REGULAR MEETING DUNSMUIR PLANNING COMMISSION OCTOBER 11th, 2023, 6:00 PM

Participants can attend in person, online, and/or by telephone, as follows:

In-person at: Dunsmuir City Councill Chambers, 5902 Dunsmuir Ave, Dunsmuir, CA
Online via Zoom at: https://us02web.zoom.us/j/99204517515

<u>Telephone</u> at: 1(669)900-6833 When prompted, enter Meeting ID: 992 0451 7515

*9 to Raise Hand *6 to unmute

As a courtesy, please keep your phone or microphone on mute unless the Chairperson calls on you. Thank you.

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF AGENDA
- **4. APPROVAL OF MINUTES** of the regular meeting of September 13, 2023

5. ANNOUNCEMENTS AND PUBLIC COMMENT

Make your announcements or comments when the Chairperson calls upon you to do so. The Planning Commission Chairperson will recognize you and ask for your name and address so that City staff can follow up on any issues requiring City action. This time is set aside for citizens to address the Planning Commission on matters not included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Planning Commission when that item is open for public comment. Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time. Comments should be limited to matters within the jurisdiction of the City. The Planning Commission can only take action on matters that are on the Agenda but may place matters brought to their attention at this meeting on a future Agenda for consideration. If you have documents to present to members of the Planning Commission, please email them to adminasst@ci.dunsmuir.ca.us at least two days prior to the Planning Commission meeting. Alternatively, the documents can be mailed to the City of Dunsmuir Planning Commission, 5915 Dunsmuir Avenue, Dunsmuir, CA 96025. If submitting documents via mail, please allow adequate time for the documents to arrive, be distributed, and reviewed by the Planning Commission prior to the meeting. Further, if mailing, please provide a minimum of nine (9) copies.

6. PUBLIC HEARINGS

Public Hearing Protocol:

- Chairperson will describe the purpose of the Public Hearing
- City Staff will provide the Staff Report
- City Staff will respond to questions by the Planning Commission
- Chairperson will open the Public Hearing
- Citizens wanting to comment should wait until the Chairperson asks for public comments and provide the City Clerk with their name and address prior to commenting.

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- 6A. Housing Element Update: Proposed update of the General Plan Housing Element for the 6th Cycle Planning Period (2023-2031).
- 6A.1 Staff report and public hearing.
- 6A.2 Recommendation to City Council.

7. OLD BUSINESS

- 7A. Short-Term Rentals. Review of short-term rentals and the housing supply (continued from May 10, 2023).
- 8. NEW BUSINESS None
- 9. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF
 - 9A. Staff:
 - 9B. Commissioners:

10. ADJOURNMENT:

Copies of this agenda were posted at City Hall, the Dunsmuir Park and Recreation District Office, and at the Post Office on or before 6:00 PM Friday, October 6, 2023

The City of Dunsmuir does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability or any other legally protected classes in employment or provision of services. Persons who need accommodations for a disability at a public meeting may call City Hall at (530) 235-4822 for assistance. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to accommodate participation in the meeting.

CERTIFICATION

This is the official Dunsmuir Planning Commission Agenda created and posted in accordance with the Dunsmuir City Protocols.

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Wendy Perkins	10/6/2023
Deputy City Clerk	Date

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REGULAR MEETING DUNSMUIR PLANNING COMMISSION

September 13th, 2023 MINUTES

1. CALL TO ORDER AND FLAG SALUTE

Meeting was called to order at 6:01 p.m. by Chair Kay

2. ROLL CALL

Commissioners present: Simon, Bailey, Feasby, Thomure, Kay

Commissioners Absent: Skalko, Sanchez

Staff present: City Planner Tinsman (Remote), Deputy City Clerk Perkins

3. APPROVAL OF AGENDA

Motion to approve the agenda by Feasby second by Thomure

Voice Vote:

AYES: Bailey, Feasby, Thomure, Simon, Kay

NOES: None

ABSENT: Skalko, Sanchez

ABSTAIN: None

4. APPROVAL OF MINUTES -

Motion to approve minutes of August 9th, 2023 by Bailey 2nd by Feasby

Voice Vote:

AYES: Bailey, Feasby, Thomure, Simon, Kay

NOES: None

ABSENT: Skalko, Sanchez

ABSTAIN: None

5. ANNOUNCEMENTS AND PUBLIC COMMENT - None

6. PUBLIC HEARINGS – Maffei Merger and Use Permit.

A-1: Proposed merger of two adjoining parcels and use permit to allow a workshop to be constructed approximately 2.3 feet taller than the established height limit at 4616 Deer Haven Drive (APNs 059-050-410 & 059-050-430)

Public Hearing open at 6:04 p.m.

A-2: CEQA exemptions pursuant CEQA Guidelines Secitons 153056 and 15061(b)(3).

Bailey moves Feasby 2nds to make the finding that the project would not have a significant adverse effect on the environment, and that we adopt the recommended CEQA exemptions.

Voice Vote:

AYES: Bailey, Feasby, Thomure, Simon, Kay

NOES: None

ABSENT: Skalko, Sanchez

ABSTAIN: None

A-3: Approval of Resolution PC 2023-03 approving merger and use permit.

Feasby moves Thomure 2nds to adopt Resolution PC 2023-03 approving the Maffei merger and use permit.

Voice Vote:

AYES: Bailey, Feasby, Thomure, Kay

Motion to adjourn the meeting at 6:25 p.m. by consensus.

NOES: None

ABSENT: Skalko, Sanchez

ABSTAIN: None

- 7. OLD BUSINESS None
- 8. NEW BUSINESS None
- 9. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF -

Thomure reports back from ATP meeting she attended. Nothing to report other than they are doing a wonderful job and there will be a draft out for review soon.

10. ADJOURNMENT

ATTEST:	
	Chairperson Kay
	Date

Deputy City Clerk Perkins



CITY OF DUNSMUIR STAFF REPORT TO PLANNING COMMISSION

October 11, 2023

HOUSING ELEMENT UPDATE

PROJECT SUMMARY: The project consists of a proposed update of the City of Dunsmuir General

Plan Housing Element.

ENVIRONMENTAL: Exempt under Section 15061(b)(3) of the California Environmental Quality Act

(CEQA) Guidelines

ATTACHMENTS: A. Draft Resolution PC-2023-04, A Resolution of the Planning Commission of

the City of Dunsmuir Recommending the City Council Adopt the 2023

Housing Element Update

B. Draft 2023 Housing Element Update for the City of Dunsmuir: can be read in full and downloaded at http://www.ci.dunsmuir.ca.us/news and

https://www.siskivou-housing.com/dunsmuir/.

C. Chapter 2 – Goals, Policies and Housing Programs and the City of Dunsmuir's AFFH Housing Action Plan (Table A-38) excerpted from

Appendix A, section 7.0.

PROJECT OVERVIEW

Every eight years, each California city and county must update the Housing Element of their General Plan and have it certified by the California Department of Housing and Community Development (HCD). Housing elements are legally required to evaluate all of the following:

The existing and projected housing needs of all segments of the locality's population.
Governmental and nongovernmental constraints that may impede the production of market-rate
and affordable housing, housing that is appropriate to meet the needs of special populations, and

the locality's efforts to address those constraints.

☐ The availability and suitability of land within the locality to meet the housing needs of all segments of the population.

Identify and evaluate fair housing issues and any associated geographic patterns associated with those fair housing issues; and identify conditions and factors that contribute to these issues and patterns.

The Housing Element is intended to provide the City of Dunsmuir with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all residents. It includes policies and programs that commit the City to removing regulatory barriers to the production of market-rate and affordable housing, and encouraging the conservation of the City's existing supply of housing. Many of the Housing Element's programs have measurable objectives to enable the City and residents to monitor progress over the next eight years.

On September 18, 2023, the City released a Draft Housing Element for a 30 day period for the public to provide comments on the Public Review Draft. In accordance with the requirements of state housing law, the Draft Housing Element recommends goals, policies and implementation programs intended to address the housing needs and constraints for all residents in the community, and to comply with State housing law during the eight-year planning period. Public comment and input, including the community

survey that was opened from December 2022 to March 2023, has also been considered in the draft. The purpose of the Planning Commission hearing is to receive public and commissioner comments and recommendations for the City Council to consider for incorporation into the Draft Housing Element.

The City's current Housing Element was adopted in May 2016. Of the seven required elements of the General Plan, this is the only element that must be updated on a regular basis (i.e., every eight years), and on a predetermined schedule set forth by State law. As such, the City has prepared a draft update of the Housing Element for the 2023-2031 planning period.

Housing elements are the only general plan element that is subject review and certification by the State of California. The California Department of Housing and Community Development (HCD) is assigned the authority to review and certify housing elements. HCD reviews housing elements for substantive compliance with State housing laws, and to assure the locality's housing element and its implementation move towards the State housing goal for every California to be able to attain decent housing in a suitable living environment (Government Code Sections 65580 and 65581). A housing element that is compliant with state law is essential for the City to access state funding, such as Community Development Block Grant (CDBG), Infill and Infrastructure Grant (IIG) program, etc. As such, this update is critically important to the City because the City regularly relies upon CDBG funding for infrastructure improvements and economic development.

OVERVIEW OF HOUSING ELEMENT REQUIREMENTS AND CHANGES TO HOUSING LAW

A key part of the draft Housing Element is that lays out strategies to address the needs of residents that are not typically met by the private market, including low-income households, seniors, persons experiencing homelessness, and people with disabilities. While a City may not directly build or own housing, a City can facilitate production by guiding land use policies, coordinating with community partners, and in the case of affordable housing, by partnering with developers, lenders, and nonprofits on funding opportunities.

California's Housing Element law acknowledges that to address the spectrum of housing needs, local governments must adopt plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. It also establishes that each city and county accommodate their fair share of affordable housing as an approach to distributing housing needs throughout the region and state. State law requires that Housing Elements address the following issues, among others:

ιe.	State law requires that Housing Elements address the following issues, among others.
	Include all economic segments of the community in the planning process;
	Review the progress and effectiveness of previous Housing Elements;
	Assess housing needs, including those of special needs populations, such as seniors, individuals experiencing homelessness, female-headed households, large households, and persons with disabilities;
	Assess the fair housing issues and trends in four key areas, contributing factors to these issues and trends, as well as the local jurisdiction's fair housing enforcement and outreach capacity;
	Address governmental and non-governmental constraints to housing production;
	Inventory whether there are an adequate number of appropriately zoned sites to accommodate existing need and projected growth for all income groups, as projected by the State Department of Housing and Community Development;
	Outline a housing program with goals, policies, and programs that are consistent with the General Plan and that address housing needs, constraints, and available resources, including any fair housing issues that have been identified. The housing program must include a timeline of programs during the planning period.

Beginning in the 2017 legislative year, numerous new housing laws have been enacted by the State. Many of these laws mandate new analyses and programs in each Housing Element, as well as an entire slate of laws to remove barriers to the development of Accessory Dwelling Units (ADUs), including limitations on local government regulation of ADUs. These new laws apply to the 2023-2031 Housing Element update, and wherever available, HCD guidance memos have been followed in its development. These include, but are not limited to:

- □ ADUs (AB 3182, AB 671, AB 68, AB 587, AB 670, AB 881, SB 13)—These new laws limit local jurisdictions' ability to restrict the development of ADUs in a variety of ways and mandate streamlined, ministerial approval of ADUs within defined conditions. AB 671 specifically requires that Housing Elements include a plan to incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low-, or moderate-income households.
- Affirmatively Furthering Fair Housing (AB 686)—All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) conducted in accordance with HCD program guidance, an analysis of the Adequate Sites Inventory, a matrix of identified contributing factors to fair housing issues, and a program of actions that promote and affirmatively further fair housing opportunities throughout the community.
- □ No Net Loss (SB 166)— As jurisdictions make decisions regarding zoning and land use, and as development occurs, jurisdictions must have a program to assess their ability to accommodate new housing on the remaining sites in their Housing Element site inventories. A jurisdiction must add adequate sites if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.
- □ Site Inventory (SB 6, AB 1397, AB 1486, AB 686, AB 725)—The Housing Element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy. These laws modified the content of the site inventory, including new analyses for capacity calculations, infrastructure requirements, suitability of non-vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.

ENVIRONMENTAL REVIEW

It is staff's opinion that the draft Housing Element Update is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states "The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The recommended housing element programs The housing

Therefore, prior to adoption of the Housing Element Update, the City should make the finding that "it can be seen with certainty that there is no possibility that adoption of the Housing Element Update may have a significant effect on the environment".

In support of this finding, staff would suggest that even though the Housing Element establishes goals, policies, and programs that are intended to facilitate the development of housing in the city, there are no goals, policies, or programs that would result in increased residential densities, allow residential development to occur in areas not already designated and zoned for such, or diminish environmental oversight of future projects. Therefore, potential environmental impacts under the proposed Housing Element are no greater than potential environmental impacts under existing zoning and land use designations.

NEXT STEPS

The City is currently working toward a deadline of November 2023 to submit the Housing Element to HCD for an initial 90-day review cycle. Following receipt of HCD's comments, it is anticipated that the City will need to modify the draft Housing Element to address HCD's comment as this is a fairly typical outcome of HCD's review.

PLANNING STAFF'S RECOMMENDATION

Staff recommends that the Planning Commission consider the totality of the record before it, including all comments presented at the public hearing, and should the Commission determine that the project as proposed would not have a significant impact on the environment, staff recommends that the Planning Commission:

Make the finding that the project, as proposed does not have the potential to result in a significant
impact on the environment; and

□ **Adopt** draft Resolution PC-2023-04, A Resolution of the Planning Commission of the City of Dunsmuir Recommending the City Council Adopt the 2023 Housing Element Update.

SUGGESTED MOTIONS

- A. I move we make the finding that, on the basis of the entirety of the record before us, including comments received, the proposed project could not have a significant adverse effect on the environment.
- B. I move that we adopt Resolution PC-2023-04 recommending the City Council adopt the 2023 City of Dunsmuir Housing Element Update.

ATTACHMENTS

- A. Draft Resolution PC-2023-04, A Resolution of the Planning Commission of the City of Dunsmuir Recommending the City Council Adopt the 2023 Housing Element Update
- B. The Draft 2023-2031 Housing Element can be read in full and downloaded at http://www.ci.dunsmuir.ca.us/news and https://www.siskiyou-housing.com/dunsmuir/.
 - A paper copy of the Draft 2023-2031 Housing Element is available for review at Dunsmuir City Hall (located at 5902 Dunsmuir Ave., Dunsmuir).
- C. Chapter 2 Goals, Policies and Housing Programs and the City of Dunsmuir's AFFH Housing Action Plan (Table A-38) excerpted from Appendix A, section 7.0.

ATTACHMENT A RESOLUTION PC-2023-04

RESOLUTION PC-2023-04 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNSMUIR RECOMMENDING THE CITY COUNCIL ADOPT THE 2023 HOUSING ELEMENT UPDATE

WHEREAS, the current City of Dunsmuir General Plan Housing Element was adopted in May 2016; and

WHEREAS, state Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element update every eight years. The current update is referred to the 6th cycle update for the 2023-2031 planning period. In order to comply with state law, the City of Dunsmuir has undertaken the review and update of the Housing Element for the 6th cycle planning period that sets forth housing policies and programs to facilitate the preservation and development of housing; and

WHEREAS, Chapter 1 of the 6th cycle draft Housing Element update ("draft Housing Element") describes the public participation effort undertaken to update the housing element; and

WHEREAS, in accordance with Government Code Section 65585 (b), on September 18, 2023, the City posted the draft Housing Element and requested public comment for a 30-day review period, and extended the public review period to October 20, 2023, and

WHEREAS, the Planning Commission reviewed the draft Housing Element at the Commission's regularly scheduled meeting of October 11, 2023; and

WHEREAS, the Planning Commission determined the draft Housing Element does not have the potential to cause a significant impact to the environment and is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines as the draft Housing Element will not result in any direct or indirect physical changes to the environment; the draft Housing Element does not make any changes to the General Plan land use map and would not modify any land use designations, allowed densities, or land use intensities established by the General Plan; the revisions would not result in any changes to the intensities or densities of allowed uses beyond those allowed by the General Plan and those standards currently required by State law; the draft Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, but rather updates housing policies and programs in order for the City of Dunsmuir to comply with State housing law; and

WHEREAS, the Planning Commission has found the draft Housing Element, and the programs and housing action plan contained in Chapter 2 take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50; and

WHEREAS, the Planning Commission has found that the draft Housing Element is in the public interest because it provides the City with a mechanism to further social, economic, housing and other goals that have been adopted by the City Council and the State Legislature. The draft Housing Element will help the City achieve the following housing goals:

- 1. Provide Adequate Sites
- 2. Ensure the Availability of a Variety of Housing Types
- 3. Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.
- 4. Facilitate the Provision of Housing Suited to Persons with Special Needs
- 5. Encourage and Support the Development of Affordable Housing

- 6. Encourage Sustainable Housing Development and Energy Conservation
- 7. Promote Equal and Fair Housing Opportunities for All People

WHEREAS, the Planning Commission has found that the draft Housing Element is consistent with a comprehensive view of the Dunsmuir General Plan, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends the City Council:

- 1. Hold a public hearing in the manner prescribed by law; and
- 2. Find the draft Housing Element is exempt from the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
- 3. Adopt the Planning Commission recommended draft Housing Element; and
- 4. Authorize the City's Housing Element Consultant, Planwest Partners, Inc., in consultation with the Contract City Planner to consider and incorporate written public comments, as appropriate, received by 5:00 pm, November 3, 2023; and
- 5. Authorize the City's Housing Element Consultant, Planwest Partners, Inc., in consultation with the Contract City Planner to transmit the adopted Housing Element to HCD for review upon completion of the ten-business day period prescribed by Government Code Section 65585(b)(1).

BE IT FURTHER RESOLVED that minor changes to the draft Housing Element that do not substantially change the goals, policies, programs, or objectives, that are reasonably based on credible information that is readily accessible to the public, to make the draft internally consistent or to address any non-substantive changes or amendments suggested or requested by HCD, and that are published in accordance with Government Code Section 65585(b)(1) shall not be considered to be substantial changes requiring further review by the Planning Commission. However, should HCD require substantial modifications to the adopted Housing Element not previously considered by the Planning Commission, City staff shall bring such modifications back to the Planning Commission for its recommendation pursuant to Government Code Section 65356.

	egoing Resolution PC-2023-04 was duly adopted on a and seconded by Commissioner
at a regular meeting of the City of Dunsmuir F 2023, by the following vote:	and seconded by Commissioner Planning Commission held on the 11 th day of October
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	CITY OF DUNSMUIR PLANNING COMMISSION
	Craig Kay, Chair
WITNESS, my hand and seal this 11th day of	October 2023
Wendy Perkins, Deputy City Clerk	

ATTACHMENT B DRAFT HOUSING ELEMENT UPDATE

The Draft 2023 Housing Element Update for the City of Dunsmuir is available online at http://www.ci.dunsmuir.ca.us/news and https://www.siskiyou-housing.com/dunsmuir/. Additionally, a paper copy is available for review at the front counter of Dunsmuir City Hall, 5902 Dunsmuir Avenue, Dunsmuir, CA, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

ATTACHMENT C GOALS, POLICIES, AND HOUSING PROGRAMS AND THE AFFH HOUSING ACTION PLAN (EXCERPT FROM DRAFT HOUSING ELEMENT)

Chapter 2 – Goals, Policies, and Housing Programs

This chapter of the Housing Element contains the City's housing goals and policies, as well as proposed strategies (or programs) to implement these goals and policies.

According to the State General Plan Guidelines (2017), a goal is an ideal future end related to the public health, safety, or general welfare. Because goals are general expressions of a community's vision for itself, goals may be abstract in nature, and as a result, they are generally not quantifiable or time dependent. Therefore, to aid in reaching the goals, specific statements (i.e., policies) are adopted to guide decision-making and through the implementation of programs that commit the City to specific courses of action.

The objective of the Housing Element goals, policies, and programs is to address those housing needs, constraints to housing production, and contributing factors to fair housing identified in Appendix A. Available funding resources for housing are discussed in Appendix C and are integrated into programs as applicable. Each program contains a description of the intended action, identification of the responsible agency, possible funding sources (if available), the timeline for implementation, and anticipated results. Whenever possible, anticipated results are expressed in quantified terms.

Required Program Components

To address the housing needs of all income levels in compliance with State housing element law, a jurisdiction must, at a minimum, identify a suite of programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable-housing stock.
- Preserve assisted housing developments at-risk of conversion to market-rate.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

For each program, the jurisdiction must identify a schedule of actions during the planning period, the agencies and officials responsible for implementation, and identification of funding sources to implement the program. Appropriate grant programs that will be applied can be identified as a funding source. The goals of Dunsmuir's 2023-2031 Housing Element are itemized below. Within each goal there are associated policies and programs. Implementation of the policies and programs will facilitate achieving the Goal.

- GOAL HE.1 Provide Adequate Sites
- GOAL HE.2 Ensure the Availability of a Variety of Housing Types
- GOAL HE.3 Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.
- GOAL HE.4 Facilitate the Provision of Housing Suited to Persons with Special Needs
- GOAL HE.5 Encourage and Support the Development of Affordable Housing
- GOAL HE.6 Encourage Sustainable Housing Development and Energy Conservation
- GOAL HE.7 Promote Equal and Fair Housing Opportunities for All People

Use of the California icon below denotes Dunsmuir's programs that fulfill a specific State housing law requirement. Table 2-1 below, lists the 12 programs that are intended to meet a State housing law mandate and is for quick reference. While there are programs that do not have the California icon, these programs are intended to meet one or more of the required program components discussed above. Also, some programs are included in response to public input received during meetings.

Table 2-1 Programs to Meet a Specific State Law Requirement				
HE-1.3.1	HE-2.1.1	HE-2.3.1	HE-4.2.2	
HE-1.3.2	HE-2.2.1	HE-3.2.1	HE-7.1.1	
HE-1.3.3	HE-2.2.2	HE-4.2.1	HE-7.1.2	

To affirmatively further fair housing, jurisdictions must establish goals, policies, and actions based on the identified contributing factors, and the priority of those factors. Government Code Section 8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws, to address Dunsmuir's fair housing issues and the contributing factors.

Contributing factors are prioritized in Table A-38 in Appendix A. Dunsmuir's action plan that will address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing is also found in Appendix A, Section 7.1. Dunsmuir's housing programs to affirmatively further housing are not confined to section x of Appendix A alone as Chapter 2 also includes programs that affirmatively address fair housing issues. Programs that further fair housing are identified by the fair housing ice

In June 2023, the City of Dunsmuir adopted a comprehensive update of the Dunsmuir Municipal Code, Title 17, Zoning. One objective of this update was to eliminate constraints to the maintenance, improvement, and

development of housing pursuant to Government Code Section 65583(c)(3). The zoning code update addresses most of the previous barriers and constraints to housing, and inconsistencies with State housing law.

Goal HE.1 – Provide Adequate Sites

The City of Dunsmuir shall provide adequate sites to accommodate the City's housing needs and regional housing needs by always ensuring there is an adequate supply of land for residential development.

Policy HE.1.1

The City shall encourage and facilitate the construction of housing to meet the City's share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. In addition to Dunsmuir's share of the regional housing needs, the City shall encourage and facilitate the rehabilitation and construction of the following number of housing units according to the following income levels:

Table 2-2
Quantified Objectives, 2023-2031

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	2	2	2	1	0	7
Rehabilitation	1	1	1	0	0	3
Totals	3	3	3	1	0	10

Policy HE.1.2

Ensure Dunsmuir provides adequate sites with appropriate zoning and available public facilities and services to meet the City's share of regional housing needs for all income groups during the housing element planning period. These lands shall be available at any time with appropriate General Plan and Zoning regulations for residential development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Policy HE.1.3

The City shall not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the General Plan, zoning, and/or development policies in effect, unless the requisite findings required by Government Code Section 65589.5 et seq. are made.

Program HE.1.3.1



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 Code Section 65863 et seq.

Administration: Planning Department, City Manager

Funding: Application fee, General Fund

Timing: On a project-by-project basis; the City shall conform with the provisions of Government Code Section 65863 et seq. if an inventory deficit is found

Program HE.1.3.2



Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory with the objective of ensuring the City can accommodate 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. The City shall make the inventory available to the public, especially the development community, for their information and use.

Administration: Planning Department, City Manager

Funding: General Fund **Timing:** Annually.

Policy HE.1.4

It shall be the policy of the city of Dunsmuir to 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, at all times for the duration of the 2023-2031 housing element planning period.

Program HE.1.4.1



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 affordable to lower-income households.

Administration: Department of Public Works and City Manager

Funding: General Fund

Timing: Within one year from adoption of the Housing Element.

Policy HE.1.5

With all due consideration to financial constraints, and consistent with other General Plan policies, and State law, the City shall encourage, participate, and cooperate in the extension of City services to currently unserved and underserved areas, including direct financial participation when deemed appropriate by the City Council.

Program HE.1.5.1

Subject to availability of funding, the City shall work with developers of housing outside of existing sewer and/or water service areas, and in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Administration: City Manager **Funding:** To be determined.

Timing: As opportunities are recognized.

Goal HE.2 – Ensure the Availability of a Variety of Housing Types

Dunsmuir shall remove governmental constraints on the development, maintenance, and improvement of housing to ensure a variety of housing types for all income levels can be developed throughout the City of Dunsmuir during the 2023-2031 Housing Element planning period.

Policy HE.2.1

The City will ensure that developers and City residents are made aware of key housing programs and development opportunities.

Program HE.2.1.1



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. The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) by publishing information about ADUs and JADUs on the City's 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 housing programs.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: 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.

Policy HE.2.2

The City shall ensure that the its land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily housing development applications. The City will encourage the development of affordable housing, in particular extremely low-income housing units, by maintaining low fee requirements and to ensure that City fees are not a constraint to the development of affordable housing.

Program HE.2.2.1



Should the California Department of Housing and Community (HCD) issue written findings concerning the City Dunsmuir's regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUS) pursuant to Government Code Section 65852.2(h)(1), the City of Dunsmuir shall amend the Dunsmuir Municipal Code to address inconsistencies with State law and written findings issued by HCD.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Should HCD issue written findings pursuant to Government Code Section 65852.2(h)(1), then

within one year from the date of the letter.

Program HE.2.2.2 (was Program HE 1.1.2)

Encourage the development of affordable housing (in particular extremely low-income housing units) by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever feasible, to encourage housing projects with units affordable to extremely- and low-income households.

Administration: Building Department, Planning Department, and City Manager

Funding: General Fund

Timing: Prior to adoption of new ordinances and resolutions for residential development standards and

fees.

Program HE.2.2.3 (was Program HE 1.2.2)

In order to help meet the needs of extremely low-income persons and households, prioritize incentives for housing developments with units that are affordable to lower income households.

Administration: Planning Department, City Manager

Funding: Grants, General Fund

Timing: For the duration of the 2023-2031 planning period, coordinate with housing organizations and developers of prospective projects, and apply annually as NOFAs are released for the duration of the 2023-2031 housing element planning period, and as qualifying prospective projects are submitted.

Policy HE.2.3

The City will facilitate the development of workforce and affordable housing through supporting funding applications, expedited permit review, approval of requests for density bonuses or development incentives, the availability of ministerial streamlining for qualifying projects, and other incentives. The City will work with market rate and nonprofit housing developers, and community organizations to facilitate the development of workforce and affordable housing.

Program HE.2.3.1



- 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) To ensure ongoing compliance with State Density Bonus Law, the City shall continue to monitor for amendments to Government Codes Sections 65915 et seq., and amend Title 17, Zoning, as necessary.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Dunsmuir Municipal Code; and 3) As part of the City's annual housing element progress report, the City shall report to the Planning Commission any amendments to Government Codes Section 65915.

Program HE.2.3.2

The City shall amend Chapter 17.116 of the Dunsmuir Zoning Code to expressly allow accessory dwelling units and junior accessory dwelling units to be developed on the same parcel that is improved with an existing dwelling unit and an existing second dwelling unit.

Additionally, section 17.116.030 of the Dunsmuir Zoning Code shall be amended to prohibit a Second Dwelling Unit (as provided by Dunsmuir Zoning Code section 17.92.040) that is converted to an Accessory Dwelling Unit in accordance with Chapter 17.116 to revert to a Second Dwelling Unit.

Administration: Planning Department

Funding: General Fund

 $\textbf{Timing:} \ \textbf{Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and adopt a support of the 2023-2031 Housing Element and Element Alberta Support of the 2023-2031 Housing Element Alberta Support Office (Alberta S$

amendments within two years from adoption of 2023-2031 Housing Element.

Goal HE.3 – Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.

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

Policy HE.3.1

The City shall support housing rehabilitation and encourage housing maintenance to conserve the inventory of housing, and to avoid future need for significant rehabilitation or replacement.

Program HE.3.1.1

- 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 7 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, and the City's website. In order to reduce energy consumption in the City, require units to be rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping. (was Program HE.4.1.2)

Administration: City Manager Funding: CDGB/Revolving Loan Fund

Timing: 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.

Program HE.3.1.2

- 1) The City shall relaunch its owner-occupied rehabilitation (OOR) program for income-qualified households, and apply for funding. If the City has available program income and OOR is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
- 2) The City shall provide free guidance and technical assistance through the Building Department 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.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, 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 that could help meet rehabilitation needs.
- 4) 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 these programs and services using the its website, mailers with utility bills, and display of printed materials in City offices and the City library.
- 5) The City shall continue to perform proactive code enforcement and abatement of substandard residential structures in order to conserve the inventory of housing. Property owners will be allowed reasonable opportunities to correct deficiencies and offer incentives (such as financial assistance under the housing rehabilitation program for qualifying property owners) when available to encourage rehabilitation of substandard structures.
- 6) the City will implement affirmative marketing of the OOR and other housing programs. An affirmative marketing program will include:
 - Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
 - Provide information about the program to potential applicants in multiple languages
 - Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas
 - Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

Administration: City Manager, and Planning and Building Departments

Funding: General Fund

Timing:

- 1) No less than annually the City will review state funding calendars to identify programs that allow OOR as an eligible activity. As state and federal funding becomes available, the City will apply for funding for an owner-occupied program.
- 2) & 6) No less than annually
- 3) 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.

- 4) The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation.
- 5) Transactionally during the planning period, and as substandard housing conditions are verified by the Building Department.

Policy HE.3.2

Implement Replacement Housing to Mitigate the Loss of Affordable Housing Units on Housing Element Inventory Sites. Upon City Council adoption of 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated Housing Element Inventory Sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program HE.3.2.1



To ensure the continued availability of housing for low- and very low income households, the City shall prepare and adopt a 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 properties subject to replacement housing for future property owners.

Administration: Planning Department and City Manager

Funding: General Fund

Timeframes: 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.

Goal HE.4 – Facilitate the Provision of Housing Suited to Persons with Special Needs

The City shall facilitate development of sites for special needs housing, including the housing needs of persons with disabilities and persons experiencing homelessness.

Policy HE.4.1 (WAS POLICY HO-5.3)

The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy HE.4.2

The City shall amend Title 17, Dunsmuir Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law. Specifically:

- Government Code Section 65582, subparagraphs (g) and (i) for the definitions of supportive housing and target population.
- Government Code Sections 65650-65656 for supportive housing developments. The amendments shall
 permit supportive housing developments by-right in zones that permit multifamily and mixed uses
 including nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Government Code Sections 65660-65668 for low barrier navigation centers, a type of emergency shelter.
 The amendments shall permit low barrier navigation centers by-right in the same zones that permit
 emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily
 uses when the statutory requirements are met.

The adopted development and performance standards of the Zoning Code amendments shall be consistent with State law and be objective and shall not have the effect of precluding transitional and supportive housing, supportive housing developments, and low barrier navigation centers.

Program HE.4.2.1



- 1) For supportive housing developments that meet the requirements of Government Code Section 65650 et seq., the City shall amend the Dunsmuir Municipal Code 17.76.140 "Minimum off-street parking requirements" to be consistent with Government Code Section 65654.
- 2) Low barrier navigation centers are a type of emergency shelter and shall be permitted in the same zones that permit emergency shelters as well as any areas zoned for mixed use and nonresidential zones permitting multifamily uses. Consistent with Government Code 65583(c)(3), the City shall amend the MU-1, MU-3, and T-C districts to allow by-right low barrier navigation centers as a by-right use and not subject to a conditional use permit or other discretionary approval for developments meeting the requirements of Government Code Section 65662.
- 3) Section 17.08.2200 Dunsmuir Municipal Code shall update the definition of supportive housing and the reference to target population as defined in subdivision (d) of Section 53260 of the CA Health and Safety Code that is embedded in the definition of supportive housing. The update shall reference the definition of target population contained Government Code Section 65582(i).
- 4) Large employee housing. 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, and shall be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: 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.

Program HE.4.2.2



The City shall amend Title 17 of the Dunsmuir Municipal Code for the following:

1) To avoid a constraint on housing choice for persons with disabilities, the City shall amend Title 17, sections 17.08.1960 and 17.08.1970, of the Dunsmuir Municipal Code to remove the requirement that residential care

- homes (RCH) and residential care facilities (RCF) be in a single family residence. RCH and RCF shall be permitted in the same manner as other residential development in the same zone.
- 2) Residential care facilities (RCF) providing services to seven (7) or more persons and requiring State license shall be continue to be conditionally permitted in the R-2, R-3, MU-1, MU-2, and MU-3 districts, however, the conditional use permit application requirements shall be non-discriminatory, the conditional use permit findings shall be objective and provide for approval certainty.

The amendments to Title 17 of the Dunsmuir Municipal Code shall continue to define residential care homes (RCH) and residential care facilities (RCF) as housing that provides a supportive living environment shared and used by unrelated persons with disabilities; that both RCH and RCF may serve children, the elderly or chronically ill, individuals with developmental disabilities, or adults recovering from or being treated for alcohol or drug addiction; that both RCH and RCF operated by a single operator or service provider (whether licensed or unlicensed) can include residential care facilities, supportive housing, transitional housing and other similar communal housing facilities but do not include boardinghouses; and that the City shall apply the same general building, fire and other health and safety codes, including occupancy limits, that apply to other residences, subject to State health and safety code provisions specific to certain types of licensed residential facilities, such as those serving persons with limited mobility.

The amendments to the Zoning Ordinance shall continue to allow residential care homes (RCH) by-right in the R-1, R-2, R-3, MU-1, MU-2, MU-3, and T-C districts, and to define RCH as a group home that does not require state licensing or does require state licensing but serves six (6) or fewer persons, is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

In preparing the amendments, the City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022.

Administration: Planning Department

Funding: General Fund

Timing: 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.

Policy HE.4.3

The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, persons with disabilities, persons with developmental disabilities, farmworkers, individuals experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting these special housing needs through a combination of regulatory amendments and incentives, including those presented in Programs HE.3.1.1, HE.3.1.2 HE.3.2.1, HE.4.2.1, HE.4.2.2, and HE.4.3.1, and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

Program HE.4.3.1

1) The City will support 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, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- 6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and region, and meet with and assist organizations desiring to maintain affordable housing in the City.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually.

Goal HE.5 – Encourage and Support the Development of Affordable Housing

The City will encourage the construction of new or dedication of existing housing that is affordable to extremely low, very low, low, and moderate income households.

Policy HE.5.1

The City shall encourage and support the development of housing affordable to extremely low, very low, low, and moderate income households.

Program HE.5.1.1 (was Program HE-1.1.3)

The City shall encourage and support development plans that include extremely low, very low, and low income housing in R-3, MU-1, MU-2, MU-3, and T-C districts when located within a quarter mile of a transit stop and/or when the development is located within a distance that a person can reasonably access services (e.g., no greater than a quarter mile). The term "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, such as 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 persons with disabilities, and the installation of bus stops at safe and convenient locations;
- Maintenance of relationships with funding and facilitating agencies and organizations; and

Any other action on the part of the City that will reduce development costs.

Administration: City Manager, Planning Commission

Funding: General Fund

Timing: As residential project applications are considered.

Program HE.5.1.2

To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.

Administration: City Manager

Funding: General Fund

Timing: Apply for funding annually to assist extremely low-income households.

Program HE.5.1.3

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 and non-profit organizations for assistance.

Administration: Planning and Building Department, City Manager

Funding: General Fund

Timing: 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.

Program HE.5.1.4



The City will support the formation and/or use of community land trusts and other non-traditional forms of ownership and tenancy that provide for workforce and affordable housing (by design and/or through subsidy), senior housing, intergenerational housing, housing for persons with disabilities, etc.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: For the duration of the 6th cycle planning period.

Goal HE.6 – Encourage Sustainable Housing Development and Energy Conservation

Dunsmuir will encourage sustainable housing development and energy conservation shall pursue sustainable development for the new development and existing housing stock in the City.

Policy HE.1.1

The City shall promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. The City will be receptive to encouraging new alternative energy systems, such as solar and wind, and water conservation measures.

Program HE.6.1.1

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 2 homes per year during the 6th cycle planning period by publishing weatherization information on the City's website and at public counters.

Administration: City Manager and Building Department

Funding: Private, and government funds. The City will apply for funds to assist residents with energy conservation retrofits and weatherization resources.

Timing: Initiate no later than December 2025.

Program HE.6.1.2

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.

Administration: Building Department **Funding:** Private and government funds

Timing: Because this is a current building code requirement, the City will implement it as part of the building permit application and review process.

Goal HE.7 – Promote Equal and Fair Housing Opportunities for All People

The City shall promote opportunities for persons from all economic segments of the community regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy HE.7.1

Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, disability, or any other arbitrary factor by removing constraints within control of the City.

Program HE.7.1.1



- 1) The City shall support public and private fair housing and legal aid organizations 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 HE.2.1.1 herein, sharing information on the City's website, and by performing 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.
- 4) Conduct at least bi-annual training for the Planning Commission and City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Administration: City Manager

Funding: General fund

Timing:

- 1)-3) At all times during the 2023-2031 Housing Element cycle.
- 4) The City shall provide training at least bi-annually, with the first training held by 12/31/24.

Program HE.7.1.2



Appendix A analyzes fair housing conditions in the City of Dunsmuir, and provides a regional comparison. Table A-38 of Appendix A enumerates the City's fair housing issues and contributing factors, and the contributing factors are prioritized.

The City's Affirmatively Furthering Fair Housing action plan is identified as Table A-38, section 7.0, Appendix A, and hereby incorporated by reference. The City's AFFH Action Plan addresses the identified fair housing issue and contributing factors.

The City shall implement the Affirmatively Furthering Fair Housing action plan and take meaningful actions citywide to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming areas of concentrated poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with state and federal law.

Administration: City Council **Funding:** General fund

Timing: At all times for the duration of the 2023-2031 Housing Element planning period. As part of the housing element annual progress report (APR) process the City will review progress made towards achieving the desired outcomes of its AFFH Action Plan, and to make adjustments as needed to increase goal obtainment. The first AFFH progress review will be conducted in 2025 for the calendar year 2024.

City of Dunsmuir 6th Cycle Housing Element

Table A-38 City of Dunsmuir's AFFH Housing Action Plan

HE Program/Other	Specific Action(s)	Timeline	2023-2031 Outcomes				
Action	ach and Discomination of Fair Housing Information (modium priority)						
Contributing Factors:	Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)						
	mation on City website						
	media forms and venues where fair housing information can be found						
Action Plan Program A:	The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City's website, distribution to existing and new apartment complexes, publishing information and materials on the City's website, and inserting information in the City's newsletter. In the preparation and distribution of the City's fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.	The City will update the website by December 2024. Beginning in Q 4 2024 or Q1 2025, publish an announcement as part of the City's current newsletter annually.	-				
Improve commu- nity awareness and	The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.						
knowledge about fair housing.	Provide training for staff, elected officials, and appointees on issues of fair housing.	City Council meetings will include a fair housing presentation biennially beginning calendar year 2025.	Consistent implementation of Gov't Code § 8899.50 for affirmatively furthering fair housing as part the City's activities and programs relating to housing and community development.				

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes				
Improve access an	Improve access and the supply of ownership and long term rental housing (high priority)						
Contributing Factors	Contributing Factors:						
Low median incomes	5						
Cost burdened house	eholds						
High vacancy rate of	existing housing stock						
	The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.	adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning	tion, or conversion, of two housing units af- fordable to very low and extremely low income households.				
Action Plan Program B: Local Long Term	The City shall publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.	period.	Increase the number of Dunsmuir applicants for vouchers by at least 5 percent by 2031.				
Rental Housing Program	Develop a program administered by the City or by partnering with a qualified organization, to connect lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include: • Landlord recruitment and mentoring, including fair housing training. • Develop and maintain a list of affordable housing units that are available for rent or purchase in the City. • A system for verifying the eligibility of applicants. • A system for matching eligible applicants with available units • Employ affirmative marketing best practices.	Launch program by 2025	Assist with the placement of four lower income individuals or households in housing that is affordable by 2031.				
Action Plan Program C:	Develop and launch a funding program and/or partnering with qualified non-profit organizations to provides bridge loans and other financial assis-	Beginning in calendar year 2024, the City will apply annually for appropriate state and federal	Facilitate the purchase of a home for two households by 2031.				

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Increase Access to	tance to qualified households, or units assured to available to income qual-	funding programs to cap-	Facilitate the construc-
Housing and the Supply of Housing	ified households, to increase access and afford private-market homes by: The City may.	italize the program. Beginning with the housing	tion or conversion of 2 J/ADUs by 2031.
Supply of Housing	New construction or conversion for J/ADUs	element APR that is due	3/1003 54 2031.
	First time homebuyer	April 1, 2025, the City will	Facilitate the weatheri-
	 Weatherization of existing housing units 	provide summaries pro-	zation 4 homes by 2031
		gress of program to the	
	The City will actively seek appropriate state and federal funding programs to capitalize the program, or utilize or reprogram program income as eligi-	City Council.	
	ble.		
	Program development and implementation will incorporate affirmative		
	marketing best practices, such as depiction of members of protected classes		
	under fair housing laws.		
	Continue the City's proactive code enforcement program coupled with a re-	Begin in calendar year	Facilitate the conserva-
	habilitation program, with program implementation resulting in repairs and	2025, and provide sum-	tion/rehabilitation of
	retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost	maries to the City Council no less than annually	two housing units during the planning period of
	for income qualified property owners. The program will prioritize neighbor-	as part of the HE APR.	2023 to 2031 with no-
	hoods having concentrated rehabilitation needs as determined by the Dun-		net displacement of resi-
	smuir building inspector.		dents.
	Develop a strategy to decrease the vacancy rate of housing units that will	Complete 1) and 2) by	
Action Plan	include the following actions:	December 2025.	Adoption of a strategy
Program D	1) The City shall conduct a survey and catalogue the number and types of		to reduce the vacancy
	housing units being used for STR and determine the number of second units, duplexes, and multifamily units being used for STRs. The City shall survey		rate and increase the
Develop a Strategy	registered STRs. The survey shall include a point in time count of unregis-		availability of existing
to Reduce the Va-	tered STRs indicated to be inside City limits. The unregistered STR point in		housing for long-term
cancy of Existing Housing Units	time count shall be conducted during the tourism season.		rental and owner-oc-
Housing Offics	2) The City shall survey property owners with vacant housing units and hous-		cupy purchase.
	ing units used for STR to understand why a property is held vacant, typical		

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	length of vacancy, and if there are possible incentives to make vacant hous-		
	ing available for long-term rent or purchase.		
	3) Conduct at least one public workshop seeking community input on strat-	3) By December 2025	
	egies to decrease the vacancy rate. The publicity of the workshop shall em-		
	ploy affirmative marketing best practices.	4) D. L	
	4) Draft a strategy containing options and recommendations for decreasing	4) Release public review	
	the vacancy rate. Options may include a combination of regulatory and fi-	draft by June 2026.	
	nancial incentives to reduce the vacancy rate and increase the availability of	E) Dublic montings/boom	
	existing units for long-term rental and purchase.	5) Public meetings/hearings by December 2026	
	5) Hold public meetings/hearings on the draft, and take action on the draft strategy.	iligs by December 2026	
Improve opportun	ity by supporting economic development and education attainment (I	nigh priority)	
Contributing Factors			
	<u>·</u> velopment and high unemployment		
	The City shall continue to collaborate and partner with local and regional	The City will continue to	The City will provide let-
	economic development non-profit organizations and agencies to apply for	meet and collaborate	ters of support for eco-
	economic development funding that improves the economic opportunities	with local and regional	nomic development
	for residents through programs for workforce development; small business	economic development	grant applications that
Action Plan Pro-	assistance and development; recruitment and/or retention of businesses	agencies and organiza-	are consistent with this
gram E:	that provide living-wage jobs.	tions at least twice per	program.
		year to discuss existing	
Local economic de-	The City shall continue partnership and coalition building with other socio-	economic development	
velopment for	economically similar rural cities and counties to work with state and federal	projects and prospective	
business and work-	legislators to recruit economic development opportunity and funding for	projects that are availa-	
force development	residents and businesses in the City and region.	ble for residents in order	
to improve eco- nomic opportuni-		to provide referrals.	
ties.		The City will refer two	
		residents to the Siskiyou	
		Economic Development	
		Council, USDA Rural De-	
		velopment, or Small	

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		Business Development	
		Center for services an-	
		nually.	