



City of Crescent City

HOUSING ELEMENT

2022 - 2030 UPDATE

June 2023



HOUSING ELEMENT UPDATE

What it is and how to get involved

WHAT IS A HOUSING ELEMENT

The Housing Element is one of the state-mandated elements of the General Plan. It identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing strategy, and provides an array of programs to create sustainable, mixed-income neighborhoods across the City.

WHAT TO KNOW

The Regional Housing Need Allocation (RHNA) process is the part of state Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every eight years. This is the 6th Cycle and the planning period is from 2022 to 2030.

**CRESCENT CITY IS PLANNING TO ACCOMMODATE AT LEAST
189 LIVING UNITS IN THE 6TH CYCLE**

HOW TO GET INVOLVED AND MAKE YOUR VOICE HEARD

COMMENT ON THE HOUSING ELEMENT UPDATE

The Housing Element update will be open for a 30-day public review period. During this time you can make comments and suggestions for the updated Housing Element. The draft Housing Element will be posted online at crescentcity.org.

Email your comments to:
sross@shn-engr.com
or
Mail your comments to:
377 J St, Crescent City, CA 95531

ATTEND A MEETING

The Housing Element update will be heard by:

The City Council
December 5th at 7pm in person at the Flynn Center Board Chambers located at 981 H St

The Planning Commission
December 8th at 6:30pm virtually.
Join by visiting crescentcity.org

TAKE THE ONLINE SURVEY

The online survey is a quick questionnaire that helps planners understand what your concerns for housing are and how we can better plan for you. Scan the QR code or go to crescentcity.org.



WE WANT TO HEAR FROM YOU



ACTUALIZACIÓN DE ELEMENTO DE VIVIENDA

Qué es y como participar

QUÉ ES UN ELEMENTO DE VIVIENDA

El Elemento de Vivienda es uno de los elementos del Plano General que es mandato estatal. Identifica las condiciones y necesidades de las viviendas de la ciudad. Establece las metas, objetivos, y pólizas que son la fundación de la estrategia de viviendas de la ciudad. Provee una selección de programas para crear vecindarios sostenibles y de ingresos mixtos a través de la ciudad.

QUÉ DEBES SABER

El proceso de la Evaluación Regional de Necesidades de Vivienda (RHNA) es parte de la ley estatal del Elemento de Vivienda que se usa para determinar cuantas viviendas debe planear cada gobierno local y la asequibilidad de esas viviendas. Este proceso se repite cada ocho años. Este es el sexto ciclo. El período de planificación es entre 2022 hasta 2030.

**LA CIUDAD DE CRESCENT CITY PLANEA ACOMODAR POR LO MENOS 189
UNIDADES DE VIVIENDA EN EL SEXTO CICLO**

COMO INVOLUCRARSE Y HACER QUE SE OIGA SU VOZ

HACER COMENTARIOS EN LA ACTUALIZACIÓN EN EL ELEMENTO DE VIVIENDA

La Actualización de Elemento de Vivienda estará abierto para una revisión pública por un periodo de 30-días. Durante este tiempo puede hacer comentarios y sugerencias para el Elemento de Vivienda actualizado. El borrador del Elemento de Vivienda estará publicado en línea en crescentcity.org.

Envíe sus comentarios por correo electrónico a:
sross@shn-engr.com o
Envíe sus comentarios a:
377 J St, Crescent City, CA 95531

TOME LA ENCUESTA EN LINEA

La encuesta consiste de preguntas breves que ayudan a los planificadores a comprender cuales son sus mayores intereses para viviendas y como podemos mejor planear para usted. Puede escanear el código QR o ingresar a crescentcity.org.



ASISTA A UNA REUNIÓN

La Actualización del Elemento de Vivienda será escuchado por:

El Concilio de La Ciudad
El 5 de Diciembre a las 7pm en persona en el Flynn Center Board Chambers localizado en 981 H St

La Comisión de Planificación
El 8 de Diciembre a las 6:30 pm virtualmente
Únase a nosotros visitando crescentcity.org

QUEREMOS OÍR SUS COMENTARIOS

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Abbreviations and Acronyms

AB	Assembly Bill
ACS	American Community Survey
ADU	Accessory Dwelling Unit
AFFH	Affirmatively Further Fair Housing
AFY	acre feet per year
AMI	Area Median Income
APR	Annual Percentage Rate
APR	Annual Progress Report
BIPOC	Black, Indigenous, People of Color
BP	Business-Professional District
C-1	Downtown Business District
C-2	General Commercial District
CCMC	Crescent City Municipal Code
CDBG	Community Development Block Grant
CF	cubic feet
CHAS	Comprehensive Housing Affordability Strategy
City	City of Crescent City
C-M	Commercial Manufacturing District
CSZ	Cascadia Subduction Zone
CUP	Conditional Use Permit
CW	Waterfront Commercial District
CZ	Coastal Zone
CZ-CW	Coastal Zone Waterfront Commercial District
CZ-R1	Coastal Zone Low Density Residential District
CZ-R1B	Coastal Zone Low Density Residential Beach District
CZ-R2	Coastal Zone General Business District
DDS	California Department of Developmental Services
DFEH	Department of Fair Employment and Housing
DOF	California Department of Finance
EDS	Environmental Domain Score
ELI	Extremely Low Income
FHEO	Fair Housing and Equal Opportunity
GC	General Commercial District

Abbreviations and Acronyms (cont'd)

HAMFI	HUD Area Median Family Income
HCD	California Department of Housing and Community Development
HCV	Housing Choice Vouchers
HI	Household Income
HUD	United States Department of Housing and Urban Development
ITC	Investment Tax Credit
JADU	Junior Accessory Dwelling Unit
LAFCo	Local Agency Formation Commission
LEED	Leadership in Energy and Environmental Design
LHA	Local Housing Authority
LIHTC	Low Income Housing Tax Credit
LSNC	Legal Services of Northern California
MASH	Multi-family Affordable Solar Housing
MF	multi-family
MFD	manufactured home
MGY	million gallons per year
MHP	Mobile Home Park
MTJ	Mendocino Triple Junction
NOFA	Notices of Funds Availability
NorCal CoC	Northern California Continuums of Care
PF	Public Facility District
PIT	Point in Time
PP	Principally Permitted
PUD	Planned Unit Development
R/ECAP	Racially or Ethnically Concentrated Areas of Poverty
R-1	Low Density Residential District
R-2	Moderate Density Residential District
R-3	High Density Residential District
RCAA	Racially Concentrated Areas of Influence
RCAA	Redwood Community Action Agency
RCEA	Redwood Coast Energy Auth
RCRC	Redwood Coast Regional Center
RCT	Redwood Coast Transit

Abbreviations and Acronyms (cont'd)

RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
RP	Residential-Professional District
SASH	Single-family Affordable Solar Housing
SB	Senate Bill
SFRE	Single-family Residential Equivalent
SRO	Single-room Occupancy
TCAC	California Tax Credit Allocation Committee
USDA	United States Department of Agriculture
UV	Ultraviolet
VLC	Visitor Local Commercial District
VLI	Very Low Income
VMT	Vehicle Miles Traveled
WWTF	Wastewater Treatment Facility
ZNE	Zero Net Energy

Chapter 1 Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and meet or exceed the Regional Housing Needs Allocation. The City of Crescent City (City) recognizes the provision of adequate housing is best met through various resources and interest groups. This element establishes the local goals, policies, and programs the City will implement and/or facilitate to address the identified housing issues. As described in Chapter 2, efforts were made to include all economic segments of the community in the development of this update to the Housing Element.

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. Government Code Sections 65580 through 65589 mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Housing stock and household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing projects that may convert to market rate housing projects.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs.

General Plan Consistency

The City's General Plan provides goals relating to protection and utilization of resources, development consistent with service levels, and it establishes both opportunities for development and constraints against development. Any proposed land use must be compared with the entire General Plan to determine if the project is consistent with the basic land use designation and does not adversely affect an overlaying constraint. The Introduction to the General Plan lists the locations of all components of the General Plan.

The Housing Element update has been analyzed for consistency with the City's General Plan and does not propose any goals, policies, or programs that are considered contrary to General Plan goals, policies, and programs. No changes are proposed to the existing General Plan land use designations. The City will review and revise the Housing Element as necessary for consistency when amendments are made to the General Plan.

Regional Housing Needs Allocation

As directed in State Government Code Section 65584, the California Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, Del Norte County is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to cities. The projection period for the City's Regional Housing Needs Allocation (RHNA) plan began December 31, 2018 and ends September 15, 2030. The Housing Element planning period is for a total of eight years beginning September 15, 2022 and ending September 15, 2030.

Table 1-1 lists the breakdown of the RHNA for the City, by income group, for the 2018–2030 period.

Table 1-1 Future Housing Needs (2018–2030)

Income Category	2018–2030 RHNA
Very Low	39
Low	22
Moderate	27
Above Moderate	101
Total	189

Source: California Department of Housing and Community Development

Data Sources

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. This Housing Element reflects the data provided from HCD and the 2015-2019 ACS data. It should be noted that the ACS data can have a large margin of error for certain communities, so the data may not always be accurate. In the City's case, the 2019 ACS data was relatively comparable to the 2020 decennial census data.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

Chapter 2: Public Participation

The California Department of Housing and Community Development (HCD) requires that local governments make a diligent effort to achieve the public participation of all economic segments of the community.

During the Housing Element update process, the City of Crescent City (City) made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs.

The public comment period began November 14 and ended December 16, 2022. The City received only a few public comments during this time but will continue to encourage community input until the final draft of the 6th Cycle Housing Element is adopted by City Council.

The City solicited community involvement for the prioritization of goals by way of an online survey, stakeholder interviews, brochures announcing avenues for public comment, participation and notification of the Housing Element update directly to stakeholders, and public meetings held by both the Planning Commission and City Council.

Public Notice

The City distributed over 400 brochures throughout the City to reach all segments of the community. The brochure advertised in both Spanish and English, the avenues for which public comments could be received as well as basic information about the Housing Element (i.e. what it is). The brochure included three avenues for public comment: 1) the online survey; 2) the public meetings held to receive comments; and 3) a direct email to send comments.

The brochures were disseminated to key community hubs and retail outlets. The community hubs include and is not limited to:

- Del Norte County School District
- Del Norte Senior Center
- Del Norte County Family Connections
- Open Door Community Health Center
- Bicoastal Media Studios (local radio)
- Crescent City Board of Realtors
- County Courthouse/ Del Norte Superior Court Library
- And over 10 retailers within Crescent City Boundaries.

The Planning Commission and City Council meetings were announced in the City's local paper- The Triplicate, and as a "coastal spotlight" on local radio. The community hubs where brochures were disseminated provides access to all economic segments of the City. Brochures were specifically placed in areas (senior care facilities, laundry mats, and coffee shops) where lower-income and special needs groups would have ample access to Housing Element-related info. Public radio and local papers are widely accessed across the City by all segments of the residential population.

Survey

The online survey was offered in both English and Spanish and can be found at: <https://forms.office.com/r/J6SaARLexC>. The survey is anonymous and collects basic characteristics of the respondents and allows them to prioritize goals and policies they find relevant to housing. To date, the City only received nine survey responses. The brochures disseminated across the City, City website, and City media pages solicited responses to the survey.

Respondents were asked to agree, disagree, or remain neutral for a number of goals and policies the City is implementing. Respondents assigned a value 1 -5: 1 disagree, 3 neutral, and 5 agree. There was unanimous support (agree) that affordable housing should be created for the local workforce. This input is reflected in Implementation Program P-5. Respondents also highly rated incentives to build and rent Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) to lower income community members and local workforce, and to maintain the City's open spaces, trails, and recreational areas. This input is reflected in Implementation Program P-21. There was varied support (agree and neutral) for the creation of a multi-use zoning area in the Downtown Business District. Many Respondents left comments indicating that home and rental prices in the City reflect the State's median income and not the rural City's median income. There was also concern about the homeless population and the support the City is offering to mitigate it. This input is reflected in Implementation Program P-13. All programs can be found in Chapter 3 for more detail.

Stakeholder Interviews

Stakeholder interviews included dialogue with developers and local agencies to better understand barriers preventing housing development and the current state of housing in the City. Stakeholders interviewed included:

- Elk Valley Rancheria
- City of Crescent City Public Works Director
- Crescent City Chamber of Commerce
- DANCO
- City Council Member
- Del Norte County Unified School District
- Crescent City Housing Authority
- Mission Possible, Supportive Housing
- Legacy House, Transitional Housing

Interviews with stakeholders indicated that the current housing situation could use support. All stakeholders reported a shortage of affordable housing. The stakeholders identified many reasons for the housing shortage in the City.

Construction

Many stakeholders reported a shortage of a skilled workforce to construct housing. Often local contractors do not have capacity for large-scale development projects and out of City or County skilled laborers must be employed, increasing labor costs for a project. Trade and maintenance workers are needed to complete and maintain housing projects. Current construction projects have many materials on backorder for up to a year.

Access to materials is a concern for many developers in the area who do not have out of County contacts. Moreover, cost per square foot has increased in recent years and makes many projects unattainable. Multi-family construction without government subsidies is nearly impossible throughout the City. Many local residents who would like to add an ADU or JADU to their home for additional income do not have the startup capital to initiate the project.

Increasing Housing Prices

Many stakeholders indicated that housing and rental prices no longer reflect the rural nature of the City and reflect that of a larger city. One possibility for this is the rise in remote work, allowing higher-paid families and individuals to move to rural areas. These individuals and families are able to afford homes over market rate, thus driving up housing prices. This is an issue for current residents who would like to move around the City or County for a variety of reasons but cannot pay above market rate. Some stakeholders indicated that, since the rise in home costs, investment properties consisting of single-family residential houses that serve low-income renters could be sold and become owner-occupied, reducing the rental stock in the City.

Workforce

Stakeholders have indicated that major employers in the City have trouble hiring qualified candidates because the candidate cannot find adequate housing. Several School District employees have had to terminate contracts in response to the lack of housing in the City. Additionally, some employees that cannot find housing in the City find housing in the County or across state lines in Brookings, Oregon. These individuals are able to find adequate housing in Oregon towns, but are subject to large commuting fees. Public transit does not support commutes that cross state lines. This has been incorporated into P-5.

Low-Income Housing

Lack of housing in the City impacts low-income housing. Individuals seeking low-income housing are not competitive in the rental market. When landlords are faced with the decision to lease to an individual with limited income and HUD vouchers, or an individual who can offer over market value, the landlord is likely to choose the option with a greater monetary benefit. This causes low-income and voucher-supported individuals and families an even greater challenge. The Housing Authority cited the success rate of individuals holding HUD vouchers at about 20-25% in finding living arrangements.

Missing Public Services

Many stakeholders identified a lack of missing medical specialists, health, apparel and food retailers in the City and County. The lack of services discourages individuals and families to move to the area and inversely causes some residents to move away to in order to be closer to these services. Many residents commute to Southern Oregon and the Humboldt Bay area to receive these services.

Public Meetings

The City advertised two public meetings for public comment. The City Council Meeting was held December 5, 2022 and the Planning Commission meeting was held December 8, 2022. Neither meeting received comments from the public, although discourse existed between council and commission members respectively. The City announced at both meetings that public comments regarding the 6th Cycle Housing Element Update will be heard at future meetings if brought to the Council and Commission.

Programs Continuing Public Outreach

The following programs continue public outreach and engagement to facilitate housing development throughout the planning period:

P-4: Housing Rehabilitation. Step four in this program requires a workshop that shall educate residents on current housing rehabilitation methods as well as develop an understanding of what barriers residents face when rehabilitating their homes and determine how the City can support residents pursuing housing rehabilitation.

P-5: Work Force Housing. Step one in this program requires a workshop be held connecting developers, major local employers, and local government. This program is intended to develop a relationship between these key community members to facilitate workforce housing. The workshop will produce an overlay zone to permit workforce housing by-right in areas close to work, transit, and services.

P-8: Program Advertising. This program commits the city to continually updating available resources to residents via the local community newsletter, water billing, and the City Website on topics including:

- Subsidized Housing Programs
- Shared Housing Opportunities
- Available day care/nursery school programs
- Permit process to become a licensed day care provider
- Available adult day care program
- Fair Housing Practices
- Nearby Social Services
- Housing Rehabilitation Programs, Weatherization Programs
- Local Employment Opportunities
- Energy efficiency and conservation programs
- Grant funding opportunities
- AFFA
- Density Bonus
- Reasonable Accommodation

P-9: Developmental Disability Housing Services. This program directs the City to coordinate with local organizations and the City Housing Authority to develop an outreach program with the intent of informing families and individuals about housing and services available for individuals with developmental disabilities. The program commits to identifying gaps after enumerating the existing housing and services available for persons with developmental disabilities.

P-16: Affirmatively Furthering Fair Housing (AHHF). This program sets out to develop a plan to further fair housing by addressing significant disparities in housing needs and access to opportunity. Step two includes creating informational flyers on existing fair housing services. Step three includes annual public meetings at which the public is open to comment and address the City Council. Step four actively recruits members from all segments of the community to serve on public boards, committees, and council.

Chapter 3 Housing Goals, Objectives, and Programs

The City of Crescent City's (City) goals, policies and objectives are intended to accomplish the broad State housing goals and requirements as appropriate for City's particular needs and circumstances. The format and organization of the goals and policies of the City's Housing Element are slightly different than the other chapters of the General Plan. Rather than a set of policies for each goal, the goals and policies have been grouped together, as many of the policies are applicable to multiple goals.

Goal HG-1: Assure adequate, safe, cost-effective and energy-efficient housing opportunities for all segments of the community, while maintaining the quality living environment and character of the City of Crescent City, by planning for and enabling the development of balanced residential neighborhoods with access to affordable housing, community facilities, and public services, including transit.

Community Housing Policies

- HP-1.1** Review new residential development for consistency with the character of the community and blend with existing development, while at the same time, ensure sustainability and environmental protection.
- HP-1.2** Encourage compatible multi-family developments on feasible lots in the Moderate Density (R-2), High Density Residential (R-3), Residential-Professional (RP), Downtown Business (C-1), General Commercial (C-2), and Commercial Waterfront (C-W) zones by adhering to minimum density standards and streamlining the application review process.
- HP-1.3** The Municipal Code allows manufactured housing to be permitted on sites where single-family dwellings would otherwise be allowed.
- HP-1.4** Promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include energy efficiency, electrical wiring, foundation stability, and prevention of water damage.
- HP-1.5** Conserve the City's older housing stock and its historical and cultural heritage through preservation and innovative reuse of older structures, utilizing the Secretary of Interior's Standards for the Treatment of Historic properties.
- HP-1.6** Encourage the use of private-initiated and / or publicly- funded programs to provide housing for low- and moderate-income families, and pursue as feasible, appropriate, applicable local, State, and Federal housing and economic development programs. As pertinent information becomes available, develop a program for notifying residents of the availability of housing programs and funding.
- HP-1.7** It is every citizen's responsibility to be involved in their property maintenance efforts to improve the housing stock and overall neighborhood quality.

Goal HG-2: Provide for adequate housing for persons with special housing needs such as target income groups, seniors, disabled, students, and single-parent-headed households.

Special Needs Housing Policies

- HP-2.1** Discrimination in housing based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic information is not permitted (Government Code Section 12955-12956.2). Support appropriate safeguards to ensure fair housing opportunities.
- HP-2.2** Encourage provisions for access for the disabled in new or rehabilitated residential and commercial developments by considering exceptions or revisions to City ordinances, allowing more flexibility related to uses, density, reduced setbacks, or other incentives, to provide reasonable accommodation or improve living conditions of residents.
- HP-2.3** Encourage new residential development in the City to specifically address special housing needs such as target income groups, seniors, disabled, students, and single-parent households, by providing flexibility in development standards such as smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately sized parking areas.
- HP-2.4** Encourage the County to allow a variety of housing types in the residential areas surrounding the City. Consider entering into a multi-jurisdictional agreement to provide housing and/or shelter for homeless persons.

Implementation Programs

P-1 Downtown Mixed-Use. Promote infill and rehabilitation in the downtown core (C-1) in three parts:

1. Amend zoning code to permit multi-family residential in a mixed-use project by-right (subject to Site Plan and Architectural Review). Amend zoning code densities in the RP, C-1, and CW to be consistent with the General Plan.
2. Amend zoning code to reduce parking requirements for the C-1 zone.
3. Revise the existing Site Plan and Architectural Review section to list objective design standards and ministerial review for certain types of housing development projects in the C-1 district, thereby reducing the need to obtain approval from the Planning Commission.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: This item shall be reviewed by the Planning Commission before May 2024

Funding Source: General Fund and/or grant funds.

P-2 General Plan Review. The City will review the City's Safety and Conservation Elements and any other General Plan Elements, as required, and ensure compliance with State General Plan Guidelines and State Law. In addition, the City will annually review the effectiveness of the programs in the Housing Element and make revisions as appropriate, including monitoring the effectiveness of programs to accommodate the Regional Housing Need. If programs are not effective in making progress toward the Regional Housing Need, the City will determine the steps necessary to remove constraints to achieve housing goals.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Review annually by April of each year. Monitor the Housing Element programs annually and submit the Annual Progress Report (APR) to HCD by April each year.

Funding Source: General Fund and/or grant funds.

P-3 Density Bonus. A three-part program:

1. Comply with state density bonus law (Government Code Section 65915, as revised). Revise the City's Zoning Ordinance to be consistent with State law.
2. Maximizing the use of vacant or underdeveloped parcels by eliminating or reducing certain limitations for housing developments in which at least 20 percent of the units are affordable to lower-income households or 30 percent of the units are affordable to special needs lower-income households. (see also low-income housing P-22)
3. The City shall encourage multi-family development at high-density rates as prescribed by the General Plan. This includes providing flexibility in development standards (reduced setbacks, reduced parking, increased building heights, etc.) to serve as incentives for multi-family development.

Responsibility: City Council, Planning Commission, and Building Official.

Time Frame: Set up a process by December 2024, ongoing as projects are processed.

Funding Source: General Fund and/or grant funds.

P-4 Housing Rehabilitation. A four-part program:

1. Survey the City's housing stock. Complete a windshield survey to determine need for Housing Rehabilitation.
2. Develop a table of a full diversity of housing types and define where and what process is required for their development. Encourage missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, and courtyard buildings) to support affordable housing.
3. Solicit a housing rehabilitation company, public or private, to include Crescent City in their domain. In conjunction with the housing rehabilitation company, the City shall pursue potential funding opportunities specific to special needs groups and low-income homeowners.
4. Hold a workshop, inviting owners of parcels identified in the housing stock survey, to determine interest and funding needs. Attention and priority shall be given to special needs groups. The workshop will educate residents and encourage rehabilitated units to include weatherization improvements, such as ceiling and floor insulation, caulking, and weather-stripping, and disseminate energy conservation information for existing housing by publicizing and / or providing information regarding energy audit and weatherization programs, such as those through the Senior Center, Pacific Power, and Energy Upgrade California™.

Responsibility: City Council, Planning Staff, and Building Official.

Time Frame: Step one to be completed by December 2024. Step two to be completed by May 2025. Step three is ongoing and once an appropriate administrator has been secured, the City shall pursue funding. Step four shall be completed by December 2025.

Funding Source: General Fund and/or grant funds.

P-5 Workforce Housing Development. This program is three-part.

1. The first is to hold a workshop to connect developers, major local employers, and local government. Identify need and funding sources for workforce housing and receive input for a workforce housing overlay district.
2. Develop an overlay zone to allow workforce housing in areas with high accessibility to transit and services to support an employer's work force.
3. This program will also commit the City to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

Responsibility: Planning Staff

Time Frame: Hold workshop by December 2023 and comply with state law continuously.

Funding Source: General Fund and/or grant funds.

P-6 Home Occupations. The City will continue to encourage appropriately licensed/permitted home occupation businesses, including those related to recreation/tourism, to a reasonable extent, to improve the City's economy, promote affordable housing, and increase living wage employment opportunities by implementing the following actions:

1. Permit at least one (1) licensed day care or nursery school operation where appropriate.
2. Increase tourism revenues by promoting community events.
3. Increase opportunities for development of cottage industries / home occupations that are compatible with neighborhood character and environmental constraints.
4. Permit appropriate and necessary ancillary services to the recreational and commercial fishing industry – see also P-22.

Responsibility: City Council, City Clerk, and City Staff.

Time Frame: As feasible, hold annual meetings between the City Council and Business Community.

Funding Source: General Fund and/or grant funds.

P-7 Housing Authority Support. The City will continue to collaborate with and support the Housing Authority. The Housing Authority will maintain its programs, including the Housing Choice Voucher program and landlord education program, as one primary method of providing low-income housing within the City. The Housing Authority will monitor indications that assisted rental units may convert to market rate, and as such, these "at risk" developments/units will be included in the General Plan APR. The Housing Authority will coordinate with United States Department of Housing and Urban

Development (HUD) on the issuance of HUD preservation vouchers, should an eligible local project-based assisted housing complex, which is eligible; opt out of their contract with HUD to rent their units at market rates. The City shall pursue funding to support and expand this program as available.

Responsibility: Housing Authority and Planning Staff.

Time Frame: Ongoing throughout the planning period.

Funding Source: General Fund, HUD, and/or grant funds.

P-8 Program Advertising As resources are available, publicize available programs regarding the following topics through a local community newsletter, water billing, and/or City website:

- Subsidized Housing Programs
- Shared Housing Opportunities
- Available day care/nursery school programs
- Permit process to become a licensed day care provider
- Available adult day care program
- Fair Housing Practices
- Nearby Social Services
- Housing Rehabilitation Programs, Weatherization Programs
- Local Employment Opportunities
- Energy efficiency and conservation programs
- Grant funding opportunities
- AFFA
- Density Bonus
- Reasonable Accommodation

Responsibility: City Council and City Clerk.

Time Frame: Ongoing, as programs are available.

Funding Source: General Fund and/or grant funds.

P-9 Developmental Disability Housing Services

1. Coordinate with the Redwood Coast Regional Center and City Housing Authority to implement an outreach program that informs families in the City about housing and services available for persons with developmental disabilities. The program shall include developing an informational brochure and directing people to service information on the City's website.
2. Once an outreach program has been developed and housing and services are enumerated, the City shall identify any gaps in services and housing for individuals with developmental disabilities and develop an action step to overcome the identified gaps.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Develop an outreach program within two years of adopting the 6th planning cycle Housing Element to assist persons with development disabilities.

Funding Source: General Fund and/or grant funds.

- P-10 At-risk Housing.** To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to conserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for conservation of properties.

Responsibility: City Council, City Clerk, Housing Authority, and Planning Staff.

Time Frame: On going as project approaches expiration.

Funding Source: General Fund and/or grant funds.

- P-11 Water Supply.** To comply with SB 1087, the City, as the water provider, will allocate water service allocations to proposed developments for a minimum of 62 units affordable to lower-income households.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Set up a process by May 2024, ongoing as projects are processed.

Funding Source: General Fund and/or grant funds.

- P-12 Objective Design Standards.** Utilize available fund (e.g., SB2, LEAP, REAP) to develop objective design standards aimed at streamlining permit review, ensuring maintenance of public health, safety, and general welfare for City residents, as part of the City's Site Plan and Architectural Review.

Responsibility: City Council, City Manager, and Planning Staff.

Time Frame: By the end of 2024 or grant funding deadlines (whichever comes later).

Funding Source: SB2/LEAP.

- P-13 Emergency Shelters and Supportive Housing Types.** A seven-part program:

1. Amend the General Commercial (C-2) zone to allow emergency shelters by-right, **nondiscretionary action**, in a zone that allows for residential development per Assembly Bill 2339. This step will expand the definition of Emergency Shelters to include other support services and set appropriate objective standards analyzed for constraints in Chapter 8. **The Zone amendment shall include compliance with AB 139 regarding emergency shelter parking requirements.**
2. Reasonable Accommodation. Update the City's Reasonable Accommodation Ordinance (17.92) to be consistent with State Law.
3. Permit transitional and supportive housing as permitted uses, subject to only the same restrictions on residential uses contained in the same type of structure.

4. Include provision for low-barrier navigation centers as required by AB 101.
5. Allow for residential care homes with six or fewer persons by-right in all residential zones, subject only to the same restrictions in that zone; and allow larger group homes of seven and not more than 15 persons with a conditional use permit.
6. Amend the Zoning Ordinance to update its definition of “family” to be consistent with the State’s definition, as amended.
7. Amend Zoning Code to allow Group Homes by-right, non-discretionary action. Group homes shall have a maximum number of beds equivalent to the allowed unit density in that zone.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Complete at least one step every fiscal year.

Funding Source: Grant Funding.

- P-14 SB 35 Streamlining.** The City will advertise procedures and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2024.

Funding Source: General Fund and/or grant funds.

- P-15 Energy Conservation.** Continue to require all projects to comply with the current version of Title 24 of the California Building Standards Code.

Responsibility: City Building Inspector.

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund and/or grant funds.

- P-16 Affirmatively Further Fair Housing (AFFH).** The City has designated the City Housing Authority as the fair housing agency for the City. The City shall develop a plan with the Housing Authority to reevaluate consistency with the AFFH requirements. The AFFH Plan shall state actions to address significant disparities in housing needs and access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and other relevant state and federal fair housing and planning law.

Specific actions shall include but are not limited to:

1. Continue to provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.

2. Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website.
3. City Council meetings will include a fair housing presentation at least once per year.
4. Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
5. Develop a proactive code enforcement program that holds property owners accountable for providing safe, healthy, and maintained properties.
6. Provide education to the community on the importance of completing Census questionnaires.
7. Review the Zoning Code and other City codes and policies for consistency with the fair housing law.
8. Review public investments to ensure equitable distribution of public facilities, services, and infrastructure to all areas of the community.
9. Annually review AFFH data to determine if significant changes have occurred.

Responsibility: City Council, Planning Commission, and Housing Authority.

Time Frame: Create Plan by June 2028 and implement on an ongoing basis.

Funding Source: General Fund and/or grant funds.

P-17 First Time Homebuyers. As Notices of Funding Available (NOFAs) are released, apply for available grant funding through the CalHome or other programs to assist individual first-time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership.

Responsibility: City Council, Planning Commission, and Housing Authority.

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources.

P-18 RESERVED

Responsibility:

Time Frame:.

Funding Source:

P-19 Housing Law Support. The City will encourage state legislators to refrain from the practice of introducing/passing statewide applicable housing laws that are only suited for urban areas, and to consider instead the specific needs and opportunities for housing in rural areas. The City will consider the State’s priority of subsidized housing and pursue funding opportunities when it is appropriate for rural areas such as Crescent City.

Responsibility: City Council, Housing Authority, and City Staff.

Time Frame: Ongoing throughout the planning period.

Funding Source: General Fund, HUD, and/or grant funds.

P-20 Previously Identified Sites.

The City will rezone to allow developments at appropriate densities and by-right, pursuant to Government Code section 65583.2(i), when 20 percent or more of the units are affordable to lower income households on sites identified in Table 6-3, to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the vacant sites identified on Table 6-3 as previously identified for both the 5th and 4th cycle housing elements.

Responsibility: Community Development Department

Time Frame: Sites rezoned by September 2024.

Funding Source: General Fund

P-21 Accessory Dwelling Units. A four-part program:

1. The City shall adopt an Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) ordinance in accordance with State law (e.g., Assembly Bill [AB] 2299, AB 345, and Senate Bill [SB] 1069, as amended) and local neighborhood compatibility.
2. The City will utilize the state's technical assistance products on ADUs when they are published such as pre-approved plans.
3. Developers proposing new housing units shall be encouraged to incorporate ADUs into their project. Technical assistance shall be provided at the front counter.
4. Monitor ADU and JADU development over a 4-year period beginning when the City adopts the ADU/JADU ordinance. Determine if ADU/JADU development goal is reachable and adjust, as necessary.

Responsibility: City Council, Planning Commission, and City Staff.

Time Frame: Adopt ADU and JADU ordinance by December 2023. Promote ADUs and JADUs continually as appropriate for projects. Monitoring to begin after ADU/JADU ordinance is adopted.

Funding Source: General Funds and/or Grant Funding.

P-22 Lower Income and Supportive Housing. A five-part program:

1. Single Room Occupancy Units (SROs). Allow SROs, as principally permitted in the High Density Residential (R-3), Residential-Professional (RP), Business Commercial (C-1) and Commercial Waterfront (CW) zones.
2. Manufactured housing/Mobile homes. Allow and define manufactured housing and mobile homes in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).

3. Promote development of low and **extremely low-income housing** and housing for targeted special needs groups with an applicant proposing multi-family developments. Ensure that development for or including low- and **extremely low-income** or special needs receive priority processing.
4. **Amend the Zoning Code and permit procedures to allow group homes of seven or more persons in all residential zone districts with objective standards to promote approval certainty similar to other residential uses of the same form and consistent with State law and fair housing requirements.**
5. **Update standards and zoning related to transitional and supportive housing for compliance with AB 2162 (Government Code section 65651). Specifically permitting supportive housing without discretion in multi-family zones and nonresidential zones permitting multi-family uses.**

Responsibility: City Council, Planning Commission and City Staff.

Time Frame: Step one to be completed by May 2024. Step two to be completed by May 2025.

Step three is ongoing. **Step four and five to be completed by the end of 2025.**

Funding Source: General Funds and/or Grant Funding.

Quantified Objectives

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the eight year planning period. Table 3-1 illustrates the City's reasonable expectations for development during the planning period.

Table 3-1 Quantified Objectives by Income Category (2022–2030)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction ^a	19	20	22	27	101	189
Rehabilitation ^b	0	0	0	6	4	10
Preservation ^c	0	0	0	6	5	11
Total	19	20	22	38	110	210

Source: City of Crescent City, July 2022

^a New construction objectives are based on the Regional Housing Needs Allocation from the 6th planning cycle. It is assumed that approximately 50% of the very low income RHNA is allocated towards extremely low income.

^b There is not currently a funded rehabilitation program in place within the City to assist low-income persons with rehabilitation of existing housing units. Therefore, it is anticipated that rehabilitation efforts would be focused on moderate and above-moderate units.

^c City staff have indicated that there are zero units at risk at this time based upon available information. Table 7-15 indicated 11 units currently in substantial or dilapidated conditions.

Chapter 4 Evaluation of the Previous Housing Element

The following table provides the implementation progress of the City’s housing programs from the last Housing Element adopted by the City, which was in 2016, during the 5th planning cycle. As a part of this review and evaluation, the housing programs from the 2016 Housing Element have been modified to be consistent with the 6th planning cycle.

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.	Annual Progress Reports have been filed, beginning in 2017. Annual reports are now and will continue to be made to the Planning Commission and City Council, provided in conjunction with the annual General Plan Progress Report. City received SB2/LEAP funding to help implement this process.	Delete. Program is being implemented and no longer needed to be stated as a separate 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.	During the 4th planning 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 because senior housing was not a State priority to receive subsidized funding. Action listed in Housing Element policies but not zoning ordinance. City received SB2/LEAP funding to help implement this process. Zoning ordinance amendment anticipated in 2023.	Modify. This program was modified and is now Implementation Program P-1.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	A.3.1 The City shall advise residential and mixed-use (commercial/residential) developers of the potential use of the Planned Unit Development (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 (Municipal Code) and the City supports housing development including PUDs. No applicable projects submitted.	Delete. The City already takes these actions in proposal reviews.
	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.	The City reviews all proposed development through the Architectural Review process, and all projects are further reviewed through the Building Department plancheck/permitting process. The City received SB2/LEAP funding to help implement design and performance standards as part of SB2. Zoning ordinance amendment anticipated in 2023.	Modify. This program was modified and is now Implementation Program P-12.
	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.	Delete. This is an established regular practice within the City and in order to streamline the Housing Element, this program (not it's prescribed actions) is not necessary.
	A.6.1 and A.6.2 were deleted from the 5th cycle Housing Element		

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	A.7.1 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.	The CCMC allows a variety of building heights, setback standards, and lot coverage for housing development, depending on the zoning district. There were several requests for departures from zoning regulations during the 5th planning cycle, particularly for reduced setbacks and fence locations, and these were approved to allow residential development.	Modify. This program was modified and is now Implementation Programs P-1 and P-13.
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 was deleted from the 5th cycle Housing Element		
	B1.2 The City, working with the Housing Authority, local non-profit agencies, 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	The CCMC allows a variety of building heights, setback standards, and lot coverage for housing development, depending on the zoning district. There were no requests for departures from zoning regulations during the 4 th or 5th planning cycles, but the City continues to work individually with potential applicants. Stakeholder interviews indicate the lack of projects is not related to any government constraints, but on high land and development costs and low wage jobs.	Modify. This program was modified and is now found in Implementation Program P-1.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	setback waivers, preparing fee or timetable outlines, and similar actions. Additionally, the City will encourage local non-profit organizations 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.		
	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.	<p>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 credits.</p> <p>The City provided a density bonus of 35% for the proposed senior housing project. However, the project was not awarded tax credit funding because senior housing was not a State priority to receive subsidized funding.</p>	Modify. This program was consolidated into Implementation Program P-17.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	B.1.3 and B.1.4 were deleted from the 5th cycle Housing Element		
	B.1.5 The City and local non-profit organizations will continue to make maximum use of public and private resources to help meet identified housing needs within the constraints of City and non-profit 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.	There were no requests from non-profit organizations for homebuyer's assistance programs during the 5th planning cycles. Although none of the local non-profit organizations have approached the City to establish a program, the City is committed to supporting the creation of a housing rehabilitation or homebuyers' program.	Modify. This program was consolidated into Implementation Program P-3, P-4, P-8.
	B.1.6 To ensure that there is a sufficient supply of multi-family 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 setbacks, 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.	There were no requests for lot consolidations during the 5th planning cycle. The City is committed to supporting applicant requests for lot consolidation and/ or departures from the zoning ordinance to promote housing on small lots.	Modify. This program was modified and is now Implementation Program P-13.

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 (C-W). Residential will be allowed at 60 units per acre.	The City is actively in the process of considering amending the zoning ordinance to allow for an expanded C-1 zone that allows mixed use as a principally permitted use.	Modify. This program was modified and is now found within Implementation Program P-1.
	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 a variety of building heights, setback standards, and lot coverage for housing development, depending on the zoning district. There were no requests for departures from zoning regulations during the 5th planning cycle, but the City continues to work individually with potential applicants. Stakeholder interviews indicate the lack of projects is not related to any government constraints, but on high land and development costs and low wage jobs.	Delete. This program is repetitive and its intent is met by other existing or added programs.
	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 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. The C-1 district allows up to 85% coverage and the City is actively looking at amending the C-1 district to allow greater lot coverage for residential uses. No applicable projects submitted.	Delete. This program was deemed repetitive. See Implementation Program P-1.

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.	While the review process will continue, the City received SB2/LEAP funding to help implement ministerial approval as part of SB2. Zoning ordinance amendment anticipated in 2023.	Modify. This program was modified and is now Implementation Program P-1.
	B.4.1 was deleted from the 5th cycle Housing Element.		
	B.5.1 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.	This has been a successful program and is expected to continue throughout the 6th planning cycle.	Modify. This program was modified and is now Implementation Program P-7.
	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 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 federal housing voucher program has been the most effective means for the City for providing low-income housing, yet receives little credit through HCD for the City providing low-income housing.	Modify. This program was modified and is now Implementation Program P-7.
	B.6.1 was integrated into B.1.2 and deleted from the 5th planning cycle Housing Element		

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	B.6.2 The City shall, where feasible, continue to provide grant assistance support (CDBG, or HOME funding) for non-profit entity housing projects that address targeted housing needs.		Modify. This program was modified and is now included in Implementation Program P-7.
	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 5th planning cycle, there were no proposals to annex land into the City. The City has adequate vacant land to meet and exceed its RHNA currently and closely coordinates with Del Norte County on developing adjacent lands. No annexations are actively being pursued. The City is part of the Del Norte County Local Agency Formation Commission.	Delete. Unnecessary. The City continues to coordinate with the County and LAFCo.
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 was deleted from the 5th cycle Housing Element.		

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	C1.2 : The City shall coordinate and sponsor biannual public workshops designed to bring together various housing resource agencies and groups in the region, including County agencies and non-profit 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 disseminating information to the public on the availability and purpose of housing assistance programs and opportunities.	This is a role of the Housing Authority and workshops have occurred periodically on an as-needed basis and on relevant topics. Not all listed providers are still offering housing services consistent with Goal C.	Modify. This program was modified and is now found in Implementation Program P-7.
	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.	Redevelopment funding of approximately \$1 million was eliminated by the State during the 2009–2014 cycle and the City has not yet recovered from that action.	Modify. This program was modified and is now found in Implementation Programs P-3, P-4, and P-5.
	C.3.1 The City and Housing Authority staff will monitor any developer or other potential indication 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 5th planning cycle. Ongoing.	Modify. This program was modified and is now Implementation Program P-7 and P-10.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	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. Ongoing.	Modify. This program was modified and is now Implementation Program P-7.
	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. Ongoing.	Delete. This program was completed and is ongoing.
Goal D: To address, and where appropriate and legally possible, remove governmental constraints for all housing, including housing for special needs groups	D.1.1 and D.1.2 were completed and deleted from the 5th cycle Housing Element.		
	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 (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.	The City did not amend the R-3 zone to allow SROs with a use permit. No requests were received. Instead, the City will amend the R-3, RP, CW and C-1 zoning district to allow SROs with a conditional use permit.	Modify. This program was modified and can now be found in Implementation Program P-1.
	D.2.1 and D.2.2 was completed and deleted from the 5th planning cycle Housing Element		

Goal	Action	Result/Evaluation	Continue/Modify/Delete
Goal E: To pursue sustainable development and energy efficiency for new residential development and existing housing stock, including greenbuilding technologies	E.1.1 The Senior Center, subject to available funding, will continue to provide rehabilitation assistance for weatherization of existing housing units.	The Redwood Community Action Agency (RCAA), which was a local non-profit organization serving Del Norte County, has discontinued its weatherization rehabilitation programs. The RCAA took over the contracts in 2011. The RCAA assisted 485 households during the 4 th cycle. However, the Senior Center began administering the program in January 2016. COVID reduced implementation of this program.	Modify. This program was modified and is now Implementation Program P-3.
	E.2.1 The City will continue to enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures	This program continues to be implemented at the City and, since it is part of State Law, it doesn't need an action item to implement.	Modify. This program was modified and is now Implementation Programs P-3 and P-4.
	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.	Title 24 continues to be implemented at the City and, since it is part of State Law, it doesn't need an action item to implement.	Modify. This program was modified and is now Implementation Program P-1.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	E.2.3 Partner with Pacific Power to develop model programs for energy efficiency in new development without increasing costs to the homebuyer.	This has not been consistently implemented and Pacific Power programs have varied greatly during the 5th planning cycle Housing Element term.	Modify. This program was modified and is now Implementation Program P-3.
	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 information to community organizations and at municipal offices, and postings on the City's website.	This has not been consistently implemented and Pacific Power programs have varied greatly during the 5th planning cycle Housing Element term.	Modify. This program was modified and is now Implementation Program P-3.
	E 2.5 was deleted from the 5th planning cycle Housing Element		
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 existing fair housing program which consists of posting information regarding fair housing and equal opportunity rights and complaint system.	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. Ongoing.	Modify. This program was modified and is now Implementation Program P-16.

Goal	Action	Result/Evaluation	Continue/Modify/Delete
	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 Crescent City Housing Authority provides the public with housing discrimination complaint forms. They also provide assistance when it is needed in completing and submitting paperwork to Fair Housing (San Francisco Regional Office of HUD).	Modify. This program was modified and is now Implementation Program P-16.
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	G.2 Evaluate the potential for adverse impacts to City housing goals and policies stemming from new development	Given the low numbers of development during the 5th planning cycle, there was no impact resulting from housing that was developed. This action item was not effective.	Delete. This action item is no longer needed.
	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.	No projects proposed. Zoning ordinance amendments anticipated in 2023.	Delete. This process is already undertaken by City staff and will continue.
	G.3.1 and G.3.2 were deleted from the 5th cycle Housing Element.		

Chapter 5 Community Profile

Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

Population Growth

The State of California's Department of Finance (DOF) provides population projections for the state and all counties through 2060. Long-term population projections for the City were not available. Table 5-1 presents The City's and County's population data from 2010 to 2019. Table 5-2 displays the DOF's expected population growth for Del Norte County. The data in Table 5-1 shows a decline in population in both the City and County and Table 5-2 projections indicate that a steady decline is set to continue in the overall population of the County. The City's population trends will likely mirror that of the County. City limits are displayed in Figure 5-1.

Table 5-1 Population Growth (2010-2019)

Jurisdiction	2010	2015	Growth Rate (2010-2015)	2019	Growth Rate (2015-2019)
Crescent City	7,676	7,120	-7.2%	6,676	-6.2%
Del Norte County	28,471	27,788	-2.4%	27,495	-1.1%

Source: American Community Survey 5-year population estimates (2015-2019, 2011-2015, 2006-2010) Table B01003.

Note: Population counts vary slightly based on the source of data and type of survey.

It should be noted Table 5-1 shows the City's population, including residents at the Pelican Bay State Prison. Population estimates from before 2010 (presented below) do not include residents at Pelican Bay State Prison and therefore should not be compared to population data on or after 2010.

The City's 2001 General Plan indicated that in 1996, the population of the City was 4,653, and the projected City population in 2020 was 7,484. The City anticipated the historic annual growth rate of 2.0 percent to continue through 2020. However, the City's 2014-2019 Housing Element states that the City's population was 3,888 in 2000. A 16.4 percent decrease in population in the 4-year period between 1996 and 2000. The City's population in 2010 was 4,177 (populations in Table 5-1 include Pelican Bay State Prison). Thus, the City experienced a 7.4 percent increase in population between 2000 and 2010. This increase in population is still lower than the anticipated and projected population increase from the 2001 General Plan projections.

Since 2010, the City's population is in decline. From 2010 to 2015, the City experienced a 7.2 percent decrease in population as shown in Table 5-1, and an annual growth rate of negative 1.45 percent. Similarly, Del Norte County's population between 2010 and 2015 experienced a negative 2.4 percent change, as shown in Figure 5-1. From 2015 to 2019, the City experienced a 6.2 percent decrease in population, and an annual growth rate of negative 1.56 percent, while the County experienced a 1.1 percent decrease in population. The 2020 Census recorded the City's population at 6,673. From 2019 to 2020, the City's growth rate was negative 0.04 percent. The DOF anticipates an annual growth rate in the County of negative 0.14 percent between 2020 and 2060,

marginally similar to the growth rate experienced between 2019 and 2020 in the City. Based on the growth rate experienced between 2019 and 2020 in the City and DOF's projected annual growth rate of the County, the City can be expected to maintain a stable population for the duration of the current planning period. The projected growth of the City is still within the population projections threshold established in the 2001 General Plan.

Table 5-2 Department of Finance Population Projection (2020-2060)

Del Norte County Population Projections	2020	2030	2040	2050	2060	Annual Growth 2020-2060
Del Norte County	27,193	26,750	26,498	25,975	25,720	-0.14%
Population Increase/Decrease	None	-443	-252	-523	-225	-5.4%

Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2010-2060 (Baseline 2019 Population Projections; Vintage 2020 Release). Sacramento: California. July 2021.

County Ethnicity Characteristics

Del Norte County has grown in diversity and has higher shares of non-White residents than in recent decades. In 2020, non-Hispanic White residents made up 59 percent of the population within the county, compared to 65 percent in 2010. Generally, patterns of settlement indicate that the majority of the non-White and Hispanic/Latino population resides in the western portion of the county in and around the City, as well as near Fort Dick and Smith River. The population within rural areas of the county outside these areas tend to be primarily non-Hispanic White. The Fort Dick area is home to the Pelican Bay State Prison and is likely why that area experiences high diversity.

City Ethnicity Characteristics

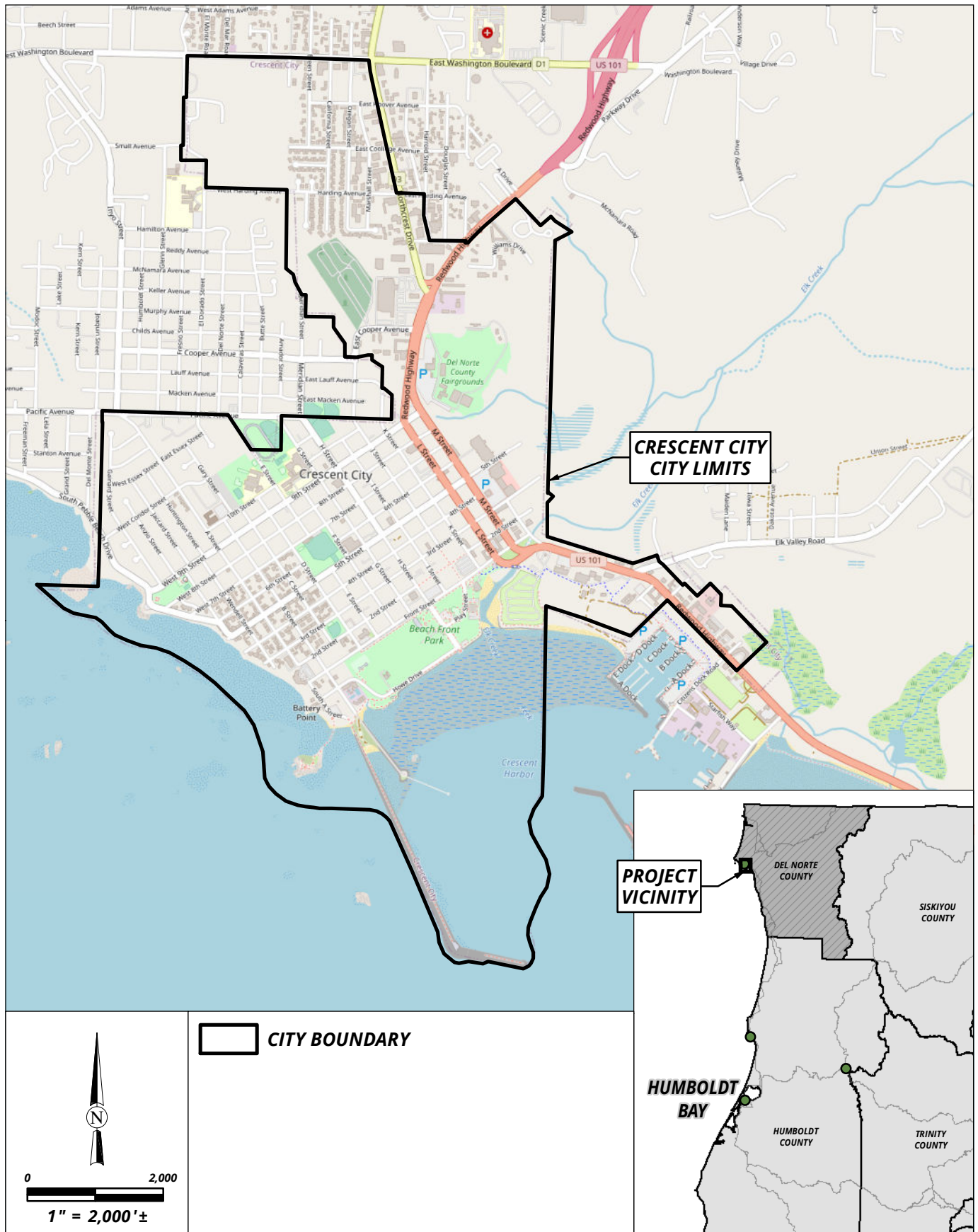
Table 5-3 illustrates that the City had an estimated total population of 6,673 people in the 2020 Census (U.S. Census Bureau). This is approximately a 12.7 percent decrease in population since the 2010 census, which estimated the City's population at 7,676. **This population estimate includes Pelican Bay State Prison.** Ethnic diversity has varied in growth since the 2010 census. The largest ethnic groups in the City are White at 69.5 percent, and Hispanic and Latino at 30.3 percent of the population. White residents in the City grew 0.8 percent in the decade between census data collection. Data on Hispanics and Latinos was not collected in 2010 and cannot be analyzed for percent change. The third largest population group, Black or African Americans, made up 12.4 percent of the population in 2010 and 7.6 percent of the population in 2020. Black or African Americans experienced a 4.8 percent decrease in population since 2010. This is the largest change in population the City experienced in the 10-year period between 2010 and 2020. Census population and characteristics include residents at the Pelican Bay State prison and may skew data. The City's Native American and Alaska Native population increased from 5 percent to 6.4 percent. More information on ethnic characteristics can be found in Chapter 7: Affirmatively Furthering Fair Housing.

Table 5-3 Ethnic Population of Crescent City

Census Year	2010	2020
Total Population of Crescent City	7,676	6,673
Race and Origin		
White	68.7%	69.5%
Black or African American	12.4%	7.6%
American Indian and Alaska Native	5.0%	6.4%
Asian	4.5%	1.4%
Native Hawaiian and Other Pacific Islander	0.09%	0.4%
Two or more races	9.4%	9.4%
Hispanic or Latino	-	30.3%

Source : U.S. Census Bureau Quick Facts and American Community Survey 5-year population estimates

Figure 5-1 Project Location Map



Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

Table 5-4 displays the distribution of the City's population by age group. The age distribution percentages have shifted significantly from 2010 to 2019. Residents in the 25 to 34 age groups comprise the largest segment of the population at 28.3 percent in 2019. This is a 6.5 percent increase from 2010 whereas residents 14 and younger show a decline of 6.2%. The population of residents 65 and older also increased 2.2 percent from 2010.

Table 5-4 Population by Age (2019)

Age (Years)	Crescent City 2010		Crescent City 2019	
	Number	Percent	Number	Percent
Total population	7,676	100%	6,676	100%
Under 5 years	419	5.5%	256	3.8%
5 to 9 years	555	7.2%	197	3.0%
10 to 14 years	391	5.1%	318	4.8%
15 to 19 years	343	4.5%	242	3.6%
20 to 24 years	684	8.9%	463	6.9%
25 to 34 years	1,675	21.8%	1,888	28.3%
35 to 44 years	1,389	18.1%	1,339	20.1%
45 to 54 years	1,045	13.6%	632	9.5%
55 to 59 years	251	3.3%	405	6.1%
60 to 64 years	308	4.0%	251	3.8%
65 to 74 years	385	5.0%	336	5.0%
75 to 84 years	188	2.4%	228	3.4%
85 years and over	43	0.6%	121	1.8%

Source: Source: U.S. Census Bureau, ACS 5-year estimates (2006-2010, 2015-2019), Table S0101.

Employment Trends

According to the 2015-2019 American Community Survey, 1,446 people 16 years and over were employed in the City. Educational services, health care, and social assistance industries have the largest number of employees in the City at 426 people, or 29.5 percent. One of the industries with the least number (13) of employees is agriculture, forestry, fishing, and hunting, comprising less than 1%. Table 5-5 shows employment by industry in the City. The seasonally adjusted unemployment rate for the City was 8.3% (May 2021) and for Del Norte County was 7.1% compared to the State's unemployment rate of 7.5%.

Table 5-5 Employment by Industry (2019)

Industry	Number	Percentage
Civilian employed population 16 years and over	1,446	100.0%
Agriculture, forestry, fishing and hunting, and mining	13	0.9%
Construction	25	1.7%
Manufacturing	125	8.6%
Wholesale trade	6	0.4%
Retail trade	186	12.9%
Transportation, warehousing, and utilities	18	1.2%
Information	0	0%
Finance, insurance, real estate, rental, and leasing	110	7.6%
Professional, scientific, management, administrative, and waste management services	110	7.6%
Educational services, health care, and social assistance	426	29.5%
Arts, entertainment, recreation, accommodation, and food services	218	15.1%
Other services, except public administration	42	2.9%
Public administration	167	11.5%

Source: 2015-2019 ACS 5-Year Estimates, Table DP03.

Household Characteristics

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table 5-6 illustrates the different sizes of housing units by number of bedrooms. Over 75 percent of the City's housing stock are two- or three-bedroom units. Units containing five bedrooms or more compose less than one percent of the total housing stock in the City, as reported by the 2015-2019 American Community Survey.

Table 5-6 Household Characteristics (2019)

Bedrooms	Crescent City 2010		Crescent City 2019	
	Estimate	Percent	Estimate	Percent
Total housing units	1,934	100%	1,974	100%
No bedroom	27	1.4%	89	4.5%
1 bedroom	366	18.9%	275	13.9%
2 bedrooms	644	33.3%	806	40.8%
3 bedrooms	751	38.8%	716	36.3%
4 bedrooms	114	5.9%	70	3.5%
5 or more bedrooms	32	1.7%	18	0.9%

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table S1101.

Overcrowding

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding is defined as 1.5 persons per room. Table 5-7 shows the number of units classified by occupants per room within the City and County. Approximately 5.1 percent of rented households are overcrowded or severely overcrowded, and no owner-occupied housing are estimated to be overcrowded. Overcrowding can be a result of the inability to find available suitable-sized housing and or income limitations resulting in the need for shared occupancies.

Table 5-7 Overcrowded Households (2019)

			Del Norte County	Crescent City
			Estimate	Estimate
Total:			9,945	1,794
Owner occupied:			6,273	658
0.50 or less occupants per room			4,477	463
0.51 to 1.00 occupants per room			1,624	195
1.01 to 1.50 occupants per room			136	0
1.51 to 2.00 occupants per room			19	0
2.01 or more occupants per room			17	0
Renter occupied:			3,672	1,136
0.50 or less occupants per room			2,050	753
0.51 to 1.00 occupants per room			1,309	313
1.01 to 1.50 occupants per room			226	49
1.51 to 2.00 occupants per room			60	21
2.01 or more occupants per room			27	0
Owner Occupied	Overcrowded	1.01 or more	172	0
Renter occupied	Overcrowded	1.01 or more	313	70
Total overcrowded		1.01 or more	485	70
Owner Occupied	Severely Overcrowded	1.5 or more	36	0
Renter occupied	Severely Overcrowded	1.5 or more	87	21
Total severely overcrowded		1.5 or more	123	21

Source: 2015-2019 ACS 5-Year Estimates, Table B25014.

Household Income

Every year the State of California publishes annual income limits for counties. This metric is used to determine eligibility for assisted housing programs found within a county. The City is included in the Del Norte County specified income limits. The California Health and Safety Code mandates that the state limits for 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 2022 income limits are listed in Table 5-8 for each income category according to household size. These income limits are based on a median income of \$80,300 (for a family of four) in Del Norte County.

Table 5-8 State Income Limits (2022), Del Norte County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	16,350	18,700	23,030	27,750	32,470	37,470	41,910	46,630
Very Low Income	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450
Low Income	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
Median Income	56,200	64,250	72,250	80,300	86,700	93,150	99,550	106,000
Moderate Income	67,450	77,100	86,700	96,350	104,050	111,750	119,450	127,200

Source: California Department of Housing and Community Development (June 2022).

Lower Income Households and Overpayment

HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau, in this case, 2013-2017 data. This data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS data is used by local governments to plan how to spend HUD funds. Table 5-9 displays there are 724 households that made less than 50% of the median family income in the City in 2017.

Assembly Bill (AB) 2634, states the City is required to estimate the existing and projected number of extremely low-income households. There were approximately 400 extremely low-income (ELI) households in the City in 2017. Of the 1,165 rental households, 255 were classified as extremely low income. Out of the 560 owner-occupied households, 145 are classified as extremely low income. Approximately 66.3% of extremely low-income households are cost burdened with over 30% of income going towards housing costs.

The City currently runs a voucher program for ELI households through the Crescent City Housing Authority. The program allows ELI households to rent dwelling units at 105% of market rate. The Housing Authority has identified a lack of willing landlords and dwelling units as a main constraint of implementation. More on the Voucher System and constraints can be found in Chapter 2 Public Participation.

Table 5-9 Housing Cost as a Percentage of Household Income (HI) by Tenure (2017)

Cost Burden (CB) by Tenure	ELI ^a	VLI ^b	Low ^c	Mod ^d	Mod/Above Mod ^e	Total	Total Lower Income Overpaying
CB > 30% - Owner and Renter Occupied	265	250	230	0	10	755	745
CB > 30% - Owner Occupied	65	4	115	0	0	184	184
CB > 30% - Renter Occupied	205	245	110	0	10	570	560
CB > 50% - Owner and Renter Occupied	195	125	10	0	0	334	330
CB > 50% - Owner Occupied	45	4	10	0	0	59	59
CB > 50% - Renter Occupied	155	120	0	0	0	275	275
Total - Owner and Rental	400	324	435	120	445	1725	

Cost Burden (CB) by Tenure	ELI ^a	VLI ^b	Low ^c	Mod ^d	Mod/Above Mod ^e	Total	Total Lower Income Overpaying
Total - Owner	145	4	185	60	165	560	
Total - Renter	255	320	250	60	280	1165	
CB > 30% - Owner and Renter Occupied	66.3%	77.2%	52.9%	0.0%	2.2%		64%
CB > 30% - Owner Occupied	44.8%	100.0%	62.2%	0.0%	0.0%		55%
CB > 30% - Renter Occupied	80.4%	76.6%	44.0%	0.0%	3.6%		68%
CB > 50% - Owner and Renter Occupied	48.8%	38.6%	2.3%	0.0%	0.0%		28%
CB > 50% - Owner Occupied	31.0%	100.0%	5.4%	0.0%	0.0%		18%
CB > 50% - Renter Occupied	60.8%	37.5%	0.0%	0.0%	0.0%		33%

Source: HUD CHAS dataset from 2013-2017 ACS

^a Household Income (HI) ≤ 30% HUD Area Median Family Income (HAMFI)

^b HI >30% to ≤50% HAMFI

^c HI >50% to ≤80% HAMFI

^d HI >80% to ≤100% HAMFI

^e HI >100% HAMFI

Housing Stock Characteristics

Vacancy and Housing Availability

Vacancy trends in housing are analyzed using the vacancy rate as an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low, and the price of housing increases. A vacancy rate of five percent is generally considered optimal because it is high enough to provide some flexibility in the housing market without significant increases in housing prices. Vacancy rates for the zip code 95531 (population 23,092) was 3.2% for homeowners and 1.9% for renters.

Table 5-10 displays the occupancy status for housing units in the City. The American Community Survey estimates that 9.1 percent of housing in the City is vacant.

Table 5-10 Residential Vacancy Rate (2019)

Geography	Total housing units	Occupied housing units	Vacant housing units
Crescent City	1,974	1,794	180

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table B25002.

Table 5-11 displays the housing stock by type of vacancy. The only two categories with vacancy statuses are for seasonal, recreational, or occasional use, and all other vacant.

Table 5-11 Vacancy Status (2019)

Geography	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For Migrant Workers	All other vacants
Crescent City	0	0	0	0	29	0	151

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table B25004.

Housing Tenure

Table 5-12 illustrates the tenure of housing in the City. The American Community Survey estimated in 2019 that there were 1,794 total households in the City; 63 percent of which were renter-occupied.

Table 5-12 Household Tenure (2019)

Existing Households by Tenure	Del Norte County Estimate	Crescent City Estimate
Total Households	9,945	1,794
Owner-Occupied	6,273	658
Renter-Occupied	3,672	1,136

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table S1101.

Unit Type

The City and Del Norte County housing unit composition based on E-5 Population and Housing Estimates for Cities, Counties, and the State is shown in Table 5-13. The majority of housing units are single detached units. The vacancy rate for the City is estimated to be 12.2 percent with an average of 2.3 persons per household. This vacancy rate differs slightly from the vacancy rate displayed in Table 5-10. This may be because the two tables differ in the year they are projecting (2019 and 2021), as well as their two different parent sources of data (American Community Survey and California Department of Finance).

Table 5-13 Housing Units by Type (2021)

County	City	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate	Persons per Household
Del Norte	Crescent City	1,913	923	93	369	470	58	1,680	12.2%	2.30
Del Norte	Balance of County	9,537	6,068	171	471	327	2,500	8,381	12.1%	2.44
Del Norte	County Total	11,450	6,991	264	840	797	2,558	10,061	12.1%	2.42

Source: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2021, with 2010 Benchmark

Housing Age and Conditions

Housing conditions are an important indicator of quality of life in the City. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities, and reflects the investment being put back into the community.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof and siding repairs, foundation work, and other repairs. Table 5-14 displays the age of the City's housing stock as of 2019, of which 12.9 percent were built since 1990. This means 87.1 percent of the housing stock is over 30 years old and therefore the rehabilitation needs would be assumed to be great in the City. However, there are a large number of historic structures that are well maintained in the City. The 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 5-15. Implementation Programs P-4, P-5, P-8, and P-17 all aim to support, publicize, or expand the rehabilitation programs available to City residents.

Table 5-14 Age of Housing Stock (2019)

Year Structure Built	Del Norte County Estimate	Crescent City Estimate
Total	11,379	1,974
Built 2014 or later	60	0
Built 2010 to 2013	227	0
Built 2000 to 2009	1,547	32
Built 1990 to 1999	2,020	224
Built 1980 to 1989	1,734	263
Built 1970 to 1979	2,063	565
Built 1960 to 1969	1,022	202
Built 1950 to 1959	1,724	391
Built 1940 to 1949	465	74
Built 1939 or earlier	517	223

Source: 2015-2019 ACS 5-Year Estimates, Table B25034

Table 5-15 Housing Condition Summary (2015)

Condition	Single-Family Detached	Single-Family Attached	Duplex	MFD ^a	Total	Percentage
Sound ^b	287	1	16	26	330	67.6%
Minor ^c	88	0	8	13	109	22.3%

Condition	Single-Family Detached	Single-Family Attached	Duplex	MFD ^a	Total	Percentage
Moderate ^d	26	0	3	9	38	7.8%
Substantial ^e	4	4	1	0	9	1.8%
Dilapidated ^f	2	0	0	0	2	0.4%
Total	407	5	28	48	488	100.0%

Source: 5th Cycle Housing Element

^a MFD: Manufactured home

^b Sound: no repairs needed, or only one minor repair needed such as exterior paint or window repair.

^c Minor: one or two minor repairs needed, or only one repair needed such as patching and painting of siding, re-roofing, or window replacement.

^d Moderate: two or three repairs needed.

^e Substantial: repairs needed to all surveyed items, including foundation, roof, siding, windows, and doors.

^f Dilapidated: cost of repairs would exceed the cost to replace the structure.

Housing Costs and Affordability

Rental Housing Costs

During the preparation of this Housing Element Update (June 14, 2022), there were no apartments available for rent within the City (searching Apartments.com, Craigslist, Zillow). Only two homes in the City (or the near vicinity) were available for rent; one available on Craigslist for \$2,200 a month (3-bedroom) and one available on realtor.com for \$2,500 (3-bedroom). The limited availability of rental housing and apartments indicates a housing shortage in the City area. Additionally, the only two homes available for rent were more than \$2,000 a month and would not be affordable rentals for a large portion of the City's population.

Sales Prices

According to Trulia, the median sales price for homes in the City between March and June 2022 was \$275,000, based on 32 home sales. According to the US Census and the ACS, the median value of housing in the City has more than tripled since 2000 (Table 5-16). While the population data indicates a reduction in population, the area has witnessed an actual increase in population as people, primarily working age and retirees have increased. As this Housing Element Update was occurring during COVID, there were many local residents sheltering in place that didn't move; and there was an influx of non-local people who either could work remotely or desired to leave highly populated urban areas during the pandemic. These changes in population have affected sale prices in the City.

Table 5-16 Median Home Sales Price (2022)

Data Source	Median Sales Price
1990 (estimated)	\$80,200
2000 Census	\$87,600
2010 ACS	\$194,300
2022 Trulia Sold Homes	\$275,000

Source : U.S. Census Bureau, Trulia.com/sold/Crescent_City.CA

Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the California Department of Housing and Community Development (HCD) income guidelines for 2022, the Area Median Income (AMI) in Del Norte County is \$80,300 for a family of four. Assuming that the potential homebuyer in each income group has sufficient credit and down payment (10 percent) and maintains affordable housing expenses (such as, spends no more than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. Table 5-17 demonstrates the purchasing power of the income groups defined above.

When looking at rental and sales prices and comparing those to what households can afford, the City has rental housing affordable to moderate-income households and for sale prices affordable to above moderate-income households.

Table 5-17 Affordable Housing Costs by Income Category (2022)

(Based on a Four-person Household in Del Norte County)	Income Level		
	Very Low (<50%)	Low (<80%)	Moderate (120%+)
Annual Income	\$40,150	\$64,240	\$96,360
Monthly Income	\$3,346	\$5,353	\$8,030
Maximum Monthly Gross Rent ^a	\$1,004	\$1,606	\$2,409
Maximum Purchase Price ^b	\$186,356	\$298,095	\$447,144

Sources: HCD State Income Limits, 2022; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; <https://www.realtor.com/mortgage/tools/affordability-calculator/#summary>, accessed 6/14/2022.

^a Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

^b Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance, and private mortgage insurance (since borrowers will likely put less than 20% down). Calculated according to payment on the Chase.com website 11/2/2022.

Assisted Units at Risk of Conversion

State law requires that the Housing Element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. There are five subsidized projects in the City at this time (Table 5-18). None of the subsidized housing development in the City are at risk of conversion during the upcoming planning cycle.

Table 5-18 Subsidized Housing in Crescent City (2021)

Name	Address	Affordable units	Total Units	Funding Source
The Surf Apartments	108 H Street	55	56	LIHTC ^a ; HCD ^b
Crescent City Senior Apartments	1125 Oregon Street	37	38	LIHTC; USDA ^c
Seabreeze Apartments	1045 E. Condor Street	55	56	LIHTC; USDA; HCD

Name	Address	Affordable units	Total Units	Funding Source
Totem Villa Apartments	1085 Highway 101 North	37	38	LIHTC; USDA; HCD
Seagull Villa Apartments	655 Pacific Avenue	49	50	LIHTC; USDA; HCD

Source: California Housing Partnership, 2021; HCD Affirmatively Furthering Fair Housing Data Viewer, 2022

^a LIHTC: Low-income housing tax credit

^b HCD: California Department of Housing and Community Development

^c USDA: United States Department of Agriculture

Special Needs Groups

This section assesses the special needs households in the City. Special needs households can be constrained by lower incomes and a lack of housing that is suitable to their special needs. Crescent City is the only incorporated City in Del Norte County. Analysis done for the City will mirror conditions in the greater Del Norte County Region, unless otherwise stated.

Senior Households

The limited incomes of many elderly people make it difficult for them to find affordable housing. Many elderly people have physical disabilities and dependence needs that limit their selection of housing. As of 2019, it was estimated that there were 685 senior citizens (age 65 and over) living in the City. Residents aged 75 and over also increased in total number and demographic percentage, 111 persons and 2.2 percent (when compared to 2010), respectively. This increase over nine years would indicate a foreseeable increase in demand for housing programs tailored towards senior living (retirement communities, assisted living, etc.). The increasing senior population may also require additional help to upkeep and maintain their housing. As such, Implementation Programs P-1, P-3, and P-4 aim to support the development of low income, senior, or other applicable multi-family developments. Table 5-19 shows the senior population as of 2019.

Table 5-19 Senior Households (2019)

Age	Crescent City (2010)		Crescent City (2019)	
	Estimated Total	Estimated Percent	Estimated Total	Estimated Percent
Total population	7,676	N/A ^a	6,676	N/A
65 to 69 years	200	2.6%	162	2.4%
70 to 74 years	184	2.4%	174	2.6%
75 to 79 years	123	1.6%	137	2.1%
80 to 84 years	69	0.9%	91	1.4%
85 years and over	46	0.6%	121	1.8%

Sources: 2008-2010, 2015-2019 ACS 5-Year Estimates, Table DP05.

^a N/A: not applicable

Persons with Disabilities

As defined by the California Government Code, disabilities include physical and mental disabilities. A “mental disability” involves any mental or psychological disorder or condition, such as intellectual disability, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A “physical disability” includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature, as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems, and those involving the special sense organs, speech organs, skin, or endocrine system.

There are 973 total persons in the City with a disability. Table 5-20 illustrates the populations of persons in the 5-64 and 65 and over age groups with different classifications of disabilities in the City, Del Norte County, and the Unincorporated County. The population of persons with disabilities may require special housing features like wheelchair ramps, special doorbells, or other adaptive features or medical devices to live comfortably. A majority of the disabled population fall into the 5-64 age group. Cognitive living difficulties and Independent Living Difficulty are the most common forms of disability among residents ages 5 to 64 in the City. Seniors age 65 and over in the City are more likely to have to either ambulatory difficulties or hearing difficulty.

Table 5-20 Persons with Disabilities by Disability Type (2019)

	Del Norte County		Crescent City		Unincorporated County	
	Number	Percent	Number	Percent	Number	Percent
Total Disabilities	4910	100%	973	100%	3937	100%
Total Disabilities for Ages 5-64	2914	59%	671	69%	2243	57%
Hearing Difficulty	572	12%	124	13%	448	11%
Vision Difficulty	439	9%	103	11%	336	9%
Cognitive Difficulty	1690	34%	427	44%	1263	32%
Ambulatory Difficulty	1328	27%	226	23%	1102	28%
Self-Care Difficulty	598	12%	79	8%	519	13%
Independent Living Difficulty	1237	25%	285	29%	952	24%
Total Disabilities for Ages 65 and Over	1996	41%	302	31%	1694	43%
Hearing Difficulty	797	16%	152	16%	645	16%
Vision Difficulty	247	5%	17	2%	230	6%
Cognitive Difficulty	456	9%	41	4%	415	11%
Ambulatory Difficulty	1412	29%	218	22%	1194	30%
Self-Care Difficulty	414	8%	72	7%	342	9%
Independent Living Difficulty	908	18%	106	11%	802	20%

Source: 2015–2019 ACS 5-Year Estimates, Table S1810.

Development Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability in the community. 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 intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.

Developmental disabilities greatly influence the housing needs of a particular section of the population. Many persons with developmental disabilities can live and work independently with no need for a special housing program. However, individuals with a more severe disability may require a group living environment where some form of supervision is in place. The most severely affected persons may require an institutional environment where close supervision, medical, and therapeutic attention is needed. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. 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. Table 5-21 illustrates the number of consumers of DDS's services within the City zip codes, and their living situations.

Table 5-21 Persons with Developmental Disabilities (2021)

Crescent City Zip Code	Age		Zip Code Total
	0-17 Years	18+ Years	
95531	190	249	439
95532	0	<11	<11
95538	0	<11	<11
Total	190	249-271	439-461

Source: California Department of Developmental Services 2021.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement Program P-9 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.

Redwood Coast Regional Center

Redwood Coast Regional Center (RCRC) serves individuals and their family who have a developmental disability, or who are at risk for developing a disability, and individuals who are at risk of having a child with a disability in Del Norte, Humboldt, Lake, or Mendocino County. RCRC also serves families whose Infants and toddlers (birth to 36 months) who are at "high risk" for a developmental disability.

In order to fulfill the diverse needs of persons from infancy to end of life, some of the services and supports provided by RCRC include:

- Information and Referral
- Assessment and Diagnosis
- Prenatal Diagnostic Services
- Early Intervention Supports and Services
- Lifelong Individualized Planning and Service Coordination
- Behavioral Supports
- Employment and Day Services
- Health and Medical Services
- Family Support
- Residential Care
- Transportation

The City's Zoning Code section 17.92 allows for a process for reasonable accommodation. This is further discussed in this Housing Element Update in Chapter 3 Housing Goal HP-2.2 and Implementation Program P-1, Chapter 7 Disparities in Access to Opportunity (refers to Ordinance), and Chapter 8 Housing for Persons with Disabilities.

Large Families

A large family is one that has five or more family members. The State of California classifies large families as a special needs group because they require larger living spaces but do not necessarily have the income to afford a larger home. This makes finding a suitable home for a large family more difficult. Table 5-22 illustrates the household size by tenure of the City, Del Norte County, and the Unincorporated County. The City has an estimated 79 households with more than 5 persons. The percentage of renters for the City are significantly higher in all family size demographics than that of the county as a whole and the unincorporated county.

Table 5-22 Large Families by Tenure (2019)

Household Size		Del Norte County Total		Crescent City		Unincorporated County	
		Number	Percent	Number	Percent	Number	Percent
Owner	Householder living alone	1791	57%	263	31%	1528	67%
	Households 2-4 persons	3950	72%	362	48%	3588	76%
	Large households 5+ persons	532	53%	33	42%	499	54%
Rental	Householder living alone	1333	43%	592	69%	741	33%
	Households 2-4 persons	1558	28%	394	52%	1164	24%
	Large households 5+ persons	468	47%	46	58%	422	46%
Total	Total Householder living alone	3124	100%	855	100%	2269	100%
	Households 2-4 persons	5508	100%	756	100%	4752	100%
	Large households 5+ persons	1000	100%	79	100%	921	100%

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table S2501.

Female-headed Households

Female-headed households are households headed by a single female parent with children under the age of 18 living at home. Single-parent-headed households generally have lower incomes than two-parent households and often require special attention due to their need for affordable child care, health care, and housing assistance. Additionally, female-headed households tend to have lower incomes than other single-family homes, limiting the availability of housing that is affordable .

Table 5-23 illustrates the number of single-parent-headed households. Single-parent-headed households make up 6.9 percent of all households within the City. Of this 6.9 percent, female-headed households make up 88 percent of the total single-parent households.

Table 5-23 Single-parent-headed Households (2019)

Single-parent-headed Households	Crescent City	
	Estimate	Percent of total population
Total households	1,794	100%
Male householder with own children of the householder under 18 years	15	0.8%
Female householder with own children of the householder under 18 years	109	6.1%
Total Single-parent-headed Households	124	6.9%

Source: U.S. Census Bureau, ACS 5-Year Estimates (2015-2019) Table S1101.

Farmworkers

There are no farmlands within the City. Del Norte County does have some working farmlands, however, the City and its greater area is not an agricultural region. The United States Department of Agriculture (USDA) reported Del Norte County had 32 farms with 347 farm workers hired. Table 5-24 depicts the USDA 2017 census information for Del Norte County's hired farm labor. Additionally, it illustrates that 192 laborers worked over 150 days in the County, and a majority of those employed worked on farms that had 10 workers or more. There is not a significant demand for farmworker housing within the City.

According to the Del Norte County Draft Housing Element, May 2022, the permanent housing needs of farmworkers have changed over time and are now similar to any household's housing needs in terms of location. Previously, farmworkers tended to be transient and returned to an out of county home. Farmworkers have now brought their families and reside in Del Norte County on a permanent basis. Seasonal workers generally find other work within the community during the off-season.

The Del Norte County 2014 Housing Element determined that the needs of farmworkers for housing is addressed in the overall allocation of housing needs for the community. This conclusion has been based upon the declining numbers and trend of farmworkers to stay in the community. Thus, housing needs for farmworkers are based upon income and is reflected in the objectives for new units in the current needs allocation. Therefore, the City will not implement a program specific to farmworkers.

Table 5-24 Farmworkers (Del Norte County)

Farmworkers			Days Worked
150 Days or More	<i>Fewer than 10 Workers</i>	Farms	20
		Workers	192
	<i>10 or More Workers</i>	Farms	3
		Workers	121
Fewer than 150 Days	<i>Fewer than 10 Workers</i>	Farms	26
		Workers	155
	<i>10 or More Workers</i>	Farms	3
		Workers	100

Source: United States Department of Agriculture, 2017 Agricultural Census

Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. Their needs are difficult to meet because of the diversity and complexity of the factors that lead to homelessness. California state law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The City does not have a record or study quantifying the number of homeless persons within the City. However, Northern California Continuums of Care (NorCal CoC) reported 462 individuals experiencing homelessness in Del Norte County in a seven county Point In Time Count (PIT) conducted in 2022. The 2022 PIT reports almost 39% more individuals experiencing homelessness than the 2017 PIT, which reported 175 persons experiencing homelessness within the County. The increase in people experiencing homelessness identifies a County-wide need to accommodate people experiencing homelessness.

The City of Crescent City is in the process of becoming compliant with the newly implemented AB 2339. AB 2339 requires Emergency Shelters to be permitted by-right in a zone that permits residential use. The City is set to principally permit Emergency Shelters in the C-2 zoning district by the end of May. The Assembly Bill also expands the definition of Emergency Shelters to include transitional and low barrier navigation centers. Amendment to the C-2 zoning code will improve viability of emergency shelter development in the City. The City has determined that the zoning amendment in concert with its Programs are sufficient and within the City's capacity to plan for people experiencing homelessness. This action is covered in Implementation Program P-13.

Table 5-25 shows some of the available homeless assistance programs that are found in the City and County. Del Norte Mission Possible operates the Mission Possible Home that provides transitional housing for up to three months. Legacy House is under construction and currently accommodates 17 transitional living residents. Legacy House intends to accommodate permanent housing after construction for approximately 30 individuals. Implementation Program P-13 supports the City's goal of allowing and streamlining emergency shelter establishment. Organizations that have a broader reach than the local area may also be available for assistance.

Table 5-25 Homelessness Services (2019)

Agency	Key Services
Del Norte County Health and Human Services	1 ^a , 2 ^b , 6 ^c , 7 ^d , 9 ^e
Our Daily Bread	1, 3 ^f , 6
Harrington House	3
Del Norte Housing Authority	4 ^g
Yurok Indian Housing Authority	4
Tolowa Dee'ni Nation Housing Department	4
Open Door: Del Norte Community Health Center, Crescent City	5 ^h , 7, 8 ⁱ
The Yurok Tribe Social Services Division	7
Sutter Coast Hospital	8
Partnership HealthPlan of California	8, 10 ^j
NorCal Continuum of Care	10
Del Norte Mission Possible	1, 6, 3, 10
Legacy House	1, 8, 3

Source: *Del Norte County Housing and Homelessness Analysis and Recommendations*, prepared by HousingTool.

^a Safety Net Supports

^b Crisis Intervention

^c Wrap Around Services

^d Substance Use Treatment

^e Financial & Vocational Assistance

^f Emergency Shelter

^g Rental Assistance

^h Mental Health Counseling & Support

ⁱ Health Care Services

^j Planning and Coordination

Students

College students are typically income-limited individuals in need of inexpensive rental housing. Students from nearby College of the Redwoods (Del Norte Education Center) make up a small portion of the City's population. In 2019, 282 residents (4.2% of the total population) were enrolled in college or graduate school. Of these, 73 were between the ages of 18 and 24, indicating that the majority of residents enrolled in college were age 25 or older at that time. According to the 2015-2019 ACS 5-Year Estimates, 169 of the 282 college students were female.

Traditionally, college students between the ages of 18 and 24 reside in the less expensive section of the City's housing stock (for example, second units, mobile homes, trailers, studios, etc.) or share single-family dwelling units. Considering that the majority of the City's student population is over the age of 25, they may not be as income-limited and in need of smaller inexpensive housing units. These individuals may live in family households in larger single-family dwelling units.

Chapter 6 Housing Resources and Opportunities

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City of Crescent City's (City) ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs.

Regional Housing Need

The Regional Housing Needs Allocation (RHNA) is the 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 period. Table 6-1 displays the City's projected housing needs in the 6th Cycle planning period. The City must plan to accommodate at least 189 units, 39 of which are for very low-income households.

Table 6-1 Regional Housing Need (September 15, 2022–September 15, 2030)

Projected Needs (Regional Housing Need Allocation)					
Jurisdiction	Very Low ^a	Low	Moderate	Above Moderate	Total
Crescent City	39	22	27	101	189
Percentage of Total	20.6%	11.6%	14.3%	53.4%	100.0%

Source: HCD 2021

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

Unaccommodated Need

The City adopted a Housing Element for the 5th planning cycle and determined the City had adequate land resources to support the estimated 77 RHNA units. According to building permit records and Housing Element Annual Progress Reports, only 14 new housing units were built during the Housing Element 5th planning cycle, out of 77 allocated during that cycle's RHNA.

The Housing Element 6th planning cycle indicates that the City has adequate vacant land capacity to accommodate its current RHNA allocation, as seen in Table 6-2. Non-vacant land was not analyzed because RHNA allocation can be accommodated on vacant land in the City. The City's RHNA has more than doubled from the Housing Element's 5th to 6th planning cycle, however the City is still more than able to meet RHNA numbers due to the City's inventory of available vacant land. As of August 2022, there remained approximately 216 vacant residential lots capable of supporting residential units (R-1, R-2, R-3, RP, CW) providing just over the 6th Cycle RHNA number within City boundaries. The following inventory did not include underdeveloped parcels, ADUs, JADUs, or mixed-use developments etc.

RHNA Progress in the Current Projection Period

The current planning period began December 31, 2018 and will end September 15, 2030. RHNA progress since the beginning of the planning period can be tracked in Table 6-2. In total, 16 units have been built in the current projection period. To date, 10 units are above moderate, 2 are moderate, and 4 are low-income units. There are no pending or unbuilt permitted units in the City. Approximately 8.4 percent of the RHNA allocation for this planning period has been met. Staff determines the income category of the residential development based on the type of dwelling unit built and the median market rate. Currently, Deed-restricted multi-family are considered low income. *Moderate and Above Moderate homes range from one bedroom dwelling units, manufactured homes, ADUs, to single-family homes or duplexes.* Staff spoke with local realtors and determined this is an accurate methodology for affordability determination.

Table 6-2 Approved Units December 31, 2022 To Date

	RHNA Allocation	2019	2020	2021	2022	Total
Very low	39					0
Low	22				4	4
Moderate	27	2				2
Above Moderate	101	1	5	4		10
Total	189	3	5	4	4	16

Source: Crescent City HCD Annual Progress Reports

Adequate Sites Inventory and Analysis

This section addresses the requirements of Government Code Sections 65583 and 65583.2 for a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Small Sites

The Housing and Community Development (HCD) department has determined that lots less than half-acre in size are too small to accommodate lower income residential development. To comply with HCD's determination and to remain consistent with development trends within the City, all parcels smaller than half-acre are evaluated with the potential of moderate to above moderate residential development. Development trends within the City show that the majority of parcels within the City are less than a half-acre in size and are generally developed with one single-family home.

Available Sites

Available sites are shown in Table 6-3 Inventory of Vacant Land Available for Residential Development, and Figure 6-1 Vacant Sites Inventory. The sites shown on Figure 6-1 and listed in Table 6-3 were originally categorized into three categories: likely developable (green), developable with some constraint (yellow), and likely not developable (red). Those that are highlighted in yellow have a reduced number of units designated to consider the site constraint. Those designated red were removed from the below inventory.

All sites identified in the sites inventory, Table 6-3, are within City limits and adequately serviced by City water and sewer services. **Crescent City has sufficient infrastructure capacity to accommodate all RHNA.** More information on the City's water capacity and other utilities can be found in Chapter 8.

Sites Previously Identified

Sites identified in the 5th Cycle Housing Element will be rezoned to allow residential development by-right if 20% of the development is designated for low-income units per Implementation Program P-20.

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, and R-3 and zones, as shown in Table 6-4. Results indicated that the constructed density varies dramatically within and between the different zones. For example, some multi-family 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 one multi-family development in the CW zone is as high as 175 percent (these last two examples were not used in calculations). The second factor used to determine the realistic capacity was to account for the requirements for access, setbacks, parking, potential flooding, wetlands, and other environmental concerns. These two factors served as guidance metrics for determining realistic unit development on parcels, however, each parcel was also subject to staff review to ensure accuracy. The following realistic capacity was assumed for each zone:

- R-1: 80 percent of lot area. This percentage is based on development standards and recent development listed in Table 6-3. However, each buildable lot was determined to have at least one unit.
- R-2: 25 percent of lot area. This percentage is an average from three sample developments listed in Table 6-3.
- R-3: 58 percent of lot area. This percentage is an average from three sample developments listed in Table 6-3. Parcels 118-440-021 and 118-440-022 are currently being pursued for a multi-family residential development project. The development proposes 160 dwelling units, **of which 40 units will**

serve very low-income seniors, and 30 units will serve very low-income residents (not targeted to seniors), the remaining units will serve a mix of low- and moderate-income groups. The project proposes the use of the State Density Bonus Law, which requires that the development commit to these lowered rates for a period of 55 years. The project has already received some funding and is anticipated to receive all funding necessary for the project by February 2024. The City believes this project is very likely to be developed and occupied within the 6th Cycle Planning Period. These parcels are evaluated for the density that is proposed by the project.

- RP: 50 percent of lot area. Only one project serves as a sample development in a mixed-use zone. Development in these zones have typically been commercial developments. 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 of lot area. This percentage represents a conservative estimate of the realistic unit capacity and reflects the lowest realistic capacity from a sample development listed in Table 6-4.

Recent development trends have shown that, due to demand for housing in the North Coast region, applicants typically propose residential uses at the maximum density allowed in the residential zones (e.g., R-1, R-2, and R-3 zones). For similar reasons, projects proposed in the mixed-use zones (e.g., CW and RP zones) typically focus on residential uses. City staff reported that the City did not receive any nonresidential development proposals in the last planning cycle and does not anticipate any during the current cycle. Local applicants, developers, and realtors indicate that a mixed-use project (residential/commercial) in Crescent City must include residential uses at or near the maximum density allowed by the zoning to be financially feasible.

Table 6-3 Inventory of Vacant Land Available for Residential Development

APN ^a	Lot Sqft ^b	Zone	GP ^c Designation	On-Site Constraints	Acres	Min/Max ^d Allowable Density (DU/acre ^e)	Realistic Unit Capacity	Used in 5 th Cycle Y/N	RHNA ^f Category Met
118-210-054	6,534	R-1 ^g	MF ^h (6-15)	None	0.15	6/15	1		Above Moderate
118-210-061	7,405	R-1	MF (6-15)	None	0.17	6/15	1	Y	Above Moderate
118-210-066	6,334	R-1	MF (6-15)	None	0.15	6/15	1	Y	Above Moderate
118-270-003	13,179	R-1	VLC ⁱ (6-15)	None	0.30	2/6	1		Above Moderate
118-302-004	6,225	R-1	SF ^j (2-6)	None	0.14	2/6	1	Y	Above Moderate
118-302-008	6,198	R-1	SF (2-6)	None	0.14	2/6	1		Above Moderate
118-302-013	6,318	R-1	SF (2-6)	None	0.15	2/6	1	Y	Above Moderate
118-316-024	5,967	R-1	SF (2-6)	None	0.14	2/6	1	Y	Above Moderate
118-341-032	11,227	R-1	VLC (6-15)	None	0.26	6/15	2		Above Moderate
118-341-033	8,089	R-1	SF (2-6)	None	0.19	2/6	1		Above Moderate
118-341-034	12,773	R-1	SF (2-6)	None	0.29	2/6	2		Above Moderate
118-341-039	6,477	R-1	SF (2-6)	None	0.15	2/6	1	Y	Above Moderate
118-401-014	6,764	R-1	SF (2-6)	None	0.16	2/6	1	Y	Above Moderate
118-402-006	6,218	R-1	SF (2-6)	None	0.14	2/6	1		Above Moderate
118-402-007	7,788	R-1	SF (2-6)	None	0.18	2/6	1		Above Moderate
118-402-008	7,693	R-1	SF (2-6)	None	0.18	2/6	1		Above Moderate
118-402-011	3,364	R-1	SF (2-6)	None	0.08	2/6	1		Above Moderate
118-421-004	7,663	R-1	SF (2-6)	None	0.18	2/6	1		Above Moderate
118-490-001	98,010	R-1	SF (2-6)	None	2.25	2/6	10	Y	Above Moderate
118-490-004	94,089	R-1	SF (2-6)	None	2.16	2/6	10	Y	Above Moderate
Subtotal		R-1			7.62		40		AM=40

APN ^a	Lot Sqft ^b	Zone	GP ^c Designation	On-Site Constraints	Acres	Min/Max ^d Allowable Density (DU/acre ^e)	Realistic Unit Capacity	Used in 5 th Cycle Y/N	RHNA ^f Category Met
118-040-017	6,963	R-2 ^k	MF (6-15)	None	0.16	6/15	1	Y	Above Moderate
118-150-025	6,709	R-2	SF (2-6)	None	0.15	2/6	1		Above Moderate
118-150-057	6,823	R-2	MF (6-15)	None	0.16	6/15	1	Y	Above Moderate
118-150-066	6,787	R-2	MF (6-15)	None	0.16	6/15	1	Y	Above Moderate
118-150-067	6,735	R-2	MF (6-15)	None	0.15	6/15	1	Y	Above Moderate
118-150-081	7,405	R-2	MF (6-15)	None	0.17	6/15	1	Y	Above Moderate
118-150-082	7,405	R-2	MF (6-15)	None	0.17	6/15	1	Y	Above Moderate
118-190-007	6,968	R-2	MF (6-15)	Narrow. Possible ESHA ^l Issue	0.16	6/15	1	Y	Above Moderate
118-190-014	4,613	R-2	MF (6-15)	Small, but abutting lots are similar in size.	0.11	6/15	1		Above Moderate
118-210-035	6,674	R-2	MF (6-15)	None	0.15	6/15	1		Above Moderate
118-320-018	9,079	R-2	MF (6-15)	None	0.21	6/15	1		Above Moderate
118-330-071	15,681	R-2	MF (6-15)	None	0.36	6/15	1	Y	Above Moderate
118-330-073	12,701	R-2	MF (6-15)	Wetlands	0.29	6/15	2	Y	Above Moderate
118-330-074	19,524	R-2	MF (6-15)	Wetlands	0.45	6/15	2	Y	Above Moderate
118-330-075	20,037	R-2	MF (6-15)	Wetlands	0.46	6/15	1	Y	Above Moderate
118-330-077	13,503	R-2	MF (6-15)	None	0.31	6/15	1	Y	Above Moderate
118-330-078	25,104	R-2	MF (6-15)	Wetlands	0.58	6/15	2	Y	Moderate
118-401-002	7,958	R-2	MF (6-15)	None	0.18	6/15	1		Above Moderate
118-401-004	7,857	R-2	MF (6-15)	None	0.18	6/15	1		Above Moderate

APN ^a	Lot Sqft ^b	Zone	GP ^c Designation	On-Site Constraints	Acres	Min/Max ^d Allowable Density (DU/acre ^e)	Realistic Unit Capacity	Used in 5 th Cycle Y/N	RHNA ^f Category Met
118-401-009	26,029	R-2	MF (6-15)	Road does not yet reach parcel	0.60	6/15	3		Moderate
118-403-002	125,888	R-2	MF (6-15)	None	1.4	6/15	15	Y	Above Moderate
Subtotal		R-2			6.56		40		AM=35 M=5
118-020-024	47,044	R-3 ^m	MF (6-15)	None	1.08	15/30	6		Lower
118-190-026	12,673	R-3	MF (15-30)	Potential ESHA & Drainage Issues	0.29	15/30	4	Y	Moderate
118-210-048	6,533	R-3	MF (15-30)	None	0.15	15/30	2	Y	Moderate
118-230-003	5,366	R-3	MF (6-15)	None	0.12	15/30	2		Moderate
118-230-042	8,188	R-3	MF (6-15)	None	0.19	15/30	2	Y	Moderate
118-240-051	7,672	R-3	MF (6-15)	None	0.18	15/30	2	Y	Moderate
118-430-027	13,232	R-3	MF (15-30)	None	0.30	15/30	4		Moderate
118-440-008	13,389	R-3	MF (15-30)	None	0.31	15/30	4		Moderate
118-440-021	188,614	R-3	MF (15-30)	Large but oddly shaped in corner, best combined with parcel below	4.33	15/30	127 ⁿ	Y	Lower
118-440-022	50,093	R-3	MF (15-30)	Oddly shaped, best combined with parcel above	1.15	15/30	33 ⁿ	Y	Lower
Subtotal		R-3			8.10		186		M=20 L=166
118-120-037	8,651	RP ^o	BP ^p	None	0.20	6/15	1	Y	Above Moderate
118-170-026	4,131	RP	BP	None	0.09	6/15	1		Above Moderate
118-180-011	12,012	RP	BP	None	0.28	6/15	1		Above Moderate

APN ^a	Lot Sqft ^b	Zone	GP ^c Designation	On-Site Constraints	Acres	Min/Max ^d Allowable Density (DU/acre ^e)	Realistic Unit Capacity	Used in 5 th Cycle Y/N	RHNA ^f Category Met
118-180-014	2,573	RP	BP	None	0.06	6/15	1	Y	Above Moderate
118-280-021	7,000	RP	BP	None	0.16	6/15	1	Y	Above Moderate
118-280-024	9,877	RP	BP	None	0.23	6/15	1		Above Moderate
118-280-028	6,969	RP	BP	None	0.16	6/15	1		Above Moderate
Subtotal		RP			1.18		7		AM=7
118-040-040	6,885	CW	VLC	None	0.16	6/15	1		Above Moderate
118-040-044	27,575	CW	VLC	Corner is cut off by 118-040-043	0.63	6/15	4		Moderate
118-040-048	6,382	CW	VLC	Corner is cut off by 118-040-047	0.15	6/15	1		Above Moderate
118-050-004	15,246	CW	VLC	Narrow	0.35	6/15	2	Y	Above Moderate
118-050-008	6,795	CW	VLC	None	0.16	6/15	1	Y	Above Moderate
118-050-023	6,972	CW	VLC	None	0.16	6/15	1	Y	Above Moderate
118-050-026	6,808	CW	VLC	None	0.16	6/15	1	Y	Above Moderate
118-050-028	13,993	CW	VLC	None	0.32	6/15	2	Y	Above Moderate
118-050-029	7,050	CW	VLC	None	0.16	6/15	1	Y	Above Moderate
118-050-030	13,735	CW	VLC	None	0.32	6/15	2	Y	Above Moderate
118-050-034	8,139	CW	VLC	None	0.19	6/15	1	Y	Above Moderate
118-050-035	7,957	CW	VLC	None	0.18	6/15	1	Y	Above Moderate
118-060-017	10,916	CW	VLC	None	0.25	6/15	2	Y	Above Moderate
118-060-022	19,000	CW	VLC	None	0.44	6/15	2		Above Moderate
118-070-008	3,484	CW	VLC	None	0.08	6/15	1		Moderate
118-070-010	3,519	CW	VLC	None	0.08	6/15	1	Y	Moderate
118-070-014	10,018	CW	VLC	None	0.23	6/15	1	Y	Above Moderate

APN ^a	Lot Sqft ^b	Zone	GP ^c Designation	On-Site Constraints	Acres	Min/Max ^d Allowable Density (DU/acre ^e)	Realistic Unit Capacity	Used in 5 th Cycle Y/N	RHNA ^f Category Met
Subtotal		CW			4.02		25		AM=19 M=6
Total					27.48		298 units		AM=101 M=31 L=166

Source: City of Crescent City, August 2022

^a APN: Assessor's Parcel Number

^b Sqft: square feet

^c GP: General Plan

^d Min/Max: Minimum/Maximum

^e DU/Acre: Dwelling Units per Acre

^f RHNA: Regional Housing Needs Allocation

^g R-1: Low Density Residential District

^h MF: Multi-family

ⁱ VLC: Visitor and Local Commercial Designation

^j SF: Single-family

^k R-2: Moderate Density Residential District

^l ESHA: Environmentally Sensitive Habitat Area

^m R-3: High Density Residential District

ⁿ Sites currently being pursued at maximum density

^o RP: Residential-Professional District

^p BP: Business-Professional Designation

Table 6-4 Sample Projects and Percentage of Maximum Density Built

Project Name	Year Built	GP Des. ^a	Zoning	Allowed Density	Built Density	Acreage of Site	# of Units	Number of Affordable Units (if any)	Percentage of Max. Density
Crescent Arms	UNK ^b	VLC ^c	CW ^d	60 du/ac ^e	45 du/ac	1.33	60	HUD ^f	75%
Surf Apts.	UNK	VLC	CW	60 du/ac	105 du/ac	0.53	56	Tax Credit	175%
Senior Apts.	UNK	MF ^g 15-30	R-3 ^h	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%
2008-223	2008	MF 6-15	R-2 ⁱ	6-15 du/ac	3 du/ac	0.44	2	0	30%
2007-182	2007	SF ^j 2-6	R-1 ^k	2-6 du/ac	1 du/ac	0.11	1	0	152%
2007-134	2007	MF 6-15	R-2	6-15 du/ac	2 du/ac	0.3	1	0	22%
2006-67	2006	MF 6-15	R-2	6-15 du/ac	2 du/ac	0.275	1	0	24%

^a GP Des.: General Plan Zone Designation

^b UNK: Unknown

^c VLC: Visitor and Local Commercial

^d CW: Waterfront Commercial District

^e du/ac: dwelling units per acre

^f HUD: United States Department of Housing and Urban Development

^g MF: Multi-family

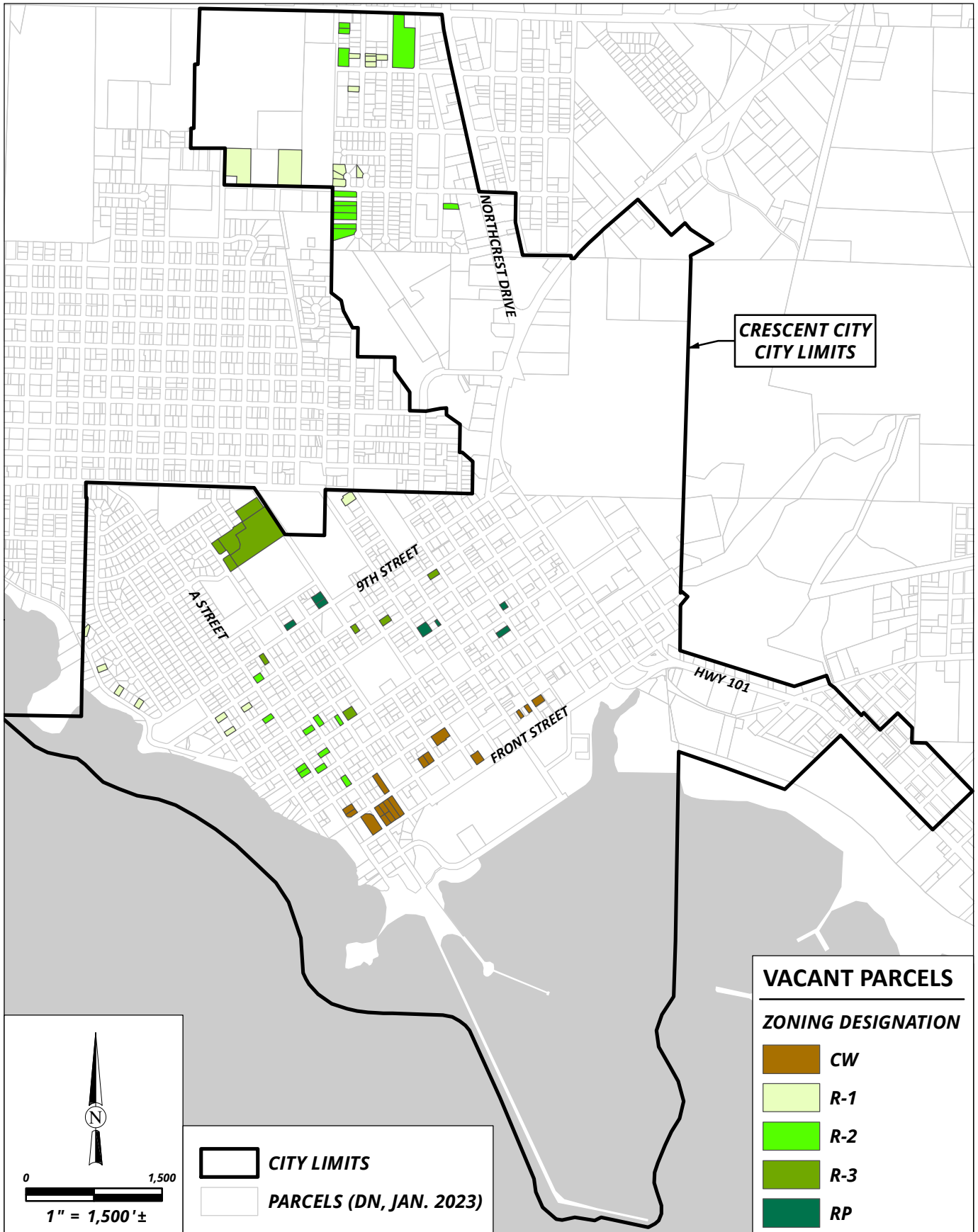
^h R-3: High Density Residential District

ⁱ R-2: Moderate Density Residential District

^j SF: Single-family

^k R-1: Low Density Residential District

Figure 6-1 Crescent City Vacant Parcel Inventory



Affordable Housing Options

As seen in Table 6-5, the City has adequate vacant land to meet its RHNA (298 units on 27.48 acres resulting in average density of 10.8 units/acre). The number of potential units could increase with the use of the State Density Bonus. This program will continue to be promoted at the ‘front counter’. Another option to meet a portion of the City’s RHNA is through accessory dwelling units (ADU) and junior accessory dwelling units (JADU). The City is currently in the process of adopting its ADU ordinance, which will likely be completed by the beginning of 2023. This ordinance will be consistent with State statutes at the time of its adoption.

Both ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care and helping extended families to be near one another while maintaining privacy. Relaxed regulations and the minimal cost to build an ADU make it a feasible affordable housing option. The City also supports conversion of large single-family homes in order to create a JADU, multiple units or single-room occupancies as a trend that allows for an affordable housing option in areas where affordable housing units are not common.

Currently, there are 923 detached single-family homes in the City (Table 5-13). Thus, the capacity for ADU’s is well over the RHNA requirements. However, the City has only permitted one ADU between 2018 and 2021, thus development trends do not indicate that the available ADU capacity will be met or exceeded and a more conservative ADU goal has been developed. It should be noted that new state legislation has increased a homeowner’s ability to develop an ADU/JADU and as such the City anticipates an increase in ADU/JADU development. The City is anticipated to develop one ADU per year, approximately eight ADUs during the planning period. This capacity, coupled with the City’s current ADU capacity, provide further evidence that the City has available land and development options to meet its lower-income RHNA (Table 6-4). Implementation Program P-21 aims to further streamline and promote ADU and JDU development within the City.

Meeting the Regional Housing Need

Table 6-5 compares the City’s RHNA for the 6th planning cycle to the available site inventory capacity, building permits already processed, and projected ADU/JADU development. The City has surplus of land available to lower-income households (including extremely low-, very low-, and low-income households) and sufficient land available to moderate and above moderate-income households. The conservative total surplus for the City based on the vacant parcel inventory, ADU/JADU capacity, and recent building activity is 48 housing units.

Table 6-5 Comparison of Regional Growth Need and Residential Sites

Income Group	2022-2030 RHNA ^a	Building permits	ADU/JADU ^b Capacity	Site Capacity ^c	RHNA Surplus
Very Low	39	None	8	100	47
Low	22	None			
Moderate	27	None	None	31	4
Above Moderate	101	13	None	85	-3
Total	189	13	8	216	48

Source: City of Crescent City, April 2022

^a RHNA: Regional Housing Needs Allocation

^b ADU/JADU: Accessory Dwelling Unit/ Junior Accessory Dwelling Unit

^c The site capacity only includes the capacity on vacant sites in the City.

Chapter 7 Affirmatively Furthering Fair Housing

Introduction

Pursuant to AB 686, municipalities are now required to ensure that their laws, programs, and activities affirmatively further fair housing (AFFH), and that they take no action inconsistent with this obligation. The California Department of Housing and Community Development defines AFFH as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 adds several requirements to Housing Elements including: outreach, assessment of fair housing, site inventory, identification and prioritization of contributing factors, and goals and actions.

Assessing fair housing within the City of Crescent City (City) is made difficult by incorrect data or the lack thereof, however the State of California, United States Census, and American Community Survey provide some insights into community characteristics needed to assess fair housing. Components of assessing fair housing in the City include:

1. Summary of fair housing enforcement and outreach capacity;
2. Integration and segregation patterns, and trends related to people with protected characteristics;
3. Racially or ethnically concentrated areas of poverty;
4. Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and
5. Disproportionate housing needs within the jurisdiction, including displacement risk.

Fair Housing Enforcement and Outreach Capacity

The City, Del Norte County, the Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing (DFEH) all have active roles in enforcing fair housing within the City.

Low-income residents of the City have access to legal assistance through the Legal Services of Northern California (LSNC). Residents of the 23 northern California counties LSNC serves, including Del Norte County, are able to consult with their local office. LSNC currently serves tens of thousands of vulnerable people with issues relating to housing, government benefits, health, and other civil legal issues affecting low-income Californians.

The California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) indicates that between 2013 and 2021, the City had 11 fair housing and equal opportunity (FHEO) inquiries. None of these inquiries were deemed valid and were classified as: no valid basis, no valid issue, retaliation, failure to respond, or other disposition count. The City is currently in compliance with existing fair housing laws and regulations.

According to the California Department of Fair Employment and Housing 2020 Annual Report, Statewide there were 880 housing complaint cases filed, with 1,652 cases recorded (the total number of cases recorded exceeds the total number of complaint cases filed because a complaint may be filed on more than one basis). The largest basis category was Disability, with 650 (39.3 percent) reports filed. The annual report is broken down by the county where the complaints were filed. The report indicates that Del Norte County had two housing-related complaints filed. California DFEH data related to housing inquiries, specific concerns, and outcomes are not

readily available for analysis, and thus the City is unable to identify areas with high incidences of fair housing concerns. However, given the extremely low number of housing-related complaints filed in the County, the City does not anticipate the DFEH data to provide data inconsistent with our findings.

There are adequate resources and capacity to respond to fair housing inquiries, based on data available. The City and partner agencies collaborate to increase outreach and educational opportunities to better inform City residents. The City, through staff, and mainly its Housing Authority, continues to ensure that the public is informed about fair housing rights and avenues to address any fair housing concerns. Staff members of the City Housing Authority are trained in fair housing practices to better assist and educate the public. Implementation Programs P-7 and P-8 have been included in this element to support City residents and staff awareness of available programs.

Local Context

Crescent City is a small rural town in northern California. The town is about 2.5 square miles in size and is the only incorporated City in Del Norte County. The Pacific Ocean lies to the west of the City and State Parks make up 80 percent of the lands within the County to the east of the City. Humboldt Bay is the largest urban area closest to the City and is approximately 76 miles south. The town has a population of 6,673 people, including Pelican Bay State Prison residents (Table 5-3). The City falls in the moderate diversity Esri block group (Figure 7-1) and a majority of the City has median income of less than \$55,000 (Figure 7-4). The City's distance from urban areas and towns, moderate diversity, and impoverished nature creates a unique character found throughout the City. The following analysis will discuss State and Federally collected data and report local knowledge obtained from community leaders and City Staff.

Integration and Segregation Patterns and Trends

Racial segregation can be the result of many discriminatory institutional and cultural practices. Institutional actions like discriminatory lending practices can manifest in racially and ethnically concentrated areas with clear separation from a predominately white neighborhood (commonly known as redlining). Cultural practices such as intergenerational living and ancestral ties to the land can also lead to racially and ethnically concentrated areas. Intergenerational and segregation patterns and trends are important to understand to plan for an equitable community. State and Federal departments have collected data that map indicators of these racially and ethnically concentrated areas as well as indicators of opportunity within communities. Intergenerational and segregation patterns and trends are intricate and interdisciplinary. There are no 'one size fits all' action steps to an equitable community.

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction, while scores of greater than 85 represent higher diversity. The higher the number, the higher the likelihood that two people picked at random in a block group would have different racial or ethnic backgrounds. As shown in Figure 7-1, there is one diversity classification within the City. The City falls in the 55-70 moderate diversity tract. This suggests that if two individuals within the City were chosen at random there would be a moderate chance (55-70% chance) that they would have different ethnic backgrounds. The ethnic population reported by the Census Bureau in Table 5-3, states that the City's largest ethnic group is White at 69.5%, and the second largest ethnic group is Hispanic or Latino at 30.3%. It is likely that the City falls on the lower end of the 55-70 block group range. Based on Esri's Diversity index block group mapping, there is moderate diversity within the City, consistent with the rural character of the City.

Esri reported diversity patterns in the County that vary widely compared to Crescent City. Figure 7-2 shows block groups for the County ranging from the 40-55 end of the index to 70-85 on the higher end. Del Norte County is nearly 80 percent public lands and the other 20 percent is developed sparsely. This can be attributed to the large portions of the County in the lower diversity and 40-55 tract located in in the eastern parts of the County. Areas of higher diversity falling in the 70-85 block group are found in the Fort Dick area, home to Pelican Bay State Prison to the north of the City; the Klamath area, home to Yurok Tribe to the south of the City; and the Elk Valley Rancheria immediately to the east of the City. These areas of higher diversity within the County are likely due to a number of different factors including, but not limited to, ancestral history, community preference, and required stays at the prison.

Race

Generally, patterns of settlement indicate that the majority of the Black, Indigenous, and People of Color (BIPOC) population are in and around the City, as well as near Fort Dick. The population within the rural areas of the County tends to be primarily non-Hispanic White. The Cities ethnic breakdown is reported in Table 5-3. Community leaders and City staff report that the relatively low income within the City reduces the opportunity for segregation based on race.

The City has less variation in the percentage of the population that is BIPOC than Del Norte County. In Del Norte County, block groups with the highest percentage of BIPOC residents tend to be in the western areas of the County within commuting distance of the coast and job centers. The developed areas of Del Norte County in and around Crescent City show a similar percentage of BIPOC residents as urban areas in Humboldt County (adjacent to the south), which is about 21-40 percent of the total population.

Disabilities

The City does not have the capability to determine spatial patterns of disabilities throughout the City due to limitations in record keeping. However, community leaders and City staff report that the spatial pattern of people with disabilities is generally equitable with larger concentrations of these individuals occurring in multi-family residential developments. It can be reasonably assumed that already limited housing options, and even fewer affordable housing options within the City, further limit opportunities for persons with a disability. Although, due to the small expanse of the City, this is not related to a fair housing issue. Programs such as Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data.

Familial Status

As shown in Table 7-1, according to the 2019 ACS 5-year estimates, there is a slightly smaller proportion of family households in Del Norte County (62 percent) than the State (69 percent). Table 7-1 displays the percent of children in married-couple households in Del Norte County. Data indicates that the County's and States's breakdown of households and families are nearly identical and the County is not experiencing unique characteristics due to household and family composition. The City does not have household and family data available and it is local knowledge that the City's household and family composition mirror that of the County's.

Table 7-1 Households and Families

	Del Norte County		California	
Total Households	9,945	100%	13,044,266	100%
Married-Couple Family Households	4,295	43%	6,491,236	50%
Male householder,	541	5%	776,575	6%

	Del Norte County		California	
no spouse present				
Female householder, no spouse present	1,299	13%	1,690,625	13%
Non-family household	3,810	38%	4,085,830	31%

Source: Del Norte Co., 2023

As illustrated in Table 7-1, Del Norte County had a similar proportion (18 percent) of single-parent households as the State (19 percent). Table 7-1 shows the regional distribution of the percent of children in female-headed households with no spouse present is equal to that of the State's (13 percent).

As discussed in the Special Housing Needs section, single-parent households typically only have one potential wage earner and, particularly for single-female-headed households, often have more difficulty finding adequate affordable housing than families with more than one source of income. Although the proportion of single-parent households is consistent with statewide trends and does not indicate a distinct fair housing issue, this trend could be a result of the limited supply of affordable rental housing within the County and City that provides access to opportunities and services for single-parent one-income households with children.

Regionally, the City is similar to other census tracts in developed areas where the percentage of female-headed households range from 20-40 percent. Tracts in the City and near the community of Fort Dick range from 40- 60 percent. In these areas, concentrations of female-headed households are considered to be impacted by the availability of affordable units within proximity to jobs, transportation, and resources in these areas.

Income

The City, as reported by American Survey Data between 2017-2021, generally falls in the less than \$55,000 a year, median income tract (Figure 7-4). Between 2017 and 2021, the Census Bureau reports California's median income at \$83,800 annually, well above the City's median income. There is a small portion of the City that falls in the less than \$83,800 annually median income tract. This area is east of U.S. Highway 101 and is zoned General Commercial and Public Facility, and is developed as such. This area is within the tract group surrounding the City and is representative of the County's median Income tract group designations. The increase in income outside the City is likely due to the development and land opportunities not available in the City. Lower incomes are likely concentrated in the City as a result of more affordable housing opportunities and access to services.

Location

There are nine publicly-supported housing developments in Del Norte County, and five of those lie within City limits. Throughout the County, there 428 affordable housing units and 233 affordable units within the City (Table 7-2). Subsidized housing within the City is spread-out and not concentrated in a certain zone or neighborhood (Figure 7-13). The subsidized housing developments within the City are not located within areas of high segregation and poverty (Figure 7-5).

Table 7-2 Subsidized Housing in Crescent City

Name	Address	Affordable Units	Total Units	Funding Source
Unincorporated Del Norte County				
Redwood Cove	1755 Northcrest Dr	39	40	HUD

Name	Address	Affordable Units	Total Units	Funding Source
Dat-naa-svt	Smith River	20	21	Low-Income Housing Tax Credit (LIHTC)
Hidden Creek Apartments	2774 Summer Lane	80	81	LIHTC
Summer Park Apartments	1500 Summer Park Court	56	57	LIHTC
City of Crescent City				
The Surf Apartments	108 H Street	55	56	LIHTC; HCD
Crescent City Senior Apartments	1125 Oregon Street	37	38	LIHTC; USDA
Seabreeze Apartments	1045 E. Condor Street	55	56	LIHTC; USDA; HCD
Totem Villa Apartments	1085 Highway 101 North	37	38	LIHTC; USDA; HCD
Seagull Villa Apartments	655 Pacific Avenue	49	50	LIHTC; USDA; HCD

Source: County of Del Norte, 2023

Figure 7-1 Crescent City Diversity Index

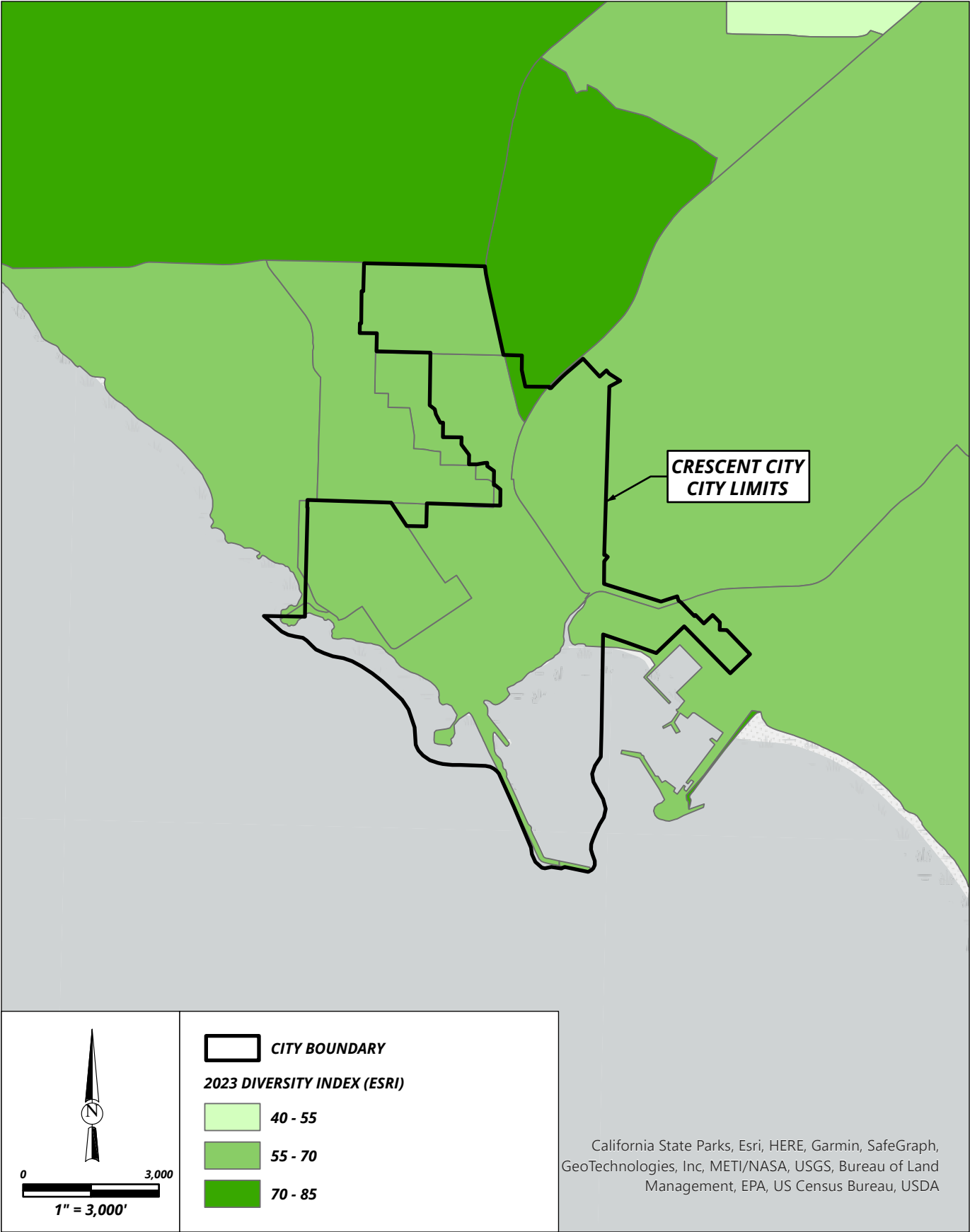
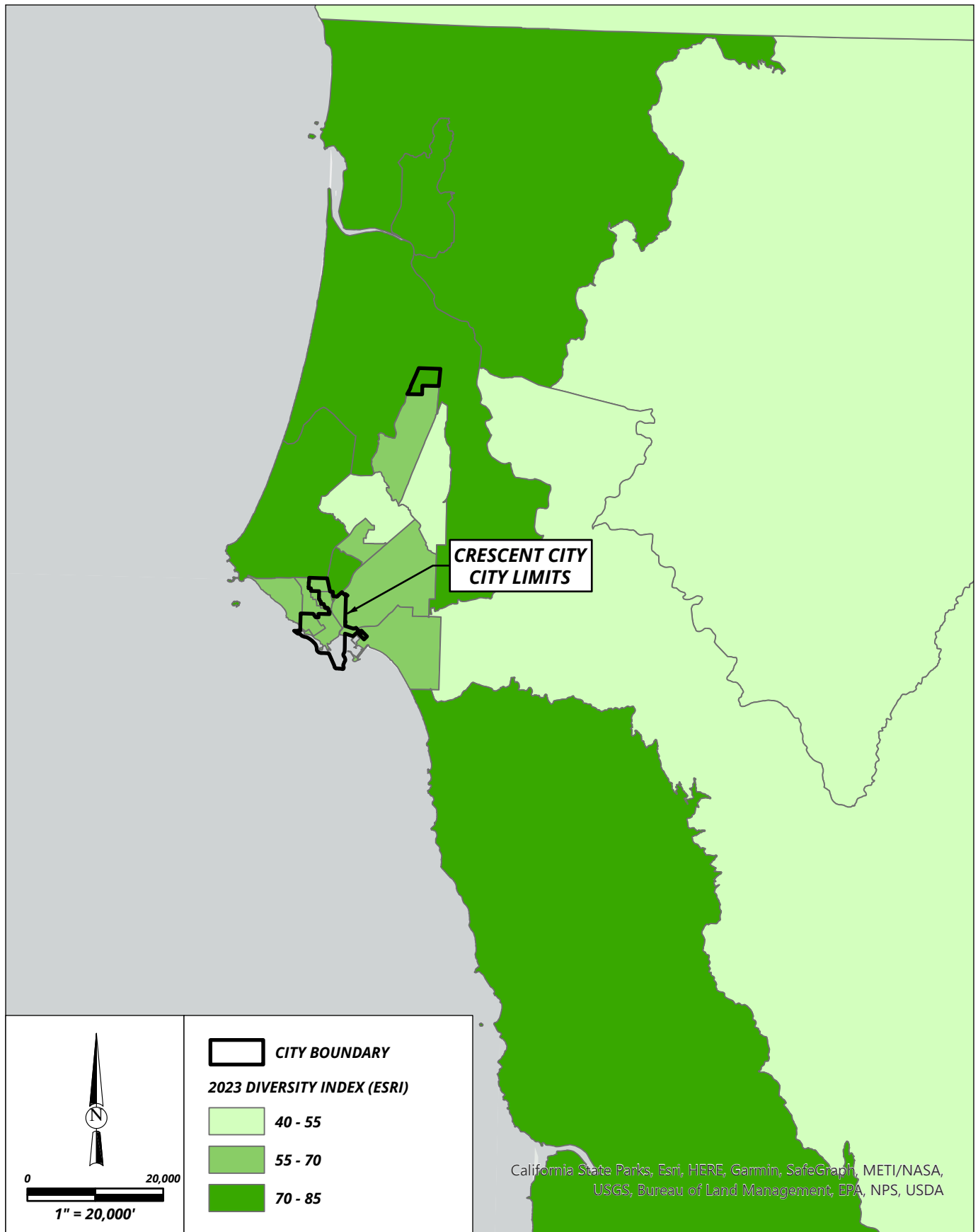


Figure 7-2 Del Norte County Diversity Index



Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) are defined by HUD as having a racial and ethnic concentration. The threshold for a RCAP or ECAP has a BIPOC population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, such as the City of Crescent City, where the BIPOC populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RCAP or ECAP; broadly referred to as R/ECAPs.

The City has a BIPOC population of more than 20 percent (Table 5-3). The majority of the City reports 30-40 percent of households in poverty (Figure 7-5). A small portion of the City, north of East Harding Avenue and the area east of U.S. Highway 101, falls within the 10-20 percent in poverty range. Based on the thresholds, the City is on the cusp of the R/ECAP classification. Although the majority of the City falls in the 30-40 percent in poverty census tract (Figure 7-5); the City does not register higher than 40% in poverty, and for that reason the City does not meet the R/ECAP thresholds.

The Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resources. These two categories are intended to help State decisionmakers identify tracts within each region where the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources”, “Moderate Resource”, or “High Segregation & Poverty”.

As shown in Figure 7-3, the City falls into two tracts: Low and Moderate Resource. The majority of the City, including the downtown area and most of the residentially-zoned developed areas of the City are within the moderate resource tract. The areas of the City in the low resource tract are located to the East of highway 101 and to the north west of the City. Areas East of U.S. Highway 101 are not residentially developed, are zoned for General Commercial and Public Facility uses, and extends into the County’s public lands. None of these characteristics are conducive to opportunity, but as the Inventory of Vacant Land (Table 6-3) indicates, the City has not identified any parcels for development within the area to the east of U.S. Highway 101 and thus does not perceive this area of low resource as an impact to City residents.

Further exploration of the City’s demographics, using Census block group data, does not confirm that there is obvious segregation within the City, and there are data limitations that prevent accurate analysis of this fact. The American Community Survey (ACS) 2019 5-year estimates, estimate the poverty rate in the City is 26.8 percent. This number is higher than the California State average of 17.2 percent in 2019.

Since this finding is consistent throughout most of the City and is consistent with what would be expected in a rural area, it supports the conclusion that R/ECAP this is not a result of a fair housing issue. This conclusion was supported by City Staff and Staff members of the City Housing Authority by comparing their local knowledge, reported data, aerial imagery, and the City's Zoning map.

Racially or Ethnically Concentrated Areas of Affluence

AB 686 requires cities to not only look at R/ECAP, but also Racially Concentrated Areas of Affluence R/ECAA. At the time of this element's creation, the R/ECAA tool is not yet operational on the Racially Concentrated Areas of Affluence (RCAA) webpage.

Alternatively, when looking at the Median income tracts, reported by ACS in 2017-2021, the City generally falls in the less than \$55,000 annually median income bracket within the City (Figure 7-4). According to HCD, the 2023 State Median Income is \$83,800. When looking at median income levels within Del Norte County bordering the City, it is clear from Figure 7-4, that the income brackets found within the City are consistently lower than the rest of the region. As indicated by the findings of ACS data and the TCAC/HCD Opportunity Maps, the City's poverty rate is above the state average. Figure 7-5 illustrates, ACS data from 2017-2021, that the City has a higher rate of poverty than Del Norte County.

Based on reported data, there are no Racially or Ethnically Concentrated Areas of Affluence within Crescent City. Since this finding is consistent throughout most of the City, and is consistent with what would be expected in a rural area, it supports the conclusion that R/ECAA is not a result of a fair housing issue. This conclusion was supported by City Staff and Staff members of the City Housing Authority by comparing their local knowledge, reported data, aerial imagery, and the City's Zoning map.

Disparities in Access to Opportunity

Disparities in access to opportunity is a concept that links approximate place-based characteristics to critical life outcomes. These characteristics include but are not limited to: education, employment, transportation, and environment. The HCD Data viewer provides a number of mapping tools to view percentage overlays of different categories within cities.

Education

Access to opportunity can often be challenging, especially in rural areas. Figure 7-8 displays the (R)TCAC Opportunity Areas (2021) educational scores by census tract. Tracts are assigned an Educational Domain Score that ranges from > 0.75 (More Positive Education Outcomes) to < 0.25 (Less Positive Education Outcomes). The City is divided into three separate scores, south of East Harding Avenue falls within 0.75 – 1.00 educational outcomes ranking, north of East Harding Avenue falls under the 0.50 - 0.75 educational outcomes ranking, and east of U.S. Highway 101 falls under the 0.25-0.50 educational outcome rankings. This indicates that the larger portion of the City has the highest access to education. A review of aerial imagery indicates a consistent availability of schools throughout the City and a plethora of educational and cultural amenities in the southern half of the City. The areas north of East Harding Avenue are in closer proximity to the County's school district offices and high school, however this was the last area annexed by the City and thus likely reflects the larger County tract. Additionally, the areas east of U.S. Highway 101 falling in the 0.25-0.50 range, the least access to education is zoned and developed as General Commercial and Public Facility and is not residentially developed and therefore has no impact on access to education. The differences point to a lack of accurate data rather than a fair housing issue. Regionally, as shown in Figure 7-8, the City has higher access to education than the County.

For this reason, the City is determined to have adequate access to education and education is not a contributing factor to fair housing issues. Programs such as Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data.

Employment

Employment opportunities in rural areas are often limited, which draws people to urban hubs. The City is located along U.S. Highway 101, which provides a greater ease of transportation. The Jobs Proximity Index created by HUD displays the index scores for block groups in the 2014 to 2017 time period. Index scores are broken down from > 80 (Closest Proximity) to < 20 (Furthest Proximity) (Figure 7-9).

The City is mostly classified at 60-80, with a small section to the east of U.S. Highway 101 classified as >80 (closest proximity; Figure 7-9). These scores are consistent with the greater Crescent City area; however, the majority of the County falls in classifications lower than 40 (Further and furthest proximity) which reflects the relationship that the further one resides from the City, the less employment there is, and illustrates the rural nature of the City. The City is determined to have adequate proximity to jobs, and distance to jobs is not identified as a fair housing issue. Programs such as Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data.

Transportation

ACS data indicates that residents of the City largely commute via a personal vehicle. According to the American Community Survey 2019 5-year estimates, the City had 1,446 workers 16 years and over in households (Table 5-5). Only 4.6 percent of those households had no vehicles, 57 percent had one vehicle available, 28.6 percent had 2 vehicles, and 9.8 percent had three or more vehicles available. This is reflective of a rural area where essential services often require traveling to places not served by public transportation. The mean travel time to work for residents was 12.4 minutes, and 92.6 percent of residents have an estimated travel time to work of less than 30 minutes. The ACS data is the only data available with these estimates; however, it has flaws. According to the American Community Survey 2019 5-year estimates, no one utilizes any form of public transit (bus), however, Redwood Coast Transit Authority operates seven different bus routes within and outside the City. These routes include school routes, U.S. Route 199 to Gasquet, routes to the City of Arcata and Smith River, as well as regular intercity/ sphere of influence routes. These routes would not operate without use, and it should be assumed that the ACS lacked sufficient data to determine an accurate percentage of public transit commuters.

Transit Costs index scores from ACS, Figure 7-7, indicate that most of the City falls in the 40-60 transportation cost index range, indicating a moderately high transportation cost. To the East of U.S. Highway 101 and to the north of East Harding Avenue, the City falls within the 0-20 transportation cost index range, indicating that these areas have the highest cost for transportation within the City. These areas, as shown in Figure 7-6, do not have any limitations of transportation access that the other areas of the City do not experience. Regionally, as shown in Figure 7-7, the County has a higher cost of Transportation than the City. Relatively high transportation costs within the City and County are likely due to the rural nature of the City and the large expanses of public lands that must be traversed to access other urban hubs in the State. As with Del Norte County, the vast majority of Siskiyou and Humboldt counties received the lowest transportation cost index score (0-20), indicating that transportation costs in the County are high for residents throughout the rural areas of each county. However, the City has more access to transportation and lower transportation costs than the County whole.

Access to public transit within the City is high. As shown in Figure 7-6, there is a bus stop within a quarter mile of nearly any point in the City. These bus routes provide transportation in and around the City as well as provide transportation to other areas in the County. RCT provides a Dial-A-Ride service throughout the Crescent City area. The service is limited to certain hours and is available through reservations. While most of the City is less than a half-mile from a bus stop, this 'walkable' distance will disproportionately affect members of the population with mobility disabilities (Figure 7-6). City staff will continue to consider access to public transit when reviewing development proposals. Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data.

RCT has designed its service to comply with the requirements of the Americans with Disabilities Act. All buses are lift-equipped and include designated priority seating for persons with disabilities and seniors. RCT allows all High School and Middle School students to ride free. Up to two small children are also permitted to ride free of charge with an adult.

According to the 2019 ACS data, it is estimated that 973 people in the City (Table 5-20), require special accommodations to live comfortably. The City has a reasonable accommodation ordinance that provides an avenue for those with a disability to submit a request to the City for reasonable accommodation. Local knowledge reported by the Housing Authority states that spatial patterns of people with disabilities and reasonable accommodation requests are generally equally distributed throughout the City with higher concentrations found within multi-family residential developments.

Transportation is not considered a fair housing issue as transportation costs within the City are lower than the County, transportation is a walkable distance from all residents within the City, and there are existing pathways to obtain reasonable accommodations. However, it can be reasonably assumed that already limited housing options, and even fewer affordable housing options within the City, further limit opportunities for persons with a disability. Although, due to the small expanse of the City, the impacts on persons with a disability are not categorically higher than someone without. Programs such as Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data.

Environment

Access to a healthy environment is one of the markers of a higher quality of life. Utilizing the (R)TCAC Opportunity Areas (2021) environmental score mapping, census tracts are ranked between 0.75-1 (More Positive Environmental Outcomes) to <.25 (Less Positive Environmental Outcomes).

As seen in Figure 7-10, the entire City's environmental domain score (EDS) ranges from 0.75-1 (more positive) to <0.25 (less positive). The methodology used in the calculations of this metric vary between sources. The methodology for this map relied upon a CalEnviroScreen 3.0 statewide risk assessment tool that takes measurements from limited sites in the state and then extrapolates those findings to other areas with similar characteristics. These inaccuracies are visible when viewing the state as a whole, for example, the majority of the Sierra Nevada Mountain range is given the lowest EDS score. It should be noted that the EDS scoring metric does not appear to hold consistent with other resources publishing environmental information. For example, a CalEnviroScreen 4.0 tract overlay classifies the City between 31-40%, 41-50%, and 51-60% with 1-10% being lowest (healthy) and 91-100% being highest (unhealthy). Much of the land in the State of California appears to shift dramatically between the two sources of data. The City has not yet adopted an Environmental Justice Element to its General Plan that might aid in addressing environmental disparities within the City, but until accurate data is available to rural areas, such a document would only be useful if community input supported such disparities. While none were identified, the City will continue to identify disparities through future community input.

Locating patterns in access to opportunity within a community helps identify specific areas in need of additional investment or targeted policies. The City is a small community with limited census data available, making pattern identification difficult. However, by utilizing data from HCD and the AFFH data viewer and reports of local knowledge from City Staff and community leaders, there does not currently appear to be patterns of segregation with regard to protected classes within the City. Programs such as Implementation Program P-16 listed in Chapter 3 will allow continued monitoring of this data and soliciting input from the community.

Discussion of Disproportionate Housing Needs

Disproportionate Housing Needs generally refer to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The City looked at categories of housing needs including cost or severe cost burdens, overcrowding, substandard housing, homelessness, and at-risk housing converting to market-rate. Estimates for persons experiencing cost burdens is displayed in Table 5-9, estimates for persons experiencing overcrowding is displayed in Table 5-7, an estimate of housing needing rehabilitation is displayed in Table 5-14. This data generally reports that there is not a disproportionate number of special needs groups in need of housing. City Staff reports that although there is a need for housing for special needs groups, it is not greater than the need for overall housing within the City. A discussion of constraints to development, whether governmental or environmental is included in Chapter 8.

Displacement Risk

Displacement risk is fueled by a combination of different factors, including but not limited to: rising housing costs, income inequality, lack of employment opportunities, low wages, or inadequate market-rate housing production. The City currently has five subsidized housing developments: The Surf Apartments, Crescent City Senior Apartments, Seabreeze Apartments, Totem Villa Apartments, and Seagull Villa Apartments (Figure 7-13).

When looking at housing choice vouchers (HCV) as a percent of renter-occupied housing units, the majority of the City falls under the >15-30% classification, with portions in the >5-15% range (Figure 7-11). The City has considered the risk of displacement to protected classes, and currently views the risk of displacement as low. The City currently has a number of available avenues to further develop housing (vacant land, underdeveloped land, ADUs, etc.).

To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. According to available information, no census tracts in the City are at risk of displacement or exclusion. Further, rents are generally low throughout the City. However, the City appreciates the possibility that economic displacement might occur in the future and has developed Implementation Program P-10 that monitors the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City, through the City Housing Authority, will also continue to provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.

To the extent that future development occurs in areas where there is existing housing, the State has recently provided sufficient tools to address the concern: all housing must be replaced according to SB 330's replacement

housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just-cause eviction provisions and statewide rent control to protect tenants from displacement.

Due to the reported similar risks faced by neighboring counties regarding earthquake risks and tsunamis, it can be determined that Del Norte County does not face extraordinary displacement risks due to earthquakes or tsunamis. The last tsunami that impacted the City was in 1964. Development that was previously located in the beachfront park was not allowed to redevelop to reduce future risk of tsunami impact on the City.

Fire risk is a similar issue facing the City and the County. Del Norte, Mendocino, Siskiyou, Trinity, Modoc, and Shasta Counties all feature expansive forests with lush ground cover and deciduous trees. Fire risk has grown in California in recent years with dying trees, extreme weather patterns, and other phenomenon that compound on each other to create risks to communities. Most of Del Norte County's population centers are noted by CalFire as being in Moderate Fire Hazard Severity Zones, as is the City. Compared to other counties in the region, such as Trinity County and Shasta County, the City of Crescent City and Del Norte County face a lower risk of displacement due to fire as a result of its wet climate, according to the County Office of Emergency Services. The last major fire event in the county was the Slater Fire in September 2020, which burned remote areas of the county with the most destruction focused on Happy Camp in neighboring Siskiyou County.

The City does not face extraordinary displacement risks due to fires compared to the County and neighboring counties, as the City experiences damp coastal climate patterns. A further discussion of environmental constraints to development is included in Chapter 8, which would also apply to existing housing and the displacement risk.

Assessment of Contributing Factors to Fair Housing Issues

The City, through internal analysis and discussions with the City Housing Authority, has not identified any fair housing issues specific to the City. A review of Del Norte County's certified 6th Cycle Housing Element did not identify any contributing factors. The City recognizes that the State of California, Del Norte County, and City are all currently experiencing the need to develop affordable housing. A lack in housing opportunities (of any variety) can present a barrier to affirmatively furthering fair housing. The adoption of the Housing Element 6th Planning Cycle serves to improve the avenues through which housing development can occur within the City and affirmatively further fair housing.

The findings from the Affirmatively Furthering Fair Housing process do not indicate that the City currently has discernable patterns of segregation, access to opportunity, displacement, or related issues. Although the City does not currently have identified issues that conflict with the City's goal to affirmatively further fair housing, there are actions that can be taken to continue to improve, establish, or amend current City processes and policies to further support affirmatively furthering fair housing.

A number of new or revised programs have been added to this Housing Element that prioritize the City's goal in carrying out meaningful actions to affirmatively further fair housing and assist protected groups in achieving a higher quality of life. A summary of relevant Implementation Programs is included below:

- P-1: Permit and encourage mixed-use housing in the C-1 zone.
- P-3: Density Bonus – utilize density bonus law to incentivize low income and targeted group housing.
- P-4: Housing Rehabilitation. Survey the housing stock, identify missing housing types, public outreach, and solicitation of for a housing rehabilitation organization.

- P-5: Workforce housing. Develop an overlay zoning district to principally permit and incentivize work force housing.
- P-7: Support the Housing Authority as the fair housing agency for the City and the programs it manages.
- P-8: Publicize available programs in community newsletter and water billing.
- P-9: Work with Redwood Coast Regional Center on outreach to residents needing services for persons with developmental disabilities.
- P-10: Monitor affordable housing projects to ensure housing within the City remains affordable.
- P-11: Prioritize water hookups for lower-income households.
- P-13: Permit supportive housing types and update the City's definition of family.
- P-16: Develop a plan to affirmatively further fair housing and take a proactive approach to ensure that disparities in housing needs and access are addressed for all City residents.
- P-17: Pursue grants that assist first time homebuyers, rehabilitation, manufactured housing, and technical assistance.
- P-22: Low-income housing. Permit SROs, Manufactured homes, and promote low-income housing.

Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify developable sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Table 6-3 identifies the City's inventory of vacant sites with a series of descriptors attached to them. In reviewing the AFFH Data and Mapping Resources tool provided by HCD, the predominant race/ethnicity in the City is White (Sizeable gap 10-50%) and the City's diversity index is within the 55-70 (see Figure 7-1). City staff noted that no area of the City was identified as having a different predominant population. The City is only composed of two different income brackets, as seen in Figure 7-4. Additionally, the City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA does not alter this finding. There are five subsidized housing projects within City Limits (Figure 7-13). Analyzing this aggregate data by examining protected classes percentage composition is not possible given the available data at the time of this Element's creation. While the City will continue to consider any new housing development project impacts on the distribution of different populations (income level, race, etc.) within the City, City staff has analyzed the sources referenced above, indicating that the diversity index is not related to a fair housing issue. Figure 6-1 indicates available vacant site throughout the residentially zoned areas of the City.

Figure 6-1 shows the proposed candidate sites to meet the RHNA for the City. The City is home to a medium concentration of persons with disabilities (20%-30% of the population with a disability), and persons with disabilities are represented in the City with no discernible patterns of segregation towards individuals with disabilities. Additionally, according to ACS 2017-2021 data, the City and its surrounding region fall under the third highest category for percent of children in a female-headed household with no spouse or partner present (<40-60%). Portions of the City, north of East Harding Avenue and east of U.S. Highway 101, fall into the lowest

classification (<20%). Further, Table 5-19 identifies the City's population of older residents, specifically persons 65 years of age or older; there is currently no discernible pattern of segregation. While data is limited for the City, Community leaders and local knowledge provided by City Staff did not identify this as a fair housing issue.

Additionally, existing affordable units, as well as moderate and above-moderate income candidate sites, appear to have similar access to opportunities for all residents. While the TCAC/HCD Opportunity Area Maps showing slight differences in resource levels based on a resident's location in the City, the greatest distance of one end of the City to the other is 1.5 miles, and most of the City is within a mile of the furthest City boundary, thus, the City is small in size and can reasonably access areas of higher resource. Sites identified for residential development in this Housing Element were compared against the TCAC/HCD Opportunity Area Maps to determine if there was a correlation between where existing and proposed affordable housing developments are located and lower levels of opportunity. This is currently not the case within the City. New affordable housing development proposals, including those proposed for protected groups, will continue to be monitored to ensure that there is not a correlation between lower levels of opportunity or resources for existing/proposed affordable housing developments and higher levels of opportunity or resources for moderate and above-moderate households.

The City has identified a number of vacant parcels that are good candidates for affordable housing development. These sites can be viewed in Table 6-3 and Figure 6-1. AFFH requires that sites identified for affordable housing support the goals of furthering fair housing. It should be noted that the estimates for both location and number of extremely low/very low/low-income housing development are subject to change based on actual developer proposals. Currently, the City has identified APNs 118-440-021 and 118-440-022 as vacant land with the greatest potential for affordable housing development. The site currently meets requirements established by the City's General Plan and Zoning Ordinance to allow for high-density residential development. City Staff have not identified fair housing issues with the site, as it is located in a residential area adjacent to an elementary school. The total acreage of the two parcels would be approximately 5.45 acres. If developed in tandem, there is sufficient land for a developer to design a high-quality high-density affordable housing development. These parcels are currently being pursued by a developer and are awaiting the certification of the Housing Element to be eligible for certain funds.

As development proposals are brought to the City, City staff will continue to review their location, quality of development, access to services, including those not required but of benefit to property residents, and ensure that the City and developer practice affirmatively further fair housing.

Figure 7-3 Crescent City Opportunity Areas

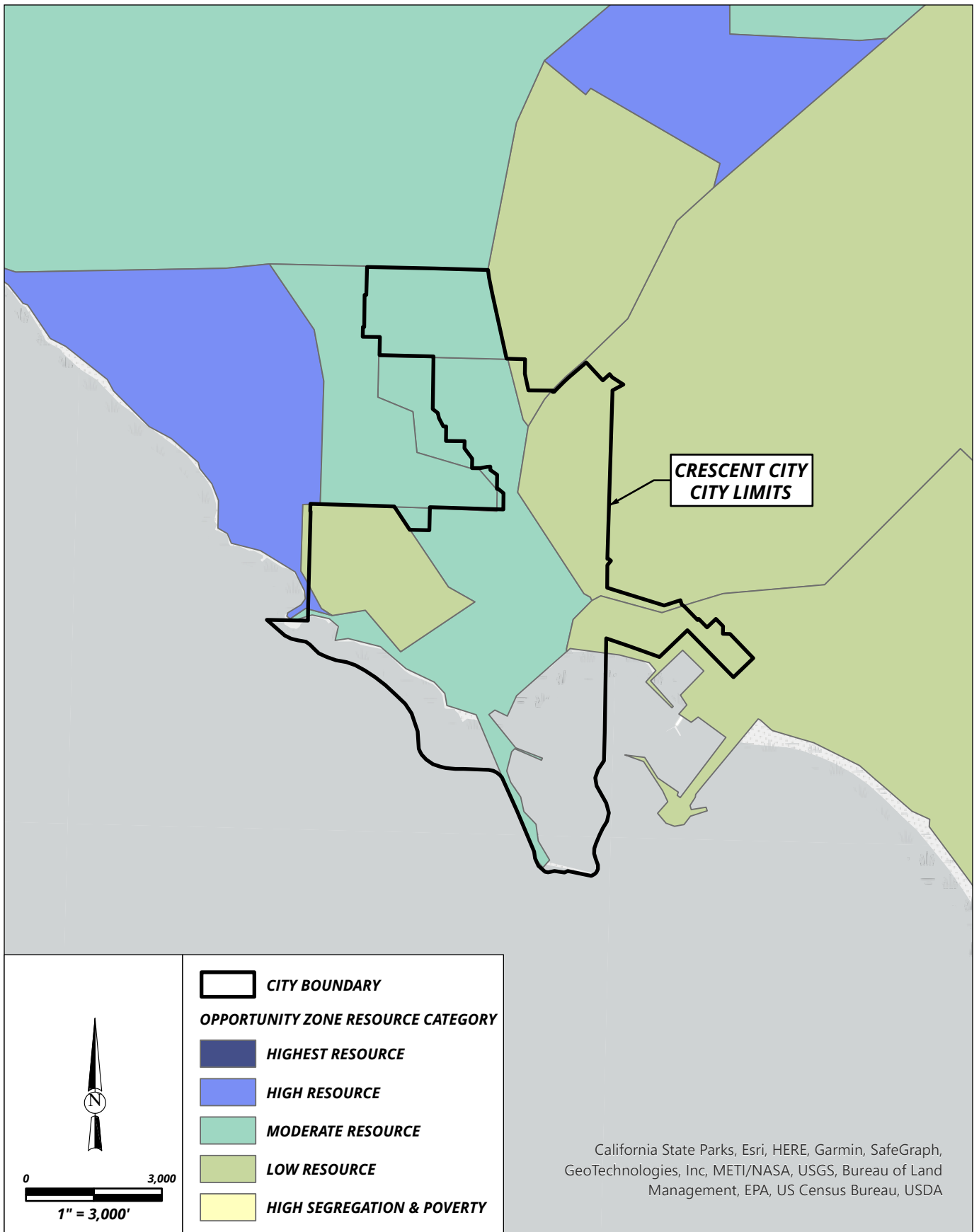


Figure 7-4 Crescent City Median Income

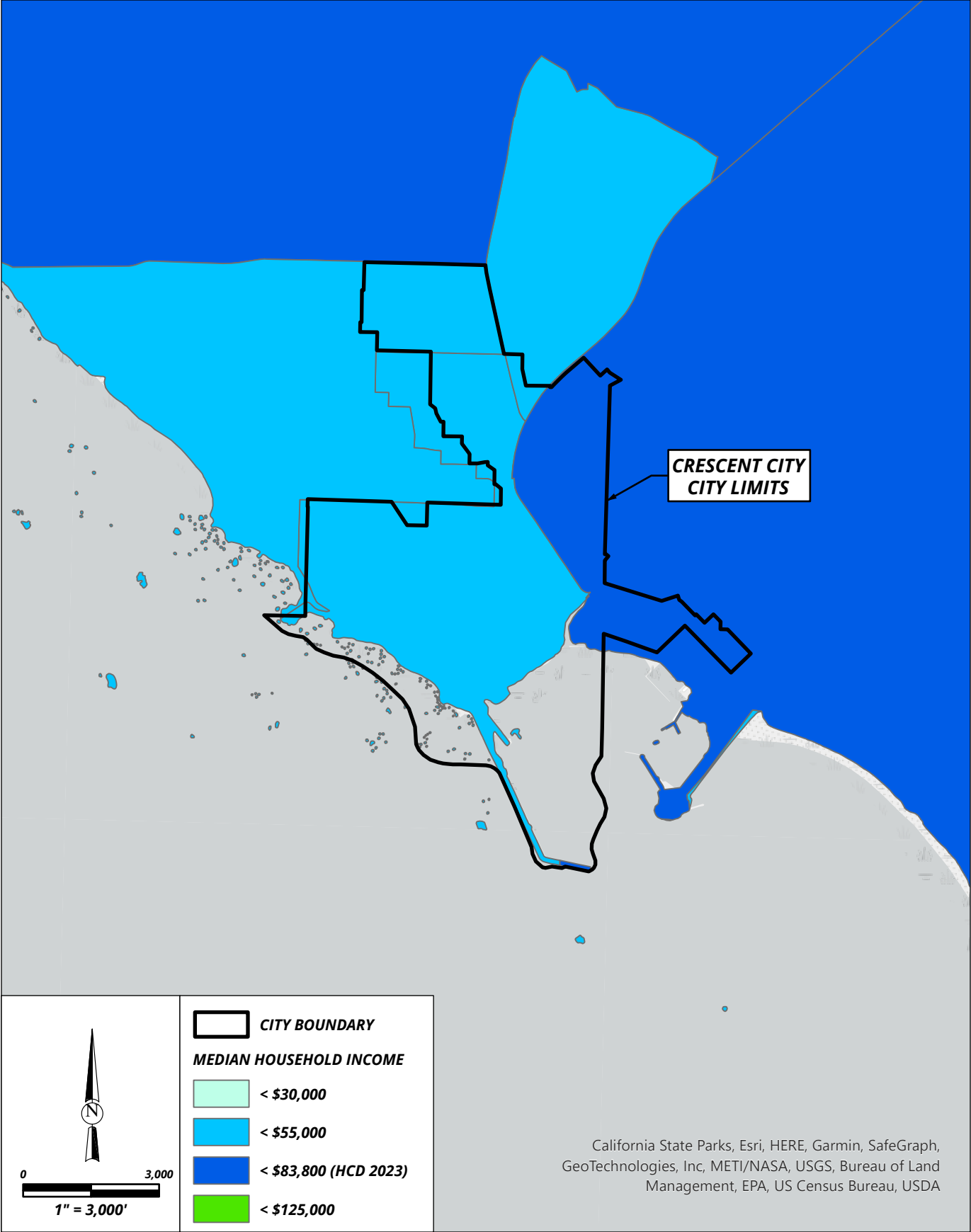


Figure 7-5 Crescent City Poverty Status

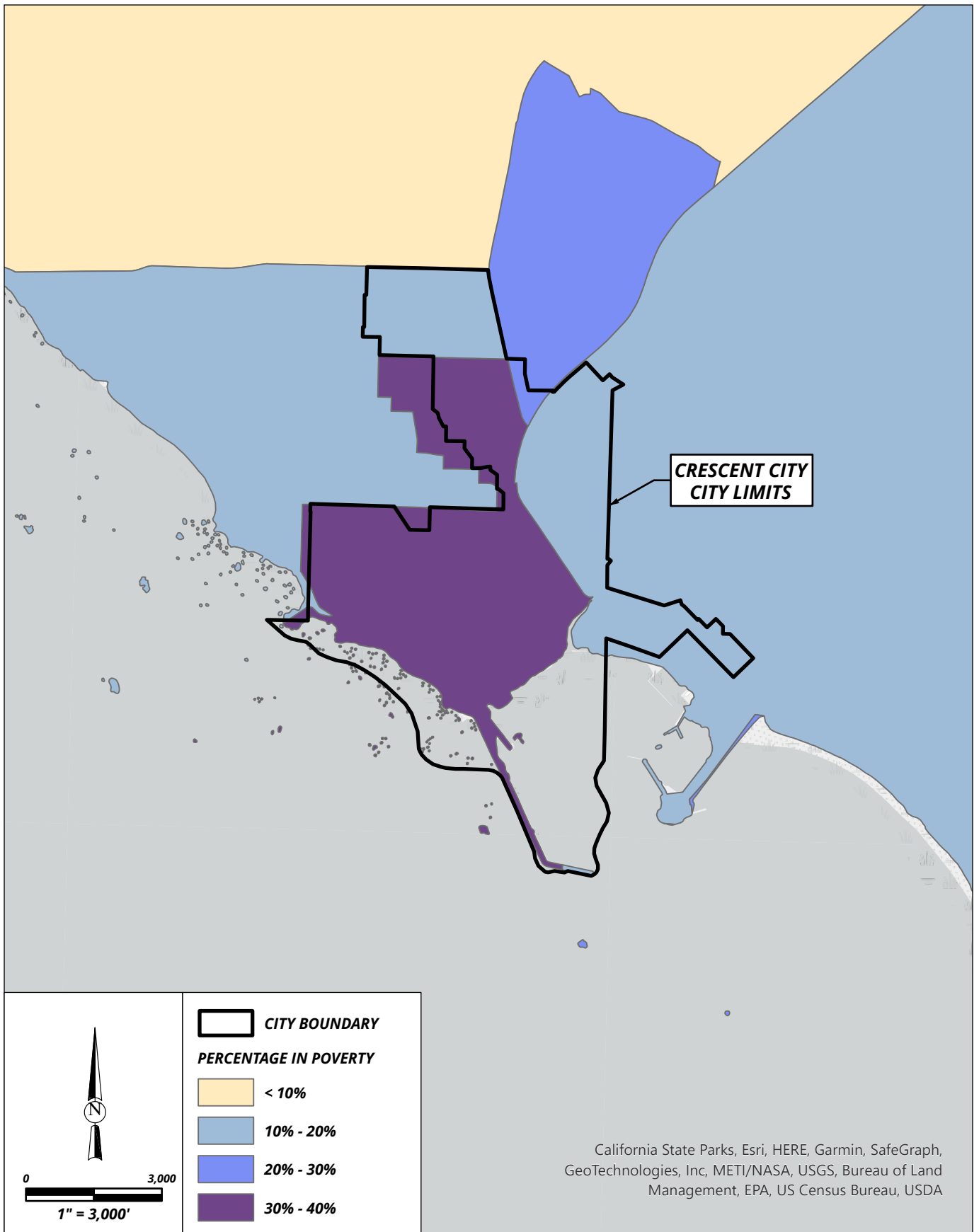


Figure 7-6 Crescent City Transit Access

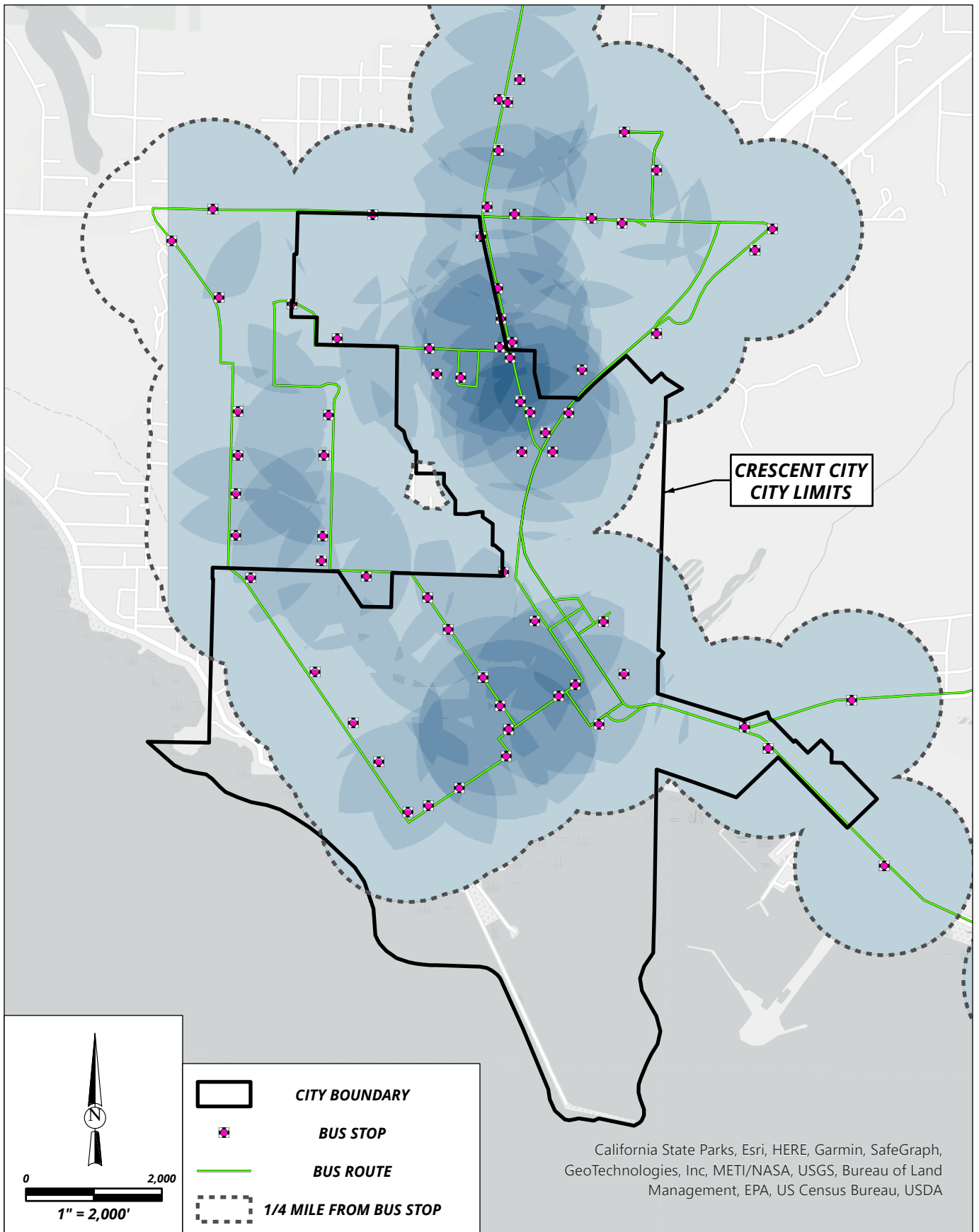


Figure 7-7 Crescent City Transportation Costs

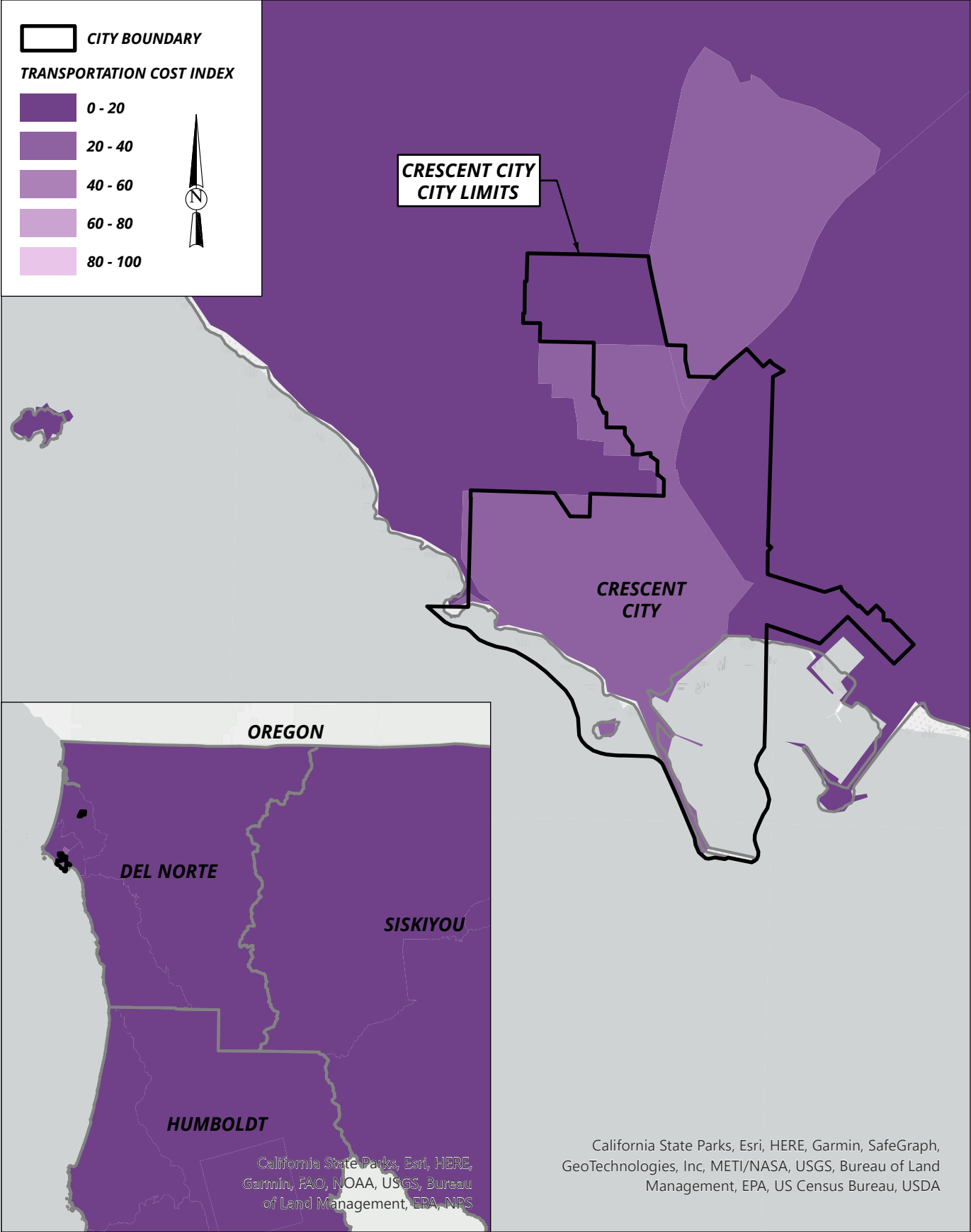


Figure 7-8 Crescent City Education Scores

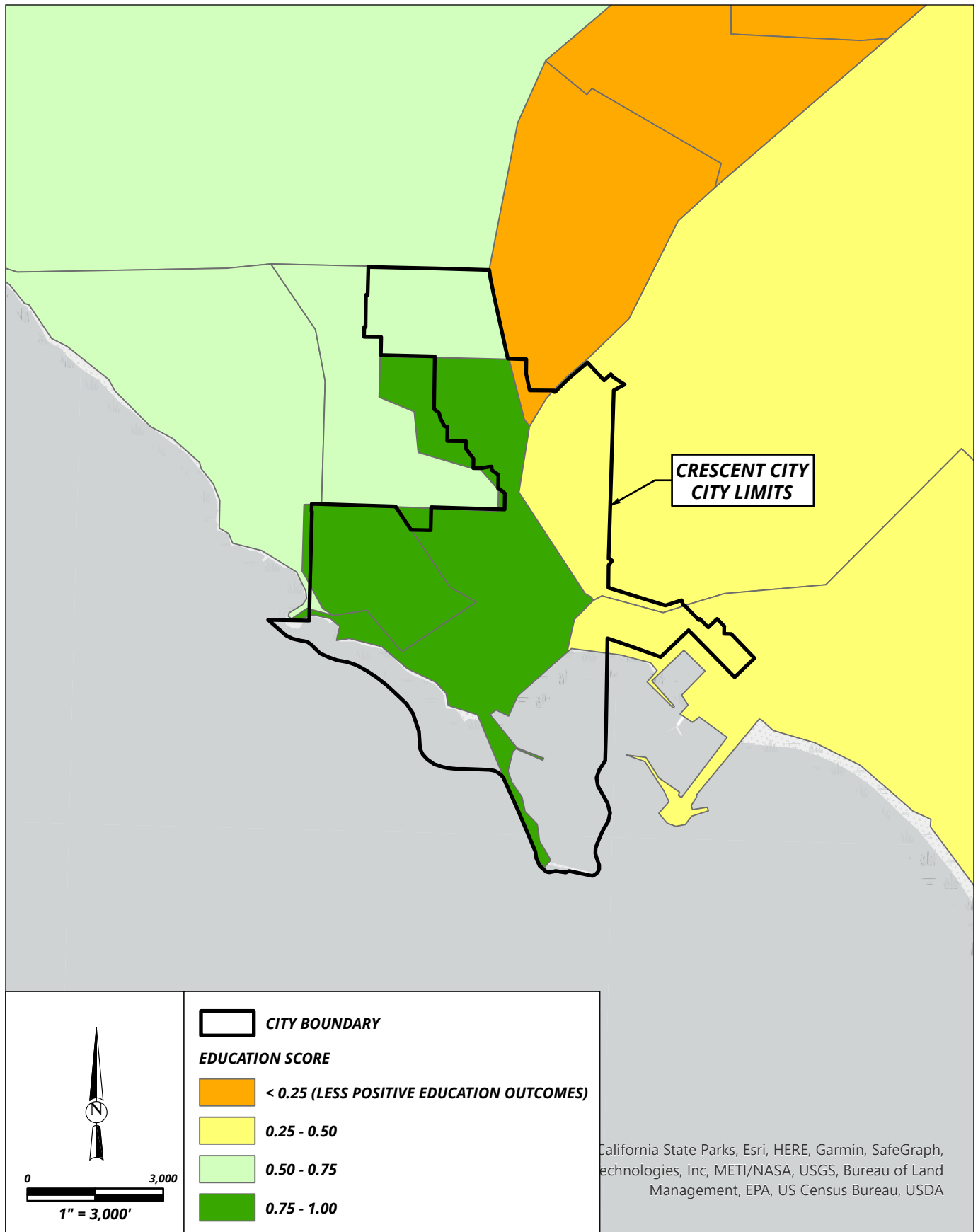


Figure 7-9 Crescent City Jobs Proximity Index

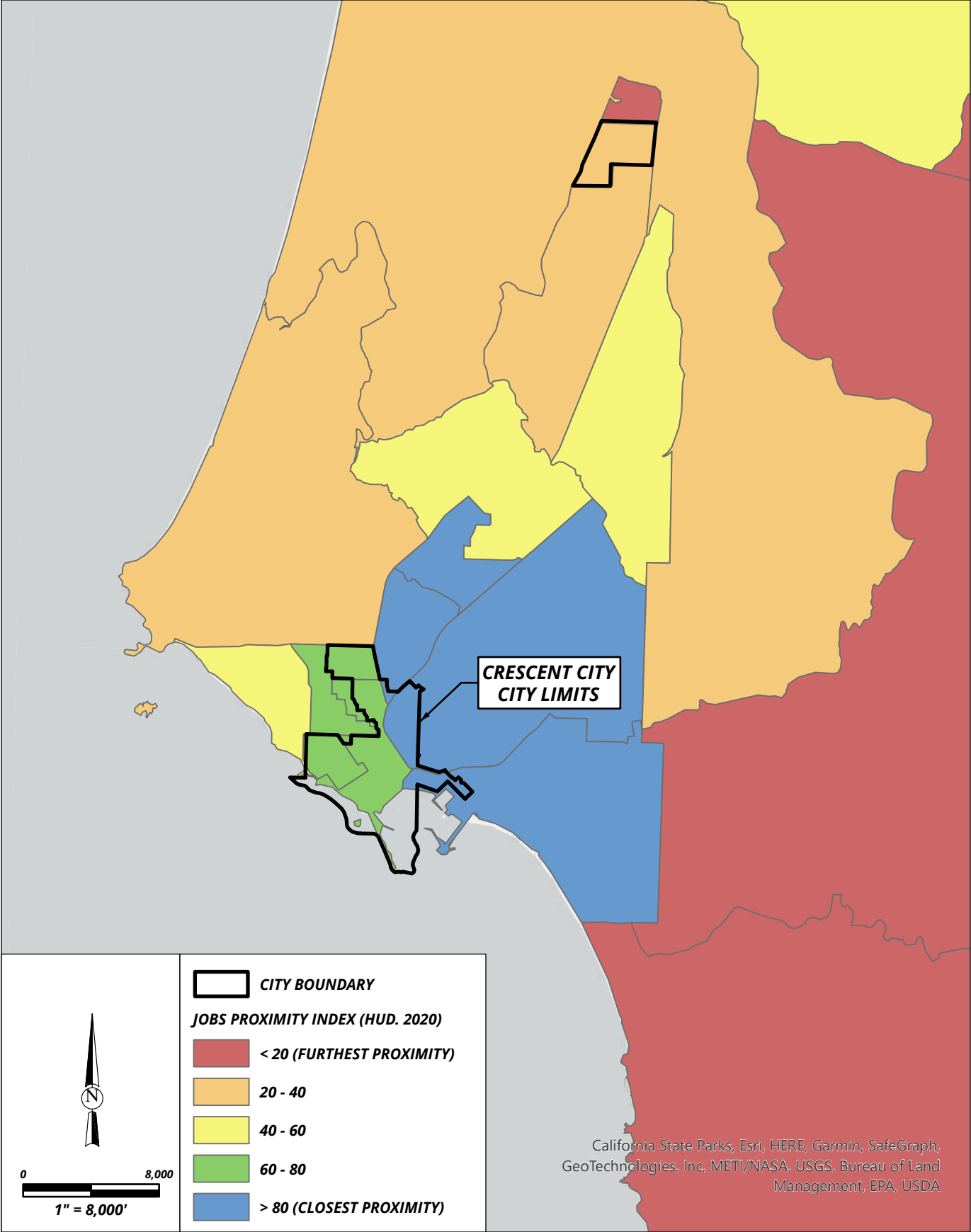


Figure 7-10 Crescent City Environmental Score

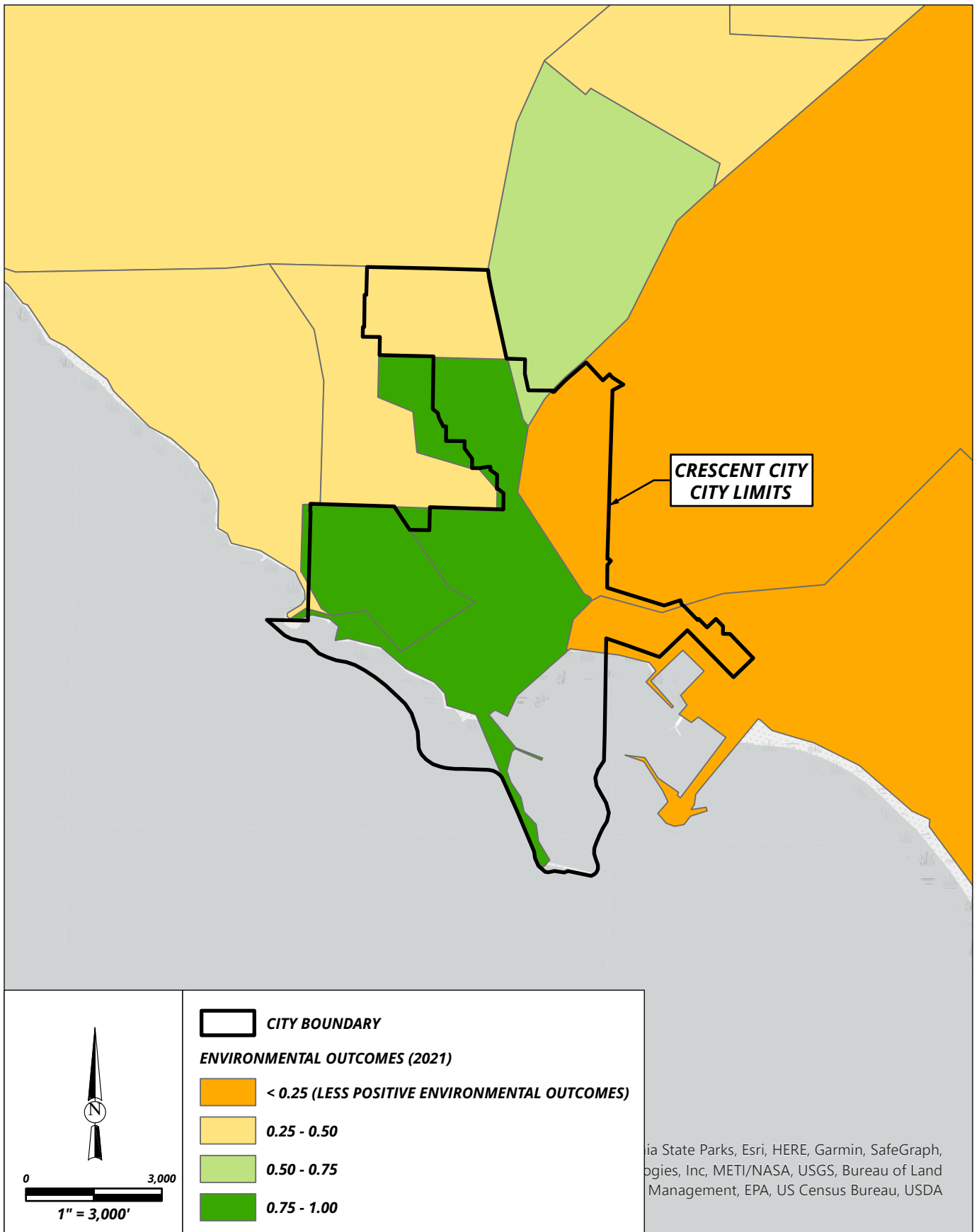


Figure 7-11 Crescent City Housing Choice Vouchers

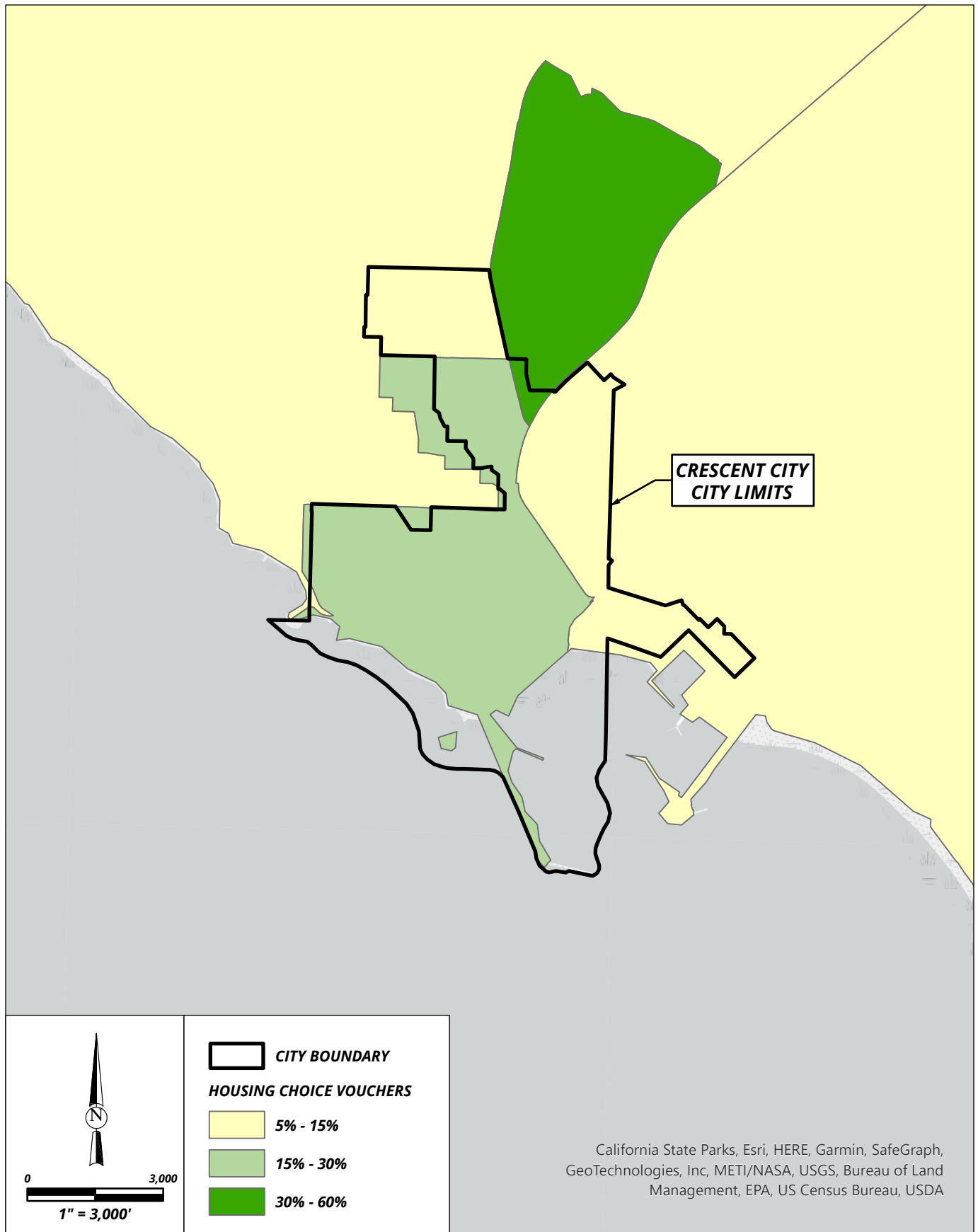


Figure 7-12 Crescent City Predominant Population

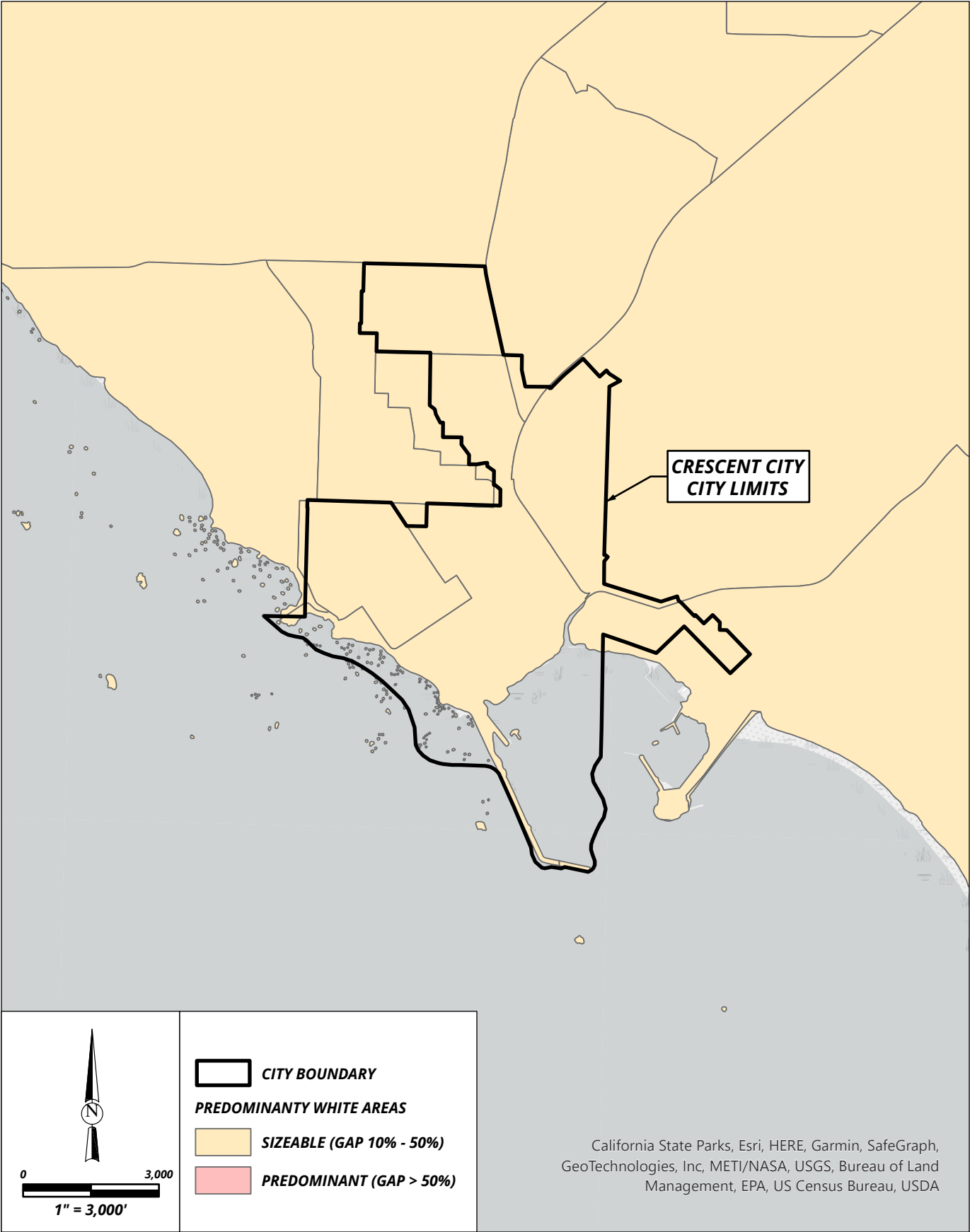
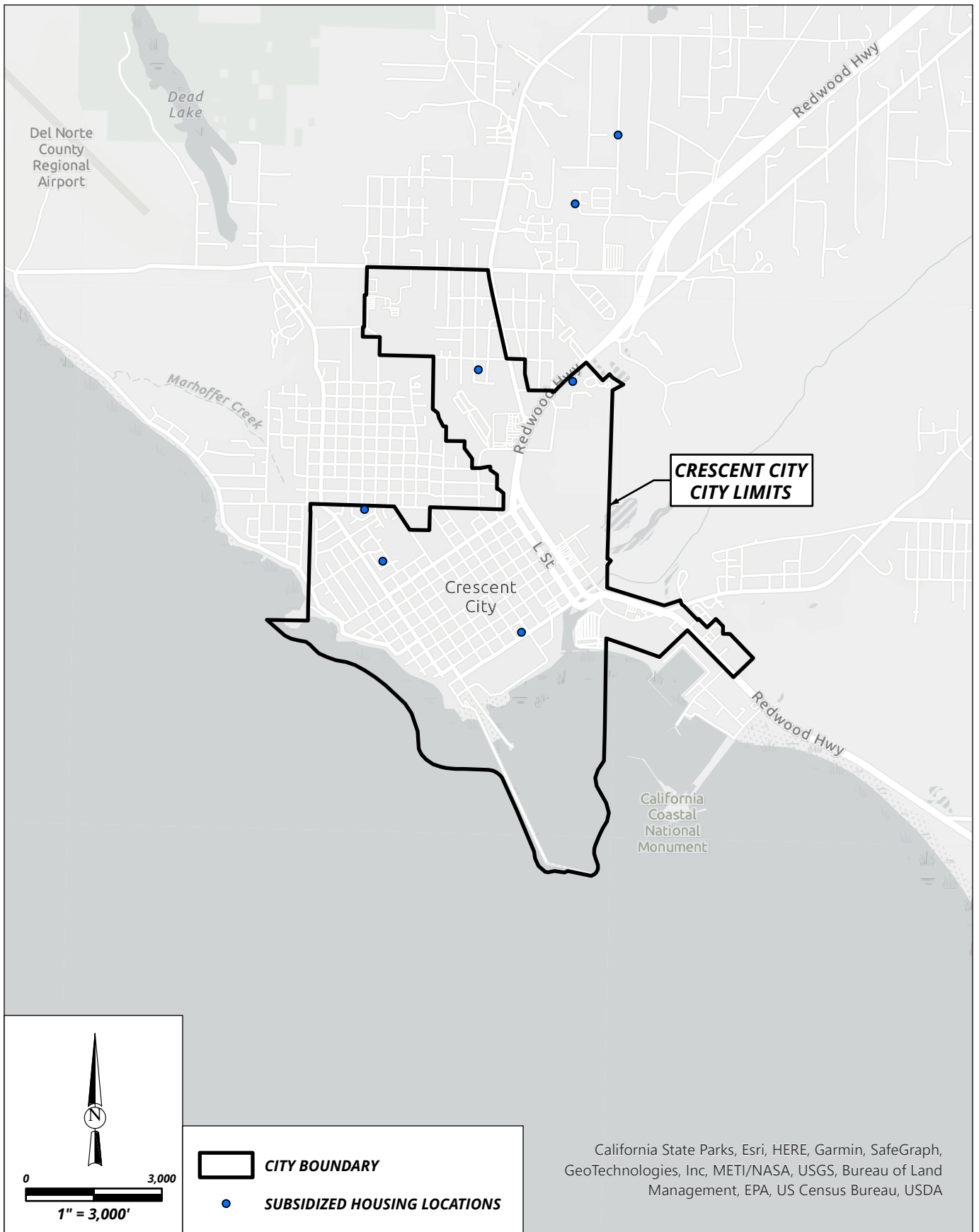


Figure 7-13 Crescent City Subsidized Housing



Chapter 8 Constraints on the Development of Housing

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) non-governmental constraints. 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 consist of land availability, environment constraints, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. Most parcels in the City have adjacent utility infrastructure that is adequate to serve residential buildout identified by the City's General Plan. Additionally, the City has enough wet and dry utility capacity to accommodate the RHNA allocation. Information on utilities can be found later in this chapter.

Land Use Controls

General Plan

The City's General Plan establishes the policies that residential development must follow. These policies when combined with zoning regulations, control the amount and distribution of land allocated for an assortment of uses within the City. Table 8-1 displays the land use designations established by the General Plan that allow for residential development.

Table 8-1 Land Use Designations

Designations	Minimum/ Maximum DU/Acre ^a	Notes
Single-family Residential 0-2 (SF 0-2)	up to 2.0	Provides for very low to low-density development within the urban boundary that has few or no community services or where only community water is available. The City may grant conditional use permits for specified uses (see the Land Use and Community Development section of the General Plan).
Single-family Residential 2-6	2.1 to 6.0	Provides for low to moderate residential development within the urban boundary. Principally permitted uses are single-family dwellings with accessory buildings and home occupations. The City may grant conditional use permits for specified uses (see the Land Use and Community Development section of the General Plan).

Designations	Minimum/ Maximum DU/Acre ^a	Notes
Multi-Family Residential 6-15 (MF 6-15)	6.1 to 15.0	Provides for moderate to high-density residential development within the urban boundary. Principally permitted uses are duplexes and clustered multiple-unit buildings. Also permits single-family dwellings, accessory buildings, and home occupations. The City may grant conditional use permits for specified uses (see the Land Use and Community Development section of the General Plan).
Multi-Family Residential 15-30 (MF 15-30)	15.1 to 30.0	Provides for high-density residential development within the urban boundary. Principally permitted use under this designation is multiple-unit buildings. Other permitted uses include two-family dwellings, townhouses, room houses, accessory buildings, and home occupations. The City may grant conditional use permits for specified uses (see the Land Use and Community Development section of the General Plan).
Mobile Home Park (MHPK)	up to 10.0	Provides for mobile home park setting. A conditional use permit may be granted for home occupation and recreational vehicle park. This designation shall not include any area utilized for recreational vehicles.
Business-Professional (BP)	6.0 to 15.0	Provides for a strong business/government/professional core in downtown Crescent City. Multiple-unit residential uses as a secondary use may be considered with a conditional use permit.
Visitor and Local Commercial (VLC)	6.0 to 15.0	Provides for a combination of commercial uses, including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses. Multiple-unit residential uses as a secondary/mixed use may be considered with a conditional use permit.
General Commercial (GC)	up to 12.0	Provides for general commercial uses which provide the Crescent City Planning Area with goods, services, and jobs. Residential uses as a secondary/mixed use may be considered with a conditional use permit.

Source: Crescent City General Plan

^a DU/Acre: Dwelling Units per Acre

Coastal Zone

State Government code section 65588(d) requires that cities shall document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided. Since January 1982, eight (8) housing developments have been approved for construction. Of these, only one permit did not result in construction. All the constructed permits are single-family homes in the moderate- to above-moderate-

income categories. There have been no residential dwelling units in the low- or moderate-income categories required for replacement within the Coastal Zone. Moreover, there have not been any requirements to provide additional housing for low- and moderate-income groups in the Coastal Zone. The Coastal Zone is primarily beachfront single-family home developments. Generally, parcel sizes in the Coastal Zone are not large enough to accommodate larger developments that would be targeted to low-income or special needs categories. Moreover, developers tend to develop outside of the Coastal Zone to avoid coastal permit fees and regulations. The Coastal Commission is viewed by Staff and Developers as a constraint to development in this area, similar to the County's views and many other coastal communities. However, since majority of the homes and parcels are listed and sold well above the area's median income, and majority of the parcels have already been developed, the City does not view the Coastal Zone as a priority area for development.

Zoning Standards

As indicated in Table 8-2, the City has a number of zones that permit housing development including the R-1, R-2, R-3, RP, CZ-R1, CZ-R1B, CZ-R2, C-1, C-2, and the CW districts.

The City currently allows residential and mixed-use development (at higher density than solely residential) in commercial zones subject to a conditional use permit. Although the Zoning Code in the RP, C-1, and CW districts allows for these larger densities, the General Plan has a maximum density of 30 units per acre. Implementation Program P-1, step one, aims to amend the Zoning Code to be consistent with the General Plan. Until the RP, C-1, and CW zones are amended to be consistent with the General Plan, the General Plan's maximum density of 30 units per acre shall be the regulating authority on residential development densities. The Sites Inventory reflects the General Plan's mid density. The City will give concessions to development standards, including but not limited to, lot coverage and density, to ensure they do not constrain the development of housing. (See Implementation Programs P-3 and P-22). The City's zoning standards are similar to other nearby rural city standards. Note that a building height of 35 feet allows a three-story building, and some zones currently allow minor height restriction waivers to promote development.

The City provides all zoning and development standards on its website, Municipal Code library (linked from the City's website), and in person at City Hall. The City residents and visitors, are encouraged to reach out to City staff if they need assistance locating information or processing permits.

Table 8-2 Land Use Zones and Densities

Type of Use	Zone	Number of Units Per Acre	Lot Area (sqft ^a)	Minimum Lot Width	Front Yard Setback (Feet)	Side Yard Setback (Feet)	Rear Yard Setback (Feet)	Building Height	Parking Per Unit	Maximum Lot Coverage
Low-Density Residential District	R-1 ^b	0 to 6 (GP 0.0-2.0 & 2.1-6.0)	6000sq/ft	NA ^c	20ft	5ft	20ft	35ft	Two covered spaces	50%
Moderate Density Residential District	R-2 ^d	6 to 15 (GP 6.1-15.0)	6000sq/ft 3,000sq/ft per dwelling unit	NA	20ft	5ft	20ft	35ft	Two off street parking for each unit, one of which is covered	50%
High-Density Residential District	R-3 ^e	15 to 30 (GP 15.1-30.0)	6,000sq/ft 1,500sq/ft per dwelling unit	NA	10ft unless garage access is needed, then it is 20ft	5ft	10ft	35ft	One and a half spaces per dwelling unit	65%
Residential-Professional District	RP ^f	6 to 45 (GP 15.1-30)	6,000sq/ft	NA	20ft for residential uses	5ft	10ft	35ft	Single Family- Two covered spaces. Two families- One covered one uncovered. Three or more families- One and a half spaces per dwelling unit.	65%
Coastal Zone Single-Family	CZ-R1 ^g	0 to 6 (GP 0.0-2.0 & 2.0-6.0)	6,000sq/ft	NA	20ft	5ft	20ft	35ft	Two covered spaces	50%
Coastal Zone Single-Family Beach District	CZ-R1B ^h	Not specified (GP 2.0-6.0)	6,000sq/ft	75ft frontage required	20ft	10ft	20ft	Not specified	Two covered off street parking spaces	50%

Type of Use	Zone	Number of Units Per Acre	Lot Area (sqft ^a)	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 Two-Family District	CZ-R2 ⁱ	6 to 15 (GP 6.0-15.0)	6,000sq/ft 3,000sq/ft per dwelling unit	NA	20ft	5ft	20ft	35ft	One covered and one uncovered	50%
Mobile Home Park	MHPK	Not specified	12,000sq/ft 2,800sq/ft per unit	NA	5ft	5ft	5ft	Not specified	Two spaces per mobile home	60%
Downtown Business District	C-1 ^j	45 units per acres as part of mixed use	No minimum	NA	0	0	10ft	40ft	Not specified	85%
General Commercial District	C-2 ^k	30 units per acre as part of mixed use	No minimum	NA	0	0	10ft	45ft	Not Specified	50%
Commercial Waterfront District	CW ^l	Mixed use up to 60 units, or res. only up to 30 units	No minimum	75ft frontage required	0	0	10ft	70ft	Not specified	50%

Source: City of Crescent City, Crescent City Municipal Code, Zoning Ordinance

^a sqft: square feet

^b R-1: Low-Density Residential District

^c N/A: not applicable

^d R-2: Moderate-Density Residential District

^e R-3: High-Density Residential District

^f RP: Residential-Professional District

^g CZ-R1: Coastal Zone Low-Density Residential District

^h CZ-R1B: Coastal Zone Low-Density Residential Beach District

ⁱ CZ-R2: Coastal Zone General Business District

^j C-1: Downtown Business District

^k C-2: General Commercial District

^l CW: Waterfront Commercial District

Design Guidelines

The City does not currently have design guidelines or objective design standards. The City's Municipal Code Chapter 17.46 – Site Plan and Architectural Review, describes the City's process for evaluating site plans and design to ensure compatibility, harmony in appearance in neighborhoods, reduce negative impacts on adjacent properties, reduce unnecessary destruction of the environment and ground cover to avoid the creation of hazardous conditions and drainage problems, to avoid monotonous and otherwise nonaesthetic development injurious to the overall community, to provide a vehicle to encourage full development of streets servicing the properties, and to assure full installation of all public utilities necessary to serve such properties. Implementation Program P-12 proposes to add a ministerial review process for multi-family units based on objective design standards that are to be developed by the end of 2023 or grant funding deadlines, whichever comes later.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Local Processing and Permit Procedures

Table 8-3 shows the typical permit processing times for residential development. Shown in Table 8-4 are the typical processing procedures for residential development. Processing times are dictated by necessary approval requirements (Planning Commission, City Council), staffing availability, appeals, or addressing issues with application submittals, project design, or environmental review. While the largest delay in application processing is receiving incomplete applications, City staff continues to be available to assist applicants in submitting complete applications. These processing time estimations are subject to change (either lengthen or shorten) on a per project basis. SB 35 required an expedited review process for certain housing projects. Some parts of the City have environmental constraints that also may not meet SB 35 requirements. Additionally, the City is not located in high quality transit corridor. Should the City receive an application meeting SB 35 requirements, it is prepared to process the application, as required. See also Implementation Program P-14. The City's permitting process has not impacted housing costs, supply, application timing, or approval certainty, as the permitting process is cheaper and quicker than Del Norte County or any nearby jurisdiction. The lower costs and quicker permitting process is an incentive to develop within City limits. During the 5th cycle, the City did not hinder residential development due to governmental constraints (including the permitting process) and is not anticipated to do so in the 6th cycle.

Table 8-3 Typical City Permit Process and Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Conditional Use Permit	2-4 months	Planning Commission
General Plan Amendment	3-4 months	Planning Commission and City Council
Rezoning/Zoning Amendment	3-4 months	Planning Commission and City Council
Site Plan & Architectural Design Review	1-2 months	Planning Commission
Lot Line Adjustment / Parcel Merger	4-6 months	Planning Commission
Initial Study	3-4 months	Planning Commission
Environmental Impact Report	8-12 months	Planning Commission
Variance Permit	2-4 months	Planning Commission
Building Permits	1 to 2 weeks	City Staff
Subdivision -Minor	4-6 months	Planning Commission
Subdivision -Major	6-8 months	Planning Commission

Source: City of Crescent City, 2022.

Table 8-4 Typical Processing Procedures by Project Type

Processing	Single-Family	Multi-Family	Multi-Family w/CUP	Multi-Family w/Subdivisions
Applications	Site Plan		Site Plan & CUP	Site Plan & Tentative Maps
Complete Application	1-Week Review			4-Week Review / Final Map
Departmental Referrals	2-Week Comment Period			
Public Notice	Submitted to the Triplicate 24-Days prior to PC Review (Triplicate circulated 15-Days prior to PC Review) 10-Days prior to PC Review			
Planning Commission Review	Regularly scheduled for second Thursday of the month (Special Meetings occasionally scheduled) -Additional Review may be necessary			
Appeal Period	10-Days following PC Review			
If appealed to City Council	Public Notice and City Council Review would add an additional 6 weeks to the process.			
Estimated Total	2 to 3 Months	2 to 3 Months	2 to 3 Months	4 to 5 Months

Source: City of Crescent City, 2022.

Applicants are frequently assisted through correspondence with staff on providing information or next steps. Applicants are given informational packets to assist them in their pursuit of submitting a development application. This packet includes instructions, permit approval requirements, permit examples, frequently asked questions, and projected timeline. Once an application is submitted, the applicant is provided with an update by staff, within every stage (see Table 8-4). As a result, every residential development application during the 5th cycle has been approved. The approval of residential development, both single-family and multi-family, during the 6th cycle is very high and almost certain. **The City's approval for housing development is the building permit, therefore there is no gap in timing between approving a project and issuing a building permit.** For projects not quite meeting the development standards, City staff works with the applicant to amend the submittals to meet City requirements or notify the applicant of the variance process. For projects exceeding density, City staff assists the applicants through the City's density bonus requirements and/or the States density bonus requirements.

Minimum Density Development

During the 5th cycle, the City did not approve any requests for development below the minimum density allowed on Housing Element sites. During the 6th cycle, should a lower density be requested, the developer will be required to reach the minimum density requirements, and encouraged to develop in phases if necessary. The timing for processing and permitting shall be the same as normal residential development submittals (see Table 8-4). No potential hinderances are identified.

Building and Code Enforcement

Building Standards

The City's Building Department currently utilizes the 2022 California Building Code.

The City Planning and Building Services Department views building code enforcement as the means to ensure safe and uniform construction practices that are critical to providing decent, suitable shelter for all economic segments of the community, and to safeguard the general health, safety, and welfare of the community. Therefore, enforcement of the Building Code is not an obstacle to the provision of affordable housing within the City. The City has no additional building code requirements that are City-specific.

On- and Off-Site Improvements

From the City's Subdivision Ordinance: *The following are the general improvement requirements contained in Chapter 16.28 (Regulations for Design, Facilities and Easements) Section 16.28.010 (General Requirements) of the City's Subdivision Code (Municipal Code Title 16, as amended):*

- A. *As a condition of approval of a map, the subdivider shall dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, and alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements. The subdivider shall install any and all public facilities necessary to serve the subdivision and any supplemental improvements required by the planning commission, including but not limited to the following:*
 - 1. *Streets, alleys, curbs and gutters, sidewalks, cross gutters, median strips and street lights;*
 - 2. *Underground utilities, including power, gas, telephone, and cable television;*
 - 3. *Sanitary sewer lines, laterals to each lot, manholes and lift stations;*
 - 4. *Storm drains, catch basins and stormwater lift stations;*
 - 5. *Water mains, services with meters to each lot, and fire hydrants;*
- B. *All underground utilities, sanitary sewers and storm drains installed in streets, service roads, alleys or highways shall be constructed prior to the surfacing of such streets, service roads, alleys or highways. Connections for all underground utilities and sanitary sewers shall be laid to such lengths as will obviate the necessity for disturbing the street or alley improvements when service connections thereto are made.*
- C. *All subdivision improvements shall be constructed in accordance with standards of good engineering practice and with the plans, profiles and cross sections and specifications herein set forth. In no case shall the subdivision improvements be less substantial than the following requirements, which shall be applied as minimum requirements necessary to accomplish the purpose of this chapter, with due consideration given to the location, topography, proposed use and other such features of each particular subdivision.*
- D. *Every map approved pursuant to this title shall be conditioned on compliance with the requirements for grading and erosion control, including the prevention of sedimentation or damage to off-site property.*
- E. *Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the City engineer and the City council. Such plans shall be required before approval of the final map. All such plans and profiles shall be prepared in accordance with requirements of the City engineer.*

Additional sections of Chapter 16 include provisions where additional improvements may be required of a subdivider as determined by relevant City parties:

Section 16.28.030 – Public facility land reservations and dedications:

- A. *The planning commission may require the subdivider to reserve or dedicate suitable areas for the parks, schools and public building sites that will be required in the neighborhood of the proposed subdivision, or to pay fees in lieu.*

Section 16.28.040 – Supplemental improvements-reimbursement agreements:

- A. *The subdivider may be required to install improvements for the benefit of the subdivision, which may contain supplemental size, capacity or number for the benefit of property not within the subdivision, as a condition precedent to the approval of a subdivision or parcel map, and thereafter to dedicate such improvements to the public. However, the subdivider shall be reimbursed for that portion of the cost of such improvements equal to the difference between the amount it would have cost the subdivider to install such improvements to serve the subdivision only and the actual cost of such improvements pursuant to the provisions of the Subdivision Map Act.*
- B. *No charge, area of benefit or local benefit district shall be established unless and until a public hearing noticed in accordance with the provisions of Sections 16.16.070 through 16.16.130 is held thereon by the City Council and the City Council finds that the fee or charge and the area of benefit or local benefit district is reasonably related to the cost of such supplemental improvements and the actual ultimate beneficiaries thereof.*

Section 16.28.060 – Easements:

- A. *The subdivider may be required to grant easements not less than ten feet in width for public utility, sanitary sewer and drainage purposes on each side of rear lot lines, alongside lot lines and in planting strips wherever necessary. However, easements of greater width may be required when at the determination of the City engineer the purposes of easements necessitate greater widths. Dedications of easements shall be to the City for the purpose of installation of utilities, planting strips and for other public purposes as may be ordered or directed by the City Council.*
- B. *The subdivider shall, subject to riparian rights, dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of any natural water course or channel, stream or creek that traverses the subdivision, provide by dedication further and sufficient easements or construction or both, to dispose of such surface and stormwater.*
- C. *The advisory agency may impose a requirement that any dedication or offer of dedication of a street shall include a waiver of direct access rights to such street from any property shown on a final map as abutting thereon, and that if the dedication is accepted, such waiver shall become effective in accordance with the provisions of the waiver of direct access.*

Site Improvements

Circulation Infrastructure

The majority of developable land in the City is vacant parcels in urban areas. This means they generally have access to circulation facilities. Parcels that are larger in size (>one acre) may require development of circulation facilities, both offsite improvements and internal access to the development, and that responsibility would fall upon the developer. The City will continue to review development proposals and assess their impacts on local roadways. The City addresses vehicle miles traveled (VMT) impacts by requiring offsite sidewalk improvements. The City also has a sidewalk ordinance (Chapter 12.04 -Curbs, Gutters and Sidewalks) that limits the percentage of sidewalks that may be required by the developer in order to assist development to occur.

Wastewater

Sewer capacity has historically been a potential constraint to development. The California Regional Water Quality Control Board issued a Cease-and-Desist Order to the City 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.

Treatment processes at the City's WWTF consist of headworks, including a mechanically cleaned screen, a Parshall flume, and a wet well; primary treatment, including two grit removal tanks and two clarifiers; and secondary treatment. Secondary treatment is provided by operating rotating biological contactors and a membrane bioreactor in parallel. Flows from the rotating biological contactors and any flow from the membrane bioreactor that is not used for recycled water use are commingled, disinfected, and dechlorinated. Flow from the membrane bioreactor that can be used for recycled water is ultraviolet (UV) disinfected.

The City currently has 843 additional single-family residential equivalents (SFRE) of additional unused residential connections available. This number is not fixed, as there is a total of 4,890 connections available with the majority of them currently allocated for future industrial uses, which could be transferred to residential users based on development activity. The City Public Works Department charges a connection fee of \$9,682 per SFRE. The City has adequate wastewater capacity to accommodate the 189 units allocated by RHNA.

To comply with Senate Bill 1087, the City will grant priority for service allocations to future developments that include units affordable to lower-income households by allocating a certain number (62) towards meeting the RHNA numbers. This is reflected in Implementation Program P-11.

Water Supply

The City's only water source is provided by Smith River underflow associated with the Smith River Plain Groundwater Basin. The Smith River provides an abundant supply of high-quality, fresh water. The drainage basin of the Smith River, which covers about 700 square miles, produces runoff of about 2.9 million Acre Feet per Year (AFY; 944,265 million gallons per year [MGY]), making it the highest water producing drainage in California based on runoff per square mile.

The City supplies water to 4,636 active connections (2020). Approximately 4,062 residential connections, 566 commercial connections, 7 industrial connections, and 1 institutional connection for the Pelican Bay State Prison.

Water is not yet a constraint to development in the City. The City has a permit for 2,600 acre-feet of water per year. The City used approximately 2,553 acre-feet of water in 2020. The City's 1992 Water System Master Plan

stated that SFREs 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 between 4,786 and 12,000 cubic feet (CF) per year, the City estimates it can accommodate up to 455 SFRE given its current water supply, thus the City has adequate water supply to accommodate the 189 dwelling units allocated by RHNA. Crescent City has a permitted annual production of 1,194 million gallons of potable water a year. 2020 was the last year data was collected on Crescent City water usage. In 2020 Crescent City used 618.083 million gallons of water. It is projected that water usage will reduce mirroring population projections for the City (2020, Crescent City).

The 2022 connection fee for a single SFRE is \$2,700.00 per SFRE.

Stormwater

The stormwater system in the City is currently inadequate in some locations and the location, sizing, and condition of all stormwater infrastructure is unknown. According to the City's Public Works Department, they have begun to see storm drains failing and at the end of their life. The City is currently applying for a grant that if funded, would perform a condition assessment of all storm drains. Additionally, the City recently received Community Development Block Grant (CDBG) funding a few years ago to upgrade storm drains that were failing/undersized and were causing flooding in residential areas. While work has been occurring since then, there is currently no master plan for replacement.

Dry Utilities

Dry utilities, including electricity, gas, internet, and telephone service, are available to most areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint.

Service providers are as follows:

- Electricity: Pacific Power
- Gas: Sequoia Gas: distribution system or individual propane tanks
- Internet: Spectrum, Frontier, Viasat
- Telephone: Spectrum , T-Mobile, US Cellular

Planning and Building Permit Fees

The City collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff review and processing time-and-material costs required to process a particular type of application. Planning and processing fees (2022) are summarized in Table 8-5 and are available on the City's website. Any cost impacts affordability, however, the planning and building permit fees are to maintain city services to residents and to ensure safe and proper development is facilitated. Table 8-6 shows the total amount of fees per unit for a typical single- and multi-family development.

Table 8-5 Planning and Building Permit Fees (2022)

Description	Current Fee
Amendments to the General Plan	\$1,340.00
Local Coastal Plan (LCP) amendment	\$1,340.00

Description	Current Fee
Planned unit development	\$1,237.00
Subdivisions-major	\$1,401.5 +\$21.00/Lot
Subdivisions- minor	\$784.00
Lot line adjustment	\$464.00
Mergers	\$124.50
Reversion to acreage	\$181.00
Rezoning	\$773.00
Amendments to the Code	\$1,031.00
Street & alleyway abandonment	\$258.00
Variance or parking waiver	\$670.50
Parking reduction	\$309.50
Use permit	\$361.50
CEQA review (local review)	\$248.00
CEQA review (State filing)	\$412.50
Appeal to City Council	\$181.00
Site plan & architectural review	\$254.00
Burn down Letter	\$100.00
Categorical exclusion fee	\$76.50
Use Permit renewals & map extension requests	\$217.00
Coastal development Permit Application	\$516.00
Environmental Impact Report	Actual Cost
Plan check fees	65% of building permit costs
Plan check update	Actual Cost; minimum \$50.00
Coastal Permit- State appeals	Actual Cost
Strong Motion Instrumentation (CA State Fee)	100% of State Fee
Demolition permit	\$100.00
Fine for working without building permit	2x Fee
Water (only) Deposit	\$100.00
Water and Sewer Deposit	\$250.00
Sewer Connection Fee	\$9,682.00 per SFRE ^a
Water Connection Fee	\$2,700.00 per SFRE
Water turn-on, account activation and/or setup charges	\$16.50
Water Meter Test Deposit	\$21.50 (<1-inch) \$36.00 (>1-inch)
Deposit for cleaning/inspection -14 days only	\$50.00
Standard Building Permit Issuance	\$40.00
Building Permit (Residential-Wood Frame) Project Valuation	\$119.73 per sq. ft.
Standard Electrical Permit Issuance	\$40.00
Electrical Permit (Residential-lighting fixtures and outlets)	\$0.10 per sq. ft.
Electrical Permit (Residential-Electric System-Multi-family)	\$0.08 per sq. ft.

Description	Current Fee
Residential appliance	\$6.25
Service	\$46.25 (<200 amp) \$94.25 (>200 amp)
Panel	\$20.00
Temporary power	\$25.00
Meter Reset	\$40.00
Standard Mechanical Permit Issuance	\$40.00
Misc Appliance vent	\$12.50
Air Handling Unit	\$18.75
FAU heat pump	\$18.75
Fireplace or wood stove	\$20.50
Standard Plumbing Permit Issuance	\$40.00
Plumbing fixture	\$12.50
Sewer pressure pump	\$12.50
Water piping system	\$16.25
Water heater	\$16.25
House sewer (sewer line)	\$16.25
Gas line system	\$16.25
Back flow device	\$12.50
Floor drain/sink	\$12.50
Gas meter reset	\$12.50
Lawn sprinkler system	\$22.50
Hydronic heating system	\$37.50
Sewer connection	\$19.25
City water connection	\$19.25
Sprinkler System	\$165.00

Source: City of Crescent City, Fee Schedule 2020

^a SFRE: Single-family Residential Equivalent (250 gallons per day)

Table 8-6 Typical Fees Per Unit (2022)

Typical Fee Description	Single-Family Development	Multi-family Development
Site Plan & Architectural Design Review	\$254.00	\$254.00
CEQA Exemption Fee	\$76.50	\$76.50
Standard Building Permit Issuance	\$40.00	\$40.00
Standard Electrical Permit Issuance	\$40.00	\$40.00
Standard Mechanical Permit Issuance	\$40.00	\$40.00
Standard Plumbing Permit Issuance	\$40.00	\$40.00
Water and Sewer Deposit	\$250.00	\$250.00

Typical Fee Description	Single-Family Development	Multi-family Development
Sewer Connection Fee	\$9,682.00 per SFRE	\$9,682.00 per SFRE ^a
Water Connection Fee	\$2,700.00 per SFRE	\$2,700.00 per SFRE
Water turn-on, account activation, and setup	\$16.50	\$16.50
Sprinkler System	\$165.00	\$165.00
TYPICAL TOTAL	+\$13,423.83	+\$13,423.83
SFRE = Single Family Residential Equivalent (250 gallons per day)		

Source: City of Crescent City, Fee Schedule 2020

^a SFRE: Single-family Residential Equivalent (250 gallons per day)

Development Fees

The City does not currently have development impact fees.

Non-governmental Constraints

Local jurisdictions often have little control over non-governmental constraints. Compounding this, rural counties typically have less funding and a smaller network of non-profit and housing advocacy groups than dense urban communities. The following is further analysis of non-governmental constraints.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase. The reverse has been true when interest rates increase. Table 8-7 illustrates interest rates as of June 14, 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

Table 8-7 Interest Rates

		Interest	APR ^a
Conforming	30-Year Fixed	5.750	5.948
	15-Year Fixed	4.625	4.947
Jumbo	30-Year Fixed	5.000	5.096
	15-Year Fixed	4.750	4.932

Source: www.wellsfargo.com, June 14, 2022

^a APR: Annual Percentage Rate

Price of Land

The price of raw undeveloped land impacts the direct cost of a new residential development and is considered a constraint. This means developers will often attempt to gain approval to develop the largest number of units

allowable on a parcel of land. There are currently four listed vacant parcels of land within City limits. Table 8-8 contains the current list of vacant parcels in the City and price per acre. The information depicted comes from Trulia and Realtor.com. The price per acre within the City ranges from \$13,513 to \$307,692 per acre.

Table 8-8 Land Costs

Location	Price	Acres	Price/Acre
G St	\$40,000	0.13	\$307,692.31
312 G St	\$75,000	0.27	\$277,777.78
509 O St	\$40,000	2.96	\$13,513.51
N St	\$170,000	1.32	\$128,787.88

Source: Trulia and realtor.com, obtained (7/6/2021)

Construction Costs

Local residential construction cost information was not readily available. Data for Fortuna and Arcata, two Humboldt County cities which are similar in size and location, both along U.S. Highway 101 and the coastline, was used to determine residential construction costs for the City. In Arcata, single-family residential construction costs ranged from \$122 to \$136 per square foot in 2019. Based on that estimate, the total construction cost for an average 1,200-square-foot single-family home would therefore equate to as low as \$146,400 or as high as \$163,000 total. The average multi-family residential development construction cost in Arcata was slightly higher at an approximate \$245 per square foot. Based on that estimate, the total construction cost for a multi-family development consisting of a gross total of 8,000 square feet was an estimated \$1,959,696. This equates to an approximate construction cost of \$244,962 per each 1,000-square-foot unit in the 8,000-square-foot, multi-family residential shell space. In Fortuna, the average single-family residential construction cost per square foot was \$156 in 2019. Based on that estimate, therefore, the gross construction cost for a 1,200-square-foot, single-family home in Fortuna would be an estimated \$187,200. There were no estimates available for multi-family residential construction costs in Fortuna.

Construction costs for both single- and multi-family residential developments in Humboldt County share much of the same difficulties found in the City, therefore, these estimates serve as reasonable metrics to compare.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, accessory buildings, and interior fixtures, among others.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (such as, steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land. Other costs stem from professional services such as land surveying

and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

Based on a number of stakeholder interviews with property owners, developers, and realtors, the largest impact to housing development in the City is the high cost of land, the limited availability of contractors and builders, as well as the limited availability of building supplies due to the City's remote location. If labor or material costs increase substantially, the cost of construction in the City would rise to a level that further impacts the price of new construction and rehabilitation. Recent increases in fuel costs, inflation, and limited supply chain problems all further non-governmental constraints to development. Therefore, the resulting increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. The City will continue to do its part in reducing development processing times and providing a more streamlined review process.

Environmental Factors

Environmental factors apply both City-wide and at specific locations. The following list some of the factors considered for development permits. Vacant parcels (or portions) affected by specific site constraints were not included as contributing in RHNA allocations (Table 6-1; Figure 6-1).

Seismicity

The City is situated within a seismically-active geographic region laden with numerous seismic faults and shear zones. The entire northern coast of California is subject to seismic activity, due mainly to the proximity of the Mendocino Triple Junction (MTJ). Multiple tectonic plates (pieces of the Earth's crust) collide off the coast of northern California and southern Oregon to form the MTJ. In particular, this is where the San Andreas Fault meets the Cascadia Subduction Zone (CSZ), a 750-mile-long thrust fault capable of producing a megathrust quake of magnitude 9.0 or more. The tectonic activity most relevant to Del Norte County is the movement of the Gorda and Juan de Fuca plates underneath the North American plate. This movement causes the Earth's crust to compress and break, resulting in an extensive system of onshore faults and frequent offshore earthquakes. The City is not located near any "Earthquake Zones of Required Investigation" as designated by the California Department of Conservation. However, the "Fault Activity Map of California" identifies two faults in close vicinity to the City, unnamed fault (13A) approximately three miles offshore, and South Fork Fault, approximately six-and-a-half miles east of the City.

Most local earthquakes originate offshore, within tectonic plates rather than along plate boundaries. The Gorda plate is most susceptible to seismic activity because it undergoes a large amount of stress, and consequent fragmentation, as it is pushed beneath the North American plate. Offshore, intraplate quakes are generally less damaging to human communities than onshore quakes, but they can still be quite large. The type of potentially damaging quake most likely to occur would be centered offshore with a magnitude between 5.0 and 7.5. Onshore earthquakes are less probable, having an average recurrence interval of 20 years. This type of quake could have a magnitude of 7.5 to 8.0, which would be more intense, and more damaging, than any modern historic quake. Although most earthquakes in the region originate offshore within the Gorda plate, they can also occur on the CSZ boundary. Evidence of prehistoric subduction zone earthquakes suggests that they could have magnitudes of 8.0 to 9.0 or more on an interval of every 300 to 600 years; the most recent one occurred in 1703. There is little that can be done to prepare for and mitigate damage from a large CSZ quake other than warning and evacuation systems. Current building codes address requirements for the area's high seismic shaking potential, and these are standard throughout the City.

The general risks associated with earthquakes in the City area are structural damage, slope failures, and liquefaction. These risks tend to be greater in areas of unstable slopes, wet conditions, alluvial deposits, or fill material. The City is also at risk of tsunami inundation due to its coastal location.

Instability

Mass movement of material on hillsides is a major accompaniment of moderate and strong earthquakes. These can take the form of landslides, rock avalanches, mud and debris flows, or another type of slope failure. The City is located in a flat urbanized area, does not have a history of landslides, and according to the Del Norte County Hazard Mitigation Plan, is at no or low risk for landslides.

As discussed in the Del Norte County Hazard Mitigation Plan, soil types indicating susceptibility to liquefaction do exist in the planning areas, however, there is currently not mapping data available. Development will need to assess site stability on a per project basis and follow applicable State of California building standards.

Flood Hazards

A portion of the City has been mapped within the 100- and 500-year flood plains of the Pacific Ocean and Elk Creek. The City's Municipal Code Chapter 15.32 – Flood Damage Prevention, is designed to ensure that development in a designated Special Flood Hazard Area is engineered in such a manner that reduces hazards on site, while not increasing them on adjacent properties. The City is not at risk of flooding due to dam failure, as no dams active in the region regulate water bodies that flow in close proximity to the City.

Tsunami

The City is at high risk for tsunami inundation. Historically, since 1933, the City has experienced over 30 tsunamis. This includes the deadliest tsunami in the history of the United States Pacific coastline, which in 1964 killed 11 people and destroyed 29 blocks of the City. The majority of the City falls within a designated tsunami evacuation zone (south of West 9th Street and east of Taylor Street). Due to the significant proportion of the City that falls within the tsunami evacuation zone, new development will occur within the tsunami evacuation zone as infill development occurs. The City does not have standards in place that constrain development in tsunami evacuation zones. As infill development occurs within the City, consideration will be given to critical infrastructure location, sensitive group locations (elderly and disabled people may have more difficulty in the event of an evacuation), and evacuation routes (how evacuation routes are affected by proposed development).

Wetlands

The City has limited areas that are designated wetlands by the United States Fish and Wildlife Service National Wetlands Inventory. These wetlands currently exist in ravine areas where development potential is low, or the identified wetland area that extends from M Street (U.S. Highway 101) to behind the Del Norte County Fairgrounds. The City may require or designate areas of mapped wetland as a Natural Resources District pursuant to the City's Municipal Code Chapter 17.31 – Natural Resources District. The Natural Resources District specifies that a 100-foot buffer area must be utilized between development and wetland areas. This buffer may be reduced if it is determined to have no adverse impact on the wetland and this determination is made in cooperation with the California Department of Fish and Wildlife. Given vacant parcel location and development potential, wetlands are not expected to constrain housing development during the present planning period.

Creeks

Elk Creek runs through the southeast portion of the City and drains into the Crescent City Harbor. The majority of the creek is located within Del Norte County's jurisdiction, however as the creek flows underneath N Street, it crosses into the City. There are two currently vacant parcels that the creek runs under (APN 118-090-011 and

118-090-012), however, this land is designated as open space and there are no plans to develop the parcels currently. The Elk Creek floodplain extends along N Street from Front Street to 4th Street (behind the Safeway). For development in flood areas, see the flood hazards section above. Given the location of Elk Creek, and the extent of the 100-year flood zone, creeks are not expected to constrain housing development during the present planning period.

The Del Norte County Hazard Mitigation Plan indicates that the majority of the previous flooding occurring in the Elk Creek floodplain was a result of tidal action. An example of this was the 1964 tsunami, when Elk Creek acted as an inlet for the water generated by the tsunami and flooded the Elk Creek floodplain and downtown Crescent City.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Different housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, residential care facilities, multiple-unit dwellings, convalescent homes, accessory structures, mobile homes, condominiums, supportive housing, and single-room occupancy units. Different residential uses are permitted by-right, and others will require a conditional use permit. Conditions for approval for development may include but is not limited to, buffers, setbacks, open space, fences, walls, etc. Other conditions may be deemed necessary for approval from the Planning Commission at their discretion to preserve public health, safety, and welfare. Table 8-9 summarizes the permitted housing types as defined in the existing zoning ordinance. Implementation Program P-1 requires the zoning ordinance to be modified to include all required housing types.

Table 8-9 Housing Types Permitted by Zoning District

Residential Uses	R-1 ^a	R-2 ^b	R-3 ^c	RP ^d	CZ-R1 ^e	CZ-R1B ^f	MHP ^g	C-1/C-2/CW ^h
Single-Family Dwelling	PP ⁱ	PP		PP	PP	PP		
Duplex		PP	PP	PP				CUP ⁱ with commercial
Rooming House (SRO ^k)			PP	PP	CUP			CUP with commercial
Second Single-Family Dwelling with Kitchen			PP	PP	PP			
Manufactured Homes	PP	PP		PP	PP	PP		
Mobile Home Parks			CUP				PP	
Residential Care Facilities								
Small (6 or fewer)	PP	PP	PP	PP	PP	PP		CUP
Large (7 or more)	CUP	CUP	PP	PP				CUP
Multiple-Family Dwellings		PP	PP	PP				CUP with commercial
Convalescent Homes (homes for the aged)		CUP	CUP					

Residential Uses	R-1 ^a	R-2 ^b	R-3 ^c	RP ^d	CZ-R1 ^e	CZ-R1B ^f	MHP ^g	C-1/C-2/CW ^h
Accessory buildings and uses located on the same site	PP	PP	PP	PP	PP	PP		
Residential Hotels			CUP	CUP				
Conversions of Existing mobile home parks may be permitted if no low- and moderate-income people, seniors are displaced								
Mixed Uses (vertical or horizontal)								CUP with commercial
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							
Emergency Shelters	PP in the PF ⁱ							PP in the C-2
Foster Homes	PP				PP			
Townhouses								
Day Nurseries								
Small (<5)	PP				PP			
Large								
Guest Homes (<6)	PP							
Home Occupations	PP	PP	PP	PP	PP			
Guest Lodging		PP						
Non-profit/Public Agency Dormitories			CUP	CUP				
Orphanages								

Source: City of Crescent City, Municipal Code, Zoning Ordinance

^a R-1: Low Density Residential District

^b R-2: Moderate Density Residential District

^c R-3: High Density Residential District

^d RP: Residential-Professional District

^e CZ-R1: Low Density Residential District

^f CZ-R1B: Low Density Residential District

^g MHP: Mobile Home Park

^h C-1/C-2/CW: Downtown Business District/General Commercial District/Waterfront Commercial District

ⁱ PP: Principally Permitted

^j CUP: Conditional Use Permit

^k SRO: Single Room Occupancy

^l PF: Public Facility District

Emergency Shelters

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

AB 2339 requires jurisdictions to allow emergency shelters and other interim interventions including but not limited to, a navigation center, bridge housing, and respite and recuperative care, by-right in a zone that also permits residential use. The zone or zones identified must have land available to accommodate an emergency shelter.

The City currently allows Emergency Shelters **without any discretionary action** in the PF zone. This zone does not allow for residential development **and does not have adequate vacant land or land adequate for reuse. To address the City’s shortfall in available Emergency Shelter development opportunity, the City has committed to Implementation Program P-13. P-13 amends the City’s Zoning Code to allow emergency shelters without discretionary review in the General Commercial (C-2) District. This district also principally permits residential use, which is a requirement of AB 2339.** The C-2 zone is located near essential services such as County Mental Health, Social Services, food, and transportation. There are approximately 10 acres over 22 vacant parcels in the C-2 district eligible for development. The City has determined that based on the available vacant parcels and proximity to essential services, the C-2 district is adequate to support emergency shelters.

The Implementation Program P-13 zone amendment to the general commercial district shall allow emergency shelters with a maximum of 30 beds by-right. The amendment will allow emergency shelters with more than 30 beds if a use permit is secured. In both cases, individuals shall be allowed to stay for 30 days with the possibility for one extension of time in a 12-month period for a maximum of 60 days. The General Plan identifies the maximum density of any zone to be 30 dwelling units per acre. The emergency shelter maximum of 30 beds by-right is consistent with the General Plan densities. An emergency shelter is eligible to provide more than 30 beds if a use permit is obtained. Staff believes a maximum of 30 beds per emergency shelter is reasonably accommodating and consistent with development densities within the City.

The security plan for an emergency shelter requires approval by the Chief of Police. This approval is nondiscretionary, and the approval is based upon objective standards that comply with statutory requirements. Implementation Program P-13 proposes to establish detailing the approval process and the contents of the security plan in compliance with Senate Bill 2.

Housing for Persons with Disabilities

In compliance with SB 520, a complete evaluation of the City’s zoning laws, practices, and policies was done as a part of the Housing Element update process.

- **Reasonable accommodations.** The City’s Zoning Code Chapter 17.92 – Reasonable Accommodation, is in compliance with state law and adequately provides an official avenue for submittal of a request (application) for reasonable accommodation within the City.
- **Separation requirements.** Once the portion of Implementation Program P-1 related to residential care facilities is adopted, the City’s Zoning Code will not impose any separation requirements between residential care facilities.

- **Site planning requirements.** Once the portion of Implementation Program P-1 related to residential care facilities is adopted, site planning requirements for residential care facilities will be no different than for other residential uses in the same zone.
- **Definition of family.** The City’s current definition is as follows: “Family” - a household of one or more persons occupying a premises and living together as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house”. This definition is consistent with current state law.

Accessory Dwelling Units

AB 1866 requires local governments to use a ministerial process for considering accessory dwelling unit applications for the purpose of facilitating the production of affordable housing. Currently the City defers to State ADU/JADU requirements. The ADU ordinance will include preapproved site designs. The state’s recent support for ADU development has drastically streamlined permitting. The City has committed in Implementation Program P-21 to adopt an ADU and JADU ordinance that complies with state law and local neighborhood characteristics.

Chapter 9 Residential Energy Conservation

Housing Elements must include a review of opportunities to encourage energy conservation in residential development (Government Code Section 65583(a)(7)). Energy conservation policies could reduce housing costs, promote sustainable design, and help reduce greenhouse gases. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an “energy budget.”

The California Department of Housing and Development encourages jurisdictions to take steps toward better energy conservation through their housing element updates. Policy ideas are listed on HCD’s website to help jurisdictions toward this goal. Additional resources are listed below.

Energy Conservation Resources

California Solar Initiative Rebates

Rebates vary according to system size, customer class, and performance and installation factors (www.gosolarcalifornia.org). There are two rebate programs: Expected Performance-Based Buydown (for systems that are less than 30 kilowatts) and Performance-Based Incentive (for all systems greater than 30 kilowatts).

Single-Family Affordable Solar Housing

The Single-Family Affordable Solar Housing (SASH) program offers incentives to qualified low-income homeowners to help offset the costs of a solar electric system. The SASH program is overseen by the California Public Utilities Commission and administered by GRID Alternatives, a non-profit organization.

California Solar Initiative Multi-family Affordable Solar Housing

The Multi-family Affordable Solar Housing (MASH) program offers solar incentives for qualifying affordable multi-family dwellings. The program is overseen by the California Public Utilities Commission and offers incentives to qualifying affordable housing within the service territories of PG&E, Southern California Edison Company, and San Diego Gas & Electric. MASH provides fixed, upfront, capacity-based incentives for qualifying solar energy systems. The amount of the incentive depends on which track the applicant is eligible for.

Federal Solar Investment Tax Credit

The Federal Investment Tax Credit (ITC) for residential and commercial solar systems is 26 percent of net system cost. This tax credit was available on residential properties that commenced construction by 2020. The ITC then stepped down to 22 percent in 2021. After 2023, the residential credit will drop to zero, while the commercial and utility credit will drop to a permanent 10 percent.

Pacific Power

Pacific Power operates in the Northern California, Oregon, and Washington region and provides four opportunities for energy savings:

- Wattsmart. Provides cash incentives for homeowners to install energy efficient water heaters, clothes washing machines, and smart thermostats depending on your home type. Wattsmart also provides cash

incentives for contractors and new home developers to include high-efficiency products and features in new single-family and manufactured homes.

- BlueSky. Allows energy users to buy renewable energy in 100 kilowatt-hour “blocks” to supplement their energy usage each month. Blocks are sold for \$1.97 each and are comprised of 75% wind power and 25% solar power.
- Usage Insights. Provides energy saving tips, specific to the user’s home and incorporates Wattsmart incentives. This program helps users get connected with local contractors.
- Generator Rebates. Tier 2 and Tier 3 high-fire threat areas can receive a rebate of \$200 on qualified generators. Users enrolled in Care or Medical Baseline programs are eligible to receive an additional \$200 dollar rebate. Rebates are funded through the California Public Utilities Commission and are administered by Pacific Power.

The City will continue to work with Pacific Power in providing information on available programs. Implementation Program P-8 disseminates information related to Pacific Power and any City energy conservation programs.

Local Program

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.

Most energy conservation features are incorporated into the design of residential structures in the City as required by 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 heating demands and air conditioning. Proven building techniques in this category include:

- a) Location of windows and openings in relation to the path of the sun to maximize solar gain in the winter and minimize solar gain in the summer;
 - 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) East-west orientation of the long axis of a dwelling;
 - b) Maximizing the southern and western exposure of exterior surfaces; and
 - c) Location of dwellings to take advantage of natural air circulation and evening breezes.
 - d) Use of landscaping features to moderate interior temperatures. Such techniques include use of deciduous shade trees and other plants to protect the home and provide windbreaks.

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

- Use of solar energy to heat water;
- Use of solar panels and other devices to generate electricity;
- Use of radiant barriers on roofs to keep attics cool;
- 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.

While the most effective measure has been meeting Title 24 requirements (as revised), opportunities for residential energy conservation in the City also include insulation and weatherproofing (especially for existing residences), landscaping, and maximizing orientation, lowering appliance consumption, and maximizing use of solar energy. The most effective action is for the City to continue to advertise these options and to encourage their use during the application review process. Any measures that reduce energy costs serve to reduce expenses especially to those that are limited by income. Implementation Programs P-8 and P-15 are effective at reducing energy costs.

Appendix 1 – Glossary

Accessory Dwelling Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

Affordable Housing: Under State and federal statutes, housing costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. Affordable housing can be deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county’s median income) and for very low-income households (income not in excess of 50 percent of the county’s median income), and with costs that do not exceed recommended state and federal standards.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

CalHome Program: A grant program administered by HCD and awarded to local public agencies and non-profits to be used to assist local homeownership programs aimed at lower and very-low-income households in order to increase and maintain homeownership, encourage neighborhood revitalization and sustainable development, and maximize the use of existing homes.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

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.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre” (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

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 landowner 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. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building 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.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

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 upper income based upon household size, and income, relative to the regional median income.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation Programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Large Household: A household with 5 or more members.

Low-Barrier Navigation Center (LBNC): is a "Housing First," low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. (AB 101)

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

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five-year time frame, based on the needs, resources, and constraints identified in the Housing Element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints.

Reasonable Accommodation: Providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

Regional Housing Needs Plan: The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region’s future housing need to each jurisdiction within the Association of Monterey Bay Area Governments. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a Council of Governments or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Residential Care Facility: Board and care homes, also called residential care facilities or group homes, are small private facilities, usually with 20 or fewer residents. Rooms may be private or shared. Residents receive personal care and meals and have staff available around the clock. Nursing and medical care usually are not provided on site.

Rezone: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Seniors: Persons age 65 and older.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if feasible.

Single Room Occupancy Unit (SROs): A single-room occupancy (SRO) unit is typically a small, one-room unit occupied by a single individual and may have either shared or private kitchen and bathroom facilities.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Special Needs Groups: Those segments of the population which have a more difficult time finding affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots in accordance with the Subdivision Map Act, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component.

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, childcare, transportation, and job training.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME Investment Partners Improvement Program, and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.



Battery Point Lighthouse

This Cape Cod style, brick tower lighthouse located in Crescent City, California, was built in 1855. It's name is a reference to the naval cannons mounted nearby which were fired during celebrations and national holidays.