: Work to develop scenic and/ or landscape greenbelt corridors along State Highway 3.

Program 15-B: Utilize code enforcement as a means to eliminate property deterioration, and accumulation of trash and junk that negatively impacts adjacent property and beauty of Etna.

Program 15-C: Modify the Zoning Ordinance to require landscaping in commercial and industrial parking lots.

Program 15-D: Require street trees to be provided in new development, and encourage citizens to provide street trees on those streets where street trees do not exist.

Program 15-E: Maintain sign standards in the Zoning Ordinance which will keep signs in scale with a small community, and whenever possible, compliment the City's historic theme.

Transportation Element

Goal TR-16 - To maintain a transportation system that provides for the social, economic and environmental well-being of the residents of the plan area.

Objective: Transportation facilities in Etna are provided by the State, County and the City, and are vital to the development of the community. While significant changes to the existing system are not expected during the life of this Plan, it is the objective of this goal to ensure that new development will not result in a decline in the effectiveness of the existing system.

Program 16-A: Support long range plans for improvement of major roads by Siskiyou County and California Department of Transportation.

Program 16-B: Existing roads should be maintained at a level which ensures that they are safe, efficient and economical.

Program 16-C: New streets to serve developing areas should be adequate in size and design to support the new construction, as well as future development.

Program 16-D: New development projects shall dedicate adequate rights-of-way to allow for construction of roadways and utilities as follows: *(Note: Table 32 is not included in the General Plan Annual Progress Report.)*

Program 16-E: Existing Local Collector streets may eventually be fully improved with curb, gutter, sidewalk and a minimum paving width of 36-40 feet.

Program 16-F: Require curb and gutter on any existing development where significant improvements to the property and structures are made. The exception may occur when the project is located in a block, which is entirely developed and no other curbs exist, and further, the likelihood of ever having a full curb and gutter system in the affected block is unlikely.

Program 16-G: Control access points to Highway 3, and require turning lanes at access points as a means to maintain safety and road capacity.

Program 16-H: As resources permit, the City shall work to enhance the visual appearance of both pedestrian and vehicular routes.

Program 16-I: The City may establish fees, assessment districts, reimbursement agreements or other mechanisms to either pay for or reimburse construction of roadways and roadway improvements and parking.

Program 16-J: New development shall provide adequate off-street parking spaces to accommodate parking demands generated by the use.

Program 16-K: When practical, parking lot and service drives of adjacent commercial uses shall be designed to connect and allow traffic to travel from one commercial use to an adjacent one without using public streets.

Program 16-L: During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

Goal TR-17 - Provide safe, convenient and attractive routes for pedestrian and bicyclists of all ages throughout Etna.

Objective: Pedestrians and bicyclists are an important part of the City circulation system. Walking and bicycling are important activities for the youth and old alike as they travel about the community as a means to improve their health, or as a means to easily get around the community without the use of an auto. The objective of this goal is to encourage this activity in a safe and effective manner.

Program 17-A: Require new development to include sidewalks, trails, paths, or other pedestrian routes, connecting to existing or proposed City improvements.

Program 17-B: The City may seek grants for pedestrian and bicycle improvements in established areas. These improvements shall be prioritized in the following order:

- a. Projects which increase safety for children traveling to and from school.
- b. Projects which remove barriers to handicapped individuals.
- c. Projects which increase overall convenience and safety for pedestrians and bicyclists.
- d. Projects which are primarily designed for recreation purposes.

Program 17-C: The City may require development projects to dedicate right of way and/or to construct pedestrian and bicycle facilities when such action is consistent with an adopted trail or bike plan.

GOAL TR-18 - Encourage and enhance public transit to and within Etna.

Objective: Public transit provides an opportunity for efficient use of roads, allows an affordable alternative to car ownership, and reduces air quality impacts. The objective of this goal is to expand public transit services such as provided by STAGE to citizens of Etna.

Program 18-A: The City shall encourage the use of public transportation and will promote the expansion of such services within the community.

Program 18-B: When appropriate, the City shall incorporate transit facilities such as bus turnouts and shelters into new and reconstructed roadways and private development.

Noise Element

GOAL NS-19 - To protect the health and safety of the residents of the City by providing an environment free from excessive noise.

Objective: The basic objective of this goal is to separate residential and other noise sensitive uses from activities generating excessive noise.

Program 19-A: Zone districts that permit noise sources that could affect adjacent residential use

should contain standards that will reduce the effect of noise at the property line to acceptable standards.

Program 19-B: The impact of traffic noise on residential areas should be considered in land use planning decisions and noise reduced to the standards shown on the following Table 9. It is the responsibility of the applicant/developer to show through an acoustical analysis that the proposed project will meet these standards.

Program 19-D: New noise sensitive uses and new noise generating uses have the responsibility of meeting the standards in Table 34 below. *(Note: Table 34 is not included in the General Plan Annual Progress Report.)*

Program 19-E: Noise reduction techniques may include but not be limited to sound insulation, dual pane windows, building orientation, setbacks, fencing and earth mounds.

Program 19-F: The City shall require a professionally prepared noise analysis when noise appears to be a development issue. It shall be the responsibility of the project applicant to show compliance with the standards of this Element.

Because it has been almost 19 years since adoption of the General Plan, the City has implemented or made progress implementing many of the programs listed above. A few examples include: remodeling City Hall to make the building handicapped accessible (Program 10-F); working with the Siskiyou Local Transportation Commission to incorporate planned roadway improvements into the Regional Transportation Plan and working with Caltrans to identify needed improvements to SR 3 (Program 16-A); constructing an additional 200,000-gallon water tank (Program 9-B); and participating with the County in development of the current emergency services plan (Program 8-A). Further, many of the General Plan programs are implemented on an ongoing basis in the daily operations of the City, such as Program 16-B which provides for roads to be maintained at a level where the roads are safe, efficient, and economical, and Program 6-A, which requires that all proposed developments be reviewed for fire safety standards by the Fire Chief.

In addition, with this being an annual report, it is worth noting at least a few of the notable activities undertaken by the City in 2023 in furtherance of the General Plan. In 2023, the City of Etna updated its Housing Element using an SB 2 planning grant, and it initiated an update to the other elements of the General Plan. For the Land Use and Conservation elements, this included notification to tribes in accordance with Government Code Section 65352.3 for the purpose of inviting consultation and avoiding impacts to impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993.

Regional Housing Needs Summary

Pursuant to Government Code Section 65584, HCD developed a Regional Housing Needs Plan (RHNP) for Siskiyou County. At the time the RHNP was developed, HCD identified a need to accommodate two new residential units in the City of Etna over an eight-year planning period (February 15, 2023 to February 15, 2031). Further, to ensure sufficient housing opportunities for various income levels in the City, HCD assigned one unit to the Very Low Income economic group and the other unit to the Low Income group. The City established as an additional goal one Extremely Low Income Household and rehabilitation of three units as shown in **Table 2** below.

**Table 2
Summary of the City’s Regional Housing Needs: 2023-2031**

Economic Group	New Construction	Rehabilitation
Extremely Low Income	1	1
Very Low Income	1	1
Low Income	1	1
Moderate Income	0	0
Above Moderate Income	0	0
TOTAL:	3	3

Notes: The City has not established an objective for the preservation of affordable housing, as there are no units at risk of conversion during the current planning period.

While the City has little control over the physical construction of dwelling units to satisfy the City’s share of regional housing needs, the City must ensure that it has sufficient properly zoned land to accommodate its share of housing needs should development be proposed. If the City did not have sufficient vacant land to accommodate its share of regional housing needs at the time the Housing Element was most recently updated, the City would likely have been required to adopt a program to rezone sufficient land to meet the projected shortfall in order to have a state-certified housing element. The City, having adequate vacant land to meet its regional housing needs, was not required to adopt such a program and, therefore, no parcels must be rezoned to accommodate regional housing needs.

For the purpose of assessing the progress that has been made to satisfy projected housing needs for each economic group identified in **Table 2**, new housing opportunities are evaluated annually based upon an analysis of entitlements or building permits issued during the prior year. In addition, in order to determine which economic groups potentially benefit from new housing opportunities, it is necessary to define the various groups based upon State Income Limits and to establish a maximum housing affordability for each group based upon these limits (see **Table 3** below). To determine the number of new housing units that are affordable to each income level, the estimated rent or property value, as determined by building permit and assessor data (if owner occupied) or sale price (if sold), is compared with the maximum monthly housing affordability or maximum affordable purchase price shown in **Table 3** below.

Table 3
2023 State Income Limits and Home Affordability for the Various Economic Groups

Economic Group	Maximum Annual Income ^{1,2}	Maximum Monthly Housing Affordability ^{3,4}	Maximum Affordable Purchase Price ⁵
Extremely Low Income	\$30,000	\$225	\$40,800
Very Low Income	\$41,250	\$516	\$89,200
Low Income	\$65,950	\$1,215	\$137,600
Moderate Income	\$105,500	\$3,369	\$278,800

¹ Median Income = \$83,800 per HCD
 Extremely Low Income = 30% of Median Income
 Very Low Income = 50% of Median Income
 Low Income = 80% of Median Income
 Moderate Income = 120% of Median Income

² Adjusted per HUD's FY 2023 income limits briefing materials

³ Extremely Low Income = \$30,000 X 0.30 X 0.30/12

Very Low Income = \$41,250 X 0.3 X 0.50/12

Low Income = \$69,950 X 0.3 X 0.7/12

Moderate Income = \$105,500 X 0.35 X 1.1/12

⁴ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

⁵ The maximum affordable purchase price was determined using the affordability calculator published by the Department of Housing and Community Development, which assumes that buyers could qualify for a 30-year, 7.79 percent fixed-rate Federal Housing Administration mortgage with a 3.5% down payment in 2023.

During the current planning period (i.e., since February 15, 2023), there have been no housing units demolished, no applications for new dwelling units received, approved, or disapproved, and no units that have been issued a completed entitlement, building permit, or a certificate of occupancy. In addition, no dwelling units have been conserved through the City's housing rehabilitation program since the planning period began last year. The City hopes to make better progress toward meeting its housing goals through a proactive approach.

Conclusion

The City of Etna implements the General Plan in the regular administration of city business, on a project-by-project basis, and in the decisions of the City Council. The Housing Element was recently updated and is in the process of being further revised to address HCD comments. The General Plan is required to be updated as described herein and detailed in **Attachment A**. An update is also underway to ensure the General Plan continues to represent the community's vision for itself and provide the guidance necessary to accomplish this vision. Details regarding the City's progress toward implementing the Housing Element are included on HCD-issued forms included as **Attachment B**.

Suggested Motion

I move that we adopt Resolution 2024-001 accepting the 2023 General Plan Annual Progress Report with attachments and approving transmittal of the report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

Attachments

- A. General Plan Update Needs
- B. HCD Annual Report Forms
- C. Draft Resolution 2024-001, A Resolution of the City of Etna City Council Accepting the 2023 General Plan Annual Progress Report and Approving the Transmittal of the Report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development

Attachment A
General Plan Update Needs

Task 1: Amend Conservation and Safety Elements to Address Flooding Pursuant to Government Code § 65302(d)(3) and 65302(g)(2)

To comply with state law, the Conservation Element must be reviewed and updated as needed to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that can accommodate floodwater for purposes of groundwater recharge and stormwater management. In addition, the Safety Element must be updated pursuant to Government Code Sec. 65302(g)(2) to identify information regarding flood hazards, including:

- Flood hazard zones;
- NFIP maps published by FEMA;
- Information about flood hazards available from USACE;
- Designated floodway maps;
- Dam failure inundation maps;
- Floodplain Mapping Program maps and 200-year flood plain maps from DWR, if available;
- Maps of levee protection zones;
- Areas subject to inundation in the event of the failure of levees or floodwalls;
- Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding;
- Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities; and
- Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

Based on the information identified above, the goals, policies, objectives, and implementation measures of the Safety Element need to be updated to protect the community from unreasonable risks of flooding and accomplish the following:

1. Avoid or minimize the risks of flooding to new development;
2. Evaluate whether new development should be located in flood hazard zones and identify construction methods or other methods to minimize damage if new development is located in flood hazard zones;
3. Maintain the structural and operational integrity of essential public facilities during flooding;
4. Locate, when feasible, new essential public facilities outside of flood hazard zones; and
5. Establish cooperative working relationships among public agencies with responsibility for flood protection.

While some of these items are presently addressed in the Safety Element, and in the Local Hazard Mitigation Plan (LHMP) which is incorporated by reference, most are not and need to be incorporated into the General Plan.

Task 2: Amend Safety Element to Address Fire Hazards Pursuant to Government Code § 65302(g)(3)

To comply with state law, the Safety Element must be reviewed and updated as necessary to address fire risks associated with lands designated as State Responsibility Areas and Very High Fire Hazard Severity Zones. As required by state law, this review will need to consider advice included in the Office of Planning and Research’s “Fire Hazard Planning, General Plan Technical Advice Series” as well as the following information:

- Fire hazard severity zone maps available from Cal Fire;
- Historical data on wildfires available from local agencies or a reference to where the data can be found;
- Information about wildfire hazard areas from the United States Geological Survey;
- General location and distribution of existing and planned uses of land in very high fire hazard severity zones and in state responsibility areas, including structures, roads, utilities, and essential public facilities; and
- Local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services.

Based on the information identified above, the Safety Element must be reviewed and updated as appropriate with goals, policies, objectives, and implementation measures for the protection of the community from the unreasonable risks of wildfire and to accomplish the following:

1. Avoid or minimize the wildfire hazards associated with new uses of land;
2. Locate, when feasible, new essential public facilities outside of high fire risk areas or identify construction methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone;
3. Design adequate infrastructure if a new development is located in a state responsibility area or in a very high fire hazard severity zone, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression; and
4. Work cooperatively with public agencies with responsibility for fire protection.

Similar to flooding, some of these items are presently included in the Safety Element and LHMP, however, most are not and need to be incorporated.

Task 3: Amend Safety Element to Address Fire Hazards Pursuant to Government Code § 65302(g)(1)

To comply with state law, the Safety Element must be reviewed and updated as necessary to address:

- Evacuation routes;
- Peak load water supply requirements; and
- Minimum road widths and clearances around structures as those items relate to identified fire and geological hazards.

These items need to be incorporated into the Safety Element.

Task 4: Amend Land Use Element to Address Disadvantaged Unincorporated Communities Pursuant to Government Code § 65302.1

To comply with state law, the Land Use Element must be reviewed and updated as necessary to address disadvantaged unincorporated communities (DUCs) located within or adjacent to city limits, including an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for any such communities. DUCs are defined as “an area of inhabited territory located within an unincorporated area of a County in which the annual median household income is less than 80 percent of the statewide median household income.” State law considers an area with 12 or more registered voters to be an inhabited territory. The effect of DUCs on the City is of importance when amending the Sphere of Influence (SOI) and when annexing territory into the City. Because DUCs have been identified within the City’s SOI, the Land Use Element needs to be amended to incorporate information regarding their needs as described above.

Task 5: Amend Safety Element to Address Climate Adaptation and Resiliency Pursuant to Government Code § 65302(g)(4)

State law requires that upon the next revision of the local hazard mitigation plan, which was incorporated into the Safety Element in 2020, the City is required to review and update the Safety Element as necessary to address climate adaptation and resiliency strategies applicable to the City. This includes developing a vulnerability assessment that identifies the risks that climate change poses to the city and the geographic areas at risk from climate change impacts.

Although the City adopted a regional climate change vulnerability assessment and resiliency strategies prepared by the North Coast Resource Partnership in 2017 as part of the Integrated Regional Water Management (IRWM) Plan update, the information has yet to be incorporated into the General Plan. For this reason, the information will need to be reviewed and updated accordingly and incorporated into the Safety Element.

Task 6: Amend Various Elements of the General Plan to Address Environmental Justice Considerations Pursuant to Government Code § 65302(h)(2)

Because the City will be amending multiple elements of the General Plan concurrently in order to bring the General Plan into conformity with state law, state law requires that the City adopt an environmental justice element or integrate environmental justice goals, policies, objectives, and implementation measures in other elements of the General Plan to accomplish the following:

- Reduce the unique or compounded health risks in disadvantaged communities by means that include the reduction of pollution exposure and improvement of air quality and that promote public facilities, food access, safe and sanitary homes, and physical activity;
- Promote civil engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

Attachment B
HCD Report Forms

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Etna	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	02/15/2023 - 02/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	0	0	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	30
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Etna	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability																
Income Level	RHNA Allocation by Income Level	Projection Period - 12/31/2018-02/14/2023	2										3	4		
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)			Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total RHNA		2														
Total Units		1	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).																
	5 Extremely low-income Need		6										7 Total Units Remaining			
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date				
Extremely Low-Income Units*		1	-	-	-	-	-	-	-	-	-	-	-	-	-	1

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Etna		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE.1.3.1	<p>To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City's remaining RHNA for lower-income households in accordance with Government</p>	On a project-by-project basis	No projects have been proposed on designated inventory sites. As they are, the proposed developments will be evaluated and written findings made accordingly.

HE.1.3.2

1) Coinciding with the annual General Plan Progress Report, 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 Etna's share of regional housing needs, a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing. The City shall make the inventory available to the public, especially the development community, for their information and use. 2) The City will continue to monitor the need for multifamily development (i.e., R 3, High Density Residential) on an annual basis. The City Council and the public will receive a report of the analysis outcome and any necessary actions as part of the General Plan Annual Progress reports. "Needed action" to address the need for multifamily development shall include allowing

1) and 2): On an annual basis congruent with the General Plan Annual Progress Report, required pursuant to Government Code Section 65400, for the duration of the 2023-2031 housing element planning period.

With no units developed during the current planning period, there has been no change to the City's inventory of vacant land since adoption of the Housing Element. The City remains capable of accommodating its share of regional housing needs for the 2023-2031 planning period. The City continues to monitor the need for multifamily housing. While additional multifamily housing would address some of the community's housing needs, the City has not seen a housing development proposed since the Great Recession. Nevertheless, to encourage and facilitate the development of multifamily housing, the City will be eliminating the use permit requirement for multifamily housing in the R-3 consistent with Program HE.2.2.1.

HE.1.3.3

1) In compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, the City shall deliver the adopted housing element to all public agencies that provide water and sewer service in the City of Etna. 2) The City shall grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households, in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7. 3) In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing

1) Within thirty (30) days of adoption of the 2023-2031 Housing Element; 2) Immediately and at all times for the duration of the 2023-2031 Housing Element; 3) within one year from adoption of the Housing Element.

The City is the sole provider of sewer and water service in the city. Because there is so little development activity in the city, all projects receive "priority" service. Nevertheless, pursuant to Government Code Sec. 65589.7, the City will be developing specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower-income households.

<p>HE.1.3.4</p>	<p>Continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to continue adequate services for residents and to accommodate a population changes. Development proposed with the City's sphere of influence, the City shall coordinate with Siskiyou County to ensure proposed development is consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development. The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.</p>	<p>For the duration of the 2023-2031 Housing Element's planning period.</p>	<p>The City continues to maintain adequate sewer and water services, as well as plan for the expansion of these services. There have been no developments or subdivisions proposed in the City's sphere of influence during the current planning period.</p>
<p>HE.2.1.1</p>	<p>The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements, and will use affirmative marketing best practices to prepare and publish housing information. The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs by applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME and by publishing information about ADUs and JADUs on its website. This program will be implemented consistent with the requirements of AB 1483 (2019). The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours, e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's housing programs including affordable</p>	<p>Within one year from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.</p>	<p>In early 2023, the City launched its new website to enhance community access to public information and resources. Although the new site is live and some information in HE.2.1.1 included, much of the content is still being populated and organized. Information on ADUs must still be created and when complete will be linked to the County's recently developed pre-approved building plans. No proactive outreach has yet occurred.</p>

<p>HE.2.2.1</p>	<p>The City shall amend Chapters 17.16.050 and 17.16.070 of the High Density Residential – R-3 zone to remove the conditional use permit requirement for multifamily development, and to expressly permit multifamily development as a by-right permitted use. The amendments to Chapters 17.16.050 and 17.16.070 shall continue to permit housing development configured as duplexes and triplexes as by-right permitted housing types.</p>	<p>Within two years from adoption of the 2023-2031 cycle housing element.</p>	<p>The City has not yet removed the conditional use permit requirement for multifamily housing. A planning grant was awarded with which to do so, however, concern was expressed about water supply availability to accommodate new multifamily housing during extended drought conditions. To address this and ensure the program can be implemented safely, the City and HCD amended the planning grant to first prepare a water system engineering analysis.</p>
<p>HE.2.2.2</p>	<p>The City shall amend the Etna Municipal Code, Title 18, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus applications, and application documents and information required to be submitted with a density bonus application in order for an application to be deemed complete (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than prescribed in State Density Bonus Law (SDBL) for a</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.2.2.2 has yet to be implemented.</p>
<p>HE.2.2.3</p>	<p>The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed</p>	<p>A) Beginning in 2025, and biennially thereafter.B) Prior to adoption of new ordinances and resolutions for residential development standards and fees.</p>	<p>HE.2.2.3 has yet to be implemented.</p>

<p>HE.2.2.4</p>	<p>The City shall amend subsection (A) of 17.36.040 of Chapter 17.36 to strike the word "morals" from the findings as this wording is considered to be ambiguous and as such could be discriminatory.</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.2.2.4 has yet to be implemented.</p>
<p>HE.2.3.1</p>	<p>1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.; 2) The City will prepare and publish materials on the City's website informing property owners and housing developers of the City's density bonus program for qualified housing developments consistent with Government Code 65940.1; 3) During the Housing Element planning period, the City shall monitor State law for amendments to Government Codes Sections 65915 et seq., to ensure ongoing compliance with State law. If State law is amended such that revisions to the City of Etna's Zoning Code are necessary for legal compliance, the City will initiate amendments to Title 18 of the</p>	<p>1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Etna Municipal Code; and 3) As part of the City's annual housing element progress report, the City shall report to the City Council any amendments to Government Codes Section 65915.</p>	<p>No residential development has been proposed during the current planning period. The City still needs to include density bonus information on its website. The City's density bonus ordinance was adopted in 2015. Since that time, State Density Bonus Law (SDBL) has been amended a few times. Most recently, AB 1287 amended SDBL effective January 1, 2024, to require that cities and counties award an additional density bonus for projects that have already allocated the maximum amount of affordable housing for very-low income, low-income or moderate-income units. Accordingly, the City's density bonus ordinance is in need of an update.</p>
<p>HE.2.3.2</p>	<p>Amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments.</p>	<p>As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.</p>	<p>The Housing Element was adopted in November 2023, and is in the process of being revised to address HCD comments. HE.2.3.2 has yet to be implemented.</p>

<p>HE.3.1.1</p>	<p>1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program. 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting 3 households over the next eight years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation, and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall. In order to reduce energy consumption in the city, require units to be rehabilitated with CDBG funds to include energy conservation</p>	<p>1) For the duration of the 2023-2031 housing element period. 2) Apply annually as NOFAs are released for the duration of the 2023-2031 housing element planning period.</p>	<p>No units have been rehabilitated during the current planning period.</p>
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<p>HE.3.1.2</p>	<p>1) The City shall provide free guidance and technical assistance to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness. 2) The City shall support third-party and non-profit organizations that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs. 3) The City will support and promote the activities of other governmental agencies and non-profits that promote homeowner maintenance and improvement of self-help skills. The City will advertise the availability of programs and services on the website, mailers with utility bills, and display printed materials in City offices and the library. 4) The City shall continue to perform proactive code enforcement to improve housing units and conserve the housing inventory, encourage the removal of dilapidated housing, using funding where possible, to offset the cost of replacement housing. 5) The City will implement affirmatively</p>	<p>1) No less than annually 2) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs. 3) The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation. 4) Transactionally during the planning period, and as substandard housing conditions are verified by City employees or the Building Department. 5) For the duration of the 6th cycle housing element planning period.</p>	<p>HE.3.1.2 has yet to be implemented.</p>
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<p>HE.3.2.1</p>	<p>The City shall prepare and adopt a written replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the City's site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low-income households. The City's policy will also consider how to provide disclosure for</p>	<p>The Replacement Housing requirement shall be implemented immediately and applied as applications on designated Housing Element Inventory Sites are received and processed, and local policy shall be adopted by December 31, 2024.</p>	<p>HE.3.2.1 has yet to be implemented.</p>
<p>HE.4.2.1</p>	<p>1) Consistent with Government Code Section 65650 et seq., the City shall amend the R-2, R-3, M-H, C-1 and C-2 zones to allow by-right supportive housing developments as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Sections 65651 and 65652 are met. 2) Consistent with Government Code 65583(c)(3), the City shall amend the C-1 and C-2 zones to allow low barrier navigation centers as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Section</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.4.2.1 has yet to be implemented.</p>

<p>HE.4.2.2</p>	<p>The City shall continue to permit emergency shelters in the C-2 zone without a conditional use permit or other discretionary permit, subject only to development and management standards that apply to residential or commercial development in the same zone, and shall not have the effect of precluding emergency shelters. Management standards shall be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq. Off-street parking standards shall be consistent with Government Code Section 65583(a)(4)(A). Specifically, the City shall: 1) Pursuant to AB 139 (2019), the City shall amend the emergency shelter regulations, section 17.34.280 of the Etna zoning regulations to ensure the parking requirements for emergency shelters do not exceed those for residential or commercial</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.2.2.2 has yet to be implemented relative to parking requirements for emergency shelters.</p>
<p>HE.4.2.3</p>	<p>1) The City shall amend the Zoning Ordinance to allow employee housing including farmworker housing consistent with Health and Safety Code Section 17021.5. Specifically: A) Consistent Section 17021.5 of the Health and Safety Code, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and shall be a by-right use in the R-1-10, R-1-12, R-2, R-3, and M-H zones. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy per section 17021.5 of the Health and Safety Code; B) Employee housing of permanent construction consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, shall be allowed by-right in the R-3 and M-H zones, in the same manner and subject only to development standards that apply to residential development in the same zone, and in C-1 and C-2 zones with a use permit; C) For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the</p>	<p>1) Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element. 2) Apply annually as NOFAs are released for the duration of the housing element planning period.</p>	<p>HE.4.2.3 has yet to be implemented.</p>

<p>HE.4.2.4</p>	<p>The City shall either repeal or amend the definition of "family" in Section 17.06.820, Title 17 of the Etna Zoning Regulations, and the amendments shall comply with State law. Should the City elect to amend the definition of family (rather than repealing the definition), the amendments shall not overly scrutinize living arrangements, limit a family to single housekeeping units, require that residents be related by blood, marriage, or adoption, or impose a zoning limit on the number of unrelated people. The City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto.</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.4.2.4 has yet to be implemented.</p>
<p>HE.4.2.5</p>	<p>The City shall amend Title 18 of the Etna Municipal Code for the following, and in preparing the amendments, the City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto. The amendments to the Etna Municipal Code shall allow: 1) Group homes, even homes that have more than six residents, that do not provide licensable services shall be allowed in R-1-10, R-1-12, R-2, R-3, M-H zones by-right, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development within the same zone. 2) Group homes that provide licensable services to six or fewer residents shall be allowed in R-1-10, R-1-12, R-2, R-3, M-H zones by-right, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zone. 3) Conditional use permit findings shall be objective and provide for approval certainty for groups homes that provide licensable services to more than six residents in the R-2, R-3, M-H , C-1, and C-2 zones. 4) Amend the definition of group home shall be consistent State law</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.4.2.5 has yet to be implemented.</p>

<p>HE.4.2.6</p>	<p>The City shall amend the reasonable accommodation procedures, Chapter Title 17.50, to conform with federal and state law. Specifically, the amendments shall make the following updates: 1) Repeal the findings and decision language in section 17.050.070(A) of “potential impact on surrounding land uses” and the “physical attributes of the property and structure”. 2) The conditions of approval in subsection (B) of 17.050.070 shall be amended to require engagement of the interactive process to determine if another reasonable accommodation may provide an equivalent level of benefit when a reasonable accommodation request would impose an undue financial burden and administrative burden on the City and/or would require a fundamental alteration to the zoning laws, policies, or procedures of the City. 3) The written procedures shall allow a provider or developer of housing for individuals with disabilities to also request reasonable</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.4.2.6 has yet to be implemented.</p>
<p>HE.4.2.7</p>	<p>The City shall amend the Zoning Ordinance to allow senior care facilities by right in the High Density Residential (R-3) and Mobile Home Residential (M-H) districts and with a use permit in the Community Commercial (C-1) and General Commercial (C-2) districts.</p>	<p>Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.</p>	<p>HE.4.2.7 has yet to be implemented.</p>

<p>HE.4.3.1</p>	<p>1) The City will support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City. 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding. 3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information. 4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program. 5) The City will meet with representatives from the Housing Authorities, the NorCal continuum of care</p>	<p>Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually.</p>	<p>HE.4.3.1 has yet to be implemented.</p>
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<p>HE.5.1.1</p>	<p>The City shall encourage and support plans that include extremely low, very low, and low income housing in R-2, R-3, and M-H zones when located within a distance a person can reasonably walk to services (e.g., quarter mile) or an existing or new transit stop is within a quarter mile of the development. The phrase “encourage and support” as used herein, may include, but is not limited to: site identification; local, state, and federal permit assistance; give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date; allow phasing of infrastructure whenever possible at time of project review; facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations; maintenance of relationships with funding and facilitating agencies and</p>	<p>As residential project applications are considered.</p>	<p>The City encourages and supports the development of housing for itsl residents, including affordable housing; however, no housing has been proposed during the current planning period.</p>
<p>HE.5.1.2</p>	<p>To support the development of housing affordable to low, very low, and extremely low-income households, the City will continue to review and pursue potential state and federal funding that can be used in support of affordable housing (e.g., CDBG and HOME) annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.</p>	<p>Apply for funding annually, or as funding becomes available, for the duration of the 2023-2031 housing element planning period.</p>	<p>HE.5.1.2 has yet to be implemented.</p>

<p>HE.5.1.3</p>	<p>The City will improve awareness and support for the City's workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing. The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. This program will be implemented consistent with the requirements of AB 1483 (2019). To improve the dissemination of the City's affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government</p>	<p>Within two years from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.</p>	<p>HE.5.1.3 has yet to be implemented.</p>
<p>HE.5.1.4</p>	<p>The City will continue to review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate</p>	<p>Apply for funding annually, or as funding becomes available, for the duration of the 2023-2031 housing element planning period</p>	<p>HE.5.1.4 has yet to be implemented.</p>
<p>HE.6.1.1</p>	<p>Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the 6th cycle planning period by providing information</p>	<p>Initiate no later than December 2025.</p>	<p>Information regarding the housing rehabilitation program is made available at City Hall and is periodically included in mailings to residents, however, there have been no homes assisted during the current planning period.</p>

<p>HE.6.1.2</p>	<p>The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.</p>	<p>Because this is a current building code requirement, the City will implement it as part of the building permit application and review process.</p>	<p>This is implemented as part of the building permit application and review process. No building permit applications have been received during the current planning period.</p>
<p>HE.7.1.1</p>	<p>1) The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing. 2) City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved. 3) The City shall provide information concerning discrimination compliant procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi-public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters' resource program. A) The information and content of this program shall be incorporated into the community awareness improvement program. Program</p>	<p>A)–C) At all times during the 2023-2031 Housing Element cycle. D) The City shall provide training at least bi-annually, with the first training held by 12/31/24.</p>	<p>Notices are posted at City Hall, the Police Department, and library. There have been no instances of housing discrimination reported to the City during the current planning period.</p>

Jurisdiction	Etna	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

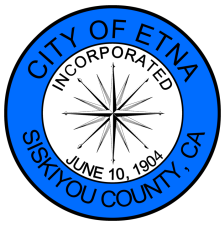
Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Attachment C
Draft Resolution 2024-001



City of Etna

RESOLUTION 2024-001

**A RESOLUTION OF THE CITY OF ETNA CITY COUNCIL
ACCEPTING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT
AND APPROVING THE TRANSMITTAL OF THE REPORT TO
THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, California Government Code Section 65400 requires that all cities and counties annually report to their decision-making bodies regarding the status of the general plan and the progress in its implementation; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

WHEREAS, California Government Code Section 65400 further requires that the housing element portion of the annual report be prepared through the use of standards, forms, and definitions adopted by the California Department of Housing and Community Development; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of housing development applications received in the prior year, the number of units included in all development applications in the prior year, and the number of units approved and disapproved in the prior year; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the degree to which the general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies a listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by Government Code Section 65583(c)(1) and Section 65584.09, as well as any additional sites that may have been required to be identified by Government Code Section 6586; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies; and

WHEREAS, California Government Code Section 65400 further requires that all cities and counties annually report to their decision-making bodies the number of applications submitted pursuant to Government Code Section 65913.4(a), the location and the total number of developments approved pursuant to Government Code Section 65913.4(b), the total number of building permits issued pursuant to Government Code Section 65913.4(b), and the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in Government Code Section 65913.4(b); and

WHEREAS, the City Council of the City of Etna has received and reviewed such a plan for 2023 that was prepared by city staff; and

WHEREAS, the report must be accepted by the City Council prior to submission to the Governor's Office of Planning and Research and the California Department of Housing and Community Development on or before April 1 of each year.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 2023 General Plan Annual Progress Report and approves the transmittal of the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

IT IS HEREBY CERTIFIED that the foregoing Resolution 2024-001 was duly adopted on a motion by _____ and seconded by _____ at a regular meeting of the Etna City Council held on the 12th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF ETNA CITY COUNCIL

Cliff Munson, Mayor

WITNESS, my hand and seal this 12th day of February 2024

Pamela Eastlick, City Clerk