

---

# **HOUSING ELEMENT**

**FOR THE**

# **TOWN OF FORT JONES**

**2014-2019**

---

**Final Draft**  
**January 2020**

**TOWN OF FORT JONES**  
11960 EAST STREET  
FORT JONES, CA 96032

# TABLE OF CONTENTS

---

<b>GOALS, POLICIES, AND PROGRAMS .....</b>	<b>1</b>
Introduction .....	1
Public Participation Process .....	2
General Plan Consistency .....	2
Review of Previous Housing Element .....	2
Goals, Policies, and Programs .....	2
Quantified Objectives.....	9
<b>APPENDIX A – HOUSING PROGRAMS IMPLEMENTATION SUMMARY .....</b>	<b>A-1</b>
<b>APPENDIX B – HOUSING NEEDS ASSESSMENT .....</b>	<b>B-1</b>
Summary of Findings .....	B-2
Regional Context .....	B-3
Population Trends .....	B-3
Housing Characteristics .....	B-5
Household Characteristics .....	B-8
Economic Characteristics .....	B-10
Special Needs Households.....	B-15
Housing Cost and Affordability.....	B-25
Housing Constraints .....	B-27
Housing Resources and Opportunities.....	B-39
Regional Housing Needs .....	B-40
Vacant Land Inventory.....	B-40
Opportunities for Energy Conservation .....	B-43
<b>APPENDIX C – VACANT LAND INVENTORY MAP .....</b>	<b>C-1</b>

## LIST OF TABLES

Table A-1 Implementation of 2011 Housing Element Programs .....	A-1
Table B-1 Regional Population Change, 2010-2018 .....	B-3
Table B-2 Population Projections, 2010-2060 .....	B-4
Table B-3 Population by Age, 2010-2017 .....	B-4
Table B-4 Population by Race/Ethnicity, 2010-2017 .....	B-5
Table B-5 Housing Unit Types, 2010-2018.....	B-6
Table B-6 Age of Housing, 2017 .....	B-6
Table B-7 Occupancy Status, 2010-2017 .....	B-7
Table B-8 Occupied Housing Units by Tenure, 2010-2017 .....	B-7
Table B-9 Housing Units by Size, 2010-2017.....	B-8

## LIST OF TABLES (Continued)

Table B-10 Household Growth Trends, 2010-2017 .....	B-8
Table B-11 Household Size by Tenure, 2010-2017.....	B-9
Table B-12 Overcrowded Housing, 2017 .....	B-10
Table B-13 Household Income, 2010-2017.....	B-11
Table B-14 Household Income By Tenure, 2017.....	B-12
Table B-15 Distribution of Households By Income, 2017.....	B-13
Table B-16 2018 State Income Limits, Siskiyou County .....	B-13
Table B-17 Population Below Poverty Level, 2017.....	B-14
Table B-18 Labor Force, 2019 .....	B-14
Table B-19 Five Fastest Growing Occupations, 2014-2024.....	B-15
Table B-20 Senior Population, 2010-2017 .....	B-16
Table B-21 Senior Care Facilities.....	B-16
Table B-22 Persons with Disabilities by Age Group, 2017 .....	B-17
Table B-23 Persons with Disabilities by Employment Status, 2017.....	B-18
Table B-24 Single-Parent Households, 2017 .....	B-21
Table B-25 Large Households by Tenure, 2010-2017 .....	B-21
Table B-26 Homelessness Needs .....	B-23
Table B-27 Homelessness Services .....	B-24
Table B-28 Home Sales, 2018/2019 .....	B-25
Table B-29 Apartment and House Rentals, 2019.....	B-26
Table B-30 Affordable Rents, 2018 .....	B-26
Table B-31 Households Overpaying, 2017.....	B-27
Table B-32 Residential Land Use Designations.....	B-28
Table B-33 Residential Zone Districts and Development Standards.....	B-29
Table B-34 Residential Uses Permitted by Zoning <sup>(1)</sup> .....	B-32
Table B-35 Development Impact Fees .....	B-35
Table B-36 Planning Permit Fees.....	B-35
Table B-37 Planning Processing Times.....	B-36
Table B-38 Vacant Land Costs for Single-Family Uses.....	B-37
Table B-39 Vacant Land Costs for Multi-Family Uses.....	B-37
Table B-40 Interest Rates .....	B-38
Table B-41 Regional Housing Needs, 2014-2019.....	B-40
Table B-42 Vacant Land Inventory.....	B-42

---

## **GOALS, POLICIES AND PROGRAMS**

---

# GOALS, POLICIES, AND PROGRAMS

---

## INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by the Town of Fort Jones of its current and future housing needs for all income levels and proposed actions to facilitate the provision of housing to meet those needs. The policies contained in this Element are an expression of the statewide housing priority to allow for the attainment of decent housing and a suitable living environment for every Californian, as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, resources, and constraints to meeting those needs.

The Town of Fort Jones Housing Element is based on four strategic goals:

- 1) Provide for a variety of housing types and cost for all segments of the population.
- 2) Ensure that the Town's development standards and/or processing requirements are reasonable and fair to all and not a constraint to the development of affordable housing.
- 3) Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status, or disability.
- 4) Ensure that the quality, safety, and livability of housing in the Town of Fort Jones is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units which cannot be improved are replaced.

In accordance with state law, the Housing Element must be consistent and compatible with other General Plan elements. Additionally, the Housing Element should provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing.
- A program that sets a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

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

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

## **PUBLIC PARTICIPATION PROCESS**

The Town held public meetings with the City Council on October 21 and November 12, 2019. The meetings were open to anyone who wanted to participate, posted and accessible to all. Meeting notices were posted in town, the ordinance summaries were posted in town, and published in the local paper, with copies available for review at City Hall. Attendees included Fort Jones residents including homeowners and renters. The large majority of Fort Jones residents speak English, therefore translation services were not needed. The housing ordinances to address state law were discussed at both hearings and approved at the November 12<sup>th</sup> meeting. Approximately 20 to 25 members of the public were in attendance at each meeting. No comments on the housing element were received from the public.

## **GENERAL PLAN CONSISTENCY**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The Town of Fort Jones General Plan (adopted 1989) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The Town will maintain this consistency in the future by ensuring general plan amendments are evaluated for consistency with all other General Plan elements.

## **REVIEW OF PREVIOUS HOUSING ELEMENT**

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs from the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in the Town of Fort Jones. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. **Appendix A, Housing Programs Implementation Summary**, contains a summary of the Town's objectives and programs for the previous planning period.

## **GOALS, POLICIES, AND PROGRAMS**

This section of the 2014-2019 Housing Element presents the Town of Fort Jones' updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in Fort Jones during the 2014-2019 planning period. These goals, policies, and programs supersede the previous programs (i.e., those evaluated in Appendix A).

In general, housing goals express the desired future conditions for which specific actions are directed. The Town's goals are ideals that have been determined by the citizens as desirable and deserving of community time and resources to obtain. Policy statements are more specific and have a shorter range. Programs are action statements that are more specific still and provide well-defined guidelines for decision-making and implementation.

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

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

**Program HE.1.1.1:** As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the Town, as well as the types housing that are likely to meet the needs of future occupants.

Responsibility: City Council and City Administrator

Financing: General Fund

Timing: Every time inquiries are received

**Program HE.1.1.2:** The Town will encourage the development of affordable housing by continuing to maintain low fee requirements when grants can be obtained to offset the cost of development. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.

Responsibility: City Council

Financing: General Fund

Timing: Review NOFAs for grants at least once per year

**Program HE.1.1.3:** Upon submittal of residential development plans, the Town will encourage and support plans that include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date.
- At time of project review, consider spreading development fee costs over a 3- to 5-year payment period to help reduce initial impact.
- Provide density bonus or other concessions in accordance with Government Code Section 65915.
- Allow phasing of infrastructure whenever possible at time of project review.
- Obtain grant funding to facilitate the development when possible.
- Any other action on the part of the Town that will help to keep development costs to a minimum.

Responsibility: City Council

Financing: General Fund

Timing: When eligible applications are received

**Program HE.1.1.4:** As a means of keeping sewer and water capacities ahead of demand, and to ensure that the Town is able to accommodate its share of regional housing needs, the Town will continue to implement the improvements identified in the Master Water Plan and the Master Sewer Plan as funding allows.

Responsibility: Public Works Department, City Administrator and City Council

Financing: Low-Interest Loans, Grants, and/or General Fund

Timing: As funding allows

**Program HE.1.1.5:** Pursuant to Government Code Section 65589.7, the Town will develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower income households.

Responsibility: Public Works Department and City Administrator

Financing: General Fund

Timing: At time of housing element adoption

**Program HE.1.1.6:** The Town will continue to coordinate affordable housing needs and related issues with non-profit housing and community development organizations.

Responsibility: City Administrator, City Housing Director

Financing: General Fund

Timing: Meet frequently and apply for grant funding at least one additional time during the five-year planning period depending upon funding availability

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

**Program HE.1.2.1:** Building permit processing and inspections for individuals with disabilities shall continue to be given a high priority.

Responsibility: Contract Building Department and City Administrator

Financing: General Fund

Timing: When applications are received

**Program HE.1.2.2:** Pursuant to SB 2, the Town will amend the Zoning Ordinance to include separate definitions of "supportive housing" and "transitional housing" consistent with Sections 50675.14 and 50675.2 of the California Health and Safety Code. The Town will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use in zones that allow residential uses in the same way the same type of residential uses are allowed in those zones. The Town will also evaluate and revise development standards for emergency shelters, especially spacing requirements (e.g., 1,000 feet). Also, pursuant to AB 2162, other state-required provisions related to supportive housing will be updated in the Town's zoning.

Responsibility: City Council

Financing: General Fund

Timing: June 2020



**Program HE.1.2.3:** In order to facilitate housing for extremely low-income persons, the Town will amend the Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units.

Responsibility: City Council

Financing: General Fund

Timing: June 2020

**Program HE.1.2.4:** In order to help meet the needs of extremely low-income households, the Town will offer financial incentives and/or regulatory concessions for the development of single-room occupancy units when development of these units is proposed.

Responsibility: City Council

Financing: Grant Funding (CDBG and any other applicable grants funding), as part of Program 1.1.6

Timing: When applications are received

**Program HE.1.2.5:** In order to help meet the needs of large families, the Town will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.

Responsibility: City Council, City Administrator and City Housing Director

Financing: Grant Funding

Timing: When applications are received

**Program HE.1.2.6:** Amend the Zoning Ordinance to allow Group Care Facilities for six or fewer persons by right in all residential zones, including single-family zones, and with a use permit in commercial zones, consistent with other residential uses in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Also amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. The amendment will clarify the definitions of "group residential" and "group care facility." The definition of group care facility must distinguish between facilities for six or fewer persons and facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses, and may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: City Council and City Administrator

Financing: General Fund

Timing: June 2020

**Program HE.1.2.7:** Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts, consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Responsibility: City Council and City Administrator

Financing: General Fund

Timing: June 2020

**Program HE.1.2.8:** Per AB 101 (2019) the Town will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code Sections 65660 to 65668.

Responsibility: City Council and City Administrator

Financing: General Fund

Timing: Review zoning by 2020. Make revisions by June 30, 2021.

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

**Program HE.1.3.1:** Coinciding with the annual General Plan Progress Report, the Town will update and review the inventory of vacant residential land in the Town and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the Town's share of regional housing needs.

Responsibility: City Council

Financing: General Fund

Timing: Annually

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

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

**Program HE.2.1.1:** Amend the Zoning Ordinance regarding the provisions of Sections 65589.5(d) and (f) of the Government Code. The revisions should note that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned so that the project becomes infeasible unless one of the findings of Section 65589(d) 1-6 can be made.

Responsibility: City Council

Financing: General Fund

Timing: June 2020

**Program HE.2.1.2:** Adopt a "density bonus" ordinance consistent with Government Code Section 65915.

Responsibility: City Council

Financing: General Fund

Timing: June 2020

**Program HE.2.1.3:** Continue to monitor the conditional use permit process with regard to proposed senior housing projects to determine whether the process hinders the development of housing affordable to seniors. If it is determined that the process does deter development of affordable housing, the Town will reconsider its position on requiring use permits for senior housing and take necessary steps to resolve the issue.

Responsibility: City Council

Financing: General Fund

Timing: As senior housing projects are proposed

**Program HE.2.1.4:** Amend the definition of family in the Zoning Ordinance so that it is clear that clients of group homes are included.

Responsibility: City Council

Financing: General Fund

Timing: June 2020

**Program HE.2.1.5:** Amend the Zoning Ordinance to allow accessory dwelling units consistent with state law.

Responsibility: City Council

Financing: General Fund

Timing: June 2020

**Program HE.2.1.6:** Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: City Administrator

Financing: General Fund

Timing: June 2020

**Program HE.2.1.7:** The Town will amend zoning to permit multifamily development in the C-1 zone and replace the conditional use permit with a site plan review or similar process subject to R-3 or comparable zoning and development standards.

Responsibility: City Administrator

Financing: General Fund

Timing: June 2021

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

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

**Program HE.3.1.1:** Continue to inform residents of their rights under fair housing law by posting and maintaining notices regarding the availability of fair housing information and a referral contact at Town Hall. The notice will include the name and phone number of the contact person in the Town (e.g., the Town Clerk) and any other information deemed relevant by the Town Council.

Responsibility: Town Clerk

Financing: General Fund

Timing: Ongoing

**Program HE.3.1.2:** Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.

Responsibility: Town Clerk

Financing: General Fund

Timing: Ongoing

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

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

**Program HE.4.1.1:** The Town will continue to strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: 2014-2019

**Program HE.4.1.2:** The Town will continue to apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program.

Responsibility: City Housing Director

Financing: General Fund

Timing: As Notices of Funding Availability are released

**Program HE.4.1.3:** Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations.

Responsibility: City Council and City Clerk

Financing: CDBG/Revolving Loan Account

Timing: Ongoing

**Program HE.4.1.4:** In order to reduce energy consumption in the Town, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking, and weather stripping.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: As units are rehabilitated using CDBG funds

**Program HE.4.1.5:** As a means of maintaining safe and decent housing, and to respond to complaints and obvious code violations, the Town will develop and implement a code enforcement program as funding becomes available.

Responsibility: City Council

Financing: General Fund and/or Grants

Timing: As funding becomes available; continuous upon complaint or other evidence of a hazard

**Program HE.4.1.6:** The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to offset the cost of replacement housing.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: As funding becomes available

## QUANTIFIED OBJECTIVES

**Table 1** summarizes the Town of Fort Jones' quantified objectives for the 2014-2019 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

**Table 1**  
**Quantified Objectives, 2014–2019**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction <sup>(1)</sup>	1	1	1	2	4	9
Rehabilitation	2	3	5	5	0	15
Preservation <sup>(2)</sup>	0	0	0	0	0	0
Housing Choice Vouchers	2	2	2	0	0	6

(1) To calculate the projected housing needs, it was assumed 50 percent of the Town's very low-income regional housing needs are extremely low-income households. As a result, from Fort Jones' very low-income need of two units, the Town has a projected need of one unit for extremely low-income households.

(2) The Town has not established an objective for the preservation of affordable housing because there are no units at risk of conversion during the current planning period.

This page intentionally left blank

---

**APPENDIX A**

**HOUSING PROGRAMS IMPLEMENTATION**

**SUMMARY**

---

## APPENDIX A – HOUSING PROGRAMS IMPLEMENTATION SUMMARY

**Table A-1**  
**Implementation of 2011 Housing Element Programs**

Program	Progress/Effectiveness	Appropriateness
<b>Policy HE.1</b> The Town will encourage housing suitable to a variety of income levels and household sizes and types.		
<b>Program HE.1.1.1:</b> As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the Town, as well as the types housing that are likely to meet the needs of future occupants. <b>Responsibility:</b> City Council and City Clerk <b>Financing:</b> General Fund <b>Timing:</b> Ongoing	No recent developers have inquired about housing.	Continue
<b>Program HE.1.1.2:</b> The Town will encourage the development of affordable housing by maintaining low fee requirements when grants can be obtained to offset the cost the development. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects. <b>Responsibility:</b> City Council <b>Financing:</b> General Fund <b>Timing:</b> Ongoing	Town has maintained low fees for everyone, and has used grant funding for low-income, CDBG-qualified residents.	Continue
<b>Program HE.1.1.3:</b> Upon submittal of residential development plans, the Town will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:	The Town would certainly entertain giving priority to affordable housing projects, spread the costs over a 3- to 5-year period, and other concessions if the Town had an affordable project application submitted, but there have not been any housing projects, affordable or otherwise, since the	Continue



Program	Progress/Effectiveness	Appropriateness
<ul style="list-style-type: none"> <li>• Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</li> <li>• Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;</li> <li>• Provide density bonus or other concessions in accordance with Government Code §65915;</li> <li>• Allow phasing of infrastructure whenever possible at time of project review;</li> <li>• Obtain grant funding to facilitate the development when possible; and</li> <li>• Any other action on the part of the Town which will help to keep development costs to a minimum.</li> </ul> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	last Housing Element.	
<p><b>Program HE.1.1.4:</b> As a means of keeping sewer and water capacities ahead of demand, as well as ensure that the Town is able to accommodate its share of Regional Housing Needs, the Town will continue to implement those improvements identified in the 2005 Master Water Plan and the 2004 Master Sewer Plan as funding allows.</p>	No improvements have been needed, but the Town has undertaken a Sewer Improvement Project planning and design through a Proposition 1 Grant.	Continue

Program	Progress/Effectiveness	Appropriateness
<p><b>Responsibility:</b> Public Works Department and City Council</p> <p><b>Financing:</b> Low-Interest Loans, Grants and/or General Fund</p> <p><b>Timing:</b> As funding allows</p>		
<p><b>Program HE.1.1.5:</b> Pursuant to Government Code § 65589.7, the Town will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p> <p><b>Responsibility:</b> Public Works Department</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	<p>No procedures have been developed, but the Town of Fort Jones has some of the lowest rates and fees in the state.</p>	<p>Continue</p>
<p><b>Program HE.1.1.6:</b> The Town will continue to coordinate affordable housing needs and related issues with non-profit housing and community development organizations.</p> <p><b>Responsibility:</b> City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Meet frequently throughout each year and apply for grant funding at least two or three times during the five-year planning period depending upon funding availability</p>	<p>The Town has not held any meetings with housing and community development organizations in the last few years, but we work closely with the Siskiyou Economic Development Commission and are open to meeting with other organizations.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<b>Policy HE.1.2:</b> Continue to promote housing for persons with special needs.		
<p><b>Program HE.1.2.1:</b> Building permit processing and inspections for individuals with disabilities shall be given a high priority.</p> <p><b>Responsibility:</b> Contract Building Department and City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	There has been one CDBG project processed for individuals with disabilities.	Continue
<p><b>Program HE.1.2.2:</b> Pursuant to SB 2, the Town will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The Town will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the Town will amend the Zoning Ordinance to allow emergency shelters by right (i.e., without a use permit and subject only to the same development and management standards that apply to other allowed uses) in the Industrial (M) zone.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	No zoning ordinance amendments have been completed to address transitional housing and supportive housing. The Town is currently processing a zoning amendment to allow emergency shelters per state law.	Amend to reflect progress towards emergency shelter zoning compliance and continue. Amendments will be made prior to adoption of the housing element.

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.1.2.3:</b> In order to facilitate housing for extremely low-income persons, the Town will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	<p>No zoning ordinance amendments have been completed to address single-room occupancy units, and no projects have been presented for consideration.</p>	<p>Continue</p>
<p><b>Program HE.1.2.4:</b> In order to help meet the needs of extremely low-income households, the Town will offer financial incentives and/or regulatory concessions for the development of single-room occupancy units when development of these units is proposed.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> Grant Funding, as part of Program 1.1.6</p> <p><b>Timing:</b> Ongoing</p>	<p>The Town is very active in the CDBG housing arena and offers incentives to extremely low income residents for rehabilitation. No single-room occupancy units have been proposed.</p>	<p>Continue</p>
<p><b>Program HE.1.2.5:</b> In order to help meet the needs of large families, the Town will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.</p> <p><b>Responsibility:</b> City Council and City Clerk</p> <p><b>Financing:</b> Grant Funding</p> <p><b>Timing:</b> Ongoing</p>	<p>The Town can offer financial and regulatory concessions to low-income residents meeting the CDBG requirements, but no four- and five-bedroom affordable units have been presented for consideration.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.1.2.6:</b> Amend the Zoning Ordinance to allow Group Care Facilities for six or fewer persons by right in all residential zones, including single-family zones, and with a use permit in commercial zones consistent with other residential uses in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, as well as amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. The amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.</p> <p><b>Responsibility:</b> City Council and City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	<p>No zoning amendments have been completed; however, group care facilities with six or less would be allowed in residential zones and commercial zones with use permits.</p>	<p>Continue</p>
<p><b>Program HE.1.2.7:</b> Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.</p> <p><b>Responsibility:</b> City Council and City Clerk</p>	<p>No zoning ordinance amendments have been completed; however, farm worker housing with six or less would be allowed in residential zones and commercial zones with use permits.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<b>Financing:</b> General Fund <b>Timing:</b> February 2013		
<b>Program HE.1.2.8:</b> Amend the Zoning Ordinance as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The Town will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.  <b>Responsibility:</b> City Council <b>Financing:</b> General Fund <b>Timing:</b> September 2011	The Town is very active in the CDBG housing arena and offers incentives to low income residents and those with disabilities for rehabilitation, and makes all reasonable accommodations and make information available to all applicants. The Town is currently amending its zoning code to include a reasonable accommodation procedure.	Delete. Amendments will be made prior to adoption of the housing element.
<b>Policy HE.1.3:</b> Provide adequate sites to meet the Town's share of regional housing needs.		
<b>Program HE.1.3.1:</b> Coinciding with the annual General Plan Progress Report, the Town will update and review the inventory of vacant residential land in the Town and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the Town's share of regional housing needs.  <b>Responsibility:</b> City Council <b>Financing:</b> General Fund	The inventory of vacant residential land has not been updated, but there has been minimal change if any.	Continue

Program	Progress/Effectiveness	Appropriateness
<b>Timing:</b> Annually		
<b>Policy HE.2.1:</b> Remove constraints to the development and availability of housing for all segments of the population.		
<p><b>Program HE.2.1.1:</b> Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	No zoning ordinance amendments have been made to address low- and moderate-income households, and no projects have been denied consideration.	Continue
<p><b>Program HE.2.1.2:</b> Prior to the February 2013, adopt a “density bonus” ordinance consistent with Government Code Section 65915.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	No density bonus ordinance has been adopted, and no projects that would meet a density bonus requirement have been presented for consideration.	Continue.
<p><b>Program HE.2.1.3:</b> Monitor the conditional use permit process with regard to proposed senior housing projects to determine whether the process hinders the development of housing affordable to seniors. If it is determined that the process does deter development of affordable housing, the Town will reconsider its position on</p>	No senior housing has been proposed, and no constraints have been identified.	Continue

Program	Progress/Effectiveness	Appropriateness
<p>requiring use permits for senior housing and take necessary steps to resolve the issue.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> As senior housing projects are proposed</p>		
<p><b>Program HE.2.1.4:</b> Amend the definition of family in the Zoning Ordinance so that it clearly indicates clients of group homes are included.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	This definition has not been revised.	Continue
<p><b>Program HE.2.1.5:</b> Amend the Zoning Ordinance to allow second dwelling units by right (i.e., without discretionary review) in all residential districts consistent with state law.</p> <p>Responsibility: City Council</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> February 2013</p>	The accessory dwelling unit zoning section has not been updated since 2017 to address recently changes to state law.	Continue.
<p><b>Policy HE.3.1:</b> Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.</p>		
<p><b>Program HE.3.1.1:</b> Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall regarding the availability of a fair housing information and referral contact at Town Hall. The notice will include the name and phone number of the</p>	Yes, the Town continues to inform residents regarding fair housing rights and refers them to the correct contact for filing a complaint.	Continue



Program	Progress/Effectiveness	Appropriateness
<p>contact person within the Town (i.e., the City Clerk) and any other information deemed relevant by the City Council.</p> <p><b>Responsibility:</b> City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>		
<p><b>Program HE.3.1.2:</b> Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.</p> <p><b>Responsibility:</b> City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> Ongoing</p>	<p>The District Attorney has approached the Town with regard to complaints against two slumlords in town housing transients and drug dealers.</p>	<p>Continue</p>
<p><b>Policy HE.4.1:</b> Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the Town's existing housing resources for as long as physically and economically feasible.</p>		
<p><b>Program HE.4.1.1:</b> With a goal of assisting 15 households over the next five years, the Town will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p> <p><b>Timing:</b> 2011-2014</p>	<p>The Town has assisted 16 low- and moderate-income households through the Housing Rehabilitation Program.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.4.1.2:</b> The Town will apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program.</p> <p><b>Responsibility:</b> City Clerk</p> <p><b>Financing:</b> General Fund</p> <p><b>Timing:</b> As Notices of Funding Availability are released</p>	<p>The Town has applied for and received CDBG funds to assist homeowners through the housing rehabilitation program since adoption of the previous housing element.</p>	<p>Continue</p>
<p><b>Program HE.4.1.3:</b> Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations.</p> <p><b>Responsibility:</b> City Council and City Clerk</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p> <p><b>Timing:</b> Ongoing</p>	<p>Handouts about energy conservation and weatherization programs provided by Great Northern Services in Mt. Shasta have been available at the Town offices.</p>	<p>Continue</p>
<p><b>Program HE.4.1.4:</b> In order to reduce energy consumption in the Town, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p> <p><b>Timing:</b> As units are rehabilitated using CDBG funds</p>	<p>Units using CDBG funds for rehabilitation have added energy conservation features. All rehabilitation and replacement housing projects are required to provide energy conservation features. There have been approximately 32 homes that have been rehabilitated and include these features in the last 10 years.</p>	<p>Continue</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.4.1.5:</b> As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the Town will develop and implement a code enforcement program as funding becomes available.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund and/or Grants</p> <p><b>Timing:</b> As funding becomes available; continuous upon complaint or other evidence of a hazard.</p>	<p>The Town has maintained its Code Enforcement program. It is proactive and complaint based.</p>	<p>Continue</p>
<p><b>Program HE.4.1.6:</b> The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p> <p><b>Timing:</b> Ongoing</p>	<p>CDBG funds have been used for teardown and replacement of housing.</p>	<p>Continue</p>

---

**APPENDIX B**

**HOUSING NEEDS ASSESSMENT**

---

## APPENDIX B – HOUSING NEEDS ASSESSMENT

---

The Housing Needs Assessment provides a demographic profile of the Town of Fort Jones by analyzing the following types of information: population trends, household income and poverty, special housing needs, housing characteristics, housing costs, constraints to development, and resources and opportunities.

The United States Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. However, the information collected during the 2010 Census is far more limited in scope than that of prior censuses. Therefore, the 2013-2017 5-year American Community Survey (ACS) data have been used. The California Department of Finance (DOF) is another source of valuable data that is slightly more current than the Census. However, DOF does not provide the depth of information that can be found within the U.S. Census Bureau reports. Further, the DOF reports rely upon and extrapolate from information collected during the United States Census. Therefore, because of the more limited scope of the 2010 Census, the information provided by DOF for 2018 is not as comprehensive as the information provided in prior years. Therefore, DOF data from prior years has been used where necessary. Regardless, whenever possible, the most recent information has been used in the Housing Needs Assessment in order to provide the most current profile of the community. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the Town of Fort Jones. Definitions of the various U.S. Census Bureau terms that are used throughout this document have been included in **Appendix C, Glossary of Terms**, for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and nongovernmental constraints to housing development in Fort Jones. The Town has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed. The “non-governmental” influences include such factors as: the availability and cost of financing, land and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the resources and opportunities for affordable housing in Fort Jones, which includes an inventory of adequate sites for affordable housing, potential funding resources for housing programs, and a description of the current housing programs that are available to provide affordable housing to the residents of Fort Jones.

## **SUMMARY OF FINDINGS**

### **Population and Economic Characteristics**

The Town of Fort Jones is a relatively small town with a population of 739 as of May 2018. The Town's population increased by approximately 0.96 percent between 2014 and 2018. The Town's population is expected to hold relatively steady or increase slightly for the duration of the current planning period. According to the 2017 ACS, white residents comprise the majority of the Town (74 percent), followed by Hispanics or Latinos (12 percent).

The Town's median income decreased by approximately 5.6 percent between 2010 and 2017, but more than 40 percent of households have incomes below the low income ceiling (48.5 percent). The Town's poverty rate is approximately 33.9 percent.

### **Special Needs Housing**

Between 2010 and 2017, the retirement age group (55 to 64) increased by 52.8 percent, which implies an increasing need for senior housing opportunities during the next five to ten years. Further, the majority of seniors in Fort Jones own their home (91.2 percent). Of the estimated 103 seniors in Fort Jones in 2017, approximately 10 were living below the poverty level. Most people with disabilities have a physical disability. In 2017, single-parent households made up approximately 8.7 percent of all households. Of all single-parent households in 2017, fewer female-headed households were in poverty (5.6 percent) than male-headed households (38.9 percent). Ownership rates for large families have decreased somewhat since 2010, with all large families renting their homes in 2017.

### **Housing Characteristics**

Fort Jones's housing stock is somewhat older and in need of rehabilitation. According to the U.S. Census Bureau, the majority of Fort Jones's housing stock was constructed prior to 1970. Therefore, there is likely to be substantial rehabilitation need in the Town, with a few units being dilapidated to the point of requiring replacement.

According to the California Department of Finance, Fort Jones experienced an approximate 1.2 percent increase in the number of housing units between 2010 and 2018, for a total of 348 units in 2018. Construction trends over the past ten years indicate slow but steady growth in Fort Jones. The recent increase in the Town's housing stock was due to the construction of detached single-family dwellings (2 units) and manufactured housing (2 units).

### **Housing Constraints**

#### Governmental Constraints

Development standards in the Town do not necessarily constrain development. The Zoning Ordinance contains five residential zones: Single-Family Residential (R-1), Duplex Residential (R-2), Multiple Family Residential (R-3), Residential Professional Office (RPO), and Mobile Home Park (MH). R-1 allows one single-family dwelling by right as well as associated accessory structures. R-2 allows all uses permitted in R-1 as well as duplexes, and R-3 allows all uses permitted in R-2 as well as multifamily dwellings. The RPO district allows both single-family dwellings and duplexes by right, and MH allows mobile home parks with a use permit.

Processing times are approximately one week to ten months depending upon the level of environmental review required. These requirements are not considered constraints because they ensure the maintenance of health and safety standards.

#### Non-governmental Constraints

Vacant land prices average \$14,695 per acre for land zoned for single-family uses and approximately \$37,413 per acre for land zoned for multifamily uses. Construction costs average \$112 per square foot for a spec house and \$265 per square foot for a custom home according to the California State Board of Equalization 2018 Residential Building Costs Handbook.

## REGIONAL CONTEXT

The Town of Fort Jones is in west central Siskiyou County in Northern California on State Highway 3, approximately 10 miles south of the County seat, Yreka. It is situated in the Scott Valley, an agricultural region fed by the Scott River and surrounded by mountains on all sides.

The Town of Fort Jones originally formed as settlers flooded to the Scott Valley after gold was discovered along the Scott River in 1850. Within a few years a garrison was established and agriculture, mining, and timber operations had taken hold. The Town was incorporated a short time later in 1872. Fort Jones has experienced fluctuation in the population over the years, but overall growth has been relatively slow and steady.

## POPULATION TRENDS

### Population Growth

The California Department of Finance (DOF) estimates the 2018 population of the Town of Fort Jones to be 739. This is an approximately 0.04 percent increase in population since 2010 and an approximately 0.04 percent increase since 2017. **Table B-1** shows population growth rates for communities in Siskiyou County from 2010 to 2018.

**Table B-1**  
**Regional Population Change, 2010-2018**

	2010	2017	Growth Rate 2010-2017	2018	Growth Rate 2017-2018
Fort Jones	710	710	0%	739	4.08%
Etna	737	750	1.76%	744	(0.8%)
Yreka	7,765	7,803	0.49%	7,840	0.47%
Weed	2,967	2,763	(6.88%)	2,769	0.22%
Montague	1,443	1,423	(1.39%)	1,428	0.35%
Dorris	939	985	4.90%	966	(1.93%)
Tulelake	1,010	966	(4.35%)	977	1.14%
Mt. Shasta	3,394	3,423	0.85%	3,385	(1.11%)
Dunsmuir	1,650	1,688	2.30%	1,680	(0.47%)
Unincorporated	24,285	24,104	(0.74%)	24,084	(0.08%)

Source: Department of Finance, Table E4, 2018.

Notes: Negative population growth is shown in parentheses.

## Population Projections

Population projections for the Town of Fort Jones are not currently available. The Department of Finance provides projections for all counties through 2060. **Table B-2** shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2010 and 2060. Based on DOF projections, the County is expected to experience an overall annual growth rate of approximately 0.01 percent.

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

	2010	2020	2030	2040	2050	2060
Siskiyou County	44,862	44,186	44,406	44,253	43,938	44,868

Source: California Department of Finance, P-1 Report, January 2018.

## Age Characteristics

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

There were significant changes in the age distribution of the Town's population between 2010 and 2017. The number of residents between the ages of 5 to 17 and 55 to 64 both increased by 52.8 percent. At the same time, the number of residents between the ages of 25 to 34 decreased by 55.6 percent.

**Table B-3**  
**Population by Age, 2010-2017**

Age Group	2010		2017		Percent Change
	Persons	Percent	Persons	Percent	
< 5	41	4.9%	49	6.0%	19.5%
5 to 17	127	15.1%	194	23.7%	52.8%
18 to 24	65	7.7%	56	6.8%	(13.8%)
25 to 34	133	15.9%	59	7.2%	(55.6%)
35 to 44	133	15.9%	126	15.4%	(5.3%)
45 to 54	124	14.8%	70	8.5%	(43.5%)
55 to 64	106	12.6%	162	19.8%	52.8%
65 +	110	13.1%	103	12.6%	(6.4%)
Total	839	100%	819	100%	(2.4%)

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey S0101.

Note: Negative growth is shown in parentheses.



## Race/Ethnicity Characteristics

**Table B-4** illustrates population growth in the Town of Fort Jones by racial and ethnic category. Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. Although Fort Jones is slowly becoming more diverse, the Town continues to host a large percentage of white residents. For example, approximately 68.3 percent of all residents in the Town identified themselves as white at the time of the 2017 5-year American Community Survey. The two second largest groups, Hispanic or Latinos and Asians, comprised 12.0 and 12.1 percent of the population, respectively. The largest population growth, based on the number of persons added as opposed to percent increase, has been in the Asian population, which grew by 91 persons between 2010 and 2017.

**Table B-4**  
**Population by Race/Ethnicity, 2010-2017**

Race	2010		2017		Percent Change
	Persons	Percent	Persons	Percent	
White	650	77.5%	559	68.3%	(14.0%)
Hispanic or Latino <sup>(1)</sup>	103	12.3%	98	12.0%	(4.9%)
Black or African American	33	3.9%	0	0.0%	(100.0%)
American Indian	61	7.3%	18	2.2%	(70.5%)
Asian	8	1.0%	99	12.1%	1137.5%
Some other race	23	2.7%	0	0.0%	(100.0%)
Two or More Races	64	7.6%	45	5.5%	(29.7%)
Total	839	100%	819	100%	(2.4%)

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey B03002

Notes: (1) Hispanic population included as part of White total.

Percentages do not add up to 100% because the Hispanic/Latino population is included in the White total.

Negative growth is shown in parentheses.

## HOUSING CHARACTERISTICS

### Housing Composition

The composition of housing in Fort Jones is mostly single family. **Table B-5** indicates the estimated number of housing units by type for 2010 and 2018, as reported by the State Department of Finance. Over this period, the number of single-family units increased by approximately 1 percent (four units), while multifamily housing remained unchanged.

**Table B-5  
Housing Unit Types, 2010-2018**

	2010		2018			
	Units	Percent	Units	Percent		
Single-Family	308	89.5%	312	89.7%		
Detached	241	70.1%	243	69.8%		
Attached	11	3.2%	11	3.2%		
Mobile Homes	56	16.3%	58	16.7%		
Multifamily	36	10.5%	36	10.3%		
2-4 Units	34	9.9%	34	9.8%		
5+ Units	2	0.6%	2	0.6%		
Total Units	344	100%	348	100%		

Source: Department of Finance, Table E-5, 2018.

### Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 can provide an estimate of rehabilitation or replacement need. **Table B-6** indicates that 214 units in Fort Jones were constructed prior to 1970. Therefore, based upon age alone, it would appear that approximately 55.7 percent of homes in Fort Jones may require rehabilitation or replacement, depending on the level of maintenance these units have had.

**Table B-6  
Age of Housing, 2017**

Year Built	Units	Percent
1939 or earlier	92	24.0%
1940 to 1949	23	6.0%
1950 to 1959	70	18.2%
1960 to 1969	29	7.6%
1970 to 1979	60	15.6%
1980 to 1989	65	16.9%
1990 to 1999	30	7.8%
2000 to 2010	15	3.9%
Total	384	100%

Source: 2017 5-year American Community Survey Table B25034.

Note: Some margins of error are large for this data set due to the small sample size.

The most recent assessment of housing conditions occurred in 2004. At that time, a total of 294 housing units were reviewed, with the finding that 44.2 percent (130 units) were in sound condition, 15.3 percent (45 units) needed minor rehabilitation, 21.8 percent (64 units) needed moderate rehabilitation, and 12.9 percent (38 units) were in need of substantial rehabilitation. An additional 17 units, or 5.7 percent, were considered dilapidated and possibly in need of replacement. The Town has had approximately 15 code enforcement complaints related to the condition of dilapidated residential buildings over the last couple of years.

Despite relatively slow growth in Fort Jones' housing stock in recent years, a fair amount of rehabilitation has occurred since 2011 (16 units).

### Occupancy and Tenure

**Tables B-7** and **B-8** illustrate the occupancy and tenure of housing in Fort Jones. Occupancy information is available from the U.S. Census Bureau for 2010 and 2017. Because the number of occupied housing units increased by eight and the number of vacant units increased by 32, the vacancy rate increased from 11.6 percent in 2010 to 18.8 percent in 2017.

The most recent tenure information comes from the 2017 5-year American Community Survey. According to this information, the majority of housing units are owner occupied (57.7 percent).

**Table B-7**  
**Occupancy Status, 2010-2017**

	2010		2017	
	Units	Percent	Units	Percent
Occupied Housing Units	304	88.4%	312	81.3%
Vacant Units	40	11.6%	72	18.8%
Total Housing Units	344	100%	384	100%

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey Table B25004.

**Table B-8**  
**Occupied Housing Units by Tenure, 2010-2017**

Tenure	2010		2017		Percent Change
	Units	Percent	Units	Percent	
Owner-Occupied	182	59.9%	180	57.7%	(1.1)%
Renter-Occupied	122	40.1%	132	42.3%	8.2%

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey, Table B25003.

Notes: Negative growth is shown in parentheses.

### Housing Unit Size

**Table B-9** illustrates the size of housing units in Fort Jones by the number of bedrooms in 2010 and 2017. During this time, the number of three-bedroom homes increased by approximately 37.2 percent, and the number of two-bedroom units increased by approximately 31.5 percent. Only the number of one- and five-bedroom units decreased.

**Table B-9**  
**Housing Units by Size, 2010-2017**

Bedrooms	2010		2017	
	Units	Percent	Units	Percent
No bedroom	0	0.0%	3	0.8%
1 bedroom	53	17.3%	13	3.4%
2 bedrooms	127	41.4%	167	43.5%
3 bedrooms	113	36.8%	155	40.4%
4 bedrooms	12	3.9%	46	11.9%
5 or more bedrooms	2	0.7%	0	0.0%
Total	307	100%	384	100%

Source: 2010 and 2017 5-year American Community Survey, Table DP04.

Note: Some margins of error are large for this data set due to the small sample size.

## HOUSEHOLD CHARACTERISTICS

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

According to the U.S. Census, there were 312 households in Fort Jones in 2017. Approximately 57.7 percent of the households owned their housing, while the remaining 42.1 percent rented.

In 2017, the average household size in Fort Jones was estimated to be 2.63 persons (American Community Survey). Larger households with five or more persons comprised approximately 7.2 percent of households, while two- to four-person households constituted approximately 60.3 percent of the households.

### Household Growth

**Table B-10** shows household growth trends (by occupied housing units) from 2010 to 2017 for the Town of Fort Jones. During this period, the number of occupied housing units increased by 8 units, or by approximately 2.6 percent.

**Table B-10**  
**Household Growth Trends, 2010-2017**

	2010	2017	Percent Change
Households	304	312	2.6%

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey Table B25003.

Notes: Negative growth is shown in parentheses.

### Household Size

Household size by the number of occupants is shown in **Table B-11**. In 2010 and 2017, the majority of owner-occupied households were inhabited by two residents while the majority of renter-occupied households were inhabited by one resident. Further, between 2010 and 2017, large family households decreased among owner-occupied units and doubled among renter-occupied units.

**Table B-11**  
**Household Size by Tenure, 2010-2017**

Household Size	2010		2017	
	Households	Percent	Households	Percent
Owner-Occupied Households	182	100%	180	100%
1 person	53	29.1%	39	21.7%
2 persons	75	41.2%	75	41.7%
3 persons	22	12.1%	28	15.6%
4 persons	15	8.2%	38	21.1%
5 persons	8	4.4%	0	0.0%
6 persons	7	3.8%	0	0.0%
7 or more person	2	1.1%	0	0.0%
Renter-Occupied Households	122	100%	132	100%
1 person	41	33.6%	60	45.5%
2 persons	34	27.9%	35	26.5%
3 persons	24	19.7%	8	6.1%
4 persons	14	11.5%	7	5.3%
5 persons	8	6.6%	0	0.0%
6 persons	0	0.0%	18	13.6%
7 or more persons	1	0.8%	4	3.0%

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey, Table B25009.

Note: Some margins of error are large for this data set due to the small sample size.

### Overcrowded Housing

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table B-12** illustrates the number and percentage of units in Fort Jones according to occupants per room. Approximately 3.3 percent of owner-occupied housing units and 5.3 percent of renter-occupied units are either overcrowded or severely overcrowded.

**Table B-12**  
**Overcrowded Housing, 2017**

	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied
Owner-Occupied	180	100%	57.7%
0.50 or less occupants per room	141	78.3%	45.2%
0.51 to 1.00 occupants per room	33	18.3%	10.6%
1.01 to 1.50 occupants per room	6	3.3%	1.9%
1.51 to 2.00 occupants per room	0	0.0%	0.0%
2.01 or more occupants per room	0	0.0%	0.0%
Renter-Occupied	132	100%	42.3%
0.50 or less occupants per room	89	67.4%	28.3%
0.51 to 1.00 occupants per room	36	27.3%	11.5%
1.01 to 1.50 occupants per room	3	2.3%	1.0%
1.51 to 2.00 occupants per room	0	0.0%	0.0%
2.01 or more occupants per room	4	3.0%	1.3%
Total Households	312	—	100%

Source: 2017 5-year American Community Survey, Table B25014.

Note: Some margins of error are large for this data set due to the small sample size.

## ECONOMIC CHARACTERISTICS

### Household Income

**Table B-13** lists the income distributions for households in Fort Jones in 2010 and 2017. It also shows the median household income in the Town, which decreased by approximately 5.6 percent from \$31,417 to \$29,662 during this period. The numbers in **Table B-13** suggest that the proportion of lower-income households has decreased somewhat while the proportion of households earning more than the median income has increased slightly.

**Table B-13**  
**Household Income, 2010-2017**

Annual Income	2010		2017	
	Households	Percent	Households	Percent
Less than \$10,000	19	8.4%	24	7.7%
\$10,000 to \$14,999	36	15.9%	35	11.2%
\$15,000 to \$24,999	44	19.4%	59	18.9%
\$25,000 to \$34,999	31	13.7%	56	17.9%
\$35,000 to \$49,999	32	14.1%	36	11.5%
\$50,000 to \$74,999	35	15.4%	47	15.1%
\$75,000 to \$99,999	14	6.2%	28	9.0%
\$100,000 to \$149,999	0	0.0%	15	4.8%
\$150,000 to \$199,999	16	7.0%	12	3.8%
\$200,000 or more	0	0.0%	0	0.0%
Total:	227	100%	312	100%
Median Income	\$31,417		\$29,662	

Source: 2010 and 2017 5-year American Community Survey, Table DP03.

Note: Some margins of error are large for this data set due to the small sample size.

**Table B-14** expands upon the information presented in **Table B-13** by reporting the income distribution in 2017 by tenure. As shown in **Table B-13**, the median household income in 2017 was \$29,662. However, as shown in **Table B-14**, renter-occupied households earned more than half that of owner-occupied households (52.7 percent), or \$21,071 and \$40,000 respectively.

**Table B-14**  
**Household Income By Tenure, 2017**

Income	Households	Percent
Owner-Occupied Households	180	100%
Less than \$10,000	0	0.0%
\$10,000 to \$14,999	4	2.2%
\$15,000 to \$19,999	6	3.3%
\$20,000 to \$24,999	31	17.2%
\$25,000 to \$34,999	30	16.7%
\$35,000 to \$49,999	29	16.1%
\$50,000 to \$74,999	33	18.3%
\$75,000 to \$99,999	28	15.6%
\$100,000 or more	19	10.6%
Median Income – Owners	\$40,000	
Renter-Occupied Households	132	100%
Less than \$10,000	24	18.2%
\$10,000 to \$14,999	31	23.5%
\$15,000 to \$19,999	8	6.1%
\$20,000 to \$24,999	14	10.6%
\$25,000 to \$34,999	26	19.7%
\$35,000 to \$49,999	7	5.3%
\$50,000 to \$74,999	14	10.6%
\$75,000 to \$99,999	0	0.0%
\$100,000 or more	8	6.1%
Median Income – Renters	\$21,071	

Source: 2017 5-year American Community Survey, Table B25118.

Note: Some margins of error are large for this data set due to the small sample size.

**Table B-15** illustrates the number of households in each income group based on the 2017 American Community Survey. Approximately 48.5 percent of households in Fort Jones have incomes at or below the low-income limit, with approximately 22.8 percent of all households in the extremely low-income category (10 owner-occupied and 70 renter-occupied). An additional 12.0 percent of households have earnings in the moderate-income category, while the remaining 41.8 percent have earnings in the above moderate-income category.



**Table B-15**  
**Distribution of Households By Income, 2017**

Income Group	Income	Households <sup>(1)</sup>	Percent
Extremely Low (Below 30% of Median Income)	< \$8,899	80	22.8%
Very Low (30–50% of Median Income)	\$8,899- \$14,831	40	11.4%
Low (50–80% of Median Income)	\$14,831 - \$23,730	50	14.3%
Moderate (80–120% of Median Income)	\$23,730 - \$35,596	42	12.0%
Above Moderate (Over 120% of Median Income)	>\$35,596	138	39.4%
Total Households		350	100%

Source: U.S. Department of Housing and Urban Development CHAS Data Notes.

(1) Estimates are based upon 2017 income distribution data shown in Table B-14.

### Poverty

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very-low, and extremely-low income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The 2018 income limits for Siskiyou County are shown in **Table B-16** below.

**Table B-16**  
**2018 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,600	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$37,140	\$39,550
Very Low	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550
Lower	\$33,550	\$38,350	\$43,150	\$47,900	\$51,750	\$55,600	\$59,400	\$63,250
Median	\$41,950	\$47,900	\$53,900	\$59,900	\$64,700	\$69,500	\$74,300	\$79,050
Moderate	\$50,350	\$57,500	\$64,700	\$71,900	\$77,650	\$83,400	\$89,150	\$94,900

Source: California Department of Housing and Community Development, April 2018.

**Table B-17** shows the poverty rates for various age groups, as well as for single-parent households, in Fort Jones. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. In Fort Jones, the overall poverty rate is approximately 33.9 percent, with 9.7 percent of persons 65 years of age and older living below the poverty level.

The poverty rate is greater for male-headed single-parent households. The “percent of total in poverty” illustrates the proportion of each subpopulation out of the total living below poverty level.

**Table B-17**  
**Population Below Poverty Level, 2017**

	<b>Below Poverty Level</b>	<b>Percent of Total in Poverty</b>
Children < 18 years	119	50.4%
Adults (18-64)	146	30.9%
Elderly (65+)	10	9.7%
Total Persons Below Poverty Level	275	100%
Male-Headed Single-Parent Households	14	38.9%
Female-Headed Single-Parent Households	2	5.6%
Two Parent Households	20	55.6%
Total Parent Households Below Poverty Level	36	100%

Source: 2017 5-year American Community Survey, Table S1701 and Table S17012.

Note: Some margins of error are large for this data set due to the small sample size.

## Employment

**Table B-18** illustrates labor force information for Fort Jones, Siskiyou County, the State of California, and the United States as a whole. According to the most recent report published by the California Employment Development Department (February 2019), approximately 90.4 percent of the labor force in Siskiyou County is employed. Thus, the unemployment rate is approximately 9.6 percent. The unemployment rates for the Town and the County are substantially higher than for either the state or country.

**Table B-18**  
**Labor Force, 2019**

	<b>Fort Jones</b>	<b>Siskiyou County</b>	<b>California</b>	<b>United States</b>
Labor Force	272	17,370	19,596,300	162,793,000
Employment	239	15,690	18,729,000	156,167,000
Unemployment	33	1,660	867,300	6,625,000
Unemployment Rate	12.1%	9.6%	4.4%	3.9%

Source: California Employment Development Department, February 2019 and 2017 5-year American Community Survey, Table DP03.

Notes: Most recent available data for Fort Jones is 2017.

The region's five fastest growing occupations are listed in **Table B-19**. While this information is not specific to Fort Jones, it is nevertheless applicable because residents of Fort Jones work both within and beyond Town boundaries. According to the Department of Housing and Community Development (HCD), the 2018 median household income for a family of four in Siskiyou County is \$59,900, which equals \$28.80 per hour for a family with a single wage earner. Of the five fastest growing occupations, four provide a median hourly wage that is on par with, or better than, the County's median hourly wage (i.e., physical therapist assistants, physician assistants, nurse practitioners, and diagnostic medical sonographers).

**Table B-19**  
**Five Fastest Growing Occupations, 2014-2024**

Occupations	Median Hourly Wage	Estimated Employment		Percent Change
		2014	2024	
Physical Therapist Assistants	\$27.55	50	90	80.0%
Occupational/Physical Therapist Assistants/Aids	\$15.55	90	150	66.7%
Physician Assistants	\$60.04	30	50	66.7%
Nurse Practitioners	\$51.47	30	50	66.7%
Diagnostic Medical Sonographers	\$52.90	30	50	66.7%

*Source: California Employment Development Department, 2019.  
Data for Siskiyou County is not available. Data for Northern Mountains Region was utilized.*

## SPECIAL NEEDS HOUSEHOLDS

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

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

### Senior Population

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

According to the 2017 American Community Survey, 103 persons in Fort Jones are 65 years and older. These 103 persons account for approximately 12.6 percent of Fort Jones' total population. However, as shown in **Table B-20**, the vast majority of seniors (91.2 percent) in Fort Jones own their homes.

**Table B-20**  
**Senior Population, 2010-2017**

	2010	2017
Number of Persons 65 Years and Over	110	103
Seniors as a Percentage of Total Population	13.1%	12.6%
Households with Persons 65 Years and Over	61	57
Owner-Occupied	54	52
Renter-Occupied	7	5
Senior Households as a Percentage of All Households	26.9%	18.3%

*Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey, Table B25007.*

*Note: Some margins of error are large for this data set due to the small sample size.*

**Table B-21** identifies the licensed senior care facilities in the vicinity of Fort Jones along with the capacity of each facility. As shown in the table, there are no senior care facilities in Fort Jones. However, as indicated in **Table B-21**, a number are in the City of Yreka, approximately ten miles north of Fort Jones.

**Table B-21**  
**Senior Care Facilities**

Facility Name	Address	Capacity
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka, CA	29
Yreka Guest Home	520 N Main Street, Yreka, CA	12
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	24
Meadowlark Assisted Living Community	351 Bruce Street, Yreka, CA	85
Deer Creek Apartments	1060 Deer Creek Way, Yreka, CA	35
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka, CA	80
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	14

*Source: California Department of Social Services, and communication with facility staff, October, 2019.*

### **Persons with Disabilities**

**Table B-22** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. One quarter of individuals with disabilities in Fort Jones are in the senior age group (65 and older). Most of the disabilities in this group are either hearing (18.1 percent) or ambulatory (13.8 percent).

**Table B-22**  
**Persons with Disabilities by Age Group, 2017**

	<b>Persons</b>	<b>Percent</b>
Total 5-64 years	140	74.5%
Hearing Difficulty	4	2.1%
Vision Difficulty	16	8.5%
Cognitive Difficulty	79	42.0%
Ambulatory Difficulty	61	32.5%
Self-Care Difficulty	26	13.8%
Independent Living Difficulty	24	12.8%
Total 65 and older	48	25.5%
Hearing Difficulty	34	18.1%
Vision Difficulty	5	2.7%
Cognitive Difficulty	8	4.3%
Ambulatory Difficulty	26	13.8%
Self-Care Difficulty	13	6.9%
Independent Living Difficulty	13	6.9%
Total Persons with Disabilities	188	100%

*Source: 2017 5-year American Community Survey, Table S1810*

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities. According to the 2017 American Community Survey, 188 Fort Jones residents, or approximately 25.4 percent of the population, have some type of disability. Of these persons, 48 are age 65 years or older and 140 are age 5 to 64.

Living arrangements for disabled persons depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions.

**Table B-23**  
**Persons with Disabilities by Employment Status, 2017**

	Persons	Percent
Total:	473	100%
In the labor force:	268	56.7%
Employed:	235	49.7%
With a disability	18	3.8%
No disability	217	45.9%
Unemployed:	33	7.0%
With a disability	13	2.7%
No disability	20	4.2%
Not in labor force:	205	43.3%
With a disability	88	18.6%
No disability	117	24.7%

Source: 2017 5-year American Community Survey, Table S1810.

### SB 812, Development Disabilities

SB 812 requires the Town to include in the special housing needs analysis the needs of individuals with a developmental disability in the community. A developmental disability is a disability that:

- Occurs before an individual reaches 18 years of age.
- Is expected to continue indefinitely.
- Constitutes a substantial handicap.

Developmental disabilities include:

- Mental retardation
- Cerebral palsy
- Epilepsy
- Autism
- Disabling conditions closely related to mental retardation or requiring similar treatment

According to the HCD 5<sup>th</sup> Round Data Packet there were 6 individuals with developmental disabilities living in Fort Jones at the beginning of the 5<sup>th</sup> housing element cycle.

### *Far Northern Regional Center*

The Far Northern Regional Center (FNRC) serves the counties of Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama, and Trinity. Any person who lives in these counties, regardless of age or income, and who is believed to have or be at risk of having a developmental disability may receive an assessment from FNRC clinical professionals to determine if she or he is eligible for regional center services.

FNRC is staffed by 175 individuals, including service coordinators, resource development/ quality assurance specialists, community service specialists, consumer relation advocacy specialists,

psychologists, physicians, nurses, and a senior management team and executive staff, as well as fiscal staff. Service coordinators assess for service needs, refer to community agencies, purchase services needed, and monitor services for quality outcomes for an average of 70 individuals per caseload. The FNRC Community Services Unit oversees and monitors over 2,000 service providers/vendors.

Typically clients are referred to FNRC through the school system or medical professionals; however, an individual or family may apply directly for FNRC services by calling or writing and indicating he or she would like to schedule an assessment. A case management supervisor will direct the call to an intake specialist, who will ensure that the client is seen within 15 working days.

FNRC serves thousands of individuals in the north state, including in Siskiyou County and the Town of Fort Jones. These individuals are eligible for the following services through FNRC:

- Diagnosis and evaluation
- Individual program planning
- Prevention service;
- Crisis intervention
- Family support services, as determined on a case-by-case basis
- Advocacy
- Consultation with other agencies
- Program evaluation
- Community education
- Community resource development
- Coordination of services with community providers such as school, health, welfare, and recreation resources
- Transition planning
- Admissions to and discharges from State Developmental Centers

#### *Early Intervention Services*

FNRC also provides early intervention services. A community member with an infant or toddler who seems to have delays or may be at risk for delays might be referred by a doctor or other care provider to the Siskiyou County Office of Education, a local school district, or the FNRC for early intervention services. Eligible children and their families may receive a variety of early intervention services. Some children and families need many services, while others may need only one or two. Based on the child's developmental needs and the family's concerns, priorities, and resources, services may include:

- Assistive technology, including devices or services
- Audiology or hearing services
- Counseling, home visits, and training for the family
- Health services necessary for the child to benefit from other early intervention services

- Medical services for diagnosis and evaluation only
- Nursing services
- Nutrition services
- Occupational therapy
- Physical therapy
- Psychological services
- Respite services
- Service coordination
- Social work services
- Special instruction
- Speech and language services
- Transportation and related costs necessary for the child to receive services
- Vision services

### *Housing Services*

FNRC is the placement agency for the consumers it serves. Priorities for living arrangements for consumers with developmental disabilities are for independent living options in the community. These values are set at the State level, with a priority for people with developmental disabilities to live in their own homes. Although FNRC does not directly provide housing for its developmentally disabled service population, they do provide supported and independent living services, including referrals and placement with the assistance of a third-party agency. According to FNRC's Associate Director of Community Services, Diana Anderson, there is shortage of affordable housing to serve the developmentally disabled in Siskiyou County. Based on individual service needs, housing opportunities can include licensed and unlicensed single-family homes, inclusionary housing, SB 962 homes, special programs for home purchase, and rent-subsidized homes through programs like HUD's Housing Choice Voucher program and USDA's Section 515 program.

Because there are generally no special programs or 'set-asides' for this special need community, housing options are limited to licensed care homes and affordable housing options (e.g., housing vouchers). In both cases, this means that the developmentally disabled are competing with the general population for limited housing opportunities. To help address the housing needs for Fort Jones' developmentally disabled population, the Town will continue to implement Program HE 1.1.6. This program requires the Town to coordinate affordable housing needs and related issues with nonprofit housing and community development organizations.

### **Single-Parent and Female-Headed Households**

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



**Table B-24** illustrates the number of households that are headed by single parents. Single-parent households comprise 8.7 percent of all households in Fort Jones, and of this group, male-headed households comprise the majority of single-parent households.

**Table B-24**  
**Single-Parent Households, 2017**

	Households	Percent of Single-Parent Households	Percent of Total Households
Female-Headed Single-Parent Households	5	18.5%	1.6%
Male-Headed Single-Parent Households	22	81.5%	7.1%
Total Single-Parent Households	27	100%	8.7%

Source: 2017 5-year American Community Survey, Table B17012.

Note: Some margins of error are large for this data set due to the small sample size.

## Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes in order to avoid overcrowding, but don't necessarily earn enough to afford many of the larger homes that are available. Those homes are luxury homes out of the range of affordability for lower income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in Fort Jones 2010 and 2017 is shown by tenure in **Table B-25**. During this period, the number of large owner-occupied households decreased, while the number of large renter-occupied households increased by approximately 144.4 percent.

**Table B-25**  
**Large Households by Tenure, 2010-2017**

Household Size	2010		2017	
	Households	Percent	Households	Percent
Total Large Owner Households	17	65.4%	0	0.0%
5 persons	8	30.8%	0	0.0%
6 persons	7	26.9%	0	0.0%
7 or more person	2	7.7%	0	0.0%
Total Large Renter Households	9	34.6%	22	100.0%
5 persons	8	30.8%	0	0.0%
6 persons	0	0.0%	18	81.8%
7 or more persons	1	3.8%	4	18.2%
Total Large Households	26	100%	22	100%

Source: 2010 U.S. Census, SF 1 and 2017 5-year American Community Survey, Table B25009.

Note: Some margins of error are large for this data set due to the small sample size.

## Homeless Persons and Families

For a variety of economic, social, and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semipermanent way of life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing responses. Whatever the situation, the most

immediate housing needs can be satisfied with three basic shelter types: emergency, transitional, and temporary.

### Emergency Shelters

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

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

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families (TANF). For a family of four or fewer, this program provides eligible clients with \$85 per day for 16 days for emergency housing needs. For each additional family member, families can receive an additional \$15 per day, up to \$145 daily. Families are eligible for this assistance once every 12 months. In addition, once more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment, or up to two months of rent arrearages. The Town adopted an ordinance in November 2019 to allow emergency shelters per state law (SB 2 – 2007) in the C-1 zone without discretionary review.

### Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. Program HE.1.2.2 commits the Town to updating its zoning to allow transitional housing in compliance with state law.

### Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling, and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low cost housing for various durations throughout the year.

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. Although Fort Jones' Zoning Ordinance does not specifically define single-room occupancy units, the code does allow similar uses (i.e., rooming and boardinghouses) in the Multiple Family Residential (R-3) district with a use permit. The development standards for these uses are the

same as for other uses in the respective zone and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, Fort Jones will amend its Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units. (See Program HE.1.2.3.)

### Homeless Population

According to the Scott Valley Family Resource Center and the Siskiyou County Sheriff's Department, because Fort Jones is removed from the County's main transportation corridor (i.e., Interstate 5), it is fairly unusual to encounter homeless persons in and around town. Further, what homeless population there is tends to consist almost entirely of recently displaced community members or community members' friends and/or relatives. While these individuals may be homeless, they almost always have roofs over their heads and couches to sleep on. In all of Siskiyou County, the number of homeless persons counted in the 2019 count earlier this year was 229. The point-in-time count did not have numbers specific to Fort Jones. It is estimated by Town staff that there are approximately 10 persons who find themselves homeless at some point in time in Fort Jones each year. **Table B-26** represents the homeless population in the Redding/Shasta, Siskiyou, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties Continuum of Care, in which Siskiyou County is a participating member.

**Table B-26**  
**Homelessness Needs**

	Individuals			Persons in Families		
	2011	2017	Percent Change	2011	2017	Percent Change
Total Homeless	403	721	78.9%	124	213	71.8%
Total Sheltered	255	355	39.2%	101	175	73.3%
Total Unsheltered	148	366	147.3%	23	38	65.2%
Total Chronically Homeless	62	317	411.3%	31	24	(22.6%)
Total Chronically Sheltered	26	91	250.0%	12	8	(33.3%)
Total Chronically Unsheltered	36	226	527.8%	19	16	(15.8%)

Source: Department of Housing and Urban Development 2007-2017 Point in Time Counts by CoC.  
Notes: Negative growth is shown in parentheses.

Given the lack of a permanent homeless population, no emergency shelter has been developed in Fort Jones. Should a homeless person find themselves in need of shelter, the closest facility is in the City of Yreka, approximately 10 miles to the north. Still, in order to facilitate the development of shelters should one be proposed, Fort Jones is amended its Zoning Ordinance to allow emergency shelters by right in the Central Business (C-1) district.

Services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. **Table B-27** illustrates a number of programs that provide homeless assistance.

**Table B-27**  
**Homelessness Services**

Agency	Address	Services
Scott Valley Emergency Food Pantry	107 Newton St., Fort Jones, CA	3
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Co. Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Barker's Board and Care	200 S. 4th Street, Montague, CA	10
Lane Street Effort	417 Lane Street, Yreka, CA	10
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3, 11
Veteran's Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
(1) Adult Counseling	(10) Emergency Housing For Men	
(2) Anger Management Classes	(11) Emergency, Transportation (i.e. bus ticket)	
(3) Food or Clothing Referral	(12) Job Training	
(4) Counseling, Education, & Prevention	(13) Treatment & Housing of Mentally Ill	
(5) Crisis Intervention	(14) Independent Living Skills Training	
(6) Drug & Alcohol Treatment	(15) Food Stamps, CalWorks, General Relief	
(7) Veteran's Assistance	(16) Day Treatment	
(8) Emergency Assistance For Battered Women	(17) Workshops	
(9) Emergency Housing for Women & Children		

### Farmworkers

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

Agricultural activity in the area surrounding Fort Jones is typically limited to alfalfa production and to a lesser extent cattle ranching. Further, these ranches are mainly small family operations that employ few people outside of the immediate family. Still, a few of the larger ranches may hire limited seasonal help from the local workforce as needs dictate. This help typically consists of local high school students and other permanent County residents. According to the USDA, Siskiyou County had a total of 217 farms with 3,949 workers at the time of the 2017 Agricultural Census.

According to the U.S. Census Bureau, there were only 34 persons employed in farming, forestry, and fishing occupations who resided in Fort Jones at the time of the 2017 American Community Survey. With an office of the California Department of Forestry and Fire Protection in town, it is very possible that many of these 34 persons were employed in forestry-related work, not farming. Consequently, there is little demonstrated need for seasonal or transient farmworker housing in Fort Jones.

## HOUSING COST AND AFFORDABILITY

### Single-Family Home Costs

The residential real estate market in the State experienced significant price inflation during the early 2000s resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the “housing bubble” hit its peak around 2005 and burst in 2006. As a result, home prices fell dramatically throughout the state. Since 2011, home prices in Fort Jones have recovered modestly.

**Table B-28** lists the prices of homes sold in Fort Jones from 2018 through 2019. The table provides the qualifying annual income for a family of four to be able to afford the corresponding average home sale price. The qualifying annual income is based upon a 30-year fixed rate mortgage with an APR of 4.062 percent and a down payment of 10 percent. The qualifying income for the average sales price of a three-bedroom home would require an approximate income of \$42,314, which—based upon 2017 Census data—is in the above-moderate-income category. Although the price of homes has come down considerably over the past few years, recent listings indicate a lack of homes priced at an affordable level for households in the extremely low-, very low-, and low-income groups. The households in these categories make up approximately 39.4 percent of all households in Fort Jones.

**Table B-28**  
**Home Sales, 2018/2019**

Bedrooms	Units Sold	Average Square Feet	Average Sale Price	Qualifying Annual Income
1	3	616	\$148,667	\$25,142
2	21	1,247	\$156,495	\$30,592
3	23	1,745	\$222,250	\$42,314
4	14	2,525	\$340,714	\$55,882
5	1	2,420	\$45,000	N/A <sup>1</sup>

Source: Zillow.com, October 2019.

### Rental Housing Costs

**Table B-29** shows the available apartments and houses for rent in Fort Jones as of 2019. At the time of the survey, single-family dwellings comprised the majority of available rentals in town (five units), with only two listings for apartments.

---

<sup>1</sup> Home value must be at least \$50,000 to qualify for mortgage calculation and subsequent income qualification.

**Table B-29**  
**Apartment and House Rentals, 2019**

Number of Bedrooms	Price Range	Average Rent	Listings
1	\$650	\$650	3
2	\$650–\$750	\$700	2
3	data not available	data not available	0

Source: Zillow.com, October 2019.

At the time of the 2017 American Community Survey, the median gross rent in the Town of Fort Jones was \$778. Using the HUD affordability standard of rent plus utilities being equal to or less than 30 percent of gross income, the 2017 median rent would be affordable to households earning \$31,000 per year. However, a review of HUD's current fair market rents for Siskiyou County, as well as affordable rents based upon State income limits, is worthwhile. HUD has established the 2019 fair market rent for a two bedroom unit in Siskiyou County to be \$840 and \$1,156 for a three bedroom unit. **Table B-30** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost-burdened.

**Table B-30**  
**Affordable Rents, 2018**

	Income Range	Affordable Monthly Rent
Extremely Low	< \$25,100	< \$627
Very Low	\$25,101–\$29,950	\$628–\$748
Low	\$29,951–\$47,900	\$749–\$1,197
Moderate	\$47,901–\$71,900	\$1,198–\$1,797
Above Moderate	> \$71,901	> \$1,798

Source: HCD State Income Limits, 2018.

### Mobile Housing Costs

The Department of Finance's 2018 Estimate of Population and Housing shows a total of 58 mobile homes in the Fort Jones, which represents 16.6 percent of the total housing stock. No current listings of mobile homes for sale or rent were found during the drafting of this element.

### Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened," and households that pay more than 35 percent are considered "severely cost-burdened." Measuring the number of households paying more than this percentage helps define an area's affordability problem. **Table B-31** illustrates the extent of overpayment in Fort Jones. Approximately 21.0 percent of owner-occupied households are cost-burdened and 11.5 percent are severely cost-burdened, for a total of 32.5 percent of owner-occupied households overpaying. Renter-occupied households experienced a substantially higher rate of overpayment, with 18.1 percent cost-burdened and 41.3 percent severely cost-burdened, for a total of 59.4 percent of renter households overpaying. Combined, there are 157 households that suffer cost burdens. This represents approximately 44.2 percent of all households in Fort Jones.

**Table B-31  
Households Overpaying, 2017**

Income	Owner	Renter	Total	
	30% or more	30% or more	Units	Percent
Less than \$20,000	6	51	57	18.3%
\$20,000 to \$34,999	45	31	76	24.4%
\$35,000 to \$49,999	2	0	2	0.6%
\$50,000 to \$74,999	8	0	8	2.6%
\$75,000 and over	0	0	0	0.0%
Total	61	82	143	45.8%
Total Households	180	132		
	312			

Source: 2017 5-year American Community Survey, Table B25106.

Note: Some margins of error are large for this data set due to the small sample size.

The Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs. According to CHAS, there are approximately 46 owner-occupied lower-income households and 92 renter-occupied lower-income households (138 total) in Fort Jones that are paying 30 percent or more of their income on housing costs. This is the equivalent of approximately 81.2 percent of the lower-income households in town. Of these, 170 lower-income households, approximately 10 of the owner-occupied households, and 70 of the renter-occupied households qualify as extremely low income.

To help meet the affordability constraints of extremely low-income households, the Town of Fort Jones works with Great Northern Corporation and other nonprofits, such as Habitat for Humanity, to identify opportunities for financial assistance and the expansion of affordable housing opportunities in Fort Jones.

## HOUSING CONSTRAINTS

### Governmental and Non-governmental Constraints

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

#### Governmental Constraints

##### Land Use Controls

The Town of Fort Jones General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount

and distribution of land allocated for different land uses in the Town. **Table B-32** shows the residential land use designations established by the General Plan.

**Table B-32**  
**Residential Land Use Designations**

Designation	Maximum Units per Acre	Notes
Single Family Residential (R-1)	4 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Duplex Residential (R-2)	12 units/acre	This land use designation allows for duplexes, although single-family houses are also allowed.
Multiple Family Residential (R-3)	36 units/acre	This land use designation allows for areas for multifamily residences, including duplexes, triplexes, and apartments, although single-family houses are also allowed.
Mobile Home Park (MH)	N/A	This land use designation allows for mobile home parks.

*Source: Town of Fort Jones General Plan.*

#### Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table B-33** shows the residential zone districts and permitted densities in each. Where the standards shown below entail a range of values, this is typically the result of differing standards for interior lots and corner lots.



**Table B-33**  
**Residential Zone Districts and Development Standards**

	<b>Single-Family Residential (R-1)</b>	<b>Duplex Residential<sup>(1)</sup> (R-2)</b>	<b>Multiple Family Residential<sup>(2)</sup> (R-3)</b>	<b>Residential/Professional (RPO)</b>	<b>Mobile Home Park (M-H)</b>
Max. Units Per Acre <sup>(3)</sup>	4	12	36	36	20
Minimum Lot Size (square feet)	6,000–7,200	6,000–7,200	7,200	6,000	One acre
Minimum Lot Width	60–70'	60–70'	60–70'	60–70'	60–70'
Front Yard Setback	20'	20'	15'	20'	15'
Side Yard Setback	10–15'	10–15'	6–10'	6–10'	15'
Rear Yard Setback <sup>(2)</sup>	10–15'	10–15'	10–15'	10–15'	0–10'
Max. Building Height	35'	35'	45'	35'	35'
Minimum Parking Spaces Per Unit	2	2	2	2	1.5
Max. Lot Coverage	40%	50%	75%	60%	60%

Source: Town of Fort Jones Zoning Ordinance.

Notes: (1) The development standards shown are for duplexes. Development standards for single-family dwellings are per the R-1 district.

(2) The development standards shown are for multifamily dwellings. Development standards for single-family dwellings are per the R-1 district and development standards for duplexes are per the R-2 district.

(3) The Zoning Ordinance does not specify the number of units permitted per acre. Therefore, the minimum lot size has been used to calculate allowable units per acre. However, in the case of mobile home parks, it is assumed that approximately 2,000 square feet of lot area would be provided per dwelling unit.

The minimum residential lot sizes range from 6,000 square feet to 7,200 square feet. The maximum height limit for single-family residences, duplexes, and triplexes is 35 feet and 45 feet for apartment buildings. Parking standards in all residential districts require a minimum of one parking space per unit. These requirements are minimal and are not considered a constraint to development.

The Town's three high-density multifamily zones (i.e., at least 12 units/acre) are the Duplex Residential (R-2), Multiple Family Residential (R-3), and Residential Professional Office (RPO) zones. Whereas the R-2 zone allows 12 units per acre, both the R-3 and RPO zones allow 36 units per acre. The primary difference between the R-3 and RPO zones is that apartments are allowed in the R-3 district and professional offices are allowed in the RPO district.

#### Residential Development Standards in the Commercial Zones

In addition to the residential development standards noted above, both the Retail Business (C-1) and General Commercial (C-2) districts allow for residential development consistent with the Multiple Family Residential (R-3) district upon issuance of a conditional use permit. The same standards that apply to multi-family development in the R-3 district apply to multi-family projects in the C-1 and C-2 districts. While obtaining approval of a use permit does require more effort on the part of the applicant than a permit approved by staff, this process does not appear to be a constraint to the development of affordable housing.

A conditional use permit for a multifamily housing project entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the Town's General Plan and Zoning Ordinance. Staff then conducts an environmental review pursuant to the California

Environmental Quality Act (CEQA) (typically a mitigated negative declaration), schedules a public hearing before the Town Council, and notifies property owners within 300 feet of the project.

The Town Council primarily considers potential environmental impacts and public improvements (e.g., curb, gutter, sidewalk and drainage improvements) that may be necessary to support the project.

In deciding whether to grant a use permit, the Town Council shall determine whether or not “the establishment, maintenance or operation of the use or building applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed use, or be materially detrimental to property and improvements in the neighborhood or to the general welfare of the city.” (Town of Fort Jones)

Although typical, the finding is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the Town Council can designate conditions of approval as necessary to ensure that the use will meet the required finding. The Council looks at every use permit on its individual merits and take all of the criteria listed in the findings into account and considers how the project will affect the “general welfare of the City”. However, to better facilitate multifamily development, the Town will amend zoning and procedures for multifamily in the C-1 zone. It is important to note that the Town does not apply the use permit process to disallow residential uses. Rather, the Town seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner that will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about sixty to ninety days. The process is the same for all uses requiring a use permit. Therefore, the process does not unduly constrain the development of residential uses subject to a use permit.

#### On- and Off-Site Improvements

The following subdivision design criteria from Title 17 of the Fort Jones Municipal Code are the basic minimum street standards necessary to protect public health and safety:

- Local Streets:
  - Right-of-way: 55 to 60 feet
  - Pavement width: 40 feet
- Major Streets:
  - Right-of-way: 76 feet
  - Pavement width: 64 feet
- Sidewalks:
  - When near schools, parks, or public areas
- Sanitary Sewers:
  - Minimum pipe size: 6 inches
  - Manholes: 500 feet maximum spacing
- Storm Drains:

Based on 10-year storm

- Water Mains and Fire Hydrants:

As determined by director of public works.

Further, the following are required of all new subdivisions:

- Water lines and services to serve each lot, including a meter box
- Fire hydrants
- Sanitary sewers and laterals to serve each lot
- Storm drains
- Street signs

While all development-related improvements add to the cost of housing, the Town's adopted standards ensure public health and safety and do not constrain the development of affordable housing.

#### Adequacy of Zoning Standards to Facilitate Affordable Housing

Land costs are relatively low in Fort Jones, about \$8,500 per dwelling unit for development-ready land suitable for multifamily housing (see the analysis of land costs below). Given these low land costs, an increase in the base residential density (before a density bonus for affordable housing) above 12 units per acre would not significantly reduce residential development costs or significantly increase the feasibility of affordable housing production. The Town, therefore, believes the M-H, R-3, C-1, and C-2 zones provide adequate density and development standards to facilitate the production of housing affordable to very low- and low-income households.

#### Flexibility in Development Standards

Chapters 18.32 and 18.36 of the Zoning Ordinance provide for flexibility in residential development standards through the processing of variances and conditional use permits. As applications are made, the Town Council reviews proposals for general plan consistency and compatibility with existing neighborhoods. In order to approve either a variance or conditional use permit, the Town Council must determine whether the proposed variance of use would be materially detrimental to the peace, morals, comfort, or general welfare of the community.

#### Provision for a Variety of Housing

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

Some housing types are allowed by right, meaning there is only administrative review for consistency with zoning, the General Plan, and building code, and others are allowed with a conditional use permit, which entails review before the Town Council. **Table B-34** summarizes the housing types permitted, conditionally permitted, or excluded under the Town's Zoning Ordinance.

**Table B-34**  
**Residential Uses Permitted by Zoning <sup>(1)</sup>**

<b>Residential Uses</b>	<b>MH</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RPO</b>	<b>C-1</b>	<b>C-2</b>
Single-Family Dwellings <sup>(2)</sup>	E	P	P	P	P	C	C
Second Units	E	C	C	P	E	C	C
Duplexes	E	E	P	P	P	C	C
Triplexes	E	E	E	P	E	C	C
Multifamily Dwellings	E	E	E	P	E	C	C
Boardinghouses/Rooming Houses	E	E	E	C	E	C	C
Senior Housing	E	E	E	C	E	C	C
Mobile Home Parks	P	E	E	E	E	E	E
Group Care Homes	E	E	E	C	E	C	C
Single Room Occupancy Units	E	E	E	E	E	E	E
Transitional Housing	E	E	E	E	E	E	E
Emergency Shelters	E	E	E	E	E	E	E
Farm Labor Housing	E	E	E	E	E	E	E

Source: Town of Fort Jones Zoning Ordinance

Notes: P = Permitted C = May be allowed with a conditional use permit E = Excluded

(1) This table is provided for informational purposes only and is subject to change.

(2) Includes manufactured homes

Following is a discussion of those particular housing types that may be most appropriate to meet the needs of extremely low-, very low-, and low-income households as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

#### Second Dwelling Units

Another type of housing appropriate for lower-income persons are accessory dwelling units or second units. "Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of second units. Since then additional updates to state law were made in 2016, 2017, and 2019. These laws require local governments to allow accessory dwelling units with limited restrictions, including parking requirements and fees and to allow them without discretionary review in many situations.

Contrary to Government Code Section 65852.2, accessory dwelling units in Fort Jones are subject to approval of a conditional use permit. Therefore, the Town will amend the Zoning Ordinance to allow them by right (i.e., without discretionary review) in all residential districts consistent with state law. (See Program HE 2.1.5.)

#### Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. This

includes a review of zoning and land use policies and practices to ensure that they comply with fair housing laws; that a provision exists for group homes for six or more persons; that a broad definition of family is included in the Zoning Ordinance in order to provide occupancy standards specific to unrelated adults and comply with Fair Housing Law; and that siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.

In accordance with state law, the Town must allow community care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Unfortunately, the Town has yet to update the Zoning Ordinance to reflect this change to state law. Therefore, a program has been added to ensure that these facilities will be allowed by right in all residential zones and conditionally permitted in the Retail Business (C-1) and General Commercial (C-2) zones similar to other residential uses. (See Program HE.1.2.6.)

The occupancy standards of the Zoning Ordinance comply with Fair Housing Laws in that they do not restrict occupancy based upon relationship. For instance, Section 18.08.190 of the Fort Jones Municipal Code provides a broad definition of "family": "Family means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants." Although this definition successfully captures the cohabitation of unrelated individuals, it should be reworded slightly in order to clarify that clients of a group home are different from groups occupying hotels, clubs, fraternities, etc. In other words, it should be made clear that clients of a group home are considered a family for the purpose of land use and zoning. Therefore, the Town will update its definition of family to ensure that clients of group homes are included. (See Program HE.2.1.4.)

The Town does not have any special requirements for residential care facilities, such as minimum distances between facilities. However, as facilities are proposed, they may be subject to review for overconcentration to ensure consistency with state law requirements.

#### Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. The Zoning Ordinance currently lacks a definition of supportive housing as well as development standards for these units. Therefore, in order to facilitate the development of supportive housing, the Town will amend the Zoning Ordinance to specifically define supportive housing types and to consider them a residential use. This will include updates needed to address SB 2 and AB 2162. (See Program HE.1.2.2.)

#### Emergency Shelters and Transitional Housing

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

New legislation (SB 2 [Cedillo, 2007]) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. While the Town's Housing Needs Assessment indicates few homeless persons in Fort Jones and little need for a shelter, the Town conducted a staff level review of its zoning districts and vacant land in order to comply with State law and determined that the Retail Commercial (C-1) district would be the most appropriate for the siting of emergency shelters. This is because this district allows commercial uses such as grocery stores and coin-operated laundries. If a homeless shelter was developed, individuals would have easy access to nearby goods and services. Approximately 3.35 acres on four vacant parcels of currently zoned C-1 sites are available with sewer and water to meet this potential need.

SB 2 further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. The Town's Zoning Ordinance does not currently provide a definition of transitional housing or identify zones in which this type of use is permitted. Therefore, in an effort to clarify the Zoning Ordinance and facilitate "transitional housing," the Town will amend the Ordinance to include a definition consistent with Section 50675.2 of the Health and Safety Code and describe development standards for this housing type. (See Program HE.1.2.2.)

#### Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs). These units are often the most appropriate type of housing for extremely low-income persons. The Town's Zoning Ordinance does not specifically define single-room occupancy units, but does define similar uses, that is, boardinghouses and rooming houses, and allows these uses in the R-3 with a use permit. Aside from the requirement of a use permit, the development standards for these are the same as other uses in the respective zones and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, the Town will amend its Zoning Ordinance to specifically define single-room occupancy units and describe development standards for this housing type. (See Program HE.1.2.3.)

#### Housing for Farmworkers

The Fort Jones Zoning Ordinance does not explicitly address or provide for farmworker housing in any district. However, pursuant to Health and Safety Code Sections 17021.5 and 17021.6, housing for six or fewer farmworkers is to be permitted in all residential zones. Further, no additional discretionary approvals can be required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (driveway, front yard, etc.), the process is a ministerial approval. Therefore, the Town will amend the Zoning Ordinance consistent with Health and Safety Code Sections 17021.5 and 17021.6 to specifically allow farmworker housing for six or fewer persons in all residential districts by right and in the commercial districts with a use permit. (See Program HE.1.2.7.)

#### Development and Processing Fees

Some of the large vacant parcels zoned for higher density projects (i.e., at least 20 units/acre) do not currently have on- and off-site improvements in place, such as streets and water and

sewer connections. Therefore, Fort Jones requires developers to construct these improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table B-35**. The Town also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in **Table B-36**.

The Town's impact fees are less than many other cities in the region. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain health, public safety, and the quality of life desired by Town residents.

**Table B-35**  
**Development Impact Fees**

Facility	Fee Per Dwelling Unit	
	Single Family	Multifamily
Water Connection Fee	\$500	\$500
Sewer Connection Fee	\$300	\$300
School Impact Fee	\$1.20 per sq. ft.	\$1.20 per sq. ft.
<b>TOTAL</b>	<b>\$2,600</b>	<b>\$2,240</b>

Source: Town of Fort Jones, 2019.

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

Fees for single-family dwellings are based upon a 1,500-square-foot dwelling, and fees for multifamily are based on a 1,200-square-foot dwelling.

**Table B-36**  
**Planning Permit Fees**

Fee Type	Fee
Conditional Use Permit	\$25
Lot Line Adjustment	\$550
Variance	\$525
Zoning Amendment	\$1,175
Subdivision (5 or more lots)	\$1,225
Subdivision (2 or less lots)	\$975
Negative Declaration	\$725
Environmental Impact Report	At cost+10%
General Plan Amendment	—

Source: Town of Fort Jones, 2019; Siskiyou County, 2019.

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

Including the cost of building permits, which typically range from \$1,800 to \$2,000 for a 1,200- to 1,500-square-foot dwelling, development fees average \$4,600 for a typical 1,500-square-foot single-family dwelling and \$4,040 per 1,200-square-foot unit in a ten-unit apartment complex. Depending on housing unit size and type, Town and school district fees amount to between 3 and 8 percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, they are significantly lower than other cities in the region, are deemed necessary to maintain the quality of life desired by Town residents, and do not constrain the development of affordable housing.

### Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. However, because Fort Jones is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Fort Jones, most development applications for single-family and multifamily developments take approximately three to four weeks to process because no discretionary approvals are needed for the development of housing in the residential districts. If, however, an applicant proposes a development that requires discretionary review, such as multifamily housing in a commercial district, the processing time can extend to two to three months. Still, the Town's discretionary review is limited to approval of a use permit as discussed on page B-29 under "Residential Development Standards in the Commercial Zones."

**Table B-37** lists the typical review times for each type of permit or approval process in Fort Jones. These review periods do not present constraints to development because some review is needed to ensure the maintenance of health and safety standards. Further, the Town encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs. Program HE.2.1.6 calls for the Town to establish a policy or procedure for the SB 35 streamlining approval process per state law.

**Table B-37**  
**Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	7–10 days
Architectural Review	10–30 days
Conditional Use Permit (CUP)	60–90 days
Zone Change	60–90 days
General Plan Amendment	60–90 days
Parcel Maps	60–90 days
Initial Study (CEQA)	60–90 days
Environmental Impact Report (CEQA)	8–10 months

*Source: Town of Fort Jones, 2019.*

### Building Codes and Enforcement

The Town defers to the most recent California Building Code (CBC) for its code requirements and has not adopted additional standards beyond those in the CBC. Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Fort Jones.

Given the limited financial and staff resources with which to expand services, code enforcement has been and continues to be an unresolved issue in the Fort Jones. Not only have budget constraints hampered the Town's ability to hire a part-time code enforcement officer, but current staff does not have the expertise to address complaints as they arise because all such functions are contracted out to the County. Nevertheless, the Town is beginning to take steps toward resolving this unmet need, including recently completing a draft code enforcement ordinance and hosting discussions with citizens on how best to improve the Town's housing stock. The code enforcement that does occur is mostly complaint based although the Town does occasionally identify areas that have multiple code enforcement issues and focus on those areas proactively.



## Non-governmental Constraints

### Land Costs

The cost of raw, developable land directly affects the cost of a new home and is considered a possible constraint—the higher the land cost, the higher the price of a new home. Therefore, developers sometimes seek approvals for the largest number of lots allowable on a parcel. **Table B-38** and **Table B-39** list vacant residential land for sale in Fort Jones and nearby communities. Table B-38 lists vacant land costs for single-family use, and Table B-39 lists vacant land costs for multifamily use. Since there were no listings or evidence of sales of vacant land for multifamily use in Fort Jones in recent years, the three listings in Table B-39 are in the nearby community of Yreka.

Single-family land prices averaged approximately \$14,695 per acre, and high-density residential land averaged \$37,413 per acre.

**Table B-38**  
**Vacant Land Costs for Single-Family Uses**

Price	Acre	Price per Acre
\$250,000	250	\$1,000
\$325,000	279	\$1,165
\$27,000	0.61	\$44,262
\$21,500	0.97	\$22,165
\$174,000	50.85	\$3,422
\$125,000	4.66	\$26,824
\$85,000	1.25	\$68,000
\$155,000	160	\$969
\$122,750	80	\$1,875
\$425,000	57	\$2,154
\$95,000	35	\$12,143
\$600,000	17.1	\$5,556
	400.5	\$1,498
Average Price per Acre		\$14,695

**Table B-39**  
**Vacant Land Costs for Multi-Family Uses**

Price	Acre	Price per Acre
\$22,500	0.37	\$60,811
\$258,000	6	\$43,000
\$118,000	14	\$8,429
Average Price per Acre		\$37,413

### Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The California State Board of

Equalization's "2018 Residential Building Costs Handbook" estimates the per-square-foot cost of a single-story, four-cornered home in Fort Jones to be approximately \$112 per square foot for a spec house and \$265 per square foot for a custom home. Both cost estimates are based on a 1,500-square-foot house, with the spec house being of average-quality construction, and the custom home being of custom quality construction. Both estimates include a two-car garage and central heating and air conditioning. The total cost of construction, excluding land costs, is estimated at \$168,000 for a spec house in a housing tract and \$397,500 for a custom home. If labor or material costs increased substantially, they could constrain new construction and rehabilitation in Fort Jones.

#### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in town. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has also been true. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable rate mortgages may allow lower-income households to become homeowners, but there is a definite risk that monthly housing costs will rise above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table B-40** illustrates interest rates as of October 2019. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table B-40**  
**Interest Rates**

	Interest	APR
Conforming		
30-year fixed	4.000%	4.062%
15-year fixed	3.250%	3.377%
5-year ARM	3.250%	3.963%
Jumbo		
30-year fixed	3.625%	3.637%
10-year ARM	3.125%	3.564%
7-year ARM	2.875%	3.630%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), October 2019.

Notes: A conforming loan is for no more than \$417,000. A jumbo loan is for more than \$417,000.

#### Other Regulations Affecting Housing Supply

The Town does not have an inclusionary housing ordinance, short-term or vacation rental ordinance or growth control ordinance that would impact the available long-term housing supply.

## **HOUSING RESOURCES AND OPPORTUNITIES**

### **At-Risk Housing Analysis**

California Government Code Sections 65583(a)(9) et seq. require that the Housing Element include an analysis of the assisted low-income housing units in Fort Jones that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction.

The Town of Fort Jones currently has no multifamily housing projects that receive federal subsidies in order to maintain affordability of the units. Additionally, the Town has no locally subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the Town has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multifamily housing with redevelopment or CDBG funds. Consequently, there are no multifamily housing projects that are considered “at risk.”

### **Rehabilitation Program**

The Town's rehabilitation loan program is currently funded by a revolving loan account (RLA). Fort Jones applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. There is roughly \$247,900 in available funding through this program, but the actual amount of funds available to loan fluctuates depending on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at three percent, but can be as low as zero percent for very low-income households, and life of the loan can be up to 30 years. The rehabilitation loan program has assisted 16 households since 2011.

### **Housing Authority**

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

Siskiyou County has no local public housing authority. Therefore, HCD receives an allocation of Housing Choice Voucher rent assistance funds from the federal Department of Housing and Urban Development and contracts with the Shasta County Housing Authority to administer the Housing Choice Voucher (Section 8) program at the county level. The voucher program provides recipients with vouchers to help pay rent on any rental unit that accepts the voucher. Recipients pay part of the rent based on 30 percent of their income, and the Section 8 program pays the remaining amount. Housing Choice Vouchers are administered by Shasta County. There are 193 vouchers being actively used in Siskiyou County currently. As new vouchers open up the Housing Authority is working to provide them to people on the waitlist.

## REGIONAL HOUSING NEEDS

### Fourth Round Housing Element

Fort Jones had a smaller RHNA number for the previous housing element cycle. Four of the units the Town was required to plan for were for low and very-low income households. There have been nearly no changes to the zoning in Fort Jones in the past several decades. Prior to the beginning of the fourth round planning period in 2009 Fort Jones had vacant land available in a variety of zones that allowed residential development and accommodated the RHNA numbers. Therefore, the Town did not have an unaccommodated RHNA need for the fourth cycle.

### Fifth Round Housing Element

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in all of Siskiyou County (i.e., including incorporated cities) over a 5.5-year period (January 1, 2014 to June 30, 2019). The need for 530 units is shared and distributed amongst each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the Town of Fort Jones's share of regional housing needs is 9 units, or roughly 1.6 units per year, over a 5.5 year period. In an attempt to provide housing for all income groups in the Town, these 9 units are further divided among the various income groups identified and defined in **Table B-41**.

According to the most recent 2014-2019 allocations, the Town of Fort Jones requires at least 9 new housing units. A large portion of the allocation (approximately 42.6 percent) is for above-moderate households. However, regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that signal housing need and may exceed the regional allocations.

**Table B-41**  
**Regional Housing Needs, 2014-2019**

Income Category	Regional Housing Needs	Percent
Very Low (<50% Median Income)	2	24.9%
Low (50-80% Median Income)	1	15.3%
Moderate (80-120% Median Income)	2	17.2%
Above Moderate (>120% Median Income)	4	42.6%
Total	9	100%

## VACANT LAND INVENTORY

**Table B-42** lists most of the available vacant land in the Town that is appropriate to meet the Town's share of the regional housing needs. To summarize **Table B-42**, there are:

- 2.46 acres of Retail Business (C-1) zoned lands with parcel sizes between 0.5 and 10 acres with the potential to result in 13 units
- 5.76 acres of General Commercial (C-2) zoned lands with parcel sizes between 0.5 and 10 acres with the potential to result in 31 units
- 13.69 acres of Mobile Home Park (M-H) zoned lands with parcel sizes between 0.5 and 10 acres with the potential to result in 178 units
- 0.89 acres of Retail Business (C-1) zoned lands with parcel sizes less than 0.5 acre with the potential to result in 4 units
- 1.27 acres of General Commercial (C-2) zoned lands with parcel sizes less than 0.5 acre with the potential to result in 7 units
- 0.14 acres of Mobile Home Park (M-H) zoned lands with parcel sizes less than 0.5 acre with the potential to result in 2 units
- 47.88 acres of Single-Family Residential (R-1) zoned land with the potential to result in 45 units.

While these numbers represent the amount of vacant land in the Town and the resulting buildout potential, they do not take into consideration a number of large, underutilized parcels in the Town. These underutilized parcels could also support considerable residential development. However, because it is apparent that the Town can meet its share of regional housing needs utilizing vacant land alone, there is no need to consider potential buildout of underutilized land at this time.

By comparing the net densities achieved by development projects with the maximum allowable densities for the properties on which they are located, likely buildout densities of vacant land in the Town can be projected. However, it is important to note that there has not been a residential subdivision or apartment building constructed in the Town for several years that could be used to forecast future buildout. Therefore, projected densities are roughly based on residential development in Town over the past five years. A net density of 60 percent of the maximum was assumed for most of the vacant single-family and multifamily zoned parcels. Further, in order to estimate the number of units that could be developed on commercially zoned land, a net density of 10 percent was assumed. While this may underestimate potential residential densities in the C-1 and C-2 districts, it is likely that many of the vacant commercial properties will, in fact, develop with commercial type uses.

Some of the sites listed in **Table B-41** identify potential constraints to development. For the most part, these constraints are associated with slopes and/or 100-year floodplains. This is because, other than the Scott River and mountainous terrain to the east, there is little in Fort Jones that would constrain residential development. Where constraints to development do exist, they have been taken into consideration and are reflected in reduced potential buildout densities, as shown in **Table B-41**. The Town doesn't have any additional specific mitigation procedures to address identified flood constraints. The impacts could be mitigated if mitigation procedures were implemented.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will be in the M-H, R-3, C-1, and C-2 zones because they each permit densities of at least 20 units to the acre, which is more likely to fit projects supported by government assistance.

As noted above, there are 13.69 acres of M-H, 2.46 acres of C-1, and 5.76 acres of C-2 zoned lands on sites between 0.5 and 10 acres in size with the combined potential to result in 222 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified on **Table B-41**. Further, the Town Engineer has indicated that sewer and water capacity are more than adequate to serve projected growth for the next five years and beyond. Electrical and internet service are also available on all sites in the table below.

**Table B-42**  
**Vacant Land Inventory**

APN	Acres	Zoning	General Plan	Maximum Units	Realistic Capacity	Income Category	Sewer	Water	Site Constraints
Sites for Lower Income Units									
055-191-150	2.46	C-1	C-1	89	13	VL/L	Yes	Yes	Flood
055-251-180	1.01	C-2	C-2	36	5	VL/L	Yes	Yes	Flood
055-261-470	0.69	C-2	C-2	25	4	VL/L	No	No	None
055-201-290	0.98	C-2	C-2	35	5	VL/L	No	No	Flood
055-201-300	3.08	C-2	C-2	111	17	VL/L	Yes	No	Flood
055-241-020	6.44	M-H	M-H	129	84	VL/L	Yes	Yes	Flood
055-241-010	1.12	M-H	M-H	22	15	VL/L	No	Yes	Flood
055-241-150	1.27	M-H	M-H	25	16	VL/L	Yes	Yes	Flood
055-241-060	0.73	M-H	M-H	15	9	VL/L	No	Yes	Flood
055-241-160	4.13	M-H	M-H	83	54	VL/L	Yes	Yes	Flood
Subtotals	21.91				222				
Sites for Moderate Income Units									
055-191-140	0.22	C-1	C-1	8	1	Mod	Yes	Yes	Flood
055-191-130	0.22	C-1	C-1	8	1	Mod	Yes	No	Flood
055-191-120	0.45	C-1	C-1	16	2	Mod	Yes	No	Flood
055-111-030	0.21	C-2	C-2	8	1	Mod	Yes	Yes	None
055-041-040	0.38	C-2	C-2	14	2	Mod	Yes	Yes	Flood
055-261-410	0.30	C-2	C-2	11	2	Mod	Yes	No	None
055-121-230	0.38	C-2	C-2	14	2	Mod	Yes	Yes	None
055-021-110	0.14	M-H	M-H	3	2	Mod	Yes	Yes	Flood
Subtotals	2.30				13				
Sites for Above Moderate Income Units									
055-051-090	0.17	R-1	R-1	1	1	AM	Yes	Yes	Flood
055-151-190	0.95	R-1	R-1	4	2	AM	No	No	None
055-151-120	0.21	R-1	R-1	1	1	AM	Yes	Yes	None
055-122-060	1.04	R-1	R-1	4	2	AM	No	No	None
055-032-170	0.13	R-1	R-1	1	1	AM	Yes	Yes	Flood
055-201-120	0.46	R-1	R-1	2	2	AM	Yes	Yes	Flood
055-201-110	0.52	R-1	R-1	2	2	AM	Yes	Yes	Flood
055-032-020	0.15	R-1	R-1	1	1	AM	Yes	Yes	None
055-161-030	0.29	R-1	R-1	1	1	AM	No	No	None
055-161-210	0.41	R-1	R-1	2	1	AM	No	No	None
055-151-300	0.62	R-1	R-1	2	1	AM	Yes	Yes	None
055-011-220	0.99	R-1	R-1	4	2	AM	Yes	Yes	Flood
055-221-020	38.02	R-1	R-1	152	15	AM	Yes	No	Partial Slope

APN	Acres	Zoning	General Plan	Maximum Units	Realistic Capacity	Income Category	Sewer	Water	Site Constraints
055-211-240	0.24	R-1	R-1	1	1	AM	Yes	Yes	None
055-081-070	0.22	R-1	R-1	1	1	AM	Yes	Yes	Partial Flood
055-211-150	0.36	R-1	R-1	1	1	AM	Yes	Yes	Flood
055-172-090	0.40	R-1	R-1	2	2	AM	No	No	None
055-051-150	0.21	R-1	R-1	1	1	AM	Yes	Yes	Flood
055-172-070	0.28	R-1	R-1	1	1	AM	No	No	None
055-172-190	0.35	R-1	R-1	1	1	AM	Yes	No	None
055-181-040	1.00	R-1	R-1	4	2	AM	No	No	None
055-181-130	0.51	R-1	R-1	2	2	AM	Yes	Yes	None
055-201-060	0.35	R-1	R-1	1	1	AM	Yes	Yes	Flood
Subtotals	47.88				45				
TOTALS	72.09				280				

Notes: Partial Flood = Less than one-half of the total acreage is within the 100-year floodplain.  
Flood = More than one-half of the parcel is within the 100-year floodplain.  
Slope = The property has slopes greater than 20 percent that may limit residential development.

Refer to **Appendix D** for the locations of sites in **Table B-41**.

Due to the availability of ample vacant residentially zoned property, it is unnecessary for the Town to consider rezoning vacant nonresidentially zoned land or redeveloping properties in order to generate adequate sites for new housing development. The sites in **Table B-41** can support the development of housing in excess of the Town's share of the 2014-2019 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the Town has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

## OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the Town of Fort Jones due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weather stripping. Incorporating new technology in residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible to include all possible conservation features in every development, a number of economically feasible measures can result in savings in excess of the minimum required by Title 24.

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

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

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

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



Major opportunities for residential energy conservation in the Town include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing on solar energy. Weatherization of substandard housing is provided by the Town using CDBG funds. The following programs relate to the Town's opportunities for energy conservation:

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

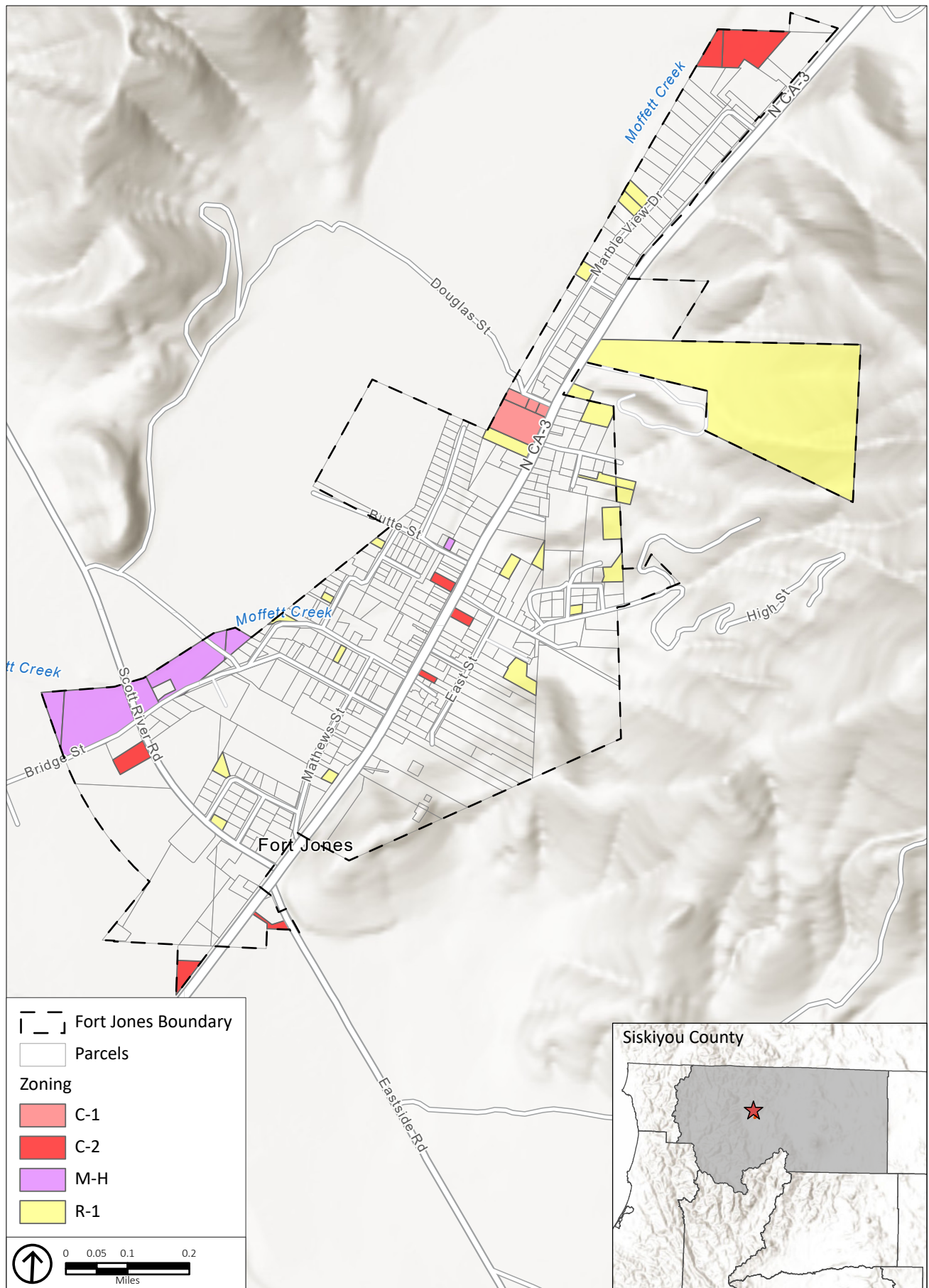
This page intentionally left blank

---

**APPENDIX C**

**VACANT LAND INVENTORY MAP**

---



Source: City of Fort Jones, 2019; Siskiyou County, 2019; PlaceWorks, 2019

Fort Jones Vacant Parcels