

City of

Crescent City

2014-2019 Housing Element

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Introduction

2014-2019 Housing Element Contents

The Housing Element of the General Plan is a comprehensive statement by the City of Crescent City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element reflect the requirements 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 Housing Element purpose is to establish specific goals, policies, and objectives relative to the provision of housing and to adopt an action (implementation) plan toward this end. In addition, the Housing Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

The Crescent City Housing Element is based on seven strategic goals:

Goal A: To support housing development opportunities meeting quantified City objectives.

- Goal B: To assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.**
- Goal C: To pursue conservation and enhancement of existing housing units to provide adequate, safe, and decent housing for all Crescent City residents.**
- Goal D: To address, and where appropriate and legally possible, remove governmental constraints for all housing, including housing for special needs groups.**
- Goal E: To pursue sustainable development and energy efficiency for new residential development and existing housing stock, including green building technologies.**
- Goal F: To promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status, or national origin.**
- Goal G: To ensure that the goals and programs of this document are reviewed and utilized during the planning period and updated in a timely manner.**

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to 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:

- Include a housing needs assessment and a resources and constraints inventory relevant to meeting those needs,
- Contain a statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing,

- Incorporate a program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the Housing Element goals and objectives,
- 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 extremely low-, 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.

For the purposes of this document, unless otherwise specified, affordable housing shall mean housing for households making 80 percent or less of the area median income (AMI) for Crescent City and Del Norte County. Even though the focus of a 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 other General Plan elements.

The Housing Element's overall focus is to balance the desire of residents, maintaining neighborhood character, minimize visual and other impacts of new development, and similar concerns while also addressing the needs of lower- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

Goal	Action	Result/Evaluation	Continue/Modify/Delete
GOAL A: To support opportunities for the development of housing meeting quantified objectives of the City	A.1.1 The City shall annually monitor its housing development activities to ensure satisfactory progress is achieved toward meeting its quantified housing objectives. Annual reports shall be made to the Planning Commission and City Council, provided in conjunction with the annual General Plan Progress Report.	Due to the severe economic downturn during the 4th cycle, new housing development was severely impacted. Very little construction took place between 2009 and 2014. Therefore, annual reports were not presented to the Planning Commission because of the lack of reportable data.	The City will continue this program.
	A.2.1 The City shall encourage multi-family residential development in the upper half of the density ranges prescribed by the General Plan and Zoning Ordinance, subject to development entitlement, environmental, and related applicable City review and approval actions. On a case-by-case basis, the City will work with developers who agree to build projects that have a realistic unit capacity greater than half of the permitted density, provide flexibility in development standards (such as reduced setbacks, reduced parking requirements, and increased height limits), and promote density bonuses to increase densities.	During the 4th cycle, the City received one application for high-density residential development. The City provided a density bonus of 35% for the proposed senior housing project. However, the project was not awarded tax credit funding.	The City will continue to work with developers to attract higher-density development.
	A.3.1 The City shall advise residential and mixed-use (commercial/residential) developers of the potential use of the PUD Overlay Zone when discussing potential development projects. The City shall also support such development proposals, subject to development entitlement, environmental, and related applicable City review and approval actions.	When working with developers, the City explores all options that are allowed under the CCMC and the City does support housing development including PUDs.	The City will continue this program.
	A.4.1 The City will apply applicable development standards to new residential developments as a	The City reviews all proposed development through the Architectural Review process, and all projects are further reviewed	The City will continue this program.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	means of ensuring maintenance of public health, safety, and general welfare for City residents.	through the Building Department plan check/permitting process.	
	A.5.1 The City will continue to implement capital improvement and maintenance programs in support of new development.	In 2010, the City completed a \$40 million upgrade to the municipal wastewater treatment plant, ensuring there will be sufficient capacity for future development for the next 20 years or longer. In 2012, the City replaced the 2nd Street sewer mainline to ensure the wastewater treatment infrastructure is adequate.	The City will continue to upgrade and maintain the public utility infrastructure by leveraging grants, loans, and sewer and water funds.
	A.6.1 First priority for wastewater treatment capacity shall be given to residential hookups targeted for extremely low-, very low-, and low-income residential units for which the City has approved development entitlements (such as Tentative Maps), followed by moderate-income residential units and then above moderate-income residential units.	During the 4th cycle, the City completed major upgrades to the municipal wastewater treatment plant. The plant has sufficient capacity to support new development for at least the next 20 years.	The City will discontinue this program.
	A.6.2 In the interim, prior to completion of the updated wastewater treatment plant, the City will attempt to reduce sewer flows by undertaking a program of repair of its sewer service lines and development of a water conservation program with the objective of requesting from the Regional Water Quality Control Board additional hookup equivalents for use for additional development.	The City was able to complete the upgrades to the treatment plant and completed major upgrades to the wastewater transmission system. There was no need to request additional hookup equivalents.	The City will discontinue this program.
	A.7.1 The City will allow for flexibility in density and design standards through reduced setbacks, increased height limits, and increased lot coverage to help facilitate a variety of housing which will include multi-family, single-family, and mixed-use product types.	The Crescent City Municipal Code allows a variety of building heights, setback standards, and lot coverage for housing development, depending on the zoning district. There were no requests for	The City will continue to evaluate the need to amend the Zoning Code to facilitate increased

Goal	Action	Result/Evaluation	Continue/Modify/Delete
		departures from zoning regulations during the 4th cycle.	development of housing units. This program will be combined with Actions A.2.1 and A.8.1.
	A.8.1 The City will encourage the use of small residential lots to accommodate affordable housing units by providing incentives such as flexibility in development standards, offset of fees (when financially feasible), and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	The City did not receive any requests for departures from development standards or offsets of fees during the 4th cycle. Development fees in the city are low and the City does not charge any assessments for development. Presently the City has a quick turnaround time for project review and approval. Most projects can be approved within 4 to 6 weeks.	This program will be integrated into Action A.7.1 above in the updated Housing Element.
Goal B: To assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households	B.1.1 The City shall continue to provide incentives such as Planned Unit Development (PUD) Overlay Zoning and density bonuses.	The CCMC does allow Planned Unit Development.	The City will discontinue this program.
	B.1.2 The City, working with the Housing Authority, local nonprofit organizations, or developers, will actively support and encourage the development of one or more projects with an aggregate goal of 129 extremely low-, very low-, and low-income residential units, which would meet the quantified objectives of the City. The City will assist in site identification and permit coordination, and provide data or letters of	In 2012, the City partnered with a developer to construct a 28-unit senior housing project in the C-1 district. However, the demise of the Redevelopment Agency resulted in the loss of approximately \$1 million in set-aside funding for housing projects. The project proponents were unable to secure tax	The City will continue to attract developers and leverage any resources that are available such as vacant land, HOME funds, and tax credits. Action B.6.1 has been

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	support for funding applications. The City will consider, on a case-by-case basis, requests for bonus density or other incentives, such as parking or setback waivers, deferred agreements, or redevelopment loans or grants. The City may consider participation in CDBG or other grants if an appropriate development agreement can be developed.	credits for funding the project for lack of upfront funding. The loss of RDA set-aside funds has crippled the City's ability to fund low- to moderate-income housing projects. However, the City is finding creative ways to promote new projects by offering land that was purchased through the RDA which has additional value in water and sewer connection fees.	integrated into this action.
	B.1.3 The City will continue to utilize its Redevelopment Area set-aside funds for targeted income housing development assistance. Further, the City RDA will outreach to nonprofit builders to explore interest in developing in the City. In addition, to help meet the needs of extremely low-income households, the City will prioritize a portion of its RDA set-aside funds to assist in the development of housing affordable to extremely low-income housing such as single-room occupancy units (SROs).	The use of RDA set-aside funds is no longer possible due to the dissolution of the Redevelopment Agency in 2012.	This program is no longer viable and will be modified to continue to provide assistance to extremely low-income households.
	B.1.4 The City will evaluate the feasibility of starting a citywide housing rehabilitation program and starting a joint housing rehabilitation program or home buyers assistance program. The City, possibly in conjunction with the County, will actively publicize the program by posting links to information on the City's and County's websites and holding annual public meetings to publicize and educate members of the community on this program. In addition, to help meet the needs of	During the 4th cycle, the economic downturn created a significant decrease in funding. The dissolution of the RDA further impacted the City's ability to start a housing rehabilitation or homebuyer's assistance program. The City has continued to partner with developers to obtain grant funding such as HOME funds for the development of affordable housing units.	This program is no longer viable and will be discontinued.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	extremely low-income households, the City will pursue available grants to assist in development of housing affordable to extremely low-income housing such as SROs.		
	B.1.5 The City and local nonprofit agencies will continue to make maximum use of public and private resources to help meet identified housing needs within the constraints of City and nonprofit budgets and staffing. The City will support the commencement of a housing rehabilitation program or homebuyer's assistance program by non-profit housing organizations.	Although none of the local nonprofits have approached the City or established a program, the City is committed to supporting the creation of a housing rehabilitation or homebuyers program.	The City will continue this program.
	B.1.6 To ensure that there is a sufficient supply of multifamily zoned land to meet the City's regional housing needs allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss lot consolidation opportunities to accommodate affordable housing units, including review of contiguous sites, as shown in Appendix A Figure 3. As developers/owners approach the City interested in lot consolidation for affordable housing, the City will offer the following incentives on a project by project basis: Allow affordable projects to exceed the maximum height limits; lessen set-backs, and/or reduce parking requirements. The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	The City allows the combining of lots and lot line adjustments to facilitate development. However, there were no housing projects proposed during the 4th cycle that required the combining of lots.	The City will continue this program.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	B.1.7 In order to continue to maintain a supply of vacant land within the city limits to meet the City's RHNA and ensure that there is a sufficient supply of land for higher-density housing the City will amend the Zoning Code to allow for residential development in a mixed use project by right (only subject to a Site Plan and Architectural review process) in the Commercial Waterfront District (CW). Residential will be allowed at 60 units per acre.	The CCMC was not amended during the 4th cycle due to the significant decrease in development. Currently the CW district allows housing development at a density of up to 60 units per acre with a use permit. The City did not receive any applications for housing development within the CW district. Since development is increasing, the City will allow residential development in a mixed-use project by right (only subject to a Site Plan and Architectural Review process) in the Commercial Waterfront (CW) district.	The City will continue this program.
	B.2.1 The City shall continue to maintain housing opportunities for all income groups by provision for manufactured home use, PUD Overlay Zone, clustered development, mixed use, and similar methods to maximize density and minimize land development and/or construction costs.	The CCMC allows all of these methods of development. The City is not considering any changes to the Zoning Code that would eliminate any of these methods.	The City will continue this program.
	B.3.1 The City shall promote the development of mixed-use commercial and residential activities in its C-1, C-2, CW, and C-M districts by providing appropriate incentives for development, such as prioritized preference for sewer hookups, and exemption for residential uses from zoning lot coverage limitations.	Prioritized incentives for sewer hookups are no longer needed since the City upgraded the wastewater treatment plant. The City works to promote mixed-use development by allowing departures from parking standards where feasible. However, it has not become necessary to enact a departure from lot coverage standards in the commercial districts. In fact, the C-1 district allows up to 85% coverage. The City will look at amending the CW and C-2 districts to allow greater lot coverage for residential uses.	The City will modify this program.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	B.4 The City shall continue the use of Site Plan and Architectural Review to ensure that new residential development is harmonious with the character of the neighborhood surroundings.	The City continues to use the Site Plan and Architectural Review process for all residential development in the R-3, RP, C-1, C-2, and CW zoning districts.	This review process will continue.
	B.4.1 The City will continue to require submittal and review of Site Plan and Architectural Review applications for new residential development in the R-3, R-P, C-1, C-2, CW, C-M, and M districts, as well as in the CZ-RP Coastal Zone District, as a means of ensuring new residential and mixed-use construction is compatible with the general character of surrounding neighborhoods.	The City requires Site Plan and Architectural Review for residential development in the R-3, R-P, C-1, C-2, and CW districts. All Site Plan and Architectural Reviews are conducted by the Planning Commission.	The review process will continue, but this will no longer be a program in the Housing Element.
	B.5.1 The Housing Authority will seek to maintain and, where possible based on funding opportunities, expand its programs in meeting the housing needs of Crescent City residents. The City will pursue grants, as appropriate, to support this program.	As the result of sequestration of federal funding in 2013, the Housing Authority lost approximately 100 families between 2012 and 2013. However in 2014, funding was restored to pre-sequestration levels and the Housing Authority is quickly rebounding. The agency predicts that it will reach its optimal level of 590 vouchers by 2016.	The City will continue this program.
	B.5.2 The Housing Authority will continue to utilize, to the fullest extent possible, its 590 vouchers under the Housing Choice Voucher program. The Housing Authority will attempt to maintain its program through 2014 by using lower rent cost savings. The Housing Authority will also continue its landlord education program in order to provide candidates for replacement of units which may be removed from the program.	As the result of sequestration of federal funding in 2013, the Housing Authority lost approximately 100 families between 2012 and 2013. However in 2014, funding was restored to pre-sequestration levels and the Housing Authority is quickly rebounding. The agency predicts that it will be reach its optimal level of 590 vouchers by 2016.	The City will continue to support the Housing Authority well past the upcoming planning period. The City will continue this program.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	B.6.1 The City shall continue to provide technical information and/or support to the development of housing projects. This could include assistance such as locating appropriate sites, identifying issues of concern, referral of developers to funding or program agencies, considering zero-interest loans for sidewalks, deferred agreements, loans or grants, parking and setback waivers, preparing fee or timetable outlines, and similar actions. Additionally, the City will encourage local nonprofit agencies and targeted housing developers to undertake early consultation with the appropriate agency regarding siting and suitability of sites for development prior to their submittals for funding or permit review.	The City works closely with developers who propose development and reaches out to developers to construct housing projects. During the 4th cycle, the City worked with a developer to construct a 28-unit senior housing project. The City provided a differed agreement on the land purchase, provided water and sewer hookups, and granted a parking reduction.	This action has been integrated into Action B.1.2.
	B.6.2 The City shall, where feasible, continue to provide grant assistance support (CBDG or HOME funding) for nonprofit entity housing projects that address targeted housing needs.	The City works with developers who are seeking grant assistance such as HOME funds for housing projects. During the 4th cycle, the City assisted two senior housing rehabilitation projects and one project for new construction.	The City will continue this program.
	B.7.1 Continue to work with the Del Norte County Local Agency Formation Commission (LAFCo) on lands the City may seek to annex. When determining what lands will be annexed to the City, staff will ensure that the land includes or has the potential to include a variety of housing types and uses, and that such annexations meet City and LAFCo criteria for annexation, including timely availability of necessary City services and utilities.	During the 4th cycle, there were no proposals to annex land into the city. The City is part of the Del Norte County Local Agency Formation Commission and will continue to be so.	The City will continue this program.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
Goal C: To pursue conservation and enhancement of existing housing units to provide adequate, safe, and decent housing for all Crescent City residents	C.1.1 Once a housing rehabilitation program is established (Action B.1.4) and as funding is available, the City will support and educate community residents through workshops and online City website posting as to the availability of City and related housing rehabilitation programs.	The lack of funding during the 4th cycle prohibited the establishment of a housing rehabilitation program. However, the City will continue to identify rehabilitation needs through code enforcement, refer interested parties to the Senior Center (former Redwood Community Action Agency (RCAA)) weatherization program, and any other rehabilitation programs that are available during the planning period.	This program is no longer viable and will be discontinued.
	C.1.2 The City shall coordinate and sponsor biannual public workshops designed to bring together the various housing resource agencies and groups in the region, including the Housing Authority, Community Assistance Network, Del Norte County, Del Norte Senior Center, Rural Human Services, and others, as a means of sharing information with the public on the availability and purpose of housing assistance programs and opportunities.	The Housing Authority which is a Department of the City meets quarterly with County departments, Harington House, Rural Human Services, Child Care Council and local tribes. Information regarding housing assistance is disseminated to the public via each agency.	This program will be modified
	C.2.1 The City subject to funding availability, will continue to provide rehabilitation to targeted households through its RDA-funded joint programs with the Del Norte Senior Center and with CDBG funding sources, toward a goal of assisting 40 low- and moderate-income units between 2007 and 2014.	Redevelopment funding of approximately \$1 million was eliminated by the State during the 2009–2014 cycle. Although the City was successful in obtaining some CDBG funding during the same period, those funds were used to support food bank and emergency shelter services. The Redwood Community Action Agency continues to offer home weatherization assistance. In fact, they assisted 485 households between 2009 and 2014.	The City will continue to seek out and identify funding sources to provide housing rehabilitation. The City will also pursue partnerships with other agencies to find other avenues by which housing rehabilitation assistance can be

Goal	Action	Result/Evaluation	Continue/Modify/Delete
			provided to low- and moderate-income units.
	C.3.1 The City and Housing Authority staffs will monitor any developer or other potential indications of interest in conversion of assisted rental units to market-rate units and shall include such findings of “at-risk” housing in the annual City General Plan Progress Report.	The Housing Authority did not identify any assisted units that were at risk for conversion to market-rate units during the 4th cycle.	The City will continue this program.
	C.3.2 The Housing Authority will coordinate with HUD on the issuance of HUD preservation vouchers should a local project-based assisted housing complex, which is eligible; opt out of their contract with HUD to rent their units at market rents.	The Housing Authority reported that they did not lose any subsidized properties or housing units during the last Housing Element cycle. Therefore, no vouchers were issued.	The Housing Authority will continue to monitor the loss of or potential loss of subsidized housing units and utilize the voucher program as needed.
	C.4.1 Code enforcement actions shall be used in working with property owners to improve property maintenance, consistent with current code provisions.	Since 2009, the City has implemented a comprehensive code enforcement program to eliminate blight and repair substandard buildings. The City saw approximately 25 units rehabilitated through code enforcement during the 4th cycle and enforced the cleanup and repair of approximately 50 housing units during the 4th cycle.	The City strongly supports the philosophy that all income levels should have safe housing is committed to preserving its housing stock. Therefore, the program will be continued.
Goal D: To address, and where appropriate and legally possible, remove governmental constraints	D.1.1 Pursuant to Senate Bill 2, the City will amend the zoning ordinance to allow emergency shelters as a permitted use in the R-3 Zone without a conditional use permit or other discretionary review. In addition the city will develop evaluate	Upon further review, the City has determined that designating the Public Facilities (PF) zone to allow emergency shelters by right makes sense. The PF zone includes properties that are located in and	The City amended the Crescent City Municipal Code to allow emergency shelters by right in the

Goal	Action	Result/Evaluation	Continue/Modify/Delete
for all housing, including housing for special needs groups	adopting managerial standards that will be consistent with Government Code Section 65583(a)(4).	adjacent to the core area of the city where services are provided. Furthermore, the majority of services are provided by local agencies and historically emergency shelters have been operated within the PF zone.	PF zone. Therefore, this action has been completed. To further allow for the development of emergency shelters, the City is planning to amend the Zoning Code to allow emergency shelters in the C-2 zone with a use permit.
	D.1.2 Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its zoning code to include separate definition of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	The City amended Section 17.04 of the Crescent City Municipal Code by adding separate definitions for both transitional and supportive housing. Both transitional and supportive housing are allowed as permitted uses in all zones that allow residential uses subject only to the same restrictions on residential uses in the same type of structures.	This program has been completed and will be deleted.
	D.1.3 Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single - room occupancy units. To ensure zoning flexibility that allows for the development of SROs, the City will update its	As a result of the collapse of the housing market and the loss of RDA set-aside funds, the City has been unable to secure the construction of new low- to moderate-income housing developments. The City did not amend the R-3 zone to allow SROs with a use permit. Instead the City will amend the RP zoning district to allow SROs with a conditional use permit. This will allow for	The City will modify this program to amending the CCMC to allow single room occupancies in the Residential Professional (RP) zone with a use permit.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	Zoning Code to define and allow for SROs with a conditional use permit in the R-3 zone.	the conversion of some existing motels and the construction of new units.	
	D.2.1 The City will review and amend the ordinances, as needed, for compliance with federal and state fair housing laws that protect people with disabilities, such as SB 520, the Americans with Disabilities Act (ADA), and group homes, including the implementation of a reasonable accommodation procedure.	The City amended the CCMC by adding Chapter 17.92, Reasonable Accommodation, to Title 17, Zoning. The City will continue to monitor changing laws and amend the Zoning Code as necessary to remain compliant with state and federal law.	The City adopted a process for the application of reasonable accommodations. This program has been completed and will be discontinued.
	D.2.2 The City will develop and formulize a general process that will streamline the permit review process for a person with disabilities to make a reasonable accommodations request. This reasonable accommodations procedure will allow housing retrofits without discretionary review. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing & Community Development.	The City amended the CCMC by adding Chapter 17.92, Reasonable Accommodation, to Title 17, Zoning.	The City adopted a process for the application of reasonable accommodations. This program has been completed and will be discontinued.
Goal	Program	Result/Evaluation	Continue/Modify/Delete
Goal E: To pursue sustainable development and energy efficiency for new residential development and existing housing	E.1.1 The Senior Center subject to available funding will continue to provide rehabilitation assistance in the City & County for weatherization of existing housing units with a goal of 65 dwelling units per year.	The Redwood Community Action Agency (RCAA), which is a local nonprofit serving Del Norte County, has continued to provide weatherization rehabilitation. The RCAA took over the contracts in 2011. The RCAA assisted 485 households during the 4th cycle. However, the Senior Center will	The Senior Center will continue to provide weatherization rehabilitation of qualified housing units.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
stock, including green building technologies		begin administering the program in January 2016.	
	E.2.1 The City will continue to enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.	The City regularly enforces the State's energy conservation standards by requiring Title 24 reports for all new construction and additions. The City Building Official also receives annual training on code updates.	The City will continue to enforce the requirements for Title 24 reports.
	E.2.2 Incorporate Title 24 and Leadership in Energy and Environmental Design (LEED) requirements into the Zoning Ordinance, specific plans, and development agreements as appropriate and enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and other plans as appropriate.	The City regularly enforces the State's energy conservation standards by requiring Title 24 reports for all new construction and additions. The City Building Official also receives annual training on code updates.	The City will continue to enforce the requirements for Title 24 reports. This program will be combined with program E.2.1.
	E.2.3 Partner with Pacific Power to develop model programs for energy efficiency in new development without increasing costs to the homebuyer.	The City has not pursued this program. The City works with developers to meet all applicable energy efficiency standards in new construction through the permitting process.	The City will modify this program and combine it with program E.2.4.
	E.2.4 In partnership with Pacific Power, post and distribute information on currently available weatherization and energy conservation programs to residents and property owners. The City will distribute information through City newsletters, mailings in utility billings, distribution of program	The City posts weatherization information at the Housing Authority offices. The City has not been proactive in posting information on the City website or distributing information with utility billing.	The City will modify this program and combine it with program E.2.3.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	information to community organizations and at municipal offices, and postings on the City's website.	The City will increase its efforts in getting this information out to the public.	
	E.2.5 Consider fee reduction, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by 10 percent or more and/or incorporate use of renewable (non-fossil-fuel) energy.	Considering the low volume of construction the city is able to expedite applications for construction. Furthermore the City's development fees are minimal compared to the rest of the state. Reduced fees and expedited processing is not much of an incentive.	The City will discontinue this program.
Goal F: To promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status, or national origin	F.1.1 Continue the City's existing fair housing program which consists of posting of information regarding fair housing and equal opportunity rights and complaint system.	The Housing Authority has continued to act as the administrator over the City's fair housing program. The Housing Authority posts pertinent information and serves as a conduit for receiving complaints.	The Housing Authority will continue the fair housing program. This program will be combined with program F.2.1.
	F.2.1 Fair housing and equal opportunity assistance materials will continue to be located at the Housing Authority office and will be provided to the City and County rehabilitation and building offices, the Senior Center, the public library, and real estate offices for posting.	The Housing Authority continues to post the applicable information. The City will follow up with the County and the Senior Center to ensure they have the most up to date information.	The Housing Authority will continue the fair housing program. This program will be combined with program F.1.1.
Goal G: To ensure that the goals and programs of this document are reviewed and utilized during the planning period and	G.1.1 The City shall annually monitor its housing development activities to ensure satisfactory progress is achieved toward meeting its quantified housing objectives. Annual reports shall be made to the Planning Commission and City Council, provided in conjunction with the annual General Plan Progress Report.	Due to the unprecedented crash in the housing market, new construction was minimal if not nonexistent during the 4th cycle. As a result, annual reports were not made to the Planning Commission and City Council. The City continues to track housing progress and is actively seeking developers	This program is a duplicate of program A.1.1 and will be deleted.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
updated in a timely manner		to construct new low- to moderate-income housing.	
	G.2 Evaluate the potential for adverse impacts to City housing goals and policies stemming from new development.	Given the lack of new development during the 4th cycle, the City did not identify any potential for adverse impacts to City housing goals and policies.	The City will continue this program.
	G.2.1 Any major development project proposed within the City which will have potential for creation of significant impacts upon housing needs, availability, and/or programs in the community shall include an analysis of said impacts and shall include as part of any entitlement review action any needed changes to achieve compliance with City housing goals and policies.	There were no major development projects in the city during the 4th cycle.	The City will continue this program.
	G.3.1 The City shall pursue the update to the Housing Element in compliance with the timelines prescribed by the California Department of Housing and Community Development.	The City has made every effort to update the Housing Element in a timely manner. However, due to understaffing and limited finances, the City is not always able to meet strict timelines. The City will make every effort to update the Housing Element in a timely manner.	The City will discontinue this program.
	G.3.2 The City will appoint a housing advisory committee (or similar group) and begin update studies for the element update at least one year before the State-mandated update deadline.	Crescent City has approximately 4,000 residents, and new development is sparse. City staff makes every effort to include public participation in the annual updates. There does not seem to be enough activity to warrant the need for an advisory committee.	The City will discontinue this program.

Quantified Objectives

The following table summarizes the City of Crescent City's quantified objectives for the Housing Element planning period (2014 - 2019). These objectives are established by the State Housing and Community Development Department through the 2014-2019 Regional Housing Needs Allocation (RHNA) plan for the region. While the City is not responsible for developing new housing, these numbers represent a reasonable expectation of the maximum number of new units that will be developed and conserved, and the households that will be assisted over the next planning period based on policies and programs contained in this document.

Quantified Objectives - Crescent City: 2014 - 2019

	Extremely Low (0–30% AMI)	Very Low (31–50% AMI)	Low (51– 80% AMI)	Moderate (81–120% AMI)	Above- Moderate (+120% AMI)	Total Units
Construction	10	10	13	10	34	77
Rehabilitation	0	2	0	0	0	2
Conservation/Preservation	0	0	0	0	0	0
TOTAL	10	12	13	10	34	79

Goals, Policies, Implementation Actions

This section presents housing goals, policies, and implementation programs which the City has developed for the State-prescribed 2014 - 2019 period to help meet community housing needs and address local constraints. As required by state law, this section provides the following information:

- Goals: statements of purpose indicating the directions the City will take to address housing development problems and concerns.
- Policies: statements of specific actions to be taken, linked to goals.
- Implementation Actions: a summary of actions to ensure implementation of the goals and policies, including identification of responsibilities, funding sources and specific timelines.

Goal A: To support housing development opportunities meeting quantified City objectives

Policy A.1. The City shall continue to maintain a sufficient supply of land designated and zoned allowing for residential development to meet the quantified housing needs outlined in the Housing Program Objectives on page 16 for the 2014–2019 period.

Action A.1.1: The City shall annually monitor its housing development activities to ensure satisfactory progress is achieved toward meeting its quantified housing objectives. Annual reports shall be made to the Planning Commission and City Council, provided in conjunction with the annual General Plan Progress Report.

Responsible Agency: Planning Department

Funding Sources: General Fund

Time Frame: First annual review 2015; annually through 2019

Policy A.2. The City will continue to encourage maximization of residential development potential and limit underutilization of land through project development entitlement review.

Action A.2.1: The City shall encourage multi-family residential development in the upper half of the density ranges prescribed by the General Plan and Zoning Ordinance, subject to development entitlement, environmental, and related applicable City review and approval actions. Per state density bonus law, on a case-by-case basis, the City will work with developers who agree to build projects that have a realistic unit capacity greater than half of the permitted density, provide flexibility in development standards (such as reduced setbacks, reduced parking requirements, and increased height limits), and promote density bonuses to increase densities.

Responsible Agency: Planning Department

Funding Sources: Developer application fees

Time Frame: Work with developers on a case-by-case basis to provide flexibility in development standards and promote density bonuses to increase densities as projects are processed through the Planning Department. Process 1-3 density bonus applications during the planning period.

Policy A.3. The City will continue to encourage use of the planned unit or cluster programs or zones (PUD) to promote design flexibility and density maximization for unique or environmentally challenging settings or projects.

Action A.3.1: The City shall advise residential and mixed-use (commercial/residential) developers of the potential use of the PUD Overlay Zone when discussing potential development projects. The City shall also support such development proposals, subject to development entitlement, environmental, and related applicable City review and approval actions.

Responsible Agency: Planning Department, Planning Commission, City Council
Funding Sources: Developer application fees
Time Frame: 2014–2019, as projects are processed through the Planning Department

Policy A.4. The City will continue to apply standards for development, which provide for public safety and which strive to meet basic expectations for public service, particularly in the urban areas of the City.

Action A.4.1: The City will apply applicable development standards to new residential developments as a means of ensuring maintenance of public health, safety, and general welfare for City residents.

Responsible Agency: Planning and Public Works Departments
Funding Sources: Developer application fees
Time Frame: Ongoing, 2014–2019

Policy A.5. The City will continue to implement capital improvement and maintenance programs in support of new development.

Action A.5.1: The City will continue to enact and implement capital improvement and maintenance programs related to City water and sewer systems, as necessary.

Responsible Agency: Public Works Department
Funding Sources: General Fund; water and sewer fee revenues
Time Frame: 2014–2019

Policy A.6. The City will plan for varying densities that will provide for a variety of housing types in all income levels in the community and will ensure that there is a sufficient supply of multi-family and single-family zoned land to meet the City's regional housing needs allocation (RHNA).

Action A.6.1: The City will allow for flexibility in density and design standards including encouraging the use of small residential lots through reduced setbacks, increased height limits, and increased lot coverage to help facilitate a variety of housing for lower-income and special needs groups which will include multi-family, single-family, and mixed-use product types.

Responsible Agency: Planning Department
Funding Sources: General Fund; developer application fees
Time Frame: Ongoing, 2014-2019, projects are processed through the Planning Department

Goal B: To assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.

Policy B.1. The City shall provide residential development incentives in flexibility of design standards and will continue to provide pre-application assistance to create affordable housing.

Action B.1.1: The City, working with the Housing Authority, local nonprofit organizations, or developers, will actively support and encourage the development of one or more projects with an aggregate goal of 33 extremely low-, very low-, and low-income residential units, which would meet the quantified objectives of the City. The City shall continue to provide technical information and/or support to the development of affordable housing projects. This could include assistance such as locating appropriate sites, identifying issues of concern, referral of developers to funding or program agencies, considering zero-interest loans for sidewalks, deferred agreements, loans or grants, parking and setback waivers, preparing fee or timetable outlines, and similar actions. Additionally, the City will encourage local nonprofit agencies and targeted housing developers to undertake early consultation with the appropriate agency regarding siting and suitability of sites for development prior to their submittals for funding or permit review. The City will assist in site identification and permit coordination, and provide data or letters of support for funding applications. The City will consider, on a case-by-case basis, requests for bonus density or other incentives, such as parking or setback waivers, deferred agreements, loans or grants. The City may consider participation in CDBG or other grants if an appropriate development agreement can be developed.

Responsible Agency: Planning Department, Housing Authority

Funding Sources: General Fund; developer application fees

Time Frame: Ongoing. 2014–2019, projects are processed through the Planning Department. Assist with 1-3 applications during the planning period.

Action B.1.2: The City will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus. The City will annually apply for funding as Notices of Funding Availability (NOFA) are released and will provide assistance as projects are processed through the Planning Department.

Responsible Agency: Planning Department

Funding Sources: General Fund

Time Frame: Annually, as NOFAs are released, and provide assistance as projects are processed through the Planning Department. Assist up to 5 extremely low-income households during the planning period.

Action B.1.3: The City and local nonprofit agencies will continue to make maximum use of public and private resources to help meet identified housing needs within the constraints of City and nonprofit budgets and staffing. The City will support the commencement of a homebuyer's assistance program by non-profit housing organizations. The City will continue to refer interested persons to the Senior Center weatherization and rehabilitation program.

Responsible Agency: Planning Department, Housing Authority

Funding Sources: *non-profit housing organizations funds*
Time Frame: *2014–2019*

Action B.1.4: To ensure that there is a sufficient supply of multifamily zoned land to meet the City's regional housing needs allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss lot consolidation opportunities to accommodate affordable housing units, including review of contiguous sites, as shown in Appendix A Figure 3. As developers/owners approach the City interested in lot consolidation for affordable housing, the City will offer the following incentives on a project by project basis: Allow affordable projects to exceed the maximum height limits; lessen set-backs, and/or reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Responsible Agency *Planning Department*
Funding: *General Fund*
Time Frame: *Annually meet with local developers to discuss development and lot consolidation opportunities. Ongoing, as projects are processed through the Planning Department.*

Action B.1.5: In order to continue to maintain a supply of vacant land within the City limits to meet the City's RHNA and ensure that there is a sufficient supply of land for higher-density housing the City will amend the Zoning Code to allow for residential development in a mixed use project by right (only subject to a Site Plan and Architectural review process) in the Commercial Waterfront District (CW). Residential will be allowed at 60 units per acre.

Responsible Agency *Planning Department*
Funding: *General Fund*
Time Frame: *Amend the Zoning Code by June 2017*

Policy B.2. The City shall continue to maintain opportunities for all income groups by use of clustered development to maximize density and minimize land development and/or construction costs.

Action B.2.1. The City shall continue to maintain housing opportunities for all income groups by provision for manufactured home use, PUD Overlay Zone, clustered development, mixed use, and similar methods to maximize density and minimize land development and/or construction costs.

Responsible Agency: *Planning Department, Housing Authority*
Funding Sources: *General Fund*
Time Frame: *Commencing 2016*

Policy B.3. The City shall promote the development of mixed-use commercial and residential activities by providing appropriate incentives for development.

Action B.3.1: The City shall promote the development of mixed-use commercial and residential activities in its C-1, C-2, C-W, and C-M districts by providing appropriate incentives for development, by allowing for departures from parking standards where feasible, and exemption for residential uses from zoning lot coverage limitations. The incentives for market-rate projects will be less generous than those allowed under state density bonus law for affordable and moderate income projects. The will look also look at amending the C-W and C-2 Districts to allow for greater lot coverage for residential uses.

Responsible Agency: *Planning Department, Planning Commission, City Council*

Funding Sources: *General Fund*
Time Frame: *June 2016 and then ongoing thereafter. Consider amendments by the end of the planning period. Process 1-3 applications during the planning period.*

Policy B.4. The City shall continue the use of Site Plan and Architectural Review to ensure that new residential development is harmonious with the character of the neighborhood surroundings.

Action B.4.1: The City will continue to require submittal and review of Site Plan and Architectural Review applications for new residential development in the R-3, R-P, C-1, C-2, C-W, C-M, and M districts, as well as in the CZ-RP Coastal Zone District, as a means of ensuring new residential and mixed-use construction is compatible with the general character of surrounding neighborhoods.

Responsible Agency: *Planning Department, Planning Commission*
Funding Sources: *Developer application fees*
Time Frame: *2014–2019*

Policy B.5. The City Housing Authority shall continue to provide and expand its housing programs.

Action B.5.1: The Housing Authority will continue to utilize, to the fullest extent possible, its 590 vouchers under the Housing Choice Voucher program. The Housing Authority will attempt to maintain its program through 2019 by using lower rent cost savings. The Housing Authority will also continue its landlord education program in order to provide candidates for replacement of units which may be removed from the program. The Housing Authority will also seek to maintain and, where possible based on funding opportunities, expand its programs in meeting the housing needs of Crescent City residents. The City will pursue grants, as appropriate, to support this program.

Responsible Agency: *Housing Authority*
Funding Sources: *General Fund*
Time Frame: *Commencing 2014 through 2019*

Policy B.6. The City will continue to provide pre-application review assistance in project siting and preparation of applications for affordable projects.

Action B.6.1: The City shall, where feasible, continue to provide grant assistance support (CBDG or HOME funding) for nonprofit entity housing projects that address targeted housing needs.

Responsible Agency: *Planning Department, Housing Authority*
Funding Sources: *General Fund; developer application fees, as funding is available*
Time Frame: *Ongoing, 2014–2019*

Policy B.7. Support potential annexations to the City which will provide for new housing developments.

Action B.7.1: Continue to work with the Del Norte County Local Agency Formation Commission (LAFCo) on lands the City may seek to annex. When determining what lands will be annexed to the City, staff will ensure that the land includes or has the potential to include a variety of housing types and uses, and that such annexations meet City and LAFCo criteria for annexation, including timely availability of necessary City services and utilities.

Responsible Agency: *Planning Department, City Council*
Funding Sources: *General Fund; developer application fees*
Time Frame: *As annexations are proposed, 2014–2019*

Goal C: To pursue conservation and enhancement of existing housing units to provide adequate, safe, and decent housing for all Crescent City residents.

Policy C.1. The City will continue using available subsidies for the rehabilitation of targeted-income owner and rental residential units.

Action C.1.1: The Housing Authority will coordinate with County agencies and nonprofit groups in the region, including the Harrington House, local tribes, Del Norte County, Del Norte Senior Center, Rural Human Services, and others, as a means of disseminating information to the public on the availability and purpose of housing assistance programs and opportunities.

Responsible Agency: Planning Department, Housing Authority

Funding Sources: General Fund

Time Frame: Biannually, 2014–2019

Policy C.2. The City will target older residential areas where rehabilitation assistance is most needed.

Action C.2.1: The City, subject to funding availability, will provide rehabilitation to targeted households through its joint programs with the Del Norte Senior Center and with CBDG funding sources, toward a goal of assisting 23 low- and moderate-income units between 2014 and 2019.

Responsible Agency: Del Norte Senior Center, Housing Authority

Funding Sources: CDBG

Time Frame: Annually, as NOFAs are released, 2014–2019

Policy C.3. The City will monitor the potential for conversion of assisted rental units to market-rate units for the 2014 Housing Element update.

Action C.3.1: The City and Housing Authority staff's will monitor any developer or other potential indications of interest in conversion of assisted rental units to market-rate units and shall include such findings of "at-risk" housing in the annual City General Plan Progress Report.

Responsible Agency: Planning Department, Housing Authority

Funding Sources: General Fund

Time Frame: Annually, 2014–2019

Action C.3.2: The Housing Authority will coordinate with HUD on the issuance of HUD preservation vouchers should a local project-based assisted housing complex, which is eligible, opt out of their contract with HUD to rent their units at market rents.

Responsible Agency: Housing Authority

Funding Sources: General Fund

Time Frame: Annually, 2014–2019

Policy C.4. The City will actively pursue code enforcement actions as a means of improving housing conditions.

Action C.4.1: Code enforcement actions shall be used in working with property owners to improve property maintenance, consistent with current code provisions.

Responsible Agency: Code Enforcement staff

Funding Sources: General Fund

Time Frame: 2014–2019, on a case-by-case basis. Conduct at least 30 inspections per year.

Goal D: To address, and where appropriate and legally possible, remove governmental constraints for all housing, including housing for special needs groups.

Policy D.1. The City shall promote the development of special housing needs, such as transitional and supportive housing, emergency shelters, and single-room occupancy units, consistent with state law.

Action D.1.1: The City currently allows for emergency shelters by right in the PF Zone. The PF zone includes properties that are located in and adjacent to the core area of the City where services are provided. Furthermore the majority of services are provided by local agencies and historically emergency shelters have been operated within the PF Zone. To provide for additional capacity, this City is planning to amend its Zoning Code to permit emergency shelters in the C-2 Zone with a use permit.

Responsible Agency: Planning Department, Planning Commission, City Council

Funding Sources: General Fund

Time Frame: Amend Zoning Code by December 2017.

Action D.1.2: Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). To ensure zoning flexibility that allows for the development of SROs, the City will update its Zoning Code to define and allow for SROs with a conditional use permit in the Residential Professional Zone.

Responsible Agency: Planning Department, Planning Commission, City Council

Funding Sources: General Fund

Time Frame: Amend Zoning Code by December 2017.

Action D.1.3: To ensure compliance with the Employee Housing Act (California Health and Safety Code Sections 17021.5 and 17021.6), the City will review its Zoning Code. If not fully in compliance, the City will amend the Zoning Code to comply with Health and Safety Code Sections 17021.5 and 17021.6 to allow employee housing for farmworkers and other employees for six persons or fewer in the same way as single-family residential dwellings are allowed in zones allowing single-family residential structures and to allow farmworker housing with 12 or fewer units (or 36 beds) permitted by right in all zones allowing agricultural uses. No conditional use permit, zoning variance, or other zoning clearance will be required of this employee housing that is not required of any other agricultural activity in the same zone.

Responsible Agency: Planning Department, Planning Commission, City Council

Funding Sources: General Fund

Time Frame: Amend Zoning Code by December 2017.

Action D.1.4: To ensure compliance with all applicable local and state laws or ordinances including Senate Bill 2 regarding state law requirements for operational standards for emergency shelters the City will adopt a policy detailing the emergency shelter security plan non-discretionary submittal process and the contents of the security plan.

Responsible Agency: Planning Department, Planning Commission, City Council

Funding Sources: General Fund

Time Frame: *Adopt policy by December 2017.*

Action D.1.5: To allow additional flexibility for shelter occupants and to allow greater variation in size of shelters the City will amend the Zoning Code to extend the maximum stay to 60 days and to increase the maximum number of beds allowed without discretionary review to 30.

Responsible Agency: *Planning Department, Planning Commission, City Council*

Funding Sources: *General Fund*

Time Frame: *Amend Zoning Code by December 2017.*

Policy D.2. The City will review its zoning ordinances to identify provisions that could pose constraints on the development of housing for persons with disabilities, including developmental disabilities..

Action D.2.1: The City will work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, directing people to service information on the City's website, and providing housing-related training for individuals/families through workshops.

Responsible Agency: *Planning Department*

Funding Sources: *General Fund*

Time Frame: *Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.*

Goal E: To pursue sustainable development and energy efficiency for new residential development and existing housing stock, including green building technologies.

Policy E.1. Where financially feasible, the Del Norte Senior Center (in coordination with RCAA) will continue its weatherization and rehabilitation programs for existing targeted income residences.

Action E.1.1: The Senior Center, subject to available funding, will continue to provide rehabilitation assistance for weatherization of existing housing units.

Responsible Agency: *City of Crescent City*

Funding Sources: *General Fund*

Time Frame: *Ongoing, 2014–2019; refer 20 interested persons to the weatherization program during the planning period.*

Policy E.2. Require energy efficiency in the design and construction of housing developments through implementation of California's Energy Conservation Standards (Title 24).

Action E.2.1: Incorporate Title 24 and Leadership in Energy and Environmental Design (LEED) requirements into the Zoning Ordinance, specific plans, and development agreements as appropriate and enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and other plans as appropriate.

Responsible Agency: *Planning Department, Building Department*

Funding Sources: *General Fund*

Time Frame: Amend Zoning Code by 2017 and incorporate into other plans and development agreements as processed through the Planning Department.

Action E.2.2: In partnership with Pacific Power, post and distribute information on currently available weatherization and energy conservation programs to residents and property owners. The City will distribute information through City newsletters, mailings in utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website.

Responsible Agency: Planning Department, Building Department

Funding Sources: General Fund

Time Frame: Information on weatherization and energy conservation will be annually distributed in the City's utility mailings and periodic newsletters.

Goal F: To promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy F.1. Continue the City's existing fair housing programs, which consist of posting of information regarding fair housing and equal opportunity rights and complaint system.

Action F.2.1: Continue to implement the existing fair housing programs, which consist of posting of information regarding fair housing and equal opportunity rights and complaint system. The Crescent City Housing Authority provides the public with housing discrimination complaint forms. They also provide assistance when it is needed in completing and submitting the paperwork to Fair Housing (SF Regional Office of HUD). Information materials will continue to be located at the Housing Authority office and will be provided to the City and County rehabilitation and building offices, the Senior Center, the public library, and real estate offices for posting.

Responsible Agency: Housing Authority, Planning Department

Funding Sources: General Fund

Time Frame: 2014–2019

Goal G: To ensure that the goals and programs of this document are reviewed and utilized during the planning period and updated in a timely manner.

Policy G.2. Evaluate potential for adverse impacts to housing goals and policies from new development.

Action G.2.1: Any major development project proposed within the City which will have potential for creation of significant impacts upon housing needs, availability, and/or programs in the community shall include an analysis of said impacts and shall include as part of any entitlement review action any needed changes to achieve compliance with City housing goals and policies.

Responsible Agency: Planning Department

Funding Sources: Developer application fees

Time Frame: 2014–2019

Public Participation

State housing law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element update. The Crescent City Housing Element was prepared as a collective result of combined efforts of the City staff, consultant teams (Michael Baker) & (Planwest Partners), Planning Commission, and City Council.

The Draft Housing Element was considered by the Planning Commission at a public hearing held on October 22, 2015. No comments were received during the public hearing. Additionally, the Draft Housing Element was considered by the City Council on November 16, 2015. Key comments from the City Council and Planning Commission meetings were addressed and incorporated within this Draft Housing Element. Public input was sought by advertising the public meetings in the local newspaper and radio. Furthermore, meetings are advertised on the City's website and public meetings can be viewed via the internet. The City has posted the draft Housing Element on its website for public review. And copies of the document are available at City Hall, the City Library, and the Housing Authority.

The Planning Commission considered the final draft Housing Element on May 26, 2016 and recommended it be forwarded to the City Council for adoption. The City Council considered and adopted the Housing Element on June 6, 2016.

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 2001 Crescent City General Plan contains several elements with goals and policies also related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all other General Plan elements.

Appendix A – Housing Needs Assessment

Introduction

The Housing Needs Assessment provides a demographic profile of the City (shown in **Figures 1** and **2**) by analyzing the following types of information: population and housing characteristics, special housing needs groups, housing conditions, and other important information to support the goals, policies, and programs to meet the needs of current and future residents.

The U.S. Decennial Census, 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. The California Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. 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 City of Crescent City. Definitions of various U.S. Census Bureau terms used throughout this document are provided in Appendix C for clarification.

The Housing 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 section also outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

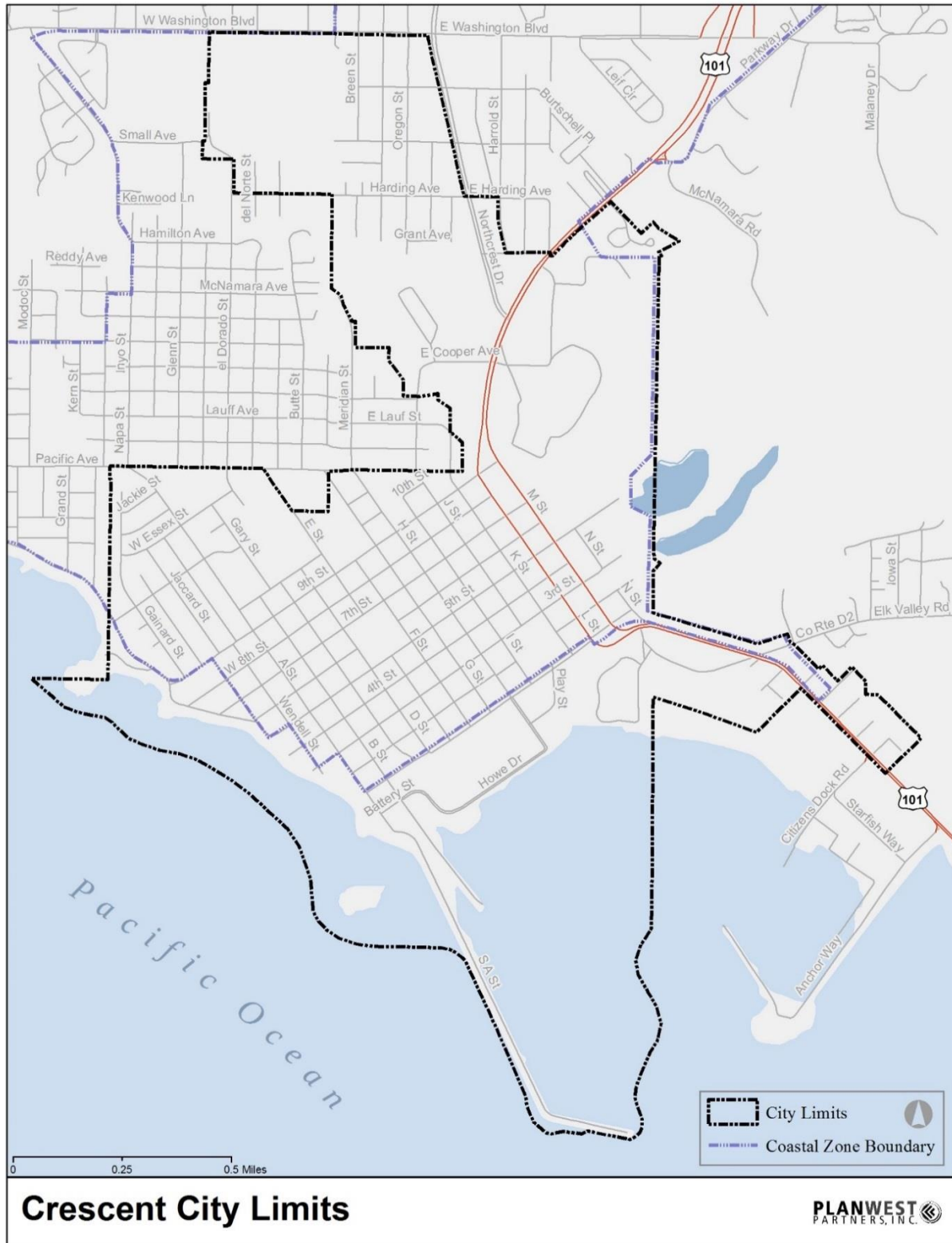
The second section identifies possible governmental and non-governmental constraints to housing development in Crescent City. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. Environmental and housing market conditions also affect the location, availability, affordability, and type of housing that is constructed in Crescent City. 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 City resources and opportunities for affordable housing, which includes an inventory of adequate sites for affordable housing units, funding resources, and a description of the City’s current housing programs that work to provide affordable housing to the residents of Crescent City.

Figure 1 Regional Location



Figure 2 City Limits



Findings Summary

Population and Household Characteristics

The United States Census Bureau estimates the City of Crescent City's 2013 population to be 7,188 persons, including those in Pelican Bay State Prison. Excluding the prison, the City's 2009 population was 4,041 persons. Crescent City's total population (including those incarcerated) grew by 4.9 percent from 2000 to 2014.

The City's median household income increased by 47.5 percent between 2000 and 2013. However, approximately 43 percent of the City's households earn incomes below the low-income ceiling. The City's poverty rate is approximately 34.6 percent, and 34.7 percent of those in poverty reside in female-headed households. The unemployment rate in 2013 was 17.5 percent, which was higher than the county's rate (12.3 percent) and the State of California's rate (8.2 percent). Most of the City's residents are of Caucasian ethnicity (72 percent).

Special Needs Housing

The total number of seniors in the retirement age group (55 to 64) increased from 2000 to 2010. The retirement age group (55 to 64) increased by approximately 2.6 percent, which indicates a need for continued housing for seniors with varying housing requirements. Approximately 98 seniors lived under the poverty level in 2010. Most seniors in Crescent City rent their homes. The percentage of seniors owning their own homes increased by 6.2 percent from 2000 to 2010. Seniors aged 55–64 have the highest rate of renting among persons over the age of 55.

Most people with disabilities have a mental-related disability. Single-parent households make up 25.3 percent of all households and 48.9 percent of those are female-headed households. Of all single-parent households, a higher percentage of female-headed households are in poverty (53.4 percent) than male-headed households. Ownership rates appear to have decreased since 2000 (17.8 percent) for larger families, which had an ownership rate of 7.8 percent in 2010.

Housing Characteristics

The City's housing stock is mostly single-family housing and renter-occupied. The majority of the City's housing stock was constructed prior to 1979 (61.9 percent), with approximately 28.0 percent of the housing stock constructed prior to 1959 and 33.9 percent constructed between 1960 and 1979. Based on a July, 2015 housing conditions survey (addressed below), 68 percent of the housing units in the City are considered to be in sound condition. Since 2000 the number of total housing units has increased while the vacancy rate has also increased from 11.3 percent to 13.1 percent.

The percentage of one-bedroom and four-bedroom homes decreased from 2000 to 2013, while the housing unit size increased for two- and three-bedroom homes. Similarly, the household size decreased for all owner-occupied units, except one- and two person households. However, household size increased for one-, two-, and three person renter-occupied units and remained relatively constant for four- and five-person households. Most overcrowding conditions in the City occur among renter households, with 4.4 percent of renter households being overcrowded compared to approximately 0.5 percent of owner households. Similarly, most overpayment conditions in the City occur among renter households, with approximately 36.0 percent of renters overpaying and 4.7 percent of owners overpaying.

A July 2015 housing costs survey showed that resale homes ranged in sold price from \$51,708 to \$287,131 over a one-year period. In 2014 approximately 10 rentals were available in the City in which a few two-bedroom apartments ranged from \$625 to \$875 per month. The survey did identify one mobile home park in the City, but did not reveal any mobile homes for sale within the City. However, approximately 15 mobile homes were available for sale or were sold in Del Norte County. The sale prices ranged from \$19,465 to \$65,100.

Governmental Constraints

Development standards in the City do not necessarily constrain development, but higher-density single-family housing types are not allowed. Processing times are approximately one week for both single- and multi-family development and can be one to two months if discretionary review is needed. These requirements are not considered constraints as they ensure the maintenance of health and safety standards.

The California Coastal Commission administers the California Coastal Act, which calls for the preparation of a Local Coastal Program to implement state policies that govern development in the coastal zone. Local Coastal Programs prescribe uses, densities, urban/rural boundaries, and availability of public services. Crescent City is charged with timely processing local projects, but review of discretionary projects by the Coastal Commission can add up to six to eight months to a project. Given the seasonal construction cycles as a result of the region's climate, the additional six- to eight-month review can add approximately one year to a project.

Non-Governmental Constraints

Land prices ranged from \$35,000 to \$1.2 million, with the average cost being \$90,000 per acre for land zoned for single-family uses. The higher priced land, particularly those parcels above \$100,000, accounts for specialty properties, such as ocean locations. No multi-family land was for sale at the time of the Housing Element's publication. However, a multi-family project sold for \$105,000 per acre in 2007. Construction costs for a simple single-family home are estimated to be approximately \$233,420, or approximately \$155 per square foot.

Housing Needs Assessment

Regional Context

The City of Crescent City is the only incorporated city in Del Norte County. It is in the northwestern area of the county and is bounded by the Pacific Ocean and coastal bluffs, scattered forests, and suburban and rural residences. The City is 85 miles north of Eureka, and it is approximately 20 miles south of the Oregon state line and 330 miles south of Portland. Crescent City is the largest population center in Del Norte County and is bisected by U.S. Highway 101. The City of Crescent City was incorporated in 1854 and is the Del Norte county seat. Logging and fishing were the primary industries that supported the early residences.

Population Trends

Table 1 presents regional population change. The United State Census estimated that the City's 2013 population to be 7,470, with 4,260 persons in households and 3,210 in group-quarters. Group quarters include all people not living in households. This includes the institutionalized population living in correctional institutions, nursing homes, and juvenile institutions and the non-institutionalized population living in college dormitories, military quarters, and group homes. The Census estimates that the total 2010 population in group quarters is 3,580 people. The City annexed Pelican Bay State Prison in 1991, which explains the reason for a 65 percent growth rate from 1990 to 2000. Accordingly, the DOF includes the Pelican Bay State Prison in the group quarter population estimates for the City. The California Department of Corrections and Rehabilitation Department states that the current prison population for 2010 is 3,466 persons. Therefore, 114 persons are in group quarters in the City outside of the prison.

Table 2 presents the population changes for Crescent City. The City's 2013 population represents a -2.76 percent growth rate from the year 2009. While the overall growth rate of the City is decreasing, the addition of the prison population presents a distorted picture of the overall growth rate. A more reliable source of the City's growth rate is the population in households. From 2000 to 2010, the population in households increased by over 10 percent. Additionally, from 2010 to 2013 the population in households increased by 4.8 percent. Similarly, the incarcerated population in group quarters increased from 2000 to 2010.

Table 1 Regional Population Change, 2000-2013

Jurisdiction	2000	2009	Growth Rate 2000-2009	2013	Growth Rate 2009-2013
Crescent City	7,230	7,680	4.9%	7,470	-2.76%
Del Norte County	27,507	29,547	7.4%	27,873	-5.6%
Humboldt County	126,518	132,755	4.9%	134,493	-5.7%
Arcata	16,651	17,610	5.7%	17,697	0.49%
Eureka	26,128	26,002	- 0.4%	26,913	3.5%
Siskiyou County	44,301	45,973	3.7%	44,503	-3.2%
Rio Dell	3,174	3,279	3.3%	3,372	2.8%

Sources: 2000 and 2010 Census SF-3; American Community Survey 2013

Table 2 Population Change, 2000-2013

City of Crescent City	2000	2010	2013	Percentage Change 2000–2010	Percentage Change 2000–2013
Total Population Including Incarcerated	7,230	7,643	7,470 ²	5.7%	-2.26%
Population Excluding Incarcerated	3,888	4,177	N/A	7.4%	N/A
Population in Group Quarters	215 ¹	3,580	3,210 ²	1,565%	-10.3%
Population in Households	3,673 ¹	4,063	4,260 ²	10.6%	4.8%
Incarcerated Population	3,339 ²	3,466	N/A	3.8%	N/A

Sources:

¹ 2000, 2010 U.S. Census SF-3, 2013 ACS

² California Department of Finance, 2009, 2011

Population projections for the City of Crescent City were not available. The DOF provides projections for all counties through 2050. **Table 3** shows the expected population growth for Del Norte County from 2020 to 2050. The county is expected to experience a strong growth rate and based on the City's population growth in the past, it will most likely mirror the county trend.

Table 3 Population Projections, 2020–2050

	2020	2030	2040	2050
Del Norte County	29,146	30,197	30,408	30,340

Source: California Department of Finance, Report P-1, December 2014

Table 4 illustrates the population growth by race/ ethnicity. White residents comprises the majority group at 66 percent, while the second largest group, Latino/Hispanic residents, makes up 30 percent of the population. The Latino/Hispanic residents are also the fastest growing race/ethnicity, whose population increased by 416% from 418 in 2000 to 2,345 in 2010.

Table 4 Population by Race/Ethnicity, 2000 and 2010

Race	2000		2010		2000-2010
	Number	Percentage of Total	Number	Percentage of Total	Percentage Change 2000–2010
White	2,832	72.8%	5,052	66.1%	78.4%
African American	26	0.7%	910	11.9%	34%
American Indian/Alaska Native	202	5.2%	370	4.8%	83.2%
Asian	191	4.9%	333	4.4%	74.3%
Native Hawaiian/Pacific Islander	0	0%	7	0.1%	1%
Some other race	33	0.8%	695	9.1%	2,006.1%
Two or More Races	186	4.8%	275	3.6%	47.8%
Latino/Hispanic Origin	418	10.8%	2,345	30.6%	416%
Total	3,888	100%	7,643	100%	96.6%

Source: 2000, 2010 U.S. Census

The distribution of Crescent City's population by age group is shown in **Table 5**. The distribution for most age groups has changed significantly since 2000. The number of residents between the ages of 25 and 34 comprises the largest percentage of the population. The number of residents between the ages of 5 and 14 decreased by approximately 9.8 percent, while the 45 to 54 age group increased by 3.2 percent. The population of residents 65 and older increased by 5.8 percent.

Table 5 Population by Age, 2000 and 2010

Age (years)	2000		2010	
	Number	Percentage of Total	Number	Percentage of Total
< 5	370	9.5%	350	4.6%
5–14	673	17.3%	569	7.5%
15–24	499	12.8%	1,122	14.7%
25–34	518	13.3%	1,790	23.4%
35–44	595	15.3%	1,502	19.6%
45–54	439	11.3%	1,112	14.5%
55–64	272	7.0%	613	8%
65+	522	13.4%	585	7.6%
Total	3,888	100%	7,643	100%

Source: 2000 and 2010 U.S Census

Household Income and Poverty

Household Income

Table 6 lists the income distributions for households in the City of Crescent City in 2000 and 2013. It also shows the median income of the City, which grew by approximately 47.5 percent from \$20,133 in 2000 to \$29,700 in 2013. The **Table 7** numbers suggest the extremely low-income household proportion has decreased, while the proportion of households earning more than the median income has increased.

Table 7 illustrates the number of households in each income group based on the 2000 Census survey. Approximately 43 percent of the City's households have incomes at or below the low-income level. Approximately 17 percent of households earn incomes that fall into the moderate-income category, and the remaining households fall into the above moderate-income category. For 2009 information, it is assumed that the number of households within each income group grew proportionately to the population.

Table 8 illustrates the monthly median household incomes in each income group by household size up to a four-person household. It also displays rents households can afford to spend on rent each month.

Table 6 Income Distribution 2000 and 2013

Annual Income	2000		2013	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total
Less than \$10,000	469	30.4%	221	12.3%
\$10,000 to \$14,999	198	12.8%	277	15.4%
\$15,000 to \$24,999	264	17.1%	228	12.7%
\$25,000 to \$34,999	158	10.3%	288	16.0%
\$35,000 to \$49,999	154	10%	198	11.0%
\$50,000 to \$74,999	143	9.3%	288	16.0
\$75,000 to \$99,999	93	6.0%	120	6.7%
\$100,000 to \$149,999	62	6.9%	162	9.0%
\$150,000 to \$199,999	0		7	0.4%
\$200,000 or more	0		7	0.4%
Total	1,541	100%	1,798	100%
Median Income	\$20,133		\$29,700	

Source: 2000 U.S. Census SF-3, American Community Survey 2013.

Table 7 Households in Income Groups, 2013

Income Group	Income Limit	Households	Percentage of Households
Extremely Low	<\$10,000	221	12.3%
Very Low	\$14,999	277	15.4%
Low	\$24,999	228	12.7%
Moderate	\$34,999	288	16.0%
Above Moderate	>\$34,999	784	43.6
Total Occupied Units		1,798	100%

Source: 2009-2013 U.S. Census American Community Survey

Table 8 Affordable Rents by Household Size, 2015

Income Group	1-person	2-person	3-person	4-person
Extremely Low				
Affordable Monthly Payment	\$304	\$398	\$502	\$606
Monthly Income	\$1,013	\$1,328	\$1,674	\$2,021
Very Low				
Affordable Monthly Payment	\$508	\$580	\$653	\$724
Monthly Income	\$1,692	\$1,933	\$2,175	\$2,413
Low				
Affordable Monthly Payment	\$811	\$926	\$1,043	\$1,158
Monthly Income	\$2,704	\$3,088	\$3,475	\$3,858
Moderate				
Affordable Monthly Payment	\$1,216	\$1,390	\$1,564	\$1,738
Monthly Income	\$4,054	\$4,633	\$5,213	\$5,792

Source: Numbers estimated using California Department of Housing and Community Development, income information April 2015

Income Limits and 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, including Crescent City residents. The California Health and Safety Code requires that the state limits 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 program. The income limits by household size are shown in **Table 9**.

Table 9 2015 State Income Limits, Del Norte County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$15,930	\$20,090	\$24,250	\$28,410	\$32,570	\$35,300	\$37,600
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: California Department of Housing and Community Development, April 2015

Table 10 shows the poverty rates for each age group in Crescent City as well as for single-parent families. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population of the City. The City's overall poverty rate is approximately 34.6 percent. The percentage of population below poverty level illustrates the proportion of each population group that makes up all of the population below the poverty level. This column shows that approximately 21 percent of all people in poverty live in male-headed single-parent families and 44 percent live in female-headed single-parent families. The remainder lives in married family households or on their own.

Table 10 Population below Poverty Level, 2013

	Number Below	Percentage of Total in Poverty	Poverty Rate
Children < 18 years	214	18.6%	15.1%
Adults (18–64)	714	27.7%	18.9%
Elderly (65+)	98	19.0%	0.6%
Total Pop. Below Poverty Level	1,033	100%	34.6%
Male-Headed Single-Parent Families	96	21.6%	7.5%
Female-Headed Single-Parent Families	118	34.7%	16.3%
Two-Parent Families	0	0%	5.9%
Unrelated Individuals		0	5.7%
Total	1,264	100%	34.6%
Overall Poverty in the City	1,264	3,649	34.6%

Source: 2013 American Community Survey.

Employment

Table 11 illustrates labor force information including that approximately 84.5 percent of the labor force in the City is employed. Thus, the unemployment rate is approximately 17.5 percent, which is higher than in Del Norte County overall.

Table 11 Labor Force, 2013

	City of Crescent City	Del Norte County
Labor Force	1,826	10,268
Employment	1,505	9,006
Unemployment Number	1,121	1,268
Unemployment Rate	17.5%	12.3%

Source: American Community Survey 2013

The area's fastest growing occupations are listed in **Table 12**. This information is only available for the County of Del Norte, not the City, but is applicable because Crescent City residents work both inside and outside of the City of Crescent City

Table 12 Fastest Growing Occupations, 2015

	Estimated Year – Projected Year	Employment		Employment Change	
		Estimated	Projected	Number	Percentage
Reservation and Transportation Ticket Agents	2012-2022	40	90	50	125.0%
Air Transportation Workers	2012-2022	30	50	20	66.7%
Commercial Pilots	2012-2022	30	50	20	66.7%
Compensation, Benefits, and Job Analysis Specialist	2012-2022	30	50	20	66.7%
Meeting, Convention and Event Planners	2012-2022	40	60	20	50.0%

Source: California Employment Development Department, April 2015

Special Needs

Senior Population

Table 13 illustrates the population of residents aged 55 and older in 2000 and 2010. The proportion of retirement age residents (55–64) increased significantly between 2000 and 2010 as the first groups of baby boomers reached retirement age. Additionally, residents over the age of 75 increased as well. This may indicate an increased demand for senior living options, which includes, but is not limited to, assisted living and retirement communities. Further, the increasing senior population would indicate that there is an additional demand for programs that assist seniors with repair and maintenance of their housing. As

demonstrated by the information in **Table 10**, at least 98 seniors exist below the poverty level. This number corresponds to the 65 years and older group.

Table 13 Senior Population, 2000 and 2010

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
55 to 64 years	293	36.0%	613	8%
65 to 74 years	254	31.2%	302	4%
75 and over	268	32.9%	283	3.6%
Total Seniors	815	100%	1,198	100%

Source: 2000 and 2010 U.S. Census, SF-3

Table 14 illustrates the tenure of senior households in the City. The majority of senior households rented their homes. There was a slight increase in home ownership for seniors in 2010. Between 2000 and 2010 there was an increase in homeownership for seniors in all age groups. Seniors age 55 to 64 account for the largest share of homeownership, approximately 22 percent, a 5.8 percent increase from 2000. The largest proportion of renter households remains the same, age group 55 to 64, with a slight increase. As shown in **Table 10**, 98 households headed by a senior citizen existed below the poverty level in 2010.

Table 14 Senior Households by Tenure, 2000 and 2010

	2000		2010	
	Number	Percentage	Number	Percentage
Owner Occupied				
55 to 64 years	91	16.2%	117	22.0%
65 to 74 years	56	10.0%	83	15.6%
75 years and older	88	15.7%	104	19.5%
Renter Occupied				
55 to 64 years	141	25.2%	185	15.7%
65 to 74 years	75	13.4%	114	9.7%
75 years and older	109	19.5%	70	6.0%
Total Senior Households	560	100%	670	100%

Source: 2000 and 2010 U.S. Census, SF-3

Persons with Disabilities

There are 987 persons in the City with a disability. **Table 15** illustrates the population of persons with disabilities that 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. The majority of the population with disabilities is in the working age group (18 to 64). Most of the disabilities in this group

(13.6 percent) are mentally related. **Table 16** lists care facilities for seniors and disabled persons, along with the capacity of each facility.

Table 15 Persons with Disabilities by Age Group, 2013

	Number	Percentage
Total 5–17 years	64	8.1%
Sensory	0	0
Physical	56	7.1%
Mental	8	1.0%
Self-care	0	0
Total 18–64 years	567	21.8%
Sensory	246	9.5%
Physical	295	11.3%
Mental	355	13.6%
Self-care	212	8.1%
Go-outside-home	310	11.9%
Employment	—	—
Total 65 and older	356	68.9%
Sensory	244	47.2%
Physical	212	41.0%
Mental	43	8.3%
Self-care	55	10.6%
Go-outside-home	80	15.5%
Total	987	100%

Source: U.S. Census, American Community Survey 2013

Table 16 Care Facilities for Seniors and/or Disabled Persons

Facility Name	Address	Capacity (persons)
Addie Meedom House	1445 Parkway Drive, Crescent City, CA 95531	52
Crescent City Nursing and Rehab	1280 Marshall Street, Crescent City, CA 95531	99
Crescent City Senior Apartments	1125 Oregon Street, Crescent City, CA 95531	37

Source: www.retirenet.com, Google, April 2015

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Redwood Coast Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Redwood Coast Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments provides a closer look at the disabled population.

Table 16.1 Developmentally Disabled Residents

	0-13	14-21	22-51	52-61	62+	Total
Crescent City	89	43	137	27	19	315

Source: California Department of Developmental Services, December 2015

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Single Parent Households

Table 17 illustrates the number of single parent headed households. Single-parent households comprise approximately 25 percent of all households in the City. Of this 12.3 percent, female-headed households comprise 49 percent, while male-headed households represent 51 percent of single-parent households.

Table 17 Single-Parent Households, 2013

	Households	Percentage of Single-Parent Households	Percentage of Total City Households
Female-Headed	221	48.9%	12.3%
Male-Headed	231	51.1%	12.8%
Total Single-Parent Households	452	100%	25.1%
Total City Households	1,798	n/a	100%

Source: 2013 American Community Survey

Table 18 shows single-parent household poverty status. Approximately 42 percent of male-headed single-parent families are in poverty and 53 percent of female-headed families exist below the poverty level.

Table 18 Single-Parent Households in Poverty, 2013

	Households Below Poverty Level	Total Households	Percentage in Poverty of Total
Female-Headed	118	221	53.4%
Male-Headed	96	231	41.6%
Total Single-Parent Households	214	452	47.3%

Source: 2013 American Community Survey

Large Households

A large family is one with five or more family members. Large families are considered a special needs group because they need larger homes, but don't necessarily make enough money to afford many of the larger homes available. Thus, a large family may struggle to find suitable affordable housing. The number of large families is shown in **Table 19**. The proportion of renter households as a percentage of all large households increased and the proportion of owner households decreased since 2000.

Table 19 Large Families by Tenure, 2010

	2000		2010	
Owner Occupied				
5 persons	21	12.9%	20	3.8%
6 persons	0	--	4	0.8%
7 or more persons	8	4.9%	15	2.8%
Owner Total	29	17.8%	39	7.4%
Renter Occupied				
5 persons	82	50.3%	71	6.0%
6 persons	37	22.7%	26	2.2%
7 or more persons	15	9.2%	34	2.9%
Renter Total	134	82.2%	131	11.1
Total Large Households	163	100%	170	18.5%

Source: 2000 and 2010 U.S. Census, SF-3

Homeless

The City does not have a record or study quantifying the number of homeless persons. However, the City of Crescent City Police Department estimates the number of cold homeless to be approximately 50 individuals within the city limits.

The Crescent City Police Department indicates that many of the homeless individuals are transients, travelling along Highway 101. Further, they stated that there has not been a perceptible change in the number of homeless residents in the past three years. The department receives approximately two calls per day regarding homeless incidents such as panhandling and public intoxication.

Table 20 illustrates the available homeless assistance programs in the City. No transitional houses or homeless shelters are located within the City. The Harrington House is an emergency shelter for women and children affected by domestic violence. Further, groups such as Rural Human Services (RHS) and CAN also provide support services.

Table 20 Homelessness Services, 2014

Emergency Shelter Providers			
Agency Name	Address	City	Services
Harrington House	535 Harding St	Crescent City	5, 6, 7, 9, 10, 13, 21
Support Services			
Agency Name	Address	City	Services
Community Assistance Network	355 Standard Veneer Rd	Crescent City	5, 13, 14, 20, 21, 22, 24, 27, 29, 32, 33
Rural Human Services	286 M Street, Suite B		5, 8, 15, 20
Key Services			
1. Adult Counseling		17. Treatment & Housing of Mentally Ill	
2. Anger Management Classes		18. Veterans Assistance	
3. Assistance With Gas Bills		19. Winter Shelter (during cold periods only)	
4. WIA Services		20. Independent Living/Life Skills Training	
5. Counseling, Education & Prevention		21. Advocacy/Referral (Individual, Systems, Legal)	
6. Crisis Intervention		22. Food Stamps, CalWorks, General Relief	
7. Drug & Alcohol Education		23. Immigration Services	
8. Light Bill and/or Rental Assistance		24. Assistance with Filling out Social Service-Related Forms	
9. Emergency Assistance for Battered Women		25. Income Tax Assistance	
10. Emergency Housing for Women & Children		26. Day Treatment	
11. Emergency Housing for Men		27. Workshops	
12. Emergency, Transportation (i.e., bus ticket)		28. Provides Interpreters	
13. Food or Clothing Bank		29. Christmas Assistance	
14. Housing Referral		30. Shower Facility	
15. Job Training		31. Temporary Emergency Shelter Voucher (Motel Vouchers)	
16. Medical Assistance		32. Community Gardens	
		33. Affordable Home Construction (CAN Cottages)	

Farmworkers

The City of Crescent City is not located in an agricultural region. Accordingly, Crescent City and other agencies do not operate farmworker housing complexes. The majority of farming operations occur in Del Norte County, and demographic information provided reflects countywide data. Most farmworkers' incomes fall into the low- or very low-income categories. According to the California Economic Development Department's occupational profile updated in 2014, farmworkers and laborers were making an average hourly wage of \$9.01 per hour, and the projected demand for farmworkers is expected to increase by 12.0 percent by 2022.

The United States Department of Agriculture 2012 Census information indicates Del Norte County has 121 farms with 833 farmworkers. Of those 833 farmworkers, 230 worked more than 150 days per year and 603 worked less than 150 days. Assuming that there were the same number of farmworkers in 2014 as there were in 2012 and that the proportion of farmworkers mirrors the proportion of the City's population to the county's, then there would have been approximately 206 farmworkers in Crescent City in 2014. Further, assuming that there is the same proportion of seasonal (those working less than 150 days per year) and permanent (those working more than 150 days per year) farmworkers as in the county, Crescent City would have approximately 130 seasonal and 76 permanent farmworkers.

Del Norte County's 2014 Housing Element states that past Regional Housing Needs Allocation Plans prepared for the County conclude that the housing needs of farmworkers is addressed in the overall allocation of housing needs. Therefore, housing needs for farmworkers are based on income and are reflected in the objectives for new units.

Housing Characteristics

Housing Composition

The composition of housing units in Crescent City is predominantly single-family. **Table 21** displays the number of each type of housing unit for 2009, 2012, and 2014. The DOF indicates that there was an increase of mobile homes from 34 to 58 between 2009 and 2014.

Table 21 Housing Unit Types, 2014

	2009		2012		2014	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family						
Detached	934	50.6%	918	48.2%	918	48.2%
Attached	56	3.0%	92	4.8%	92	4.8%
Multi-Family						
2-4 units	399	21.6%	362	18.9%	360	18.9%
5 or more	424	22.9%	476	24.9%	476	25%
Mobile Homes	34	1.8%	58	3%	58	3%
Total Units	1,847	100%	1,906	100%	1,904	100%

Source: California Department of Finance, April 2014

Housing Conditions

Age of Housing Stock

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement need. One can also assume that homes built prior to 1980 may also have rehabilitation needs. **Table 22** shows the age of the housing stock. Approximately 29 percent of the units were built before 1960 and an additional 35 percent of units were built between 1960 and 1980, totaling 64 percent of homes that likely require rehabilitation or replacement depending on the level of maintenance the units have had. The City Building Official estimates that approximately 30 percent of the City's total housing stock is substandard enough to warrant some form of rehabilitation or replacement.

Housing Condition Summary

The City of Crescent City conducted a Housing Condition Survey in July 2015. A total of 488 dwelling units were surveyed over a two-day period. The survey examined the condition of the foundation, siding, roofing, electrical, and windows. While approximately 68 percent of the City's housing stock falls within the "sound" condition, some houses within this condition still need miscellaneous repairs, such as repainting. Approximately 22 percent of the City's housing stock is in less than sound condition. However, only 2 percent of the units surveyed were found to have substantial or dilapidated conditions. The most common repair needed is replacement or patching and painting of siding materials. The results of the survey are presented in **Table 23**.

Table 22 Age of Housing, 1939–2013

Year Built	1939–2013	
	Number	Percentage of Total
Built 1939 or earlier	235	11.4%
Built 1940 to 1949	212	10.3%
Built 1950 to 1959	416	20.1%
Built 1960 to 1969	349	16.9%
Built 1970 to 1979	326	15.8%
Built 1980 to 1989	368	17.8%
Built 1990 to 2000	85	4.1%%
Built 2001 to 2009	77	3.7%
Total	2,068	100%

Sources: 2013 American Community Survey U.S. Census

Table 23 Housing Condition Summary, 2015

Condition	Single-Family Detached	Single-Family Attached	Duplex	MFD	Total	Percentage
Sound	287	1	16	26	330	67.6%
Minor	88	0	8	13	109	22.3%
Moderate	26	0	3	9	38	7.8%
Substantial	4	4	1	0	9	1.8%
Dilapidated	2	0	0	0	2	0.4%
Total	407	5	28	48	488	100%

¹ "Sound" is defined as "no repairs needed, or only one minor repair needed such as exterior paint or window repair."

² "Minor" is defined as "one or two minor repairs needed, or only one repair needed such as patching and painting of siding, re-roofing, or window replacement."

³ "Moderate" is defined as "two or three repairs needed."

⁴ "Substantial" is defined as "repairs needed to all surveyed items, including foundation, roof, siding, windows and doors."

⁵ "Dilapidated" is defined as "cost of repairs would exceed the cost to replace the structure."

Occupancy & Tenure

Tables 24, 25, and 26 illustrate the tenure and occupancy of housing in Crescent City. The most recent tenure information comes from the 2010 Census. According to this information, the majority of occupied housing units were renter-occupied (68.8 percent). It is likely that this proportion is similar now. Occupancy information is available from the Census bureau for 2010. The number of housing units increased by approximately 9 percent between 2000 and 2010, while the vacancy rate decreased by approximately 1 percent between 2000 and 2010.

Table 24 Housing Units by Tenure, 2010

Tenure	Number	Percentage of Total
Owner Occupied	532	31.1%
Renter Occupied	1,175	68.8%
Total Occupied Housing Units	1,707	100%

Source: 2010 U.S. Census, SF-3

Table 25 Occupancy Status, 2000 and 2010

Occupancy	2000 ¹		2010	
Total Occupied	1,546	88.7%	1,707	89.6%
Total Vacant	196	11.3%	199	10.4%
Total Housing Units	1,742	100%	1,906	100%

Sources: ¹ 2000 and 2010 U.S. Census SF-3

Housing Unit Size

Table 27 illustrates the size of housing units in the City. Between 2000 and 2013, the number of four bedroom homes increased by approximately 40 percent. The number of three-bedroom homes also increased by 40 percent while two-bedroom housing units increased by 23 percent. The largest decrease was in the no-bedroom (studio) category, by 87 percent.

Table 26 Vacancy Status, 2010

Vacancy	2010	
For Rent	59	29.6%
For Sale Only	45	22.6%
Rented or Sold, Not Occupied	10	5.0%
For Seasonal, Recreational, or Occasional Use	42	221.2%
For Migrant Workers	0	0.0%
Other Vacant	43	21.6%
Total Vacant	199	100%

Source: 2010 U.S. Census, SF-3

Table 27 Housing Unit Size, 2000 and 2013

Bedrooms	2000		2013	
No bedroom	74	4.2%	9	0.4%
1 bedroom	397	22.8%	384	18.6%
2 bedrooms	629	36.1%	776	37.5%
3 bedrooms	517	29.7%	725	35.1%
4 bedrooms	93	5.3%	131	6.3%
5 or more bedrooms	32	1.8%	43	2.1%
Total	1,742	100%	2,068	100%

Source: 2000 U.S. Census, SF-3; 2013 American Community Survey

Household size by tenure is shown in **Table 28**. The majority of owner-occupied households were inhabited by two residents (38.9 percent) in 2010. There was a 1% increase in this category since 2000.

Table 28 Household Size by Tenure, 2000 and 2010

	2000		2010	
Owner occupied				
1 person	142	27.4%	172	32.2%
2 persons	193	37.3%	207	38.9%
3 persons	78	15.1%	73	13.7%
4 persons	65	12.5%	41	7.7%
5 persons	26	5.0%	20	3.8%
6 persons	8	1.5%	4	0.8%
7 persons or more	6	1.2%	15	2.8%
Renter Occupied				
1 person	423	39.9%	442	37.6%
2 persons	244	23.0%	289	24.6%
3 persons	153	14.4%	197	16.8%
4 persons	114	10.8%	116	9.9%
5 persons	74	7.0%	71	6.0%
6 persons	37	3.5%	26	2.2%
7 persons or more	15	1.4%	34	2.9%
Total	1,578	100%	1,707	100%

Source: 2000 and 2010 U.S. Census, SF-3

Similarly, large family household percentage decreased, one-person households increased significantly among renters. The number of five- and six-person renter households increased as well.

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 29** illustrates the number and percentage of units in the City according to occupants per room. Approximately 4.4 percent of all renter-occupied units are either overcrowded or severely overcrowded. Only .5 percent of owner-occupied housing was seen to be overcrowded.

Table 29 Overcrowded Housing, 2013

	2013	
	Number	Percentage
Owner-occupied total	540	100%
0.50 or less occupants per room	425	78.7%
0.51 to 1.00 occupants per room	112	20.4%
1.01 to 1.50 occupants per room	3	0.5%
1.51 to 2.00 occupants per room	0	
2.01 or more occupants per room	0	
Renter-occupied total	1,258	100%
0.50 or less occupants per room	741	58.9%
0.51 to 1.00 occupants per room	462	36.7%
1.01 to 1.50 occupants per room	55	4.4%
1.51 or more occupants per room	0	
2.01 or more occupants per room	0	

Source: 2013 American Community Survey

Housing Cost

Single-Family Home Costs

Table 30 lists the prices of resale homes sold in the City from July 31 2014, through July 31, 2015. The table provides the qualifying annual income for a family to be able to afford the corresponding average home sale price. The qualifying income for the average sales price of a two-bedroom home would be approximately \$34,505, which is in the above low category of incomes. Recent homes sales information indicates a lack of homes priced at an affordable level for households in the extremely low-, and very low-income groups. The households in these categories make up 30 percent of all City households.

Table 30 Resale Homes, 2015

Bedrooms	Number of Units	Avg. Square Feet	Avg. List Price	Avg. Sold Price	Qualifying Annual Income for Sold Price
1	6	709	\$59,316	\$51,708	\$17,063
2	66	1,091	\$112,170	\$104,562	\$34,505
3	178	922	\$177,079	\$169,711	\$56,004
4	47	2,101	\$247,144	\$236,458	\$78,031
5	10	2,474	\$306,790	\$287,131	\$94,753

Source: Crescent City Board of Realtors, MLS Listing Generated July 31, 2015

Rental Housing Costs

Table 31 shows the cost of available apartment rentals in Crescent City and surrounding communities during an online survey taken in May 2014.

Table 31 Apartment Rentals, 2014

Community	Number of Bedrooms			Number of Listings
	1	2	3	
Crescent City	\$575 – \$675	\$625 – \$875	\$800-1,400	10
Smith River	*	\$750	*	1
Gasquet	*	*	*	1

Source: www.triplicate.com, May 2014

* Indicates none available at time of survey

Mobile Home Costs

A mobile home unit survey found one mobile home park located within the City of Crescent City with 58 mobile homes, which comprises approximately 1.8 percent of the total housing units in the City. The MLS survey listing indicated 15 mobile homes were for sale between April 24, 2008, and April 2, 2009. The numbers of units sold were one one-bedroom, nine two-bedroom, and five three-bedroom mobile homes. The average price for the two-bedroom units was \$19,455, while the average price for the three-bedroom units was \$65,100. The average cost per square foot was \$40.82, which is approximately 25 percent more than the 2001 average per square foot cost of \$32.51 per square foot. Delivery and set-up costs can range from \$20,000 to \$25,000 depending on the distances the units must travel. Permanent foundations are required by state law for mobile homes. Estimated engineered foundations costs are \$2,000, while perimeter foundations cost from \$12,000 to \$15,000. These costs only include construction costs not land costs, site development, and financing costs.

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 people paying more than this percentage helps define an area’s affordability

problem. **Table 32** illustrates the extent of overpayment in the City of Crescent City. Renter households experienced a 20 percent higher rate of overpayment than owner households.

Table 32 Households Overpaying, 2014

Income	Owner		Renter		Total
	30%	35%	30%	35%	
Less than \$10,000	0	6	27	305	338
\$10,000 to \$19,999:	0	36	25	162	223
\$20,000 to \$34,999:	10	6	8	27	51
\$35,000 to \$49,999:	0	14	0	0	14
\$50,000 to \$74,999:	0	0	0	0	0
\$75,000 and over	0	0	0	0	0
% of Total Households Overpaying	4.7%		36.0%		40.7%
Households	72		554		626
Total Households	1,541				

Source: 2010 Census

The Comprehensive Housing Affordability Strategy (CHAS), developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions with their consolidated plans, has special tabulation data based on the American Community Survey 2011. According to this data (see **Table 33**), there were 115 owner households and 255 renter households earning less than 50 percent of the median family income (MFI) in the City in 2011.

As part of Assembly Bill (AB) 2634, the City must estimate its existing and projected number of extremely low-income households. The overpayment information from CHAS assists in the estimate of the existing number of extremely low-income households. There were approximately 325 extremely low-income households in the City of Crescent City in 2011. It is estimated that of the 1,297 renter-occupied households, 315 households fell into the extremely low-income category. Of the 499 owner-occupied households, 10 households fell into the extremely low-income category. Of the low-income households, approximately 380 renters and approximately 49 owners were cost burdened. Approximately 800 lower-income households in Crescent City were overpaying in 2011.

Additionally, the projected number of extremely low-income households can be estimated by assuming half of the City's very low-income RHNA is actually for extremely low-income households. **Table 41** displays the breakdown of the City's RHNA, revealing a need for 42 additional extremely low-income households through the end of the planning period.

Table 33 Housing - All Households

	Total Renters	Total Owners	Total Households
Household Income >30-<50% MFI	255	115	370
Household Income ≤ 30% MFI	315	10	325
% Cost Burden > 30%	640	345	985

% Cost Burden > 50%

380

49

429

Source: CHAS, 2011

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 housing needs for all economic sectors 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 City of Crescent City's General Plan establishes policies that guide all new development, including any residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table 34** shows the land use designations established by the General Plan that allow for residential development.

Table 34 Land Use Designations

Designations	Residential and Commercial Land Uses	
	Maximum DU/ Acre	Notes
Single Family Residential 0-2 (SF 0-2)	2.0	Provides for very low- to low-density residential development within the urban boundary that has few or no community services. Maximum lot size is 2 dwelling units per acre. Permits the use of single-family residential with accessory buildings and home occupations.
Single Family Residential 2-6 (SF 2-6)	6.0	Provides for low- to moderate-density residential development within the urban boundary. Residential densities range from 2 to 6 dwelling units per acre. Permits the use of single-family dwellings with accessory buildings and home occupations
Multi-Family Residential 6-15 (MF 6-15)	15.0	Provides for moderate- to high-density residential development within the urban boundary. Residential densities range from a minimum of 6 to a maximum of 15 dwelling units per acre. Primary land uses are duplexes and clustered multiple-unit buildings.
Multi-Family Residential 15-30 (MF 15-30)	30.0	Intended for high-density residential development. Densities range from a minimum of 15 to a maximum of 30 dwelling units per acre. Primary land uses are multiple-unit buildings.
Mobile Home Park (MHPK)	10.0	Intended for only development of mobile home parks. Density is a maximum of 10 units per acre.
Business-Professional (BP)	15.0	Business/government/professional core in downtown Crescent City; multiple-unit residential uses permitted as a secondary use at a density of 6 to 15 units per acre.
Visitor and Local Commercial (VLC)	15.0	Intended for commercial uses, including visitor-serving, local-serving, and regional-serving commercial uses; multiple-unit residential uses may be considered with a conditional use permit at a density of 6 to 15 units per acre.
General Commercial (GC)	12.0	Principal permitted uses are small retail shops, personal service shops, regional shopping and service centers, offices, etc.; residential uses as a secondary/mixed use at a density of 12 units per acre may also be considered.

Source: City of Crescent City, General Plan: Land Use Element

Table 35 Land Use Zones and Densities

Type of Use	Zoning Classification	Number of Units Per Acre	Lot Area (Sq. Ft.)	Minimum Lot Width	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Building Height	Parking Per Unit	Maximum Lot Coverage
Single Family District	R-1	0–6	1 acre	--	20	5	20	35 ft	2 covered spaces	50%
Moderate Density Residential District	R-2	6–15	6,000 sq ft. 3,000 sq ft per du	--	20	5	20	35 ft	2 off-street spaces per dwelling unit; 1 covered, 1 uncovered	50%
High Density Residential District	R-3	15–30	6,000 sq ft 1,500 sq ft per du	--	10	5	10	35 ft	One and half spaces per dwelling unit	65%
Residential-Professional District	RP	6–45	6,000 sq ft 968 sq ft per du	--	20	5	10	35 ft	Single family – two covered spaces Two family – one covered, one uncovered Three or more - One and half spaces per dwelling unit	65%
Coastal Zone Single Family	CZ-R1	0–6	6,000	--	20	5	20	35 ft	2 covered spaces	50%

Type of Use	Zoning Classification	Number of Units Per Acre	Lot Area (Sq. Ft.)	Minimum Lot Width	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Building Height	Parking Per Unit	Maximum Lot Coverage
Coastal Zone Single-Family Beach District	CZ-R1B	0–7	6,000	75 ft lot frontage	20	10	20	25 ft	2 covered spaces	50%
Coastal Zone Two Family District	CZ-R2	6–15	6,000 3,000 sq ft per du	--	20	5	20	35 ft	1 covered and 1 uncovered	50%
Coastal Zone Residential-Professional District	CZ-RP	6–45	6,000 sq ft 1,500 sq ft per du	--	20	5	10	35 ft	Single family – two covered spaces Two family – one covered, one uncovered Three or more - one and a half spaces per du	65%
Mobile Home Park			12,000 sq ft	--	5	5	5			60%
Downtown Business District	C1	45 units per acre as part of mixed use	No minimum	--	0	0	10	40 ft		85%

Type of Use	Zoning Classification	Number of Units Per Acre	Lot Area (Sq. Ft.)	Minimum Lot Width	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Building Height	Parking Per Unit	Maximum Lot Coverage
General Commercial District	C2	30 units per acre as part of mixed use	No minimum	--	0	0	10	45 ft		50%
Comm. Waterfront District	CW	60 units per acre	No minimum	--	0	0	10	70 ft		50%

Residential Development Standards

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 neighborhood character and integrity. **Table 35** shows the residential land use zones and densities.

The minimum single-family residential lot size is 6,000 square feet. The maximum height limit for residential units is 35 feet or two stories, whichever is less. Parking standards for residential rural, low-density, and single-family require two parking spaces per unit. For condominiums and apartments two spaces are required for some projects, and for mobile home parks, two parking spaces are required. The requirements are minimal and none is considered a constraint to development.

Provisions 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 is evaluating the City's Zoning Code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, residential care facilities, multiple-unit dwellings, convalescent homes, accessory structures, mobile home condominiums, supportive housing, and single-room occupancy units. Some housing types are allowed by right and others are allowed with a conditional use permit. Conditions of approval for developments may include, but shall not be limited to, requiring special yards, open spaces, buffers, fences, walls, installation and maintenance of landscaping, street dedications and improvements, regulation of traffic circulation, regulation of signs, regulation of hours of operation and methods of operation, control of potential nuisances, the prescription standards for maintenance of building and grounds, prescription of development schedules and development standards, and such other conditions as the Planning Commission may deem necessary to ensure compatibility of the use with surrounding developments and uses and to preserve the public health, safety, and welfare.

Table 36 summarizes the housing types permitted, conditionally permitted, and prohibited under the City's Zoning Ordinance.

Table 36 Housing Types Permitted by Residential Zoning District

Residential Uses	R-1	R-2	R-3	RP	CZ-R1	CZ-R1B	MHP	C1/C2/CW
Single-Family Dwelling	P	P		P	P	P		
Duplex		P	P	P				C with commercial
Rooming Houses			P	P	C			C with commercial
Second Single-Family Dwelling with Kitchen			P					
Manufactured Homes	P	P		P	P	P		
Mobile Home Parks			C				P	
Residential Care Facilities								
Small (6 or fewer)	P	P	P	P	P	P		C
Large (7 or more)	C	C	C	C				C
Multiple-Family Dwellings		P	P	P				C w/ commercial
Convalescent Homes (homes for the aged)		C	C					
Accessory buildings and uses located on the same site	P	P	P	P	P	P		
Residential Hotels			C	C				
Conversions of existing mobile home parks may be permitted if no low- and moderate-income people, seniors are displaced.								
Recreational Vehicle Park								
Mixed Uses (vertical or horizontal)								C with comm.
Transitional and Supportive Housing	Permitted in all zones that allow residential uses subject only to the same restrictions on residential uses in the same type of structures							

Residential Uses	R-1	R-2	R-3	RP	CZ-R1	CZ-R1B	MHP	C1/C2/CW
Emergency Shelters	Permitted in the PF zone by right							
Foster Homes	P				P			
Townhouses								
Day Nurseries								
Small (<5)	P				P			
Large								
Guest Homes (<6)	P							
Home Occupations	P	P	P	P	P			
Guest Lodging		P						
Nonprofit/Public Agency Dormitories			C	C				
Orphanages								

Source: City of Crescent City Zoning Ordinance,

P = permitted

C = conditional use permit

Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate single-room occupancy (SRO) units. SRO units are to be allowed in one zone, subject to a conditional use permit. At this time, the City of Crescent City's Zoning Code does not identify zones where single-room occupancy units are permitted. Housing Element law requires the City to revise the Zoning Code to allow for supportive housing and SRO units. As stated in Action D.1.3., the City will amend its Zoning Code to allow SRO units with a conditional use permit in the Residential Professional (RP) zone.

While the need for farmworker housing in the City is very limited, the need for farmworker or another type of employee housing may arise in the future. Action D.1.3 is proposed to review the City's Zoning Code and amend it if necessary to comply with the state Employee Housing Act (Health & Safety Code Sections 17021.5 and 17021.6).

Senate Bill 2 (Cedillo, 2007) requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit and allowing transitional and supportive housing types as residential uses. Transitional housing provides temporary housing, often with supportive services to formerly homeless persons for a period that is typically between six months and two years. Supportive housing does not have a limit on length of occupancy and is occupied by a target population as defined by Health and Safety Code 53260, which includes low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living.

This legislation took effect January 1, 2008. In 2015 the City amended its municipal code to allow emergency shelters by right in the PF zone. The PF zone was determined appropriate because it is located near essential services such as County Mental Health, Social Services, food, health care, and transportation. The PF zone currently encompasses 6 parcels totaling approximately 86 acres of land within the 1.5 square miles of City Limits. **Table 37** provides details on the sites zoned PF. Most of these parcels are developed including the largest parcel where the Del Norte County Fairgrounds are located. The fairgrounds parcel is owned by the State of California while the City owns the other five parcels. However, one of the parcels is vacant and all of the others are underutilized with vacant areas and in the case of the fairgrounds, many of the buildings are vacant. The fairgrounds is the only location in the city where an emergency homeless shelter has been established in the past. In addition, a homeless shelter is located just outside the City (approximately 1,500 feet from the fairgrounds site) in the County in their zone identified to allow emergency shelters. The City is interested in and willing to partner with agencies or homeless service providers to develop shelters on these sites. The sites owned by the City could be sold or leased without hearings or any other discretionary process. Other existing principally permitted uses in the PF zone include auditoriums, public fairgrounds and related uses, hospitals, and similar uses. If the homeless need increases in the future the City would also consider adding parcels to the PF zone. Or alternatively, the City would identify a second zoning district or create an overlay district where emergency shelters are allowed by right.

Table 37 PF Zoned Sites

Site	Ownership	Existing Use	Size	Other Description
1	41 st District Agricultural Association (State of California)	Del Norte County Fairgrounds	84 acres	Approximately 23 structures on site and many undeveloped areas; One of the best locations in the City for a year round shelter due to its location near the majority of services including shopping, medical care, County Mental Health, and County Social Services. The Fairgrounds has served as an emergency homeless shelter in the past without discretionary approval from the City. Furthermore, the property has the potential for converting an existing structure and/or constructing a new facility. Due to the small size of the City there are not many suitable locations for larger facilities.
2	City of Crescent City	Police Department	.4 acres	This parcel is underdeveloped and could be split into two parcels to accommodate new construction. In the event the Police Department relocates to a more suitable site the building would also be available.
3	City of Crescent City	Vacant	.33 acres	Available for development
4	City of Crescent City	City Hall (former real estate office)	.23 acres	Building has outlived its useful life as a City Hall and the City has been looking to relocate.
5	City of Crescent City	City corporation yard	1.5 acres	Site is developed with six buildings. The City has explored the possibility of relocating the corporation yard.
6	City of Crescent City	Fire hall property	.33 acres	Adjacent to Site 3 above; has vacant space on the parcel for additional development.

Source: City of Crescent City, 2016

Emergency shelters of up to 10 beds are allowed by right. A person may stay in the shelter for up to six days. Extensions of 20 additional days may be allowed by the shelter operator. This allows for a total of 26 days within one 12-month period. They may either be consecutive or not. To allow additional flexibility for shelter occupants and to allow a larger variety in size of shelters Action D.1.5 is proposed to extend the maximum stay to 60 days and to increase the maximum number of beds allowed without discretionary review to 30.

The security plan for an emergency shelter requires approval by the chief of police. This approval is non-discretionary and the approval is based upon objective standards that comply with statutory requirements. Action D.1.4 proposes a policy be established detailing this approval process and the contents of the security plan in compliance with Senate Bill 2.

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Potential constraints on the development of housing for persons with disabilities are the permitted uses for group care facilities. Currently, small residential care facilities (also referred to as group care facilities) are permitted in all residential zones and are conditionally permitted in commercial zones. Large group care facilities are not permitted by right in any residential or commercial zone. They are conditionally permitted in the R1, R2, R3, RP, C1, C2, and CW zones. Typically, community input for residential care facilities is expressed at Planning Commission hearings. The City does not have specific standards or conditions that apply to only large residential care facilities. There is also no standard set of conditions of approval for large residential care facilities, nor does the City have siting requirements in the Land Use Element for special housing or for residential care facilities.

The City last updated the Zoning Ordinance in 2003, and it is consistent with fair housing law. The Zoning Ordinance defines “family” as “a household of one or more persons occupying a premise and living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house.” This definition of “family” comprises all people and therefore occupancy standards that apply specifically to unrelated adults are not necessary. However, the Zoning Ordinance does not differentiate between parking standards for persons with disabilities and those without them.

The City has a process for persons with disabilities to make a request for reasonable accommodation. The agendas for City Council and Planning Commission hearings make information about reasonable accommodation available, as does the City’s Web page. These sources state that anyone requiring reasonable accommodation can call five days prior to a hearing to request assistance. This reasonable accommodation is limited to public hearings and does not address expedited review of permits. While the City implements the Uniform Building Code, private residences requesting a retrofit of their house for accessibility are subject to the same standards and regulations and process as others seeking a building permit. The City has not adopted any universal design elements into the building code. The City has adopted a general process for streamlining the permit review process for a person with disabilities to make a reasonable accommodation request, which includes exceptions to zoning and land use policies. This reasonable accommodation procedure allows housing retrofits without discretionary review.

The City's manufacturing zones, Commercial Manufacturing (C-M) and Manufacturing (M), also permit residential uses. However, residential uses in these zones are limited to improvements of existing residences and a place of residence for an owner or caretaker of the property. The C-M zone does, however, permit multi-family residencies above ground-floor uses, subject to a use permit.

Development and Processing Fees

The City does not have development impact fees. However, the City does collect water and sewer connection fees. **Table 38** describes the proportion of the fees as a percentage of the overall cost of development and lists the water and sewer connection fees. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in **Table 39**. While these costs may impact housing affordability, these requirements are deemed necessary to maintain the quality of life desired by City residents.

Table 38 Proportion of Fees in Overall Development Cost and Water and Sewer Connection Fees

Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees (includes building permit, plan check, seismic fees, etc.) per unit	\$17,782	\$15,782
Typical estimated cost of development per unit (land cost plus fees plus construction cost)	\$440,203	\$302,782
Estimated proportion of fee cost to overall development cost per unit	4.0%	5.2%

Source: Crescent City Building Department, December 2015

Development Cost for a Typical Unit	Single-Family (1,200 sf)	Multi-Family (600-800 sf)
School Fees (\$1.65/sf of living space)	\$1,980	\$990-\$1,320

Source: Crescent City School District, April 2016

Fee Description	Fee per Single-Family Residential Equivalent
Water Connection Fee	\$2,700
Sewer Connection Fee	\$9,682

Source: City of Crescent City, December 2015

Table 39 Planning Permit Fees

	Fee
Amendments to the Code	\$1,000
Annexation	--
Appeals to City Council	\$175
Coastal Permit Application (No Hearing)	\$500
Coast Permit Application (With Hearing)	Actual Cost
Encroachment Permit	\$75
CEQA Review (Local Review)	\$240
CEQA Review (State Filing)	\$400
General Plan Amendment	\$1,300
Home Occupation	\$100
Lot Line Adjustment	\$450
Mergers	\$120
Planned Unit Development	\$1,200
Reversion to Acreage	\$175
Rezoning	\$750
Site Plan and Architectural Review	\$210-250
Street/Alley Abandonment	\$250
Tentative Parcel Map	\$175
Tentative Subdivision Map	\$375
Use Permits	\$300
Use Permit Renewals and Map Extension Requests	\$210
Variance or Parking Waiver	\$650

Source: City of Crescent City Planning and Building Permit Fees, 2014 Fiscal Year

Permit Processing Procedures

Site Plan and Architectural Review – The purpose of a Site Plan and Architectural Review is to permit the City to evaluate site plans and designs of structures to assure compatibility and harmony in appearance in neighborhoods, reduce impacts on adjacent properties, and avoid monotonous and nonaesthetic development. Site plan review and architectural review provisions apply to all permitted uses in the R-3, R-P, C-1, C-2, CM, CW, and HS districts. Site Plan and Architectural Review also applies to all uses subject to use permit review.

Each site plan and architectural review project must be approved by the Architectural Review Committee (ARC). The Architectural Review Committee consists of the five-member Planning Commission, the city planner, and the city engineer. City planners are available to meet with applicants prior to submission of an application.

The following review standards (see Section 17.46.035 of the City's Municipal Code) are used by the ARC to review projects:

- A. The architectural review committee shall review the application as to consistency with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk and public services requirements as set forth by this code.
- B. Where the city council has adopted a development plan and/or development standards for a specifically defined neighborhood within the city, the application shall also be reviewed for consistency with the criteria of such plan or standards.
- C. Where a structure(s) forty-five years or older is proposed for remodel or demolition, a review of the potential for impact upon a site listed on the National Historical Register or a site of local historical significance shall be made and considered in the architectural review decision. It is the goal of the city general plan to encourage property owners and other land managers to preserve or rehabilitate important historical and cultural sites rather than destroying them.
- D. If a project requires a variance or use permit, the architectural review committee shall not issue final approval of the project until the planning commission or city council has taken final action on the variance or use permit.

Within 45 days of submitting a complete application, the ARC holds a public hearing to review the project for consistency with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk, and public services requirements. From start to finish, the Site Plan and Architectural Review process takes about 60 days. The application cost is \$110.

Use Permits - A mixed-use project in the C-1, C-2, and CW zoning districts are subject to approval of a use permit by the Planning Commission or in some cases the Planning Director. Processing time takes two months for Planning Commission review and approval. Though not a requirement, staff encourages applicants to meet with staff early in the design process to discuss potential issues. The first formal step in the permit process is the review of the application by staff and the environmental determination. The application then goes to public hearing with the Planning Commission.

Variances - Applications that include a request for a variance require Planning Commission approval. Processing time and procedure is similar to that described above for the use permit.

Zoning and General Plan Amendments – Applications that require amendments to the Zoning Map, Zoning Ordinance, or General Plan require review and approval by both the Planning Commission and City Council. The City Council is the final decision-making body. Should the Planning Commission find that the public health, safety, and welfare warrants an amendment, the City Council would receive a recommendation and report of findings from the Planning Commission. However, the Planning Commission may choose to deny an amendment should the public health, safety, and welfare not warrant the requested change.

Permit Processing Times

The time involved in processing a development application can become a constraint to affordable housing development. In Crescent City, most development applications for single-family and multi-family developments take approximately one week to process as long as no discretionary approvals are needed. If an applicant proposes developments that require discretionary review, such as a subdivision or a use that requires a CUP, the processing time extends to between one and two months. This review period does not present a constraint to development as some review is needed to ensure the maintenance of health and safety standards.

Codes and Enforcement

Code Enforcement plays an important role in maintaining the quality of Crescent City's neighborhoods. Code Enforcement deals with a range of neighborhood issues, from abandoned vehicles parked in yards or driveways to illegal conversions of garages into living spaces to unsanitary buildup of trash and debris on private property.

The first "tool" in enforcing codes in Crescent City is public education. When code enforcement officers explain that a law is being broken, most problems are resolved. Actual code "enforcement" (usually by way of issuing citations) is normally used only when voluntary cooperation is not achieved. The City's goal is to stay in contact with community groups to understand local concerns, and questions regarding neighborhood issues are welcomed.

The City of Crescent City implements the following codes: California Code of Regulations (CCR) Title 24: Part 1, 2013 California Administrative Code; Part 2, 2013 California Building Code; Part 3, 2005 National Electrical Code (N.E.C.), 2013 California Electrical Code; Part 4, 2013 California Mechanical Code; Part 5, 2013 California Plumbing Code; Part 9, 2013 California Fire Code.

Coastal Zone

The California Coastal Act is administered by the California Coastal Commission. The act calls for the preparation of a Local Coastal Program to implement state policies. As of March 16, 2009, the City approved a resolution to transmit to the California Coastal Commission amendments to its local Coastal Program Land Use Plan and implement plan elements. However, even after certification and delegation of permit processing functions, the Coastal Commission retains authority over any change and retains decision over most permits, either directly or a final appeals board. This program prescribes uses, densities, urban/rural boundaries, and availability of public services on privately owned land in the City. While local governments are charged with timely processing of permits, it is noted that any circumstance which requires submittal of a permit to the Coastal Commission after local review adds an average of six or more months to the permit process. Given the seasonal construction cycle in the community due to climate, this time frame can delay the development of a project for a year or more.

The act establishes a growth control policy which determines when subdivisions can or cannot be considered in coastal areas. The extension of community services such as water and sewer are restricted outside of urban boundaries. The act also establishes Environmentally Sensitive Habitat Area (ESHA) policies which have set aside open space areas that cannot be utilized for housing or any other development. Prime Agriculture-designated lands have similar restraints on development which limit individual parcels to one single-family residence and farm quarters upon conditional approval. Where

changes in land use are permitted, Coastal Act priorities place visitor-serving and harbor/ocean-related activities before housing.

In the mid-1980s, responsibility for provisions for low/moderate-income housing in the coastal zone was removed from the Coastal Act and Coastal Commission jurisdiction. A separate amendment was made to Government Code planning regulations to place this issue directly in local government hands.

On/Off-Site Improvements

In Crescent City, most development consists of infill development of existing lots as few undeveloped parcels are large enough for subdivision. All City lots have access to City water and sewer, and in most cases, the streets, curbs, gutters, and sidewalks are already in place. At those few locations where curb, gutter, or sidewalk are not in place, new developments would be required to install these improvements as a condition of project construction. The City also offers a zero percent interest loan program for new sidewalks in previously developed areas.

With respect to development standards, permitted lot coverage ranges from 50 to 65 percent in residential areas to exemption from lot coverage for mixed-use projects in commercial areas. Height restrictions are generally 35 feet maximum in residential areas to 75 feet in mixed-use commercial areas, while setbacks range from 5 to 20 feet. The City requires two parking spaces for single-family residences with provisions for waiver to accommodate special circumstances. Multi-family developments must provide 1.5 spaces per unit and need not be covered. The City has been able to work successfully with the Farmers Home Administration in the past (since 1984), regarding parking for single-family residences. It is now the City's policy to waive the excess parking requirements for low-income housing projects. There are no recommendations for any necessary changes to the City's improvement standards and regulations.

Non Governmental Constraints

Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. There are no vacant parcels for sale in Crescent City. Therefore, land costs in the surrounding area are shown in **Table 40**. The following list of sites was gathered through Ming Tree Real Estate (mingtreerealestate.com) and Trulia (trulia.com) which lists vacant land for sale. Land prices ranged from \$35,353 per acre to \$1.2 million per acre in Del Norte County. The higher land costs are for luxury-type properties, which are those located near the ocean or other scenic vistas. No multi-family zoned land is offered for sale.

Table 40 Land Costs

Location	Price	Acres	Price/Acre
Iowa Street	\$225,000	1.76	127,840
Elk Valley	\$269,000	5	53,800
Kellogg	\$530,00	26.5	20,000
Ranch Creek Road	\$149,000	4	\$37,250

Source: www.mingtreerealestate.com and Trulia.com, May 2014

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. An Internet source of construction cost data, provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Crescent City to be approximately \$155 per square foot. This cost estimate is based on a 1,500 square foot house of good-quality construction including a two-car garage, with central heating and air conditioning. The total construction costs, excluding land costs, are estimated at \$200,475 for a house built in a housing tract and \$388,403 for a custom home.

If labor or material costs increased substantially, the cost of construction in the City of Crescent City could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

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 Crescent City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable rate mortgages may allow lower-income household to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 41** illustrates interest rates as of May 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 41 Interest Rates

	Interest	APR
Conforming		
30-year fixed	4.000%	4.061%
15-year fixed	3.375%	3.445%
5/1 ARM	3.375%	3.572%
Jumbo		
30-year fixed	3.875%	3.880%
7/1 RM	3.250%	3.121%
FHA		
30-year fixed	3.875%	4.884%

Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000. Rates are subject to change on a daily basis

Source: www.wellsfargo.com, May 2014

Environmental Constraints

There are several environmental constraints to development. The greatest environmental consideration and threat to housing in Crescent City is the potential of a tsunami. The Great Alaskan Earthquake of 1964 generated a tsunami that struck Crescent City, causing over \$16 million in damages to 289 businesses and homes. Federal Emergency Management Agency (FEMA) flood maps illustrate this hazard, designating large portions of the southern half of the City within Flood Zone V and Zone VE, which are areas of coastal flooding and areas of coastal flooding with velocity potential. Flood Zone X extends beyond the Zone V and Zone VE areas, reaching as far inland as 6th Street. Other areas of flooding include portions of the City east of the fairgrounds.

While the City itself is predominantly built out, annexing land presents environmental constraints as well. The City is physically constrained by the Pacific Ocean to the southeast and southwest; land beyond the City to the east is hilly, forested, and has potential flooding hazards from Elk Creek. Additionally, the land east of the City is part of the Elk Valley Rancheria, a federal reservation of the Tolowa Native Americans. There are also man-made constraints to the location and size of housing development due to the Crescent City Airport. Further environmental constraints include seismic hazards from earthquakes that would result in damage to housing from liquefaction and ground shaking. The City's challenge is to target new housing development while balancing these constraints.

Infrastructure

Water

Water is not a constraint to development in the City of Crescent City. The City's water supply is the Smith River. The City has a permit for 2,600 acre-feet of water per year. The City, on average, uses approximately 1,750 acre-feet of water per year. The City's 1992 Water System Master Plan stated that single-family residential equivalents (SFRE) use 220 gallons of water per day. (It should be noted that one single-family

home is one SFRE; a four-bedroom apartment is one SFRE; a three-bedroom apartment is 0.9 SFRE; a two-bedroom apartment is 0.75 SFRE; and a one-bedroom apartment is 0.6 SFRE.) For the purposes of this Housing Element and determining water capacity, it was assumed that SFREs use 300 gallons per day. Given the City's capacity for 2,600 acre-feet of water per year, the City can accommodate approximately 7,737 SFREs. This is more than enough capacity to handle future development within the planning period of this Housing Element.

Sewer

Sewer capacity was a potential constraint to development. The California Regional Water Quality Control Board issued a Cease and Desist Order in 1997. The order placed a connection restriction on the City subject to performance standards. Since that time, the City has conducted improvements to the facility that allowed additional connections. Further, the City has completed all of the upgrades to the wastewater treatment facility (WWTF). Upon completion of the upgrades, the Cease and Desist Order was removed, and new connections will be added as long as water quality parameters are not violated. Approximate estimates place the WWTF capacity at 1,000 SFREs. The City Public Works Department charges a connection fee of \$9,682 per single-family residential equivalent.

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to future developments that include units affordable to lower-income households.

Housing Resources and Opportunities

At-Risk Housing

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years.

A survey of multi-family units in the City that are managed under affected programs was made. In the Crescent City area, there are five affordable housing projects, none of which are at risk.

- Totem Villa Apartments – 1085 Highway 101 North. Project has 37 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/1/1990 to 11/1/2040. Eligible for prepayment in 2010. Verbal consultation with Housing Authority director, Susie Mendez, in May 2009, indicated there is no intent to discontinue participation in the contract program. Project is not considered at risk during the 2014-2019 planning period.
- Seagull Villa – 655 Pacific Avenue. Project has 50 units for seniors under the FmHA 515 Rural Rental Housing program. Contract dates are 9/10/1982 to 9/10/2032. Eligible for prepayment in 2001. Verbal consultation with Housing Authority director, Susie Mendez, in May 2009, indicated there is no intent to discontinue participation in the contract program. Project is not considered at risk during the 2014-2019 planning period.
- Seabreeze Apartments – 1045 E. Condor Street. Project has 56 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/30/1979 to 11/30/2029. Eligible for prepayment in 2001. Verbal consultation with Housing Authority director, Susie Mendez, in May 2009, indicated there is no intent to discontinue participation in the contract program. Project is not considered at risk during the 2014-2019 planning period.
- Crescent City Senior Apartments – CBM Group – 1125 Oregon Street. Project has 38 units for seniors under FmHA 515 Rural Rental Housing program. Contract expires in 2041. Eligible for prepayment 2028. Project is not at risk within the 2014-2019 planning period.
- The Surf Senior Apartments – 108 H Street. Project has 55 units for seniors. It was established as a Tax-exempt Bond-financed project in 1996 (CAC-1996-246) which requires provision of base market rate units for a minimum of 15 years. The current owner purchased the project in 2013 and according to the owner the units are required to remain affordable until at least 2028. Information obtained from the California State Treasurer/California Tax Credit Allocation Committee (CTAC) website. Project is not at risk during the 2014-2019 planning period.

While no units have been identified as at-risk during the next 10 years, there is the potential units could become at-risk during that time period. Therefore, the City must provide a list of qualified entities that work in the area that would potentially be available to help preserve these units if necessary. Below is a list of these entities.

Table 42 Qualified Entities to Preserve At-Risk Units

Name		Location	
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA
Redwood Community Action Agency	904 G St.	Eureka	CA
Rural Communities Housing Development Corp.	237 E. Gobbi St	Mendocino	CA

Coastal Zone Requirement

The City of Crescent City is required by Government Code Section 65588 to provide an additional analysis of units constructed, demolished, and replaced within 3 miles of a coastal zone to ensure the affordable housing stock with the coastal zone is being protected and provided. This analysis must include: The number of new housing units approved for construction within the coastal zone (after January 1982); The number of units for persons and families of low- and moderate-income that have been required to be included in new housing developments within 3 miles of the coastal zone; The number of existing units occupied by low- or moderate-income residents; and The number of low- and moderate-income residential units that have been required for replacement or authorized for demolition or conversion.

The City's housing stock is located within three miles of its coastal zone. The City has 236 total affordable housing units. Of these units, 179 were constructed after 1982. No affordable units have been constructed in the City since the early 1990s. The Surf Hotel was converted to affordable senior housing units in 1995. The affordable units provide housing for 234 low-income households, and there are 620 active Housing Choice Voucher families in the City. Since the last planning period, no units have been demolished or converted within the City and within the coastal zone.

Other Programs

At this time, the City does not have housing rehabilitation programs or options available. The County's rehabilitation program ended in 2014 due to changes in CDBG program income regulations. The City continues to refer homeowners to the Senior Center weatherization program. Should any new rehabilitation programs begin, the City will actively publicize them through community outreach and online.

Other housing programs in the City administered by Rural Human Services (RHS) include the Harrington House which provides shelter to victims of domestic violence; and Supported Living Services Program which serves adults with intellectual and developmental disabilities.

Housing Authority

Residents of Crescent City are served by the Crescent City Housing Authority (CCHA). The CCHA maintains a baseline agreement with the U.S. Department of Housing and Urban Development (HUD) for 590 Housing Choice Voucher (formerly known as Section 8) housing assistance vouchers. A review of the rent scale is conducted quarterly and additional vouchers are possible where rents are low and excess funding is available as a result. The CCHA reports no risk of loss in the 590-voucher baseline between 2014 and 2019 and hopes to maintain 590 vouchers available beyond 2019.

Annexations

The City has approved one annexation (the Roosevelt Annexation) since 2002. The Roosevelt Annexation consisted of 93.8 acres. Land uses include public facilities along Washing Boulevard, commercial uses along Northcrest Drive, and residential uses. The City of Crescent City's pre-annexation plan anticipated a development potential of 278 dwelling units. Key infrastructure improvements were needed to serve the project. These improvements included upgrading the Roosevelt public water system and repairing the sewer system; the new regional wastewater treatment facility would be completed.

Regional Housing Need

The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth at all income levels by the end of the Housing Element's statutory planning period. As shown in **Table 43**, the City of Crescent City is required to accommodate 77 units, 33 of which must be affordable for lower-income households, during the 2014–2019 planning period.

Table 43 Regional Housing Need, January 1, 2014–June 31, 2019

Income Group	Total RHNA
Very Low*	20
Low	13
Moderate	10
Above Moderate	34
Total	77

Source: HCD 2012

* Assumes that 50 percent of the very low- income RHNA is for extremely low income.

RHNA Progress

In updating the Housing Element, the City may take credit for any units approved, permitted, or built after January 1, 2014. Since 2014, building permits have been pulled for 10 new units and 87 units have had substantial rehabilitation (56 units in the Surf Apartments and 31 units in the Oregon Street Apartments). This development reduces the City's RHNA for the planning period. **Table 44** displays the City's RHNA progress toward meeting its allocation, the remaining need, a summary of the capacity of vacant sites, and the resulting surplus of appropriate sites. Based on the City's current vacant land inventory (**Tables 46 and 47**), Crescent City has an adequate amount of vacant land capacity to accommodate the remaining need of 67 units. While the total site inventory capacity shows 139 units, it does not take into account the additional mixed-use inventory of 270 units.

Table 44 Comparison of Regional Growth Need and Residential Sites, 2014–2019

Income Group	2014–2019 RHNA	Building Permits ¹	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Very Low	20	0	20	88 ²	55
Low	13	0	13		
Moderate	10	0	10	16 ³	6
Above Moderate	34	10	24	35 ⁴	11
Total	77	10	67	139	72

Source: HCD 2012

¹ Based on building permits, 2014–present

² Capacity based on sites zoned R-3

³ Capacity based on sites zoned R-2

⁴ Capacity based on sites zoned R-1, CZ-R1

Available Vacant Sites

The City's supply of vacant land will supply the future housing needs. **Tables 45** and **47** describe the available vacant land in Crescent City, and **Figure 3** illustrates the locations of vacant parcels.

While the City has included residential, commercial, and mixed-use sites in the vacant parcel inventory, the City is only relying on residentially zoned parcels to meet its housing need of 77 units.

The Downtown Business District (C-1), General Commercial District (C-2), and Commercial Waterfront District (CW) districts allow 100 percent residential or mixed-use development projects with a conditional use permit. Based on development trends (as shown in **Table 45**), it is safe to assume that sites zoned CW, C-1, and C-2 have the ability to accommodate lower-, moderate-, and above moderate-income households.

The City has included the following actions to help facilitate affordable residential development:

- Action A.2.1 is intended to encourage developers by helping to facilitate the development of affordable multifamily units in the upper half of the density range by providing flexibility in development standards (such as reduced setbacks, reduced parking requirements, and increased height limits) and promoting density bonuses to increase densities for developers interested in building in the upper end of the allowed density range. This action is intended to assist developers and therefore does not add any additional cost. Processing and approval time will be at a reasonable level.
- Action A.6.1: The City will allow for flexibility in density and design standards including encouraging the use of small residential lots through reduced setbacks, increased height limits, and increased lot coverage to help facilitate a variety of housing for lower-income and special needs groups which will include multi-family, single-family, and mixed-use product types.

- Action B.1.4: To ensure that there is a sufficient supply of multifamily zoned land to meet the City's regional housing needs allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss lot consolidation opportunities to accommodate affordable housing units, including review of contiguous sites, as shown in Appendix A Figure 3. As developers/owners approach the City interested in lot consolidation for affordable housing, the City will offer the following incentives on a project by project basis: Allow affordable projects to exceed the maximum height limits; lessen set-backs, and/or reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

- Action B.1.5: In order to continue to maintain a supply of vacant land within the City limits to meet the City's RHNA and ensure that there is a sufficient supply of land for higher-density housing the City will amend the Zoning Code to allow for residential development in a mixed use project by right (only subject to a Site Plan and Architectural review process) in the Commercial Waterfront District (CW). Residential will be allowed at 60 units per acre.
- Action B.3.1: The City shall promote the development of mixed-use commercial and residential activities in its C-1, C-2, C-W, and C-M districts by providing appropriate incentives for development, by allowing for departures from parking standards where feasible, and exemption for residential uses from zoning lot coverage limitations. The incentives for market-rate projects will be less generous than those allowed under state density bonus law for affordable and moderate income projects. The will look also look at amending the C-W and C-2 Districts to allow for greater lot coverage for residential uses.

Realistic Capacity

The realistic capacity of each site was determined by examining two factors. The first factor is a review of the constructed density from sample development projects in the CW, R-1, R-2, R-3, and CZ-RP zones. Results indicated that the constructed density varies dramatically within and between the different zones. For example, some multifamily developments in the R-3 zone were built to within 85 percent of the maximum density, while other projects were built to within 36 percent of the maximum density. The R-1 and CW zones present cases where the maximum allowed density was exceeded: a single-family home constructed on a legal lot demonstrates a density of 152 percent on a sample lot in the R-1 zone and multifamily development in the CW zone is as high as 175 percent. The second factor used to determine the realistic capacity was to account for the installation of access points, potential flooding concerns, parking constraints, setbacks, and environmental concerns. Given these two factors, the following realistic capacity is assigned to each zone:

- R-1: 80 percent. This percentage is based on development standards and recent development listed in **Table 43**.
- R-2: 25 percent. This percentage is an average from three sample developments listed in **Table 43**.
- R-3: 58 percent. This percentage is an average from three sample developments listed in **Table 43**.

- CZ-R1: 80 percent. There are no current development examples to determine capacity, so the realistic capacity was based on similar zones and development standards.
- C-1, C-2, and RP: 50 percent. Only one project serves as a sample development in a mixed-use zone. The conversion of the Camelot Inn would have a realistic unit capacity of 60 percent of the maximum allowed by the zoning. However, this project is not developed. Given the minimal examples of mixed-use projects and because mixed-use parcels cannot support a large density of dwelling units, 50 percent was a conservative estimate of the realistic unit capacity.
- CW: 75 percent. This percentage represents a conservative estimate of the realistic unit capacity and reflects the lowest realistic capacity from a sample development listed in **Table 45**.

Table 45 Sample Projects and Percentage of Maximum Density Built

Project Name	Year Built	GP Des.	Zoning	Allowed Density	Built Density	Acreage of Site	# of Units	Number of Affordable Units (if any)	Percentage of Max. Density
Crescent Arms	Unknown	VLC	CW	60 du/ac	45 du/ac	1.33	60	HUD	75%
Surf Apts.	Unknown	VLC	CW	60 du/ac	105 du/ac	0.53	56	Tax Credit	175%
Senior Apts.		MF 15-30	R-3	30 du/ac	24 du/ac	1.53	38	37	80%
Seabreeze Apts.	1977	MF 15-30	R-3	30 du/ac	19 du/ac	2.81	56	55	63%
Seagull Villa	1981	MF 15-30	R-3	30 du/ac	10.9 du/ac	4.57	50	49	36%
2007-11*	Approved	MF (15-30)	CZ-RP	6–45 du/ac	34 du/acre	1.24	38	0	68%
2008-223	2008	MF (6-15)	R-2	6–15 du/ac	3 du/acre	0.44	2	0	30%
2007-182	2007	SF (2-6)	R-1	2–6 du/ac	1 du/acre	0.11	1	0	152%
2007-134	2007	MF (6-15)	R-2	6–15 du/ac	2 du/acre	0.30	1	0	22%
2006-67	2006	MF (6-15)	R-2	6–15 du/ac	2 du/acre	0.275	1	0	24%

Source: City of Crescent City 2015

Table 46 Vacant Residential Land Inventory

APN	Zone	Maximum Allowable Density (DU/acre)	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints	Map Number
11834139	R-1	6	SF 2-6	0.15	1	Vacant	Yes	None	1
11840114	R-1	6	SF 2-6	0.15	1	Vacant	Yes	None	2
11821066	R-1	6	SF 2-6	0.15	1	Vacant	Yes	None	3
11840110	R-1	6	SF 2-6	0.21	1	Vacant	Yes	None	4
11849001	R-1	6	SF 2-6	2.28	10	Vacant	Yes	None	5
11842314	R-1	6	SF 2-6	0.12	N/A	Vacant	Yes	Parcel too small	6
11849004	R-1	6	SF 2-6	2.31	11	Vacant	Yes	None	7
11830213	R-1	6	SF 2-6	0.16	1	Vacant	Yes	None	8
11830204	R-1	6	SF 2-6	0.15	1	Vacant	Yes	None	9
11831623	R-1	6	SF 2-6	0.06	N/A	Vacant	Yes	Parcel too small	10
11831624	R-1	6	SF 2-6	0.15	1	Vacant	Yes	None	11
11821061	R-1	6	SF 2-6	0.17	1	Vacant	Yes	None	12
11815005	R-1	6	SF 2-6	0.13	N/A	Vacant	Yes	Parcel too small	13
SUBTOTAL	R-1			6.19	29				
11815001	CZ R1	6	SF 2-6	0.26	1	Vacant	Yes	None	14
11815003	CZ R1	6	SF 2-6	0.22	1	Vacant	Yes	None	15
11820007	CZ R1	6	SF 2-6	0.20	1	Vacant	Yes	None	16
11820009	CZ R1	6	SF 2-6	0.18	1	Vacant	Yes	None	17
11820008	CZ R1	6	SF 2-6	0.26	1	Vacant	Yes	None	18
11820006	CZ R1b	6	SF 2-6	0.23	1	Vacant	Yes	None	19
SUBTOTAL	CZ R1			1.35	6				
11819007	R-2	15	MF 6-15	0.17	0	Vacant	Yes	None	20
11833077	R-2	15	MF 6-15	0.31	1	Vacant	Yes	None	21
11833076	R-2	15	MF 6-15	0.30	1	Vacant	Yes	None	22
11833075	R-2	15	MF 6-15	0.46	1	Vacant	Yes	None	23
11833074	R-2	15	MF 6-15	0.46	1	Vacant	Yes	None	24
11833073	R-2	15	MF 6-15	0.30	1	Vacant	Yes	None	25
11833071	R-2	15	MF 6-15	0.36	1	Vacant	Yes	None	26
11840302	R-2	15	MF 6-15	2.86	9	Vacant	Yes	None	27
11815066	R-2	15	MF 6-15	0.16	0	Vacant	Yes	None	28
11815043	R-2	15	MF 6-15	0.33	1	Vacant	Yes	None	29
11815057	R-2	15	MF 6-15	0.16	0	Vacant	Yes	None	30
11815067	R-2	15	MF 6-15	0.17	0	Vacant	Yes	None	31
11804017	R-2	15	MF 6-15	0.17	0	Vacant	Yes	None	32
SUBTOTAL	R-2			6.21	16				
11823042	R-3	30	MF 15-30	0.19	2	Vacant	Yes	None	33

11844021	R-3	30	MF 15-30	4.39	61	Vacant	Yes	None	34
11844022	R-3	30	MF 15-30	1.16	16	Vacant	Yes	None	35
11821048	R-3	30	MF 15-30	0.16	1	Vacant	Yes	None	36
11819026	R-3	30	MF 15-30	0.30	4	Vacant	Yes	None	37
11819022	R-3	30	MF 15-30	0.17	2	Vacant	Yes	None	38
11824051	R-3	30	MF 15-30	0.18	2	Vacant	Yes	None	39
SUBTOTAL	R-3			6.55	88				
TOTAL RESIDENTIAL				20.48	139				

Source: City of Crescent City 2016

Table 47 Vacant Mixed-Use Land Inventory

APN	Zone	Maximum Allowable Density (DU/acre)	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints	Map Number
11817032	RP	45	BP	0.33	6	Vacant	Yes	None	40
11812037	RP	45	BP	0.21	4	Vacant	Yes	None	41
11823025	RP	45	BP	0.16	3	Vacant	Yes	None	42
11818014	RP	45	BP	0.06	1	Vacant	Yes	None	43
11828024	RP	45	BP	0.24	4	Vacant	Yes	None	44
11828021	RP	45	BP	0.17	3	Vacant	Yes	None	45
SUBTOTAL	RP			1.17	21				
11806020	CW	60	VLC	0.18	8	Vacant	Yes	None	46
11806017	CW	60	VLC	0.27	12	Vacant	Yes	None	47
11806002	CW	60	VLC	0.50	23	Vacant	Yes	None	48
11805035	CW	60	VLC	0.19	9	Vacant	Yes	None	49
11805011	CW	60	VLC	0.57	26	Vacant	Yes	None	50
11805030	CW	60	VLC	0.34	15	Vacant	Yes	None	51
11805028	CW	60	VLC	0.33	15	Vacant	Yes	None	52
11805023	CW	60	VLC	0.17	8	Vacant	Yes	None	53
11805026	CW	60	VLC	0.16	7	Vacant	Yes	None	54
11805029	CW	60	VLC	0.17	8	Vacant	Yes	None	55
11805008	CW	60	VLC	0.16	7	Vacant	Yes	None	56
11804034	CW	60	VLC	0.68	31	Vacant	Yes	None	57
11805004	CW	60	VLC	0.35	16	Vacant	Yes	None	58
11805034	CW	60	VLC	0.19	9	Vacant	Yes	None	59
11807010	CW	60	VLC	0.09	4	Vacant	Yes	None	60
11807014	CW	60	VLC	0.23	10	Vacant	Yes	None	61
SUBTOTAL	CW			4.58	206				
11813038	C-1	45	BP	0.28	5	Vacant	Yes	None	62
SUBTOTAL	C-1			0.28	5				
11809005	C-2	30	GC/VLC	1.30	16	Vacant	Yes	None	63

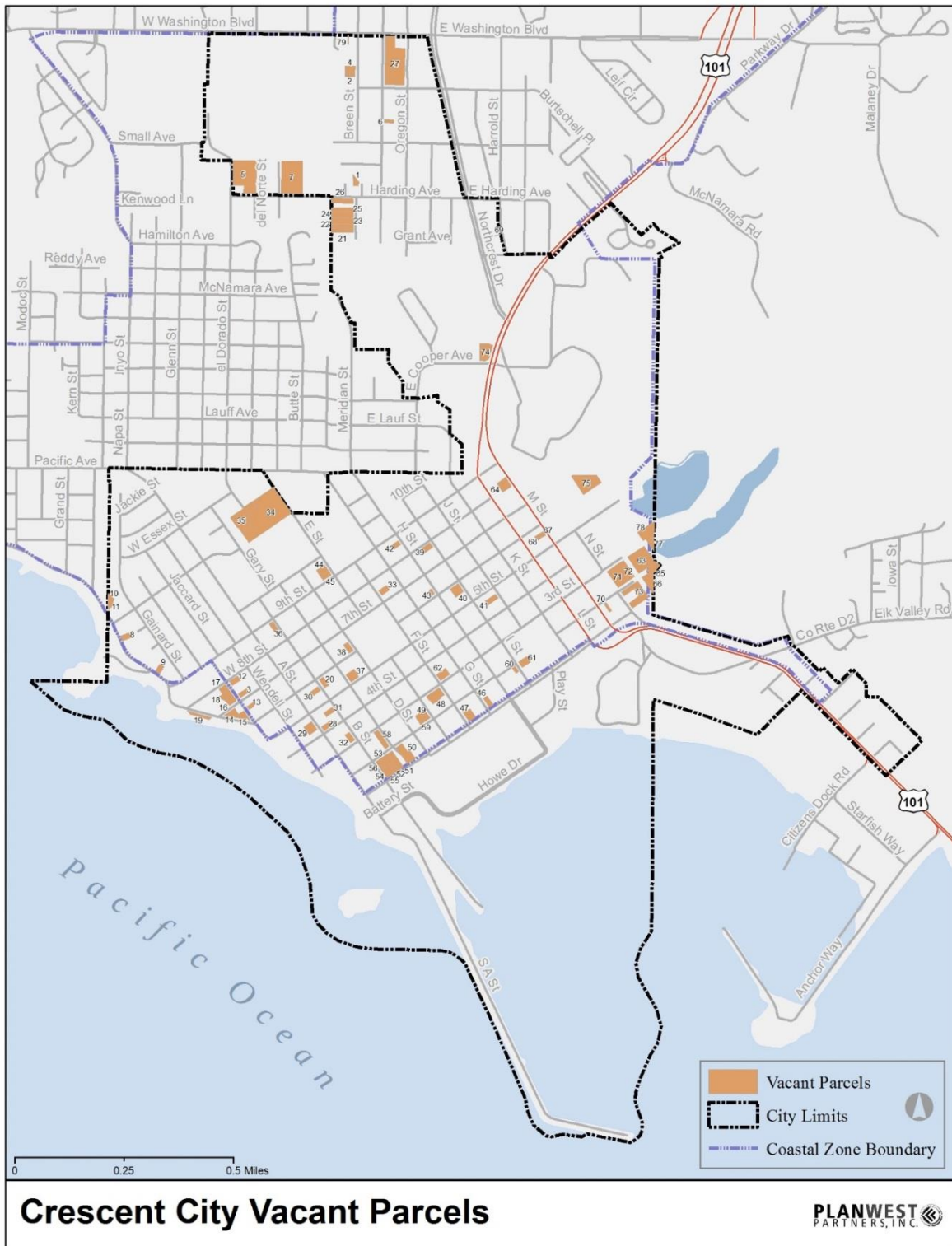
11825026	C-2	30	GC/VLC	0.36	4	Vacant	Yes	None	64
11809007	C-2	30	GC/VLC	0.31	3	Vacant	Yes	None	65
11809008	C-2	30	GC/VLC	0.45	5	Vacant	Yes	None	66
11816012	C-2	30	GC/VLC	0.09	1	Vacant	Yes	None	67
11816011	C-2	30	GC/VLC	0.07	0	Vacant	Yes	None	68
11832032	C-2	30	GC/VLC	0.01	N/A	Vacant	Yes	Parcel too small	69
11808014	C-2	30	GC/VLC	0.08	1	Vacant	Yes	None	70
11809001	C-2	30	GC/VLC	0.83	10	Vacant	Yes	None	71
11809002	C-2	30	GC/VLC	0.49	6	Vacant	Yes	None	72
11809003	C-2	30	GC/VLC	0.97	11	Vacant	Yes	None	73
11836015	C-2	30	GC/VLC	0.61	7	Vacant	Yes	None	74
11810002	C-2	30	GC/VLC	1.18	14	Vacant	Yes	None	75
11832015	C-2	30	GC/VLC	0.02	N/A	Vacant	Yes	Parcel too small	76
11809006	C-2	30	GC/VLC	0.17	2	Vacant	Yes	None	77
11810015	C-2	30	GC/VLC	0.64	8	Vacant	Yes	None	78
11840112	C-2	30	GC/VLC	0.03	N/A	Vacant	Yes	Parcel too small	79
SUBTOTAL C-2				7.61	88				
TOTAL MIXED USE				13.81	270				

Small Sites Analysis

Many of the parcels listed in **Tables 45** and **46** are less than a quarter of an acre in size and it can be difficult to build affordable multifamily housing on smaller sites. However, many of these sites have the same owner and are adjacent to each other or to other sites in the inventory, making them prime candidates for lot consolidation. Of the sites listed in **Tables 45** and **46**, each of the following groups of sites are contiguous: 21–25, 34 and 37, 45 and 46, 49 and 59, and 51, 53, 56, 62, 55 and 66. Of the total units the City has allocated in the inventory to meet its lower-income regional housing need, only two units are being accommodated on sites that have potential for lot consolidation into larger sites more feasible for development of affordable housing. To help facilitate the development of affordable housing on smaller lots, the City has included Action B.1.4 to assist in the consolidation of small lots. The City is also promoting the development of suitable projects such as apartments, condos, or townhouses and encouraging these developments to include affordable housing units, thereby making them eligible for density bonuses. The adopted Density Bonus section of the Zoning Code allows flexible development standards if affordable housing is included in the project.

In addition, the City has included Action A.6.1 to encourage the use of small residential lots to accommodate affordable housing units by providing incentives such as flexibility in development standards, offset of fees (when financially feasible), and concurrent/fast tracking of project application reviews to developers who provide affordable housing. (This action would be completed through a Zoning Code amendment and would require final approval by the City Council.) In addition, to further promote or allow development on small residential sites, the City will streamline the development review process, when feasible, to help private developers.

Figure 3 Vacant Parcels



Funding Sources

See **Appendix B** for a complete list of available funding sources.

Energy Conservation Opportunities

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 items, 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 City of Crescent City 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 within residential development offers homeowners an opportunity to have homes that allow for maximum energy conservation. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

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

1. Building design that retains natural heat. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - a) 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;
 - b) Use of “thermal mass”, earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - c) Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - d) Location of openings and use of ventilating devices that take advantage of natural air flow;
 - e) Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - f) Zone heating and cooling systems, to reduce heating and cooling in unused areas of a home.
2. Building orientation that maintains a comfortable interior temperature. Examples include:

- a) North-south orientation of the long axis of a dwelling;
 - b) Minimizing the southern and western exposure of exterior surfaces; and
 - c) 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:
- a) Use of deciduous shade trees and other plants to protect the home;
 - b) Use of natural or artificial flowing water; and
 - c) 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 natural gas for dryers, stovetops, and ranges;
- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing use of solar energy.

Appendix B – Funding Sources

The City and local housing agencies have several funding sources available for pursuit of various housing activities, with the most notable financing programs summarized below:

Section 8 Program - This federally-funded program is administered through the Crescent City Housing Authority, who offers Section 8 Housing Choice Vouchers (under the HCV Program). The Section 8 program provides rental assistance to households qualifying as extremely-low and low-income. A voucher typically covers differences between fair market rents (for standards developed by HUD) and what a tenant is able to pay (with 30 percent the standard threshold). The number of people using vouchers varies at any one time, with 590 the current number used by the Housing Authority.

Home Investment Partnerships Program (HOME) - HOME funds are available to assist with owner-occupied rehabilitation projects to qualifying households (lower-income and moderate-income households). The funds are used to make necessary repairs and upgrades related to health and safety issues at the qualifying residences. These funds can be used for site-built and manufactured homes, although manufactured homes must be less than 17 years old. Loans can be considered based on a loan-to-value ratio not exceeding 75 percent, factoring in values after the work is completed.

Community Development Block Grant Program (CDBG) - A wide range of federal CDBG funds are available, including funds for housing rehabilitation and minor home repairs. Use of revolving loan funds keeps this program available for succeeding years, and repairs can include roofs, windows, hot water heaters, access improvements for the disabled, and similar actions that require immediate attention. Low interest loan programs are also available to homeowners who rent units to low income families, for a similar range of home improvements.

Multifamily Housing Program (MHP) - This program provides low-interest loans for development of affordable rental housing units. The housing project is subject to qualification through State HCD. A qualifying sponsor (private or public) can pursue these funds. A similar program, MHP-Supportive Housing, provides loans for rental housing with supportive services for the disabled who are homeless or at risk of becoming homeless.

CalHome - This program provides grants to local agencies and nonprofit organizations to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation. For small cities, who must have been operating as a housing administrator the previous two years, recent funding limits have been a maximum of \$600,000.

Emergency Housing and Assistance Program (EHAP) - The EHAP focuses on provision of deferred loans for capital development of emergency shelters and transitional housing for the homeless.

Transit Oriented Development Program (TOD) - This program provides funding for housing and related infrastructure improvements near transit.

California Solar Initiative (CPUC) - Under this program, cash is offered on an incentive basis to installation of solar systems. This program is usually paired with federal programs, allowing for coverage of up to 50 percent of the total cost of the solar system. Affordable housing projects can get up to 75 percent of the total system costs covered.

Appendix C – Glossary

The following definitions are commonly used terms in a Housing Element:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessory Dwelling Unit: A dwelling unit that is a separate living quarter from the principle dwelling unit and has its own kitchen and bathroom

Affordability: Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordable Housing: "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

Attainable Housing: A term often used instead of or interchangeably with "workforce" housing. It refers to the idea that all income groups should have accessible housing. Attainable housing as a policy measure seeks to create housing for affordable to a variety of income levels.

At-Risk Housing: Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that

homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden: A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees.

Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census: Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density: This refers to the number of housing units on a unit of land (e.g. ten units per acre).

Density Bonus Programs: Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the Crescent City General Plan.

Emergency Shelter: (per Health and Safety Code 50801): 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 household may be denied emergency shelter because of an inability to pay

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG and HOME.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker): Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Households: A family household is one in which the householder lives with one or more individuals related to him or her by birth, marriage, or adoption.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

Fannie Mae: Established in 1938 by the Federal government and becoming a private company in 1968, Fannie Mae operates under a congressional charter that directs it to channel their efforts into increasing the availability and affordability of homeownership for low-, moderate-, and middle-income Americans. Yet Fannie Mae receives no government funding or backing, and they are one of the nation's largest taxpayers. They do not lend money directly to home buyers. Instead, they work with lenders to make sure they don't run out of mortgage funds, so more people can achieve their goal of homeownership.

FHA-Insured: The Federal Housing Administration insured mortgages so that lower- and moderate-income people can obtain financing for homeownership.

First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing."

General Plan: The General Plan is a legal document, adopted by the City Council of Crescent City, setting forth policies regarding long-term development.

Groups Quarters: A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

Habitable (room): A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Handicap Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Crescent City Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

HUD: The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for

metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Large Family or Household: A household or family with 5 or more members.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median-Income: Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance with city ordinances for the purpose of providing residential (including mobile home) lots.

Moderate-Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA): A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program, is a subsidy program funded by the federal government and overseen by the Crescent City Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing: This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing: (per Health and Safety Code 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning: Zoning is an activity undertaken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. CENSUS TERMS

Children: The term “children,” as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, “own” children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of “own children under 18 year old” is limited to never-married children; however, “own children under 25” and “own children of any age,” as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a “flash card” listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size: Refers to the number of people in a family.

Family type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate: The percentage of people (or families) who are below poverty.

Race: The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.

Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Transitional Housing (per Health and Safety Code 50675.2(h)): buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category "1999 or 2000" was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

White: In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

SOURCES

<http://www.dataplace.org/gloss.html>

U.S. Census Bureau at <http://www.census.gov>

U.S. Department of Housing and Urban Development at <http://www.hud.gov>