



Town of Fort Jones 2023 – 2031 Housing Element

Adoption Draft | October 2024



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1. INTRODUCTION

Purpose

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

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

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

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

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

Tribal Acknowledgement

The Town of Fort Jones recognizes that we are on the ancestral lands of the Klamath, Karuk and Nisen Shasta people, who are the original caretakers of this area. We respectfully acknowledge the Indigenous peoples who have been stewarding and maintaining relationship on this land as knowledge keepers for millennia. The Town is dedicated to understanding and educating the public about historical and ongoing connections between land conservation and social inequities. This includes the histories of genocide, forced removal and

displacement, and broken promises to Indigenous peoples as a part of American history. However, Indigenous people are not just in our histories. We strive to amplify Indigenous voices to share their own history, so as to not perpetuate another form of being silenced. While recognizing the past, we honor the resiliency of Native people still in their ancestral territories and in relationship with their land and culture. This acknowledgement does not take the place of authentic relationships with Indigenous communities but is a gesture of respect to the land we are on.

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1, Introduction: Provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2, Public Participation: Describes the community engagement and opportunities the Town provided for public participation during the preparation of the updated Housing Element.

Section 3, Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4, Assessment of Fair Housing. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5, Housing Sites Inventory: Lists most of the available vacant land in the town that is appropriate to meet the Town's share of the regional housing needs.

Section 6, Housing Constraints: Analyzes potential governmental and nongovernmental constraints to housing development in Fort Jones. This includes the Town's planning, zoning, and building standards that directly affect residential development patterns and influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing) that impact housing cost and availability.

Section 7, Review of Previous Housing Element: Contains an evaluation of the last Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8, Goals, Policies, and Programs: Documents the Town's goals, policies, and programs to address the housing needs in Fort Jones. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the Town will take to meet local housing goals and quantified objectives to address the housing needs in Weed.

Summary of Findings

Regional Context

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

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

Population and Economic Characteristics

The Town of Fort Jones is a relatively small town with a population of 684 as of 2022. The town's population decreased by approximately 3.7 percent between 2010 and 2022. The county's overall population is expected to decrease slightly for the duration of the current planning period. According to a 2019 Census Bureau report, white residents comprise the majority of the town (79 percent), followed by Asian residents (13.8 percent). Across all races, Hispanic or Latinos make up 12 percent of the population.

The town's median income was \$29,327 in 2019. When comparing this to the 2023 income limits, and based on data from 2019, about 70.9 percent of households in Fort Jones have incomes at or below the 2023 low-income limit.

Special Needs Housing

The retirement age is 55 to 64. According to the 2015-2019 ACS, 119 residents, or 17.2 percent of Fort Jones' population, are between 55 and 64. Because a high percentage of the population is above age 55 (32.9 percent), there is a need for senior housing opportunities. About 56.7 percent of households with persons 65 years and older are owner-occupied units. Of the estimated 108 seniors in Fort Jones in 2019, approximately 32.9 percent have a disability. In 2019, single-parent households made up approximately 17.2 percent of all households. Female-headed households made up of 9.1 percent, and male-headed households made up 8.0 percent.

Housing Characteristics

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

According to the 2015-2019 ACS, Fort Jones has 344 housing units, of which 308 units are single-family units and only 36 units are multifamily units.

Housing Constraints

Governmental Constraints

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

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

Nongovernmental Constraints

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

Regional Housing Need

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a RHNA Plan for Siskiyou County. The RHNA Plan identifies a need for 20 new residential units in all of Siskiyou County (including incorporated cities) over an eight-year planning period (2023 to 2031). The need for 20 units is shared and distributed amongst each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the Town of Fort Jones' share of regional housing needs is 2 units, or roughly 0.25 units per year, over a 8-year period (February 31, 2023, to February 15, 2031).

The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in **Table 1-1**, Fort Jones is required to plan for 2 units during the 2023-2031 planning period that must be affordable to lower-income (extremely low-, very low-, and low-income) households.

Table 1-1
Fort Jones Regional Housing Need, 2023-2031

Income Category	2023-2031 RHNA	Percentage of RHNA
Very Low	1	50
Low	1	50
Moderate	0	0
Above Moderate	0	0
Total	2	100%

Source: HCD Regional Housing Needs Allocation (RHNA) Plan, 2021.

Note: It is assumed that 50 percent of the very low-income units are allocated to the extremely low-income category.

General Plan Consistency

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Town of Fort Jones General Plan (adopted 1989, edited in 2006) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The Town will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302[g][3]), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in State Responsibility Areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177 of the Public Resources Code. Senate Bill (SB) 379 (Government Code Section 65302[g][4]) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302[g][6]) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302[g][5]) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. The Town plans to review and update the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

Because the Town does not have a disadvantaged community as defined in Government Code Section 65302(h)(1), the Town is not required to adopt an Environmental Justice Element. The Town does not currently have an adopted Environmental Justice Element.

2. PUBLIC OUTREACH AND ENGAGEMENT

As part of the Housing Element update process, the County implemented the State's public participation requirements set forth in Section 65583(c)(6) of the California Government Code. State law requires cities and counties to take steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

To meet the requirements of State law, Fort Jones engaged in public outreach and encouraged community involvement, as summarized below and described herein.

- Stakeholder Consultations (June–August 2023)
- Online Community Survey (June–August 2023)

The Town considered all feedback received through the public outreach and engagement and this feedback helped to inform the goals, policies, and programs of the Housing Element.

Stakeholder Consultations

To ensure that the Town solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From June through August 2023, staff reached out to multiple stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Of the six organizations contacted, three stakeholders provided feedback via one-on-one interviews or with email responses and three were unsuccessful.

Representatives from the following stakeholders were interviewed:

- Great Northern Services, July 2023
- Far Northern Regional Developmental Disabilities Center, July 2023
- PSA 2 Area Agency on Aging, July 2023

Requests for consultation were extended but no response was received from the following stakeholder groups:

- Dignity Health (formerly Golden Umbrella)
- Madrone Senior Services
- Scott Valley Resource Center

As part of adoption the town will continue to reach out to potential stakeholders including but not limited to for profit and nonprofit builders, county human services, and homeless services throughout the county. The stakeholders were asked the following questions:

- 1) Opportunities and concerns: What three top opportunities do you see for the future of housing in the town? What are your three top concerns for the future of housing in Fort Jones?
- 2) Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the town? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

- 3) Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- 4) Housing conditions: How would you characterize the physical condition of housing in Fort Jones? What opportunities do you see to improve housing in the future?
- 5) Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- 6) How has COVID-19 affected the housing situation?

The top concerns from stakeholders were:

- Lack of variety of housing options for low-income families
- Available rental housing stock is not up to code
- Fort Jones struggles with updating and maintaining their built infrastructure
- No available land to build new housing
- Lack of access to resources for seniors

Far Northern Regional Center

The Far Northern Regional Center (FNRC) provides services that allow persons with developmental disabilities to live productive lives as welcomed members of their community. FNRC provides early intervention services for children, behavior intervention services, and activities for adults with developmental disabilities. Furthermore, FNRC works with several different licensed facilities that provide 24-hour nonmedical care and supervision for adults ages 18 to 59. FNRC also offers respite services in the family home. For example, families can choose either a respite worker already employed by a service provider or find their own respite worker and have them become employed with one of the Employer of Record agencies.

In consultation with the FNRC, barriers providing decent, affordable housing were expressed. There seems to be limited housing opportunities for residents or individuals wishing to move to the Town of Fort Jones, especially since there is a lack of variety of housing options in Fort Jones for low-income families. Furthermore, FNRC does not believe that there are low-income housing complexes that accept Section 8 Housing Choice Vouchers (HCVs) in the Town of Fort Jones. However, even with support from Social Security or Section 8 HCVs, rental housing is still unaffordable. Lastly, there is a need for rehabilitation funds to assist new homeowners looking to rehabilitate their homes.

The FNRC also expressed opportunities for decent, affordable housing. There is an opportunity for the County or Town officials to follow up with the landlords of rental homes to ensure housing units are up to code. FNRC expressed that shared living spaces can increase the availability of affordable housing stock for low-income families and individuals with disabilities. Furthermore, there is an opportunity for the Town to provide low-income families with income-based rentals. Since there are abandoned homes on lots that are close to downtown (groceries, post office, and public transportation), these housing units could be rehabilitated and used as affordable housing units.

When it comes to types of housing available in Fort Jones, the FNRC said there are many vacation homes AirBnBs, and single-family homes present in Fort Jones. According to the FNRC, there is a need for housing types specific to people with developmental disabilities and seniors. For example, standalone homes that have less noise from neighbors with shared walls/ceilings/floors, work well for individuals with developmental disabilities who are independent. Often, individuals with disabilities prefer to live with their families as they feel more comfortable, and their needs are met more easily. Additionally, there is a need for more assisted housing units for people with developmental disabilities who want to live independently.

Regarding housing in the Town of Fort Jones, the FNRC expressed that the homes available to rent by low-income individuals are often run down and not up to code. In some cases, when a resident reports a home needing repairs, the landlord will increase rent to cover repair costs causing the rent to become unaffordable.

There were many challenges residents experienced during and after the pandemic. There were difficulties paying back rent due to loss of income and delays in residents receiving unemployment assistance. As a result, many people could not afford their monthly rent and had to move in with family or friends.

Great Northern Services

Great Northern Services (GNS) operates throughout Siskiyou County by providing nutrition programs, including home-delivered meals, summer lunch programs, school mini pantries, and U.S. Department of Agriculture (USDA) Food Commodities and emergency food in Siskiyou County. Additionally, to assist low-income households to offset energy bill costs, GNS connects residents with the Home Energy Assistance Program (HEAP).

GNS expressed concerns regarding barriers to decent, affordable housing. It seems that smaller towns like Fort Jones struggle with updating and maintaining their infrastructure. GNS says there is a lack of affordable housing for low-income individuals and households in Siskiyou County. To build affordable housing, funds are needed, and GNS expressed that there is a lack of capacity at the Town level to pursue and apply for funds. Most funding opportunities come with restrictions or guidelines that may not be applicable to more rural areas like the Town of Fort Jones. Lastly, there is a lack of community organizations that might be able to provide services and support for low-income households in Fort Jones.

GNS also expressed opportunities for decent, affordable housing. GNS stated that local organizations are working to maintain collaborative relationships with other organizations in the surrounding areas to better assist Fort Jones and Siskiyou County. Since there are a lot of fires in Siskiyou County, GNS says that firefighting has become a lucrative seasonal job that residents take on as a secondary job to earn additional income. Lastly, the Valley Oaks Center in Scott Valley is renovating an existing community center and is looking to start providing recreational, nutritional, and civic services.

After the pandemic, residents were faced with job insecurity and lacked higher-paying jobs. Through the Community Development Block Grant Program (CDBG), financial assistance was provided to jurisdictions within Siskiyou County. A total of \$50,183 was awarded to 89 households that had an average income of \$20,473. The CDBG funds have been available since January 2022 and will cease December 2023. According to GNS, most of the CDBG funds went towards rental and mortgage assistance.

Planning and Service Area 2 Area Agency on Aging

The Planning and Service Area 2 Area Agency on Aging (PSA 2 AAA) is funded through the Older Americans Act (OAA) of 1965 and is joint agency that provides aging and adult services in Lassen, Modoc, Shasta, Siskiyou, and Trinity Counties. PSA 2 AAA offers caregiver support resources, elder abuse prevention and education services, health services, long-term care resources, access to nutrition programs, and other supportive services.

In consultation with PSA 2 AAA, barriers to providing decent, affordable housing were expressed. Stating that much of the property in the Town of Fort Jones is privately owned. Furthermore, there is no adequate rental housing in the community and limited opportunities for home ownership. Along the same lines, PSA 2 AAA says that there is no available land to build new housing. If the population were to increase, it is assumed that the Town's existing infrastructure is not prepared for the additional strain. Lastly, intense weather conditions during winter months tend to keep residents restricted to the Town and keep resources out.

Regarding housing in the Town of Fort Jones, the PSA 2 AAA expressed that there are no new housing units being built in Fort Jones. Furthermore, the existing housing units present in Fort Jones seem to need rehabilitation.

Online Community Survey

A survey was sent to members of the Town of Fort Jones via mail. Residents had the option of mailing back a hard copy of the survey or to use the QR code on the survey form to complete the survey electronically. The purpose of the community survey was to gather information regarding existing housing and future housing needs. The community survey was sent out in May 2023 and 77 responses were collected between June and August 2023. Of the responses from the community survey, 80.8 percent (59) owned their residence, and 19.2 percent (14) rented their residence. Additionally, 77.8 percent did not work in the Town of Fort Jones, whereas only 22.2 percent of respondents worked in the Town.

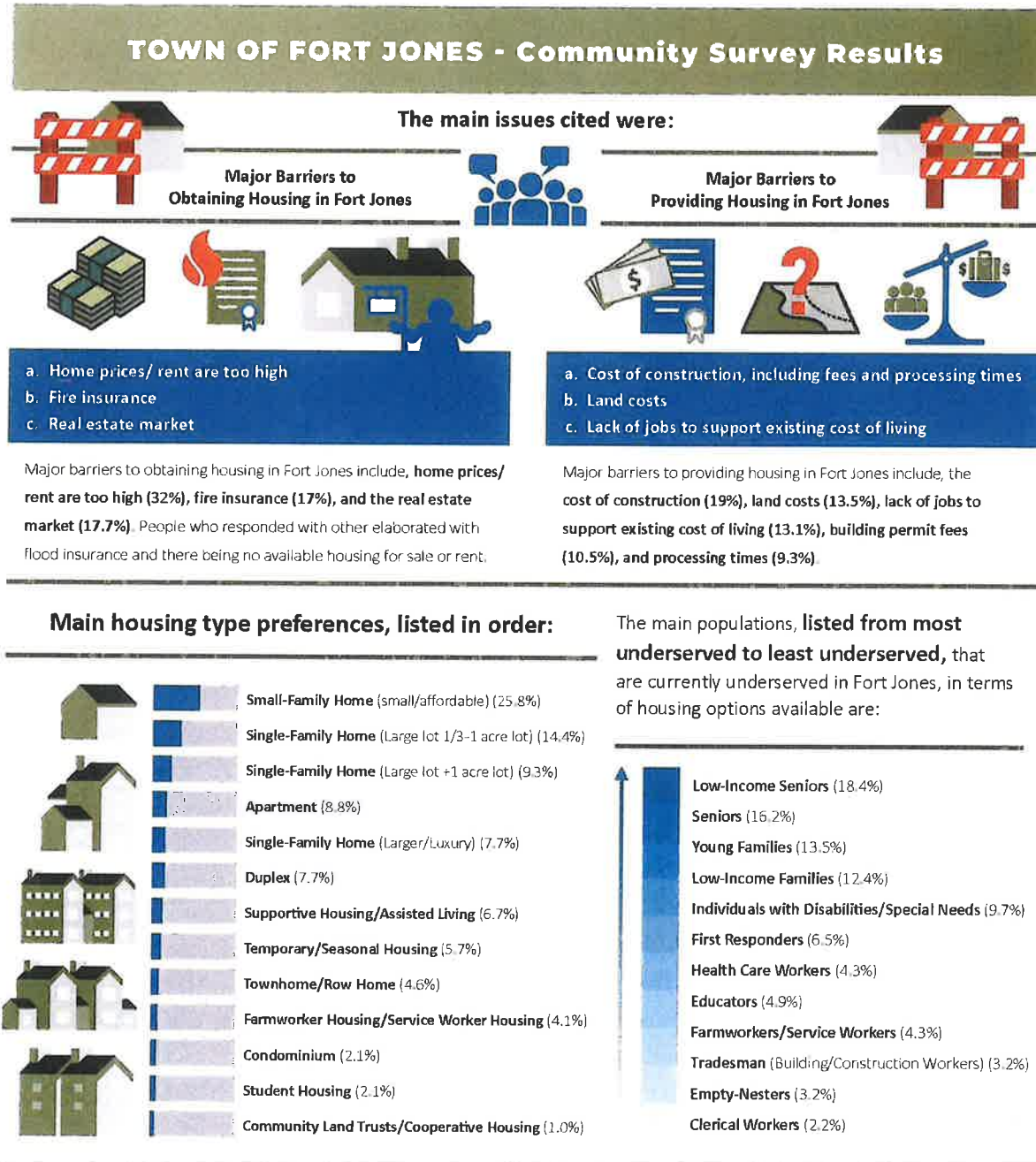
The responses gathered from the community survey discuss the current condition of housing, the effects that the COVID-19 pandemic had on available housing and residents, and what housing residents would like to see in the Town of Fort Jones. Chart 9 shows the range of populations that are believed to be underserved in terms of housing options available throughout the Town. When asked what populations were thought to be underserved in Fort Jones, community members said low-income seniors, seniors, and young families.

When asked about which types of housing the Town should focus on planning for, the respondents named first responders, seniors, and single-parent households as a top priority. Additionally, respondents named seniors, persons with disabilities, and single-parent households as high priorities. Respondents also identified maintaining the rural, small town feel of Fort Jones, and enhancing the livability of neighborhoods as very important. Respondents did not think that new housing should take into consideration public health and socioeconomic situations that have arisen or have come to light as a result of the COVID-19 pandemic, listing it as not important.

Respondents to the community survey identified the largest barriers to providing housing in the Town of Fort Jones as the cost of construction and land, lack of jobs to support existing cost of living, and building permit fees and processing times. Among those obstacles listed, lack of major through roads, overcrowding of existing schools, and housing developments located too far from jobs were not identified as obstacles to housing.

The respondents' results showed a mix of housing types that they feel the Town should plan for over the next eight years. The majority felt that the Town should plan for single-family homes, above all others. Apartments and duplexes were the next most popular. Farmworker housing/service worker housing, condominiums, student housing, and community land trusts/cooperative housing were least popular. **Figure 2-1** summarizes the key findings from the survey.

Figure 2-1 Community Survey Findings



Conclusion: There are not enough housing options for residents in the Town of Fort Jones!

Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the Town's website, and a hard copy was available for review at the Planning Department counter. The Town emailed a link to all individuals and organizations, including organizations representing low- and moderate-income households and special needs groups that had expressed interest in or previously requested notices relating to the housing element, and posted a link to the Housing Element on the Town's Facebook page.

Pursuant to Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from November 7, 2023 to December 7, 2023. The draft was made available on the Town's website and was noticed to residents through the same methods as Planning Commission and Town Council meetings.

The Town did receive comments during the 90 day review period regarding compliance with CEQA Streamlining requirements. In response Program 2.1.11 was included.

3. HOUSING NEEDS ASSESSMENT

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

The United States Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. However, the information collected during the 2020 census is far more limited in scope than in prior censuses. Therefore, the 2015-2019 5-year American Community Survey (ACS) data have been used. The 2022 Point in Time Count by Continuum of Care (CoC) has been used. The California Department of Finance (DOF) is another source of valuable data that is slightly more current than the census. However, DOF does not provide the depth of information that is in the Census Bureau reports. Further, the DOF reports rely on and extrapolate from information collected during the census. Nevertheless, because of the limited scope of the 2020 census, the information provided by DOF for 2023 has been used where necessary. Regardless, whenever possible, the most recent information has been used in the housing needs assessment to provide the most current profile of the community. The data in the housing needs assessment will not only guide the development of housing goals and policies but will be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the Town of Fort Jones.

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

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

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

Population Trends

Population Growth

The DOF estimates the 2022 population of Fort Jones at 684. This is a 3.7 percent decrease since 2010. **Table 3-1** shows population growth rates for communities in Siskiyou County from 2010 to 2022.

Table 3-1
Regional Population Change, 2010-2022

Jurisdiction	2010	2022	Growth Change	Growth Rate 2010-2022
Fort Jones	710	684	-26	-3.7%
Etna	737	674	-63	-8.5%
Yreka	7,765	7,772	7	0.1%
Weed	2,967	2,828	-139	-4.7%
Montague	1,443	1,215	-228	-15.8%
Dorris	939	847	-92	-9.8%
Tulelake	1,010	886	-124	-12.3%
Mt. Shasta	3,394	3,204	-190	-5.6%
Dunsmuir	1,650	1,681	31	1.9%
Unincorporated	24,285	24,039	-246	-1.0%
Total Siskiyou County	44,900	43,830	-1070	-2.4%

Source: HCD Data Packet, 2022, DOF E-5 Report.

Population Projections

Population projections for Fort Jones are not currently available. The DOF provides projections for all counties through 2060. **Table 3-2** shows the expected population growth for the incorporated and unincorporated portions of Siskiyou County between 2030 and 2060. Based on DOF data, the county experienced a decrease of 2.4 percent in overall population since 2010. Fort Jones experienced a decrease of 3.7 percent in overall population since 2010. Based on **Table 3-2**, the county's overall population is expected to decrease by 7.7 percent over the next 30 years.

Table 3-2
Population Projections, 2030-2060

Year	2030	2040	2050	2060
Siskiyou County	42,707	41,434	39,874	39,395

Source: California Department of Finance, P2-A Report, July 19, 2021.

Age Characteristics

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

The number of residents between the ages of 5 and 19 represented the highest percentage at 22.6 percent, followed by the age group of 65 and older at 15.7 percent. e. While the County had a large percentage of their population between the ages of 5 and 19 (17.1 percent), their biggest age group was 65 and older making up 24.7 percent of the population.

Table 3-3
Population by Age, 2019

Age Group	Fort Jones		Siskiyou County	
	Persons	Percent	Persons	Percent
< 5	30	4.3%	2,327	5.3%
5 to 19	156	22.6%	7,422	17.1%
20 to 24	32	4.6%	2,037	4.6%
25 to 34	77	11.2%	4,437	10.2%
35 to 44	127	18.4%	4,339	9.9%
45 to 54	40	5.8%	4,866	11.2%
55 to 59	46	6.6%	3,632	8.3%
60 to 64	73	10.6%	3,676	8.4%
65 +	108	15.7%	10,732	24.7%
Total	689	100%	43,468	100%
Median Age	39.9		47.8	

HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Race/Ethnicity Characteristics

Table 3-4 illustrates population growth in Fort Jones by race and ethnicity. Race and ethnicity may affect housing needs due to differing housing preferences and needs associated with the household characteristics of each group. Although Fort Jones is slowly becoming more diverse, the town continues to host a large percentage of white residents. Approximately 78.5 percent of all residents in the town identified themselves as white, followed by Asian representing 13.8 percent.

Table 3-4
Population by Race/Ethnicity, 2019

Race	Fort Jones		Siskiyou County	
	Persons	Percent	Persons	Percent
White	539	78.2%	36,847	84.8%
Black or African American	0	0.0%	695	1.6%
American Indian and Alaska Native	12	1.7%	1,618	3.7%
Asian	95	13.8%	708	1.6%
Native Hawaiian and Other Pacific Islander	0	0.0%	157	0.4%
Some other race	19	2.8%	636	1.5%
Two of more races	24	3.5%	2,807	6.5%
Total	689	100.0%	43,468	100.0%
Hispanic or Latino	88	12.8%	5,467	12.6%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Housing Characteristics

Housing Composition

The composition of housing in Fort Jones is mostly single family (89.5 percent). **Table 3-5** indicates the estimated number of housing units by type in 2019, as reported by the State DOF. The county had a similar breakdown, with 86.6 percent of the housing stock made up of single-family homes.

Table 3-5
Housing Unit Types, 2019

	Fort Jones		Siskiyou County	
	Units	Percent	Units	Percent
Single-Family	308	89.5%	21,021	86.6%
Detached	241	78.2%	16,830	80.1%
Attached	11	3.57%	572	2.72%
Mobile Homes	56	18.2%	3,619	17.2%
Multifamily	36	10.5%	3,242	13.4%
2-4 Units	34	94.4%	1,524	47.0%
5+ Units	2	5.56%	1,718	53.0%
Total Units	344	100%	24,263	100%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Housing Conditions

Housing element law requires an estimate of substandard housing in the community. Determining the percentage of units built more than 30 years ago (prior to 1990) can provide an estimate of rehabilitation or replacement need. **Table 3-6** indicates that 87.9 percent of the housing stock (312 units) may require rehabilitation or replacement, depending on the level of maintenance these units have had.

Table 3-6
Age of Housing, 2019

Year Built	Fort Jones		Siskiyou County	
	Units	Percent	Units	Percent
1939 or earlier	79	22.3%	3,557	14.75%
1940 to 1949	27	7.6%	1,723	7.14%
1950 to 1959	45	12.7%	2,318	9.61%
1960 to 1969	25	7.0%	2,317	9.61%
1970 to 1979	63	17.7%	4,094	16.97%
1980 to 1989	73	20.6%	3,697	15.33%
1990 to 1999	24	6.8%	2,896	12.01%
2000 to 2009	19	5.4%	2,748	11.39%
2010 to 2013	0	0.0%	543	2.25%
2014 or later	0	0.0%	225	0.93%
Total	355	100%	24,118	100%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

The most recent assessment of housing conditions was in 2004. At that time, a total of 294 housing units were reviewed, with the finding that 44.2 percent (130 units) were in sound condition, 15.3 percent (45 units) needed minor rehabilitation, 21.8 percent (64 units) needed moderate rehabilitation, and 12.9 percent (38 units) were in need of substantial rehabilitation. An addition 17 units, or 5.7 percent, were considered dilapidated and possibly in need of replacement.

The Town has had approximately 15 code enforcement complaints related to the condition of dilapidated residential buildings over the last couple of years. Consistent with the 2004 housing conditions assessment, Town staff estimates that approximately 35 percent of the housing stock is in need of rehabilitation, and 8 percent are in need of replacement. Houses that are in need of rehabilitation or replacement are not concentrated anywhere within the town, and there are no noticeable differences between the houses on either side of SR 3 in terms of quality of housing.

Despite relatively slow growth in Fort Jones' housing stock in recent years, a fair amount of rehabilitation has occurred since 2011 (16 units, or 5 percent).

Rehabilitation Program

The Town's rehabilitation loan program is currently funded by a revolving loan account. Fort Jones applied for Community Block Grant Program funds in the past that were used to give rehabilitation loans. As these loans are repaid, the money is put into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. There is roughly \$247,900 in available funding through this program, but the actual amount of funds available to loan fluctuates depending on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. The rehabilitation loan program has assisted 16 households since 2011.

Occupancy and Tenure

Tables 3-7 and **3-8** illustrate the occupancy and tenure of housing in Fort Jones. The ACS provides occupancy information for 2019. In Fort Jones, 77.2 percent of all housing units are occupied, and 22.8 percent of housing units are vacant. Fort Jones' vacant units make up 3.7 percent of Siskiyou County's vacant units. Additionally, the majority of housing units in Fort Jones are owner occupied (77.2 percent).

Table 3-7
Occupancy Status, 2019

	Fort Jones		Siskiyou County	
	Units	Percent	Units	Percent
Occupied Housing Units	274	77.2%	11,126	83.7%
Vacant Units	81	22.8%	2,170	16.3%
Total Housing Units	355	100%	13,296	100%

HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Table 3-8
Occupied Housing Units by Tenure, 2019

Tenure	Fort Jones		Siskiyou County	
	Units	Percent	Units	Percent
Owner-Occupied	182	66.4%	12,509	65.0%
Renter-Occupied	92	33.6%	6,731	35.0%
Total Housing Units	274	100.0%	19,240	100.0%

HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Housing Unit Size

Table 3-9 illustrates the size of housing units in Fort Jones by the number of bedrooms in 2019. Owner-occupied units made up 66.4 percent of all units in Fort Jones, and renter-occupied units made up 33.6 percent. The most common owner-occupied unit is 3 bedrooms, with 50.5 percent of units being 3 bedrooms, and 2-bedroom units are the most popular with renters, making up 68.5 percent of rental units.

Table 3-9
Housing Units by Size, 2019

Bedrooms	Fort Jones		Siskiyou County	
	Units	Percent	Units	Percent
Owner Occupied	182	66.4%	12,509	65.0%
No bedroom	0	0.0%	196	1.6%
1 bedroom	6	3.3%	452	3.6%
2 bedrooms	61	33.5%	3,506	28.0%
3 bedrooms	92	50.5%	6,612	52.9%
4 bedrooms	23	12.6%	1,495	12.0%
5 or more bedrooms	0	0.0%	248	2.0%
Renter Occupied	92	33.6%	6,731	35.0%
No bedroom	0	0.0%	318	4.7%
1 bedroom	6	6.5%	1,171	17.4%
2 bedrooms	63	68.5%	2,421	36.0%
3 bedrooms	15	16.3%	2,272	33.8%
4 bedrooms	8	8.7%	470	7.0%
5 or more bedrooms	0	0.0%	79	1.2%
Total	274	100%	19,240	100%

HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Household Characteristics

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

Household Size

According to the 2015-2019 ACS, there were 274 households in Fort Jones in 2019. Approximately 66.4 percent of the households owned their housing, and the remaining 33.6 percent rented.

In 2019, the most common household size in Fort Jones was two persons. Larger households with five or more persons made up approximately 6.9 percent of all households, and two- to four-person households constituted approximately 65.7 percent of all households. Owner-occupied large households comprised 4.4 percent of households, and renter-occupied large households comprised approximately 12 percent of households. Two- to four-person households constituted approximately 69.1 percent of owner-occupied households and 58.7 percent for renter-occupied households.

Household size by the number of occupants is shown in **Table 3-10**. In 2019, the majority of owner-occupied households and renter-occupied households were inhabited by two residents.

Table 3-10
Household Size by Tenure, 2015-2019

Household Size	Fort Jones		Siskiyou County	
	Households	Percent	Households	Percent
Owner-Occupied Households	182	66.0%	12,509	65.0%
1 person	48	26.4%	3,835	30.7%
2 persons	77	42.3%	5,810	46.4%
3 persons	35	19.2%	1,272	10.2%
4 persons	14	7.6%	1,004	8.03%
5 persons	8	4.4%	352	2.8%
6 persons	0	0.0%	200	1.6%
7 or more person	0	0.0%	36	0.2%
Renter-Occupied Households	92	34.0%	6,731	35.0%
1 person	27	29.3%	2,599	38.6%
2 persons	34	37.0%	1,860	27.6%
3 persons	7	7.61%	1,023	15.2%
4 persons	13	14.1%	718	10.7%
5 persons	0	0.0%	287	4.3%
6 persons	6	6.5%	165	2.5%
7 or more persons	5	5.4%	79	1.2%
Total Households	274	100.0%	19,240	100.0%
Total Large Households	19	6.9%	1,119	5.8%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Overcrowded Housing

The U.S. Census Bureau defines overcrowding as more than 1 person per room. Severe overcrowding is more than 1.5 persons per room. **Table 3-11** illustrates the number and percentage of units in Fort Jones according to number of occupants per room. Approximately 2.9 percent of all households are overcrowded, and less than 1.8 percent are severely overcrowded. Looking at tenure, approximately 4.4 percent of owner-occupied housing units were overcrowded, with a smaller percentage of severely overcrowded housing units. There were no renter occupied households that were overcrowded but 5.4 percent that were severely overcrowded.

Table 3-11
Overcrowded Housing, 2019

	Fort Jones	Percentage	Siskiyou County	Percentage
Owner-Occupied	12,509	65.0%	182	66.4%
Not Overcrowded (≤ 1 person per room)	12,292	98.3%	174	95.6%
Overcrowded (1.1–1.5 occupants per room)	155	1.2%	8	4.4%
Severely Overcrowded (1.51 or more occupants per room)	62	0.5%	0	0.0%
Renter-Occupied	6,731	35.0%	92	33.6%
Not Overcrowded (≤ 1 person per room)	6,346	94.3%	87	94.6%
Overcrowded (1.1–1.5 occupants per room)	270	4.0%	0	0.0%
Severely Overcrowded (1.51 or more occupants per room)	115	1.7%	5	5.4%
Total Households	19,240	100.0%	274	100.0%
Total Overcrowded	395	5.2%	8	4.4%
Total Severely Overcrowded	177	2.2%	5	5.4%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Economic Characteristics

Income Categories

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very-low, and extremely low- income categories be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The 2023 income limits for Siskiyou County are shown in **Table 3-12**.

Table 3-12
2023 Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lower	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250	\$76,550	\$81,800	\$87,100
Median	\$58,650	\$67,050	\$75,400	\$83,800	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

Source: HCD Income Limits, 2023.

Household Income

Table 3-13 lists the income distributions for households in Fort Jones and Siskiyou County in 2019. The majority of households (22.6 percent) had annual incomes between \$25,000 and \$34,999. County incomes were more disbursed over several income categories. Fort Jones had a slightly lower median annual income, at \$29,327, compared to the county with a median annual income of \$45,241.

Table 3-13
Household Income, 2019

Annual Income	Fort Jones		Siskiyou County	
	Households	Percent	Households	Percent
Less than \$10,000	16	5.80%	1,442	7.5%
\$10,000 to \$14,999	27	9.9%	1,365	7.1%
\$15,000 to \$24,999	59	21.5%	2,460	12.8%
\$25,000 to \$34,999	62	22.6%	2,114	11.0%
\$35,000 to \$49,999	44	16.1%	2,998	15.6%
\$50,000 to \$74,999	17	6.2%	3,383	17.6%
\$75,000 to \$99,999	19	6.9%	2,134	11.1%
\$100,000 to \$149,999	19	6.9%	2,230	11.6%
\$150,000 to \$199,999	11	4.0%	615	3.2%
\$200,000 or more	0	0.0%	461	2.4%
Total	274	100.0%	19,221	100.0%
Median Income	\$29,327		\$45,241	

Source: 2019 5-year American Community Survey, Table DP03.

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

Table 3-14 illustrates the number of households in each income group based on the 2015-2019 American Community Survey. Approximately 70.9 percent of households in Fort Jones have incomes at or below the low-income limit, and approximately 18.2 percent of all households are in the extremely low-income category (10 owner-occupied and 40 renter-occupied). An additional 7.2 percent of households have earnings in the moderate-income category, and the remaining 20.0 percent have earnings in the above moderate-income category.

Table 3-14
Distribution of Households by Income, 2019

Income Group	Income	Households ¹	Percent
Extremely Low (Below 30% of Median Income)	<\$8,899	50	18.2%
Very Low (30–50% of Median Income)	\$8,899–\$14,831	80	29.1%
Low (50–80% of Median Income)	\$14,831–\$23,730	65	23.6%
Moderate (80–120% of Median Income)	\$23,730–\$35,596	20	7.2%
Above Moderate (Over 120% of Median Income)	>\$35,596	55	20.0%
Total Households		275	100%

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

¹ Estimates are based on 2019 ACS.

Employment

Table 3-15 shows labor force information for Fort Jones, Siskiyou County, the State of California, and the United States as a whole. According to the California Employment Development Department, approximately 90.4 percent of the labor force in Siskiyou County is employed. Thus, the unemployment rate is approximately 9.6 percent. The unemployment rates for the town and the county are substantially higher than for either the state or the nation.

Table 3-15
Labor Force, 2017

	Fort Jones	Siskiyou County	California	United States
Labor Force	272	17,370	19,596,300	162,793,000
Employment	239	15,690	18,729,000	156,167,000
Unemployment	33	1,660	867,300	6,625,000
Unemployment Rate	12.10%	9.60%	4.40%	3.90%

Source: California Employment Development Department

Note: Most recent available data for Fort Jones are from 2017.

The region's five fastest growing occupations are listed in **Table 3-16**. While this information is not specific to Fort Jones, it is nevertheless applicable because residents of Fort Jones work within and beyond town boundaries. According to the Department of Housing and Community Development (HCD), the 2019 median household income for a family of four in Siskiyou County was \$45,241, which equals \$21.75 per hour for a family with a single wage earner. Of the five fastest growing occupations, four provide a median hourly wage that is in line with or better than the county's median hourly wage (i.e., medical and health services managers, chefs and head cooks, fitness trainers and aerobics instructors).

Table 3-16
Five Fastest Growing Occupations, 2020-2030

Occupations	Median Hourly Wage	Estimated Employment		Percent Change
		2020	2030	
Cooks	\$18.55	760	1,030	53.7%
Bartenders	\$15.34	350	480	37.2%
Medical and Health Services Managers	\$62.45	320	430	34.4%
Chefs and head cooks	\$24.97	220	290	31.8%
Fitness Trainers and Aerobics Instructors	\$24.70	190	250	31.6%

Source: California Employment Development Department, 2020.

Special Needs Households

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

State housing element law identifies certain "special needs" groups—seniors, persons with disabilities, female-headed households, large households, homeless persons, extremely low-income households, and farmworkers. This section discusses the housing needs of each particular group.

Senior Population

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

According to the 2019 ACS, 1,514 residents (20 percent) in Fort Jones were 65 years and older. As shown in **Table 3-17**, 32.1 percent of households in Fort Jones are senior households.

Table 3-17
Senior Population, 2019

	Fort Jones	Siskiyou County
Number of Persons 65 Years and Over	1,514	10,732
Seniors as a Percentage of Total Population	20.0%	24.7%
Households with Persons 65 Years and Over	88	7,191
Owner-Occupied	50	5,925
Renter-Occupied	38	1266
Senior Households as a Percentage of All Households	32.1%	37.4%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Table 3-18 identifies the licensed senior care facilities in the vicinity of Fort Jones and the capacity of each facility. As shown in the table, there are no senior care facilities in Fort Jones, but several are in Yreka, approximately 10 miles north of Fort Jones.

Table 3-18
Senior Care Facilities

Facility Name	Address	Capacity
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka, CA	29
Yreka Guest Home	520 N Main Street, Yreka, CA	12
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	24
Grenada Gardens Senior Living, LLC	424 Highway A-12, Grenada, CA	90
Siskiyou Springs Senior Living Community	351 Bruce Street, Yreka, CA	85
Deer Creek Apartments	1060 Deer Creek Way, Yreka, CA	35
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka, CA	80
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	14

Source: California Department of Social Services, 2023.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities. According to the 2019 American Community Survey, 87 residents (12.7 percent) of Fort Jones had some type of disability.

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

Table 3-19 shows the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. Nearly 33 percent of individuals with disabilities in Fort Jones were in the senior age group (65 and older). Most of the disabilities in this group were either hearing difficulty (18.8 percent) or ambulatory (21.8 percent).

Table 3-19
Persons with Disabilities by Age Group, 2019

	Fort Jones		Siskiyou County	
	Persons	Percent	Persons	Percent
Total Disabilities	170	100.0%	8,068	100.0%
Total Disabilities for Ages 5–64	114	67.1%	4,218	52.3%
Hearing Difficulty	9	5.3%	935	11.6%
Vision Difficulty	8	4.7%	632	7.8%
Cognitive Difficulty	83	48.8%	2,207	27.4%
Ambulatory Difficulty	43	25.3%	1,936	24.0%
Self-Care Difficulty	23	13.5%	921	11.4%
Independent Living Difficulty	20	11.8%	1,744	21.6%
Total Disabilities for Ages 65 and Over	56	32.9%	3,850	47.7%
Hearing Difficulty	32	18.8%	2,050	25.4%
Vision Difficulty	3	1.8%	497	6.2%
Cognitive Difficulty	6	3.5%	954	11.8%
Ambulatory Difficulty	37	21.8%	2,214	27.4%
Self-Care Difficulty	11	6.5%	595	7.4%
Independent Living Difficulty	11	6.5%	1,304	16.2%

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Developmental Disabilities

California Government Code Section 65583(a)(7)) requires the Town to include the needs of those with a developmental disability within the community in its analysis of special needs groups. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More-severely disabled persons require a group living environment with supervision. The most-severely affected persons may require an institutional environment with medical aid and physical therapy. 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.

According to the Department of Developmental Services, 12 individuals with developmental disabilities in Fort Jones live at home with a parent or guardian, and approximately 11 individuals live in an independent or supportive living situation.

Far Northern Regional Center

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

FNRC is one of 21 regional centers in California that provides a point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local county, city, and town businesses to offer a wide range of services to individuals with developmental disabilities and their families.

FNRC is staffed by 175 individuals, including service coordinators, resource development / quality assurance specialists, community service specialists, consumer relation advocacy specialists, psychologists, physicians, nurses, a senior management team and executive staff, and fiscal staff. Service coordinators assess service needs, refer to community agencies, purchase services needed, and monitor services for quality outcomes for an average of 70 individuals per caseload. The FNRC Community Services Unit oversees and monitors over 2,000 service providers/vendors.

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

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

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

Early Intervention Services

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

- Assistive technology, including devices or services
- Audiology or hearing services
- Counseling, home visits, and training for the family
- Health services necessary for the child to benefit from other early intervention services
- Medical services for diagnosis and evaluation only
- Nursing services
- Nutrition services
- Occupational therapy
- Physical therapy
- Psychological services
- Respite services
- Service coordination
- Social work services
- Special instruction
- Speech and language services
- Transportation and related costs necessary for the child to receive services
- Vision services

Housing Services

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

Because there are generally no special programs or "set-asides" for this special needs community, housing options are limited to licensed care homes and affordable housing options (e.g., housing vouchers). In both cases, this means that the developmentally disabled are competing with the general population for limited housing opportunities. To help address the housing needs of Fort Jones' developmentally disabled population, the Town will continue to implement **Program HE 1.1.3, Persons with Developmental Disabilities**. This program requires the Town to coordinate affordable housing needs and related issues with nonprofit housing and community development organizations.

Single-Parent and Female-Headed Households

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

Table 3-20 illustrates the number of households that are headed by single parents. Single-parent households comprise 17.2 percent of all households in Fort Jones—male-headed households comprise 8 percent and female-headed households comprise 9.1 percent.

Table 3-20
Single-Parent Households, 2019

	Households	Percentage
Female-Headed Single-Parent Households	25	9.1%
Male-Headed Single-Parent Households	22	8.0%
Total Single-Parent Households	47	17.2%
Total All Households	274	--

Source: HCD Data Packet, 2022, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes to avoid overcrowding, but don't necessarily earn enough to afford the available larger homes. Most large homes are luxury homes—out of the range of affordability for lower income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in Fort Jones in 2019 is shown by tenure in **Table 3-21**. There are a total of 19 large households, 6.9 percent of the total households in the town.

Table 3-21
Large Households by Tenure, 2019

Household Size	Fort Jones		Siskiyou County	
	Households	Percent	Households	Percent
Total Large Owner Households	8	42.1%	588	52.5%
5 persons	8	42.1%	352	31.4%
6 persons	0	0.0%	200	17.8%
7 or more person	0	0.0%	36	3.2%
Total Large Renter Households	11	57.9%	531	47.5%
5 persons	0	0.0%	287	25.6%
6 persons	6	31.6%	165	14.7%
7 or more persons	5	26.3%	79	7.0%
Total Large Households	19	100%	1,119	100%

Homeless Persons and Families

For a variety of economic, social, and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semipermanent way of life. Among people who become homeless, each situation is different, requiring different housing responses. Whatever the situation, the most immediate housing needs can be satisfied with three basic types of shelter: emergency, transitional, and temporary.

Emergency Shelters

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

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

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families. For a family of four or fewer, this program provides eligible clients with \$680 to \$762 each month for emergency housing needs. Grant levels are set by the State, and amounts vary according to family size, exempt status, and geographic location. In addition, when more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment or up to two months of rent arrearages.

Transitional Shelters

Transitional shelters are often needed to house individuals or families after their immediate need for emergency shelter has been satisfied but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. **Program HE.2.1.4, Zoning Amendments**, commits the Town to updating its zoning to allow transitional housing in compliance with State law.

Temporary Shelters

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

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. Although Fort Jones' Zoning Ordinance does not specifically define single-room occupancy units, the code does allow similar uses (i.e., rooming and boardinghouses) in the Multiple Family Residential (R-3) district with a use permit. The development standards for these uses are the same as for other uses in the respective zone and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, Fort Jones will amend its Zoning Ordinance to clarify the definition of SRO units and describe specific development standards for them. (See Program HE.2.1.4, Zoning Amendments.)

Homeless Population

The NorCal Continuum of Care (NorCal CoC) is a seven-county homeless consortium governed by an Executive Board. The NorCal CoC is charged by HUD to conduct a Point-in-Time (PIT) Count each year. This PIT Count develops important, person-specific data, which helps communities to prioritize the most vulnerable and chronically homeless persons for rapid rehousing, transitional housing, permanent supportive housing, or other permanent housing resources.

According to the Scott Valley Family Resource Center and the Siskiyou County Sheriff's Department, because Fort Jones is removed from the county's main transportation corridor (i.e., Interstate 5), it is fairly unusual to encounter homeless persons in and around town. Though these individuals may be homeless, they almost always have roofs over their heads and couches to sleep on. In all of Siskiyou County, there were 589 persons experiencing homelessness identified in the 2023 PIT. The point-in-time count did not include numbers specific to Fort Jones. However, according to the Etna police department, with whom the Town contracts, the town has three "residents" experiencing homelessness. Table 3-22 presents the homeless population in Siskiyou County.

Table 3-22
2023 PIT Count Statistics

	Siskiyou County	Percent
Male	286	56.4%
Female	203	40.1%
Additional Demographics		
Chronically Homeless	119	23.5%
Veteran	21	4.1%
Domestic Violence Victim	31	6.1%
Felony Conviction	95	18.7%
COVID- 19	11	2.1%
Fire	118	23.2%
Youth (18 to 14)	21	4.1%
Children (under 18)	9	1.7%

Source: 2023 PIT Count, Siskiyou County.

Given the lack of a permanent homeless population, no emergency shelter has been developed in Fort Jones. Should a homeless person find themselves in need of shelter, the closest facility is in Yreka, approximately 10 miles to the north. Still, in order to facilitate the development of shelters should one be proposed, Fort Jones allows emergency shelters by right in the Retail Business (C-1) zoning district. Parcels with C-1 zoning are located along Main Street where available services are located.

Services for homeless individuals and families in Siskiyou County are primarily available in Yreka. **Table 3-23** lists a number of programs that provide homeless assistance.

Table 3-23
Homelessness Services

Agency	Address	Services
Scott Valley Emergency Food Pantry	13007 N Hwy 3, Fort Jones, CA	3
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Co. Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Barker's Board and Care	200 S. 4th Street, Montague, CA	10
Lane Street Effort	417 Lane Street, Yreka, CA	10
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3, 11
Veteran's Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3

Service Codes

(1) Adult Counseling	(10) Emergency Housing For Men
(2) Anger Management Classes	(11) Emergency, Transportation (i.e. bus ticket)
(3) Food or Clothing Referral	(12) Job Training
(4) Counseling, Education, & Prevention	(13) Treatment & Housing of Mentally Ill
(5) Crisis Intervention	(14) Independent Living Skills Training
(6) Drug & Alcohol Treatment	(15) Food Stamps, CalWORKs, General Relief
(7) Veteran's Assistance	(16) Day Treatment
(8) Emergency Assistance for Battered Women	(17) Workshops
(9) Emergency Housing for Women & Children	

Extremely Low-Income Households

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Fort Jones was \$83,800 in 2023. Based on the above definition, an extremely low-income household of four earns less than \$30,000 a year.

Approximately 18.2 percent of all households are in the extremely low-income category (10 owner-occupied and 40 renter-occupied). The maximum affordable rent for a very low-income, four-person household is \$750 a month (**Table 3-26**). The median monthly rent for a studio apartment was \$725 a month (**Table 3-25**), which is affordable to an extremely low income household. A two-bedroom rentals was \$1,175 per month which was out of reach of extremely low-income households, showing there is a need for homes affordable to extremely low income households.. These statistics suggest that extremely low-income households most likely have a more difficult time purchasing a home than households in higher-income categories, and those households that have recently or currently reside in an owner-occupied unit are experiencing a challenge in making payments, which places this population at risk of displacement.

Further, the high proportion of extremely low-income renter households experiencing severe overpayment challenges indicates that existing affordable housing opportunities in the town may not be sufficient to meet the demand, combined with waiting lists for housing assistance programs, potentially placing these households at risk of displacement and homelessness.

To help meet the affordability constraints of extremely low-income households, the Town of Fort Jones works with Great Northern Services, Far Northern Regional Center, PSA 2 Area of Aging, and other nonprofits to identify opportunities for financial assistance and the expansion of affordable housing opportunities in Fort Jones. Additionally, the following programs have been included to help facilitate the development of housing for extremely low income households. Refer to the Section 8, Goals, Policies, and Programs of the Housing Element for more detailed information.

- **Program HE.1.1.1: Support Affordable Housing.**
- **Program HE.1.1.2: Coordination with Great Northern Services and Scott Valley Family Resource Center.**
- **Program HE.1.1.3: Persons with Developmental Disabilities.**
- **Program HE.1.1.4: Extremely Low-Income Households.**
- **Program HE.1.1.5. Housing Choice Vouchers (Section 8) Rental Assistance.**
- **Program HE.2.1.1: Accessory Dwelling Units.**
- **Program HE.2.1.4: Zoning Amendments.**

Program HE.3.1.1: Affirmatively Further Fair Housing Farmworkers

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

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

According to the 2015-2019 ACS, there were 29 persons (4 percent) employed in farming, forestry, and fishing occupations who resided in Fort Jones. The California Department of Forestry and Fire Protection has

an office in town, so it is possible that many of these persons were employed in forestry work, not farming. There is little demonstrated need for seasonal or migrant farmworker housing in Fort Jones.

Housing Cost and Affordability

Single-Family Home Costs

The residential real estate market in the state experienced significant price inflation during the early 2000s resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the “housing bubble” hit its peak around 2005 and burst in 2006. As a result, home prices fell dramatically throughout the state. The cost of homes in Fort Jones has increased since 2019.

Table 3-24 lists the prices of homes sold in Fort Jones from September 2022 through June 2023. The table shows the annual income for a family of four to afford the average home sale price. The qualifying annual income is based on a 30-year fixed-rate mortgage with an APR of 7.125 percent and a down payment of 10 percent. The qualifying income for the average sales price of a three-bedroom home would require an approximate income of \$62,300, which—based on HCD 2023 Income Limits—is in the low-income category. Based on the recent prices of home listings in Fort Jones, there are homes priced at an affordable level for households in the low-income group.

Table 3-24
Home Sales, September 2022–June 2023

Number of Bedrooms	Number of Listings	Average Square Feet	Average Sale Price	Affordability
2	3	839	\$179,548	Low, Moderate-Income, Above Moderate
3	16	1,650	\$309,652	Moderate, Above Moderate
4	4	2,572	\$442,956	Above Moderate

Source: Redfin, June 2023.

Rental Housing Costs

Table 3-25 shows the available apartments and houses for rent in Fort Jones and neighboring Yreka as of 2023. At the time of the survey, one single-family dwelling, three apartments, and one studio represented the available rentals in Fort Jones and neighboring Yreka.

Table 3-25
Apartment and House Rentals, 2023

Number of Bedrooms	Price Range	Average Rent	Number of Listings	Affordability
0	\$725	\$725	1	Extremely Low, Very Low, Low, Moderate, Above Moderate
2	\$975–\$1,300	\$1,175	3	Low, Moderate, Above Moderate
3	\$1,350	\$1,350	1	Low, Moderate, Above Moderate

Source: Zillow.com and Craigslist.com, June 2023.

Note: One-bedroom units were not surveyed.

Mobile Housing Costs

The 2015-2019 ACS estimates that Fort Jones has 56 mobile homes, 16.6 percent of the total housing stock. According to Redfin, there was one sold listing for a manufactured/mobile home but no mobile homes for rent during the drafting of this element. According to Redfin, the manufactured home sold for \$375,000 in Fort Jones in June 2023.

Affordability

Table 3-26 shows the affordable rents and maximum purchase prices based on the HCD income limits for Siskiyou County. The maximum affordable rent for a very low-income, four-person household is \$750 a month. The median monthly rent for two-bedroom rentals is \$1,175 (**Table 3-25**)—out of reach of extremely low-income households. Based on the maximum affordable rent, two- and three-bedroom rentals (median rents: \$1,175 and \$1,350, respectively) would be within reach of low-income and moderate-income households.

In September 2023, the listing prices for single-family homes in the town ranged from \$179,548 to \$442,956 for a three-bedroom home (**Table 3-24**). The maximum affordable sales price for a four-person household was \$117,181 for an extremely low-income household, \$161,125 for a very low-income household, \$257,604 for a low-income household, and \$392,753 for a moderate-income household of four. This indicates that there is no stock affordable to extremely low-income households and that very low-, low-, moderate-, and above moderate-income households could afford existing and newly constructed two-, three-, and four-bedroom homes in Fort Jones.

Table 3-26
Maximum Affordable Housing Costs by Income
Category, 2023

Income Category	Percentage of Median	Maximum Income	Maximum Rent	Maximum Sales Price
Extremely Low	<30%	\$30,000	\$750	\$117,181
Very Low	30–50%	\$41,250	\$1,031	\$161,125
Low	51–80%	\$65,950	\$1,649	\$257,604
Moderate	81–120%	\$100,500	\$2,514	\$392,753

Sources: HCD Income Limits, 2023; Wells Fargo Current Mortgage and Refinance Rates, August 2023.

Notes: Total affordable mortgage based on a 10 percent down payment, an annual 7.125 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).

Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Fair Market Rents

In June 2023, the median gross rent in the Town of Fort Jones was \$1,120 (Zillow and Craigslist). Using the HUD affordability standard—rent plus utilities equal to or less than 30 percent of gross income—the 2023 median rent would be affordable to households earning \$30,000 per year. However, it is worthwhile to review HUD’s current fair market rents for Siskiyou County and affordable rents based on State income limits. HUD has established the 2023 fair market rent for a two-bedroom unit in Siskiyou County at \$974 and \$1,384 for a three-bedroom unit. **Table 3-27** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost burdened.

Table 3-27
Affordable Rents, 2023

	Income Range	Affordable Monthly Rent
Acutely Low	<17,350	<\$434
Extremely Low	\$17,350–\$30,000	\$434–\$750
Very Low	\$28,900–\$41,250	\$722–\$1,1031
Low	\$46,200–\$65,950	\$1,555–\$1,649
Moderate	\$70,400–\$100,550	\$1,760–\$2,514
Above Moderate	>\$100,550	>\$2,514

Source: HUD Income Limits 2023.

Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened,” and households that pay more than 35 percent are considered “severely cost-burdened.” Measuring the number of households paying more than this percentage helps define an area’s affordability problems. **Table 3-28** shows how many households in Fort Jones pay 30 to 50 percent and more than 50 percent of their monthly household income for housing. In general, renter households pay a greater percentage of monthly income for housing, and owner-occupied households are less cost burdened than renter households. Both homeowners and renters use 30 to 50 percent of their incomes for housing. However, a significant percentage of renters (39 percent) spend 50 percent or more of their income for housing.

Table 3-28
Households Overpaying, 2018

Income	Owner		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overpaying (Less than 30 percent)	111	54%	14	13%	125	40%
Overpaying (30 to 50 percent)	64	31%	53	48%	117	37%
Severely Overpaying (50 percent or more)	30	15%	43	39%	73	23%
Total	205	100%	110	100%	315	100%

Source: CHAS 2014-2018.

Table 3-29 shows that 52 percent (97 households) of lower income households spent more than 30 percent of their income on housing. Of these 97 households, 62 percent were renter occupied and 44 percent were owner occupied.

Table 3-29
Households Overpaying, 2018

Category	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low-Income households	0	0%	35	78%	35	78%
Very Low-Income households	20	57%	14	70%	34	62%
Low-Income households	24	37%	4	20%	28	33%
All Lower Income households (<80% AMI)	44	44%	53	62%	97	52%

Source: CHAS 2014-2018.

To help meet the affordability constraints of extremely low-income households, the Town of Fort Jones works with Great Northern Services, Far Northern Regional Center, PSA 2 Area of Aging, and other nonprofits to identify opportunities for financial assistance and the expansion of affordable housing opportunities in Fort Jones.

At-Risk Housing Analysis

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

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

Though no housing projects in Fort Jones receive federal subsidies, the Town has included the following analysis to gain an understanding of the costs for acquisition and rehabilitation and to replace affordable units in the region.

Acquisition and Rehabilitation

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout Siskiyou and Shasta Counties, prices ranged from \$81,200 per unit for a 2- to 4-unit duplex building in Shasta Lake to \$187,500 per unit for a 16-unit complex in Anderson.

Replacement

Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace affordable housing stock that has been converted to market-rate housing. Multifamily replacement properties would be constructed with the same number of units and the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. An analysis was conducted of construction costs for five affordable tax-credit projects currently in development. These projects were in the cities of Yreka, Burney, and Redding. Construction costs for these projects averaged \$288,759 per unit (\$292 per square foot). Please note that these construction costs do not include the costs of buying land, which could add significant costs depending on the number of units that need to be replaced.

Rent Subsidy

Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as Tenant Protection Vouchers, a subset of the housing choice voucher (HCV) program described previously. Under HCVs, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates is the fair-market rent of the unit. Based on HUD's 2023 fair-market rents, the subsidy needed to preserve a unit in Siskiyou County at an affordable rent for a four-person, very low-income household would be an estimated \$410 per month for a three-bedroom unit, or \$4,920 per year. Over 30 years, this would amount to a total subsidy of \$147,600, not including inflation. A four-person, low-income household's ability to pay exceeds the fair-market rent for a three-bedroom unit.

Preservation Resources

Efforts by the Town to retain low-income housing in the future must be able to draw on two basic types of resources: organizational and financial. Further, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Demonstrated management and, perhaps, development abilities should be assessed by the Town. Groups with whom the Town has an ongoing association are the logical entities for future participation, as are nonprofits who have sought the right-of-first-refusal status with HCD. Nonprofit organizations and government agencies that have been active in the preservation of affordable housing in the north state are shown in **Table 3-30**.

Table 3-30
Housing Organizations and Agencies

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberger Road, Suite 101 Oakland, CA 94621-1419	California Coalition for Rural Housing 717 K Street, Suite 400 Sacramento CA, 95814
A.F. Evans Development, Inc. 4305 University Ave. Suite 550 San Diego, CA 92105	EAH, Inc. 22 Pelican Way San Rafael, CA 94901
California Housing Finance Agency 500 Capitol Mall, Suite 400 Sacramento, CA 95814	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Affordable Housing Trust 2335 North Bank Drive Columbus OH, 43220
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820

Organizations and Agencies

Eskaton Properties Inc.
5105 Manzanita Ave
Carmichael, CA 95608

Local Organizations and Agencies

Rural Communities Housing Development Corp.
237 E. Gobbi Street
Ukiah, CA 95482

Northern Valley Catholic Social Services
1020 Market St.
Redding, CA 96001

Eden Housing, Inc.
22645 Grand Street
Hayward CA, 94541

Source: California Department of Housing and Community Development, March 2023.

Housing Authority

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

Siskiyou County has no local public housing authority. Therefore, Shasta County receives an allocation of HCV rental assistance funds through HUD's Community Development Block Grants (CDBG) administered through the California Department of Housing and Community Development. The HCV program provides vouchers to help pay the rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income, and the Section 8 program pays the remaining amount.

Shasta County Housing Authority administers 1,007 vouchers throughout Siskiyou County—none in Fort Jones. The wait list is currently open as of August 2023.

Financial Resources

The programs in **Table 3-31** are available to assist the Town in meeting its affordable housing goals.

Table 3-31
Financial Resources

Program Name	Description of Program	Eligible Activities
Federal Programs		
Community Block Grant Program (CDBG)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	Single-family housing rehabilitation; homebuyer assistance; infrastructure in support of housing; multifamily housing rehabilitation.
Home Investment Partnership Program (HOME)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	New rental affordable housing; rehabilitation of existing rental affordable housing; programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.
Home Investment Partnership Program–American Rescue Plan (HOME-ARP)	This is one-time funding, with HOME-ARP funds available for expenditure until September 2030.	Funds must be used for vulnerable populations, including homeless, at risk of homelessness, and fleeing or attempting to flee domestic and related forms of violence (including human trafficking). Funds may be used for the production of affordable housing; tenant-based rental assistance; homeless prevention services; and purchase or development of non-congregate shelter for individuals and families experiencing homelessness.
Housing Choice Voucher Program	Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the federal government. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households.
Project Based Section 8 Vouchers	Housing authorities may dedicate a portion of their housing choice vouchers as project-based vouchers. Funding for the program has increased over the last couple of years.	Instead of rental assistance being granted to qualifying low-income households, housing units themselves can apply rental assistance funds to finance housing projects.
HUD VASH Vouchers	This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.	Rental assistance and supportive services for homeless veterans.

Program Name	Description of Program	Eligible Activities
Continuum of Care (CoC) Programs	The NorCal CoC is currently accessing state resources (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and federal CoC funding through HUD. Funds are passed through to service providers at the county level.	Rental subsidies, rapid rehousing, emergency shelter, homeless prevention.
State Programs		
Permanent Local Housing Allocation (Formula Funds)	Ongoing funding provided through SB 2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.	A wide range that includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including accessory dwelling units, for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters as well as permanent and transitional housing for people experiencing homelessness.
Affordable Housing and Sustainable Communities Program (AHSC)	State program funded by greenhouse gas cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.	Grants for infill low-income affordable housing and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.
Infill Infrastructure Grant Program (IIG)	This is funding from Proposition 1, the Veterans and Affordable Housing Bond Act. Therefore, this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year	Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New construction; rehabilitation; acquisition.
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer assistance.
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner assistance.
HOME Investment Partnership Program	The State provides grants to local governments and nonprofit agencies for many homeowner and renter needs.	Homebuyer assistance rehabilitation; new construction rental assistance.

Program Name	Description of Program	Eligible Activities
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer assistance.
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer assistance; rehabilitation.
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New construction.
HUD Emergency Shelter Grants (administered through the State)	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	New construction; rehabilitation; homeless assistance; public services.
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New construction; rehabilitation; acquisition.
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase; development/construction; improvement and rehabilitation.
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New construction; rehabilitation; acquisition.
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer assistance.
	Mortgages that fund the purchase of rehabilitation of a home.	Homebuyer assistance; rehabilitation.
	Low downpayment mortgages for single family homes in underserved low-income and minority cities.	Homebuyer assistance.
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loans. Jurisdiction provides gap financing for rehabilitation components. Households earning up to 80 percent AMI qualify.	Homebuyer assistance.
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB-participating lenders.	New construction; homebuyer assistance; rehabilitation; housing supportive services.

Program Name	Description of Program	Eligible Activities
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition; rehabilitation; new construction.
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition; rehabilitation; new construction.

Source: Siskiyou County, August 2023.

4. ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the Town of Fort Jones identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-3, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in **Section 8 Goals, Policies and Programs**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to townwide patterns to understand how the projected locations of units will affirmatively further fair housing.

Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2022 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region. In the case

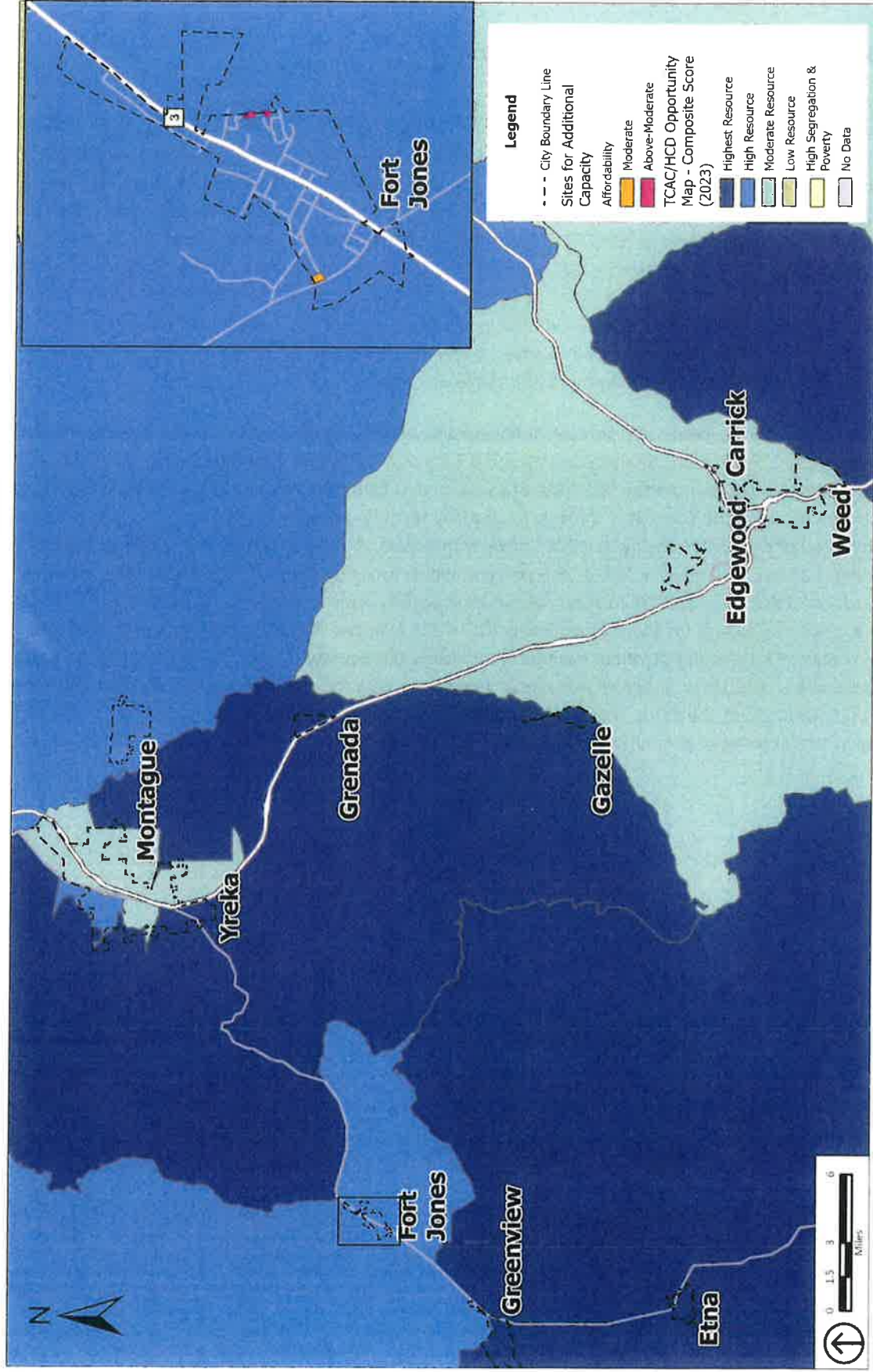
of Siskiyou County, the comparison region is the boundaries of the Siskiyou Association of Governmental Entities (SAGE), resulting in internal comparisons of Siskiyou County cities and communities to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. The entire Town of Fort Jones is designated high resource.

“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As seen in **Figure 4-1, Regional TCAC/HCD Opportunity Areas**, most of Siskiyou County is primarily a mix of highest, high, and moderate resource areas, with pockets of low-resource designations along the northern border with the state of Oregon. The more urbanized jurisdictions range in designations: Montague, Mt. Shasta, Fort Jones, and Etna have the most access to opportunity; Weed and Yreka are designated moderate resource; and Dunsmuir and Dorris have low resource designations. Two areas of high segregation and poverty are found at the northwest corner, encompassing the Klamath National Forest, and the northeast corner, encompassing the City of Tulelake, Tule Lake National Wildlife Refuge, and Lava Beds National Monument.

Figure 4-1 TCAC/HCD Opportunity Map



Source: TCAC/HCD, 2023

Patterns of Integration and Segregation

Income Distribution

The Town of Fort Jones comprises a single census tract. State Route 3 (SR 3) divides the town into western and eastern sections. TCAC/HCD Opportunity Area maps designate the entire town as high resource (**Figure 4-1, TCAC/HCD Opportunity Map**). There are no low resource designated areas in the town, nor any areas of high segregation and poverty in the Town of Fort Jones. According to 2017-2021 ACS data, the townwide median household income is \$52,561 (**Figure 4-2, Regional Median Income**), well below the statewide median of \$90,100, and below the 2021 Siskiyou County median of \$66,563.¹ Median income in the town is similar to median incomes in the Cities of Etna and Montague, yet higher than Yreka, Weed, Mt. Shasta, Dunsmuir, and Tulelake. There are no multifamily complexes in Fort Jones with deed-restricted units, nor any public housing units, although there is a small mobile home park at the corner of Oak Mill Drive and Butte Street, which typically is a naturally more affordable unit type.

In the Town of Fort Jones, 18.9 percent of households have incomes at or below the poverty threshold, as compared to 9.9 percent in Siskiyou County and 8.7 percent statewide, according to the 2017-2021 ACS. This represents an increase from the 2014 rate of 15.3 percent townwide. As there is only a single poverty rate at the tract level for the town, it is difficult to spatially identify any specific areas in the town with a higher proportion of populations below the 2021 poverty threshold of \$30,000 (**Figure 4-3, Regional Poverty Rate**). Within the town, the poverty rate is 18.9 percent, which is comparable to most surrounding areas with the exception of the Yreka and Weed areas, where local poverty rates are between 20 and 30 percent. Although data is not available at the block group level, 2017-2021 ACS data indicates that 39.4 percent of households are renters, 37.1 percent of whom have incomes below the poverty threshold, compared to 9.5 percent of homeowners. Therefore, a higher number of persons in poverty may be present in the vicinity of rental housing throughout the town. However, there are no noticeable differences between the houses on either side of SR 3 in terms of general income levels.

¹ 2017-2021 ACS

Figure 4-2 Regional Median Income

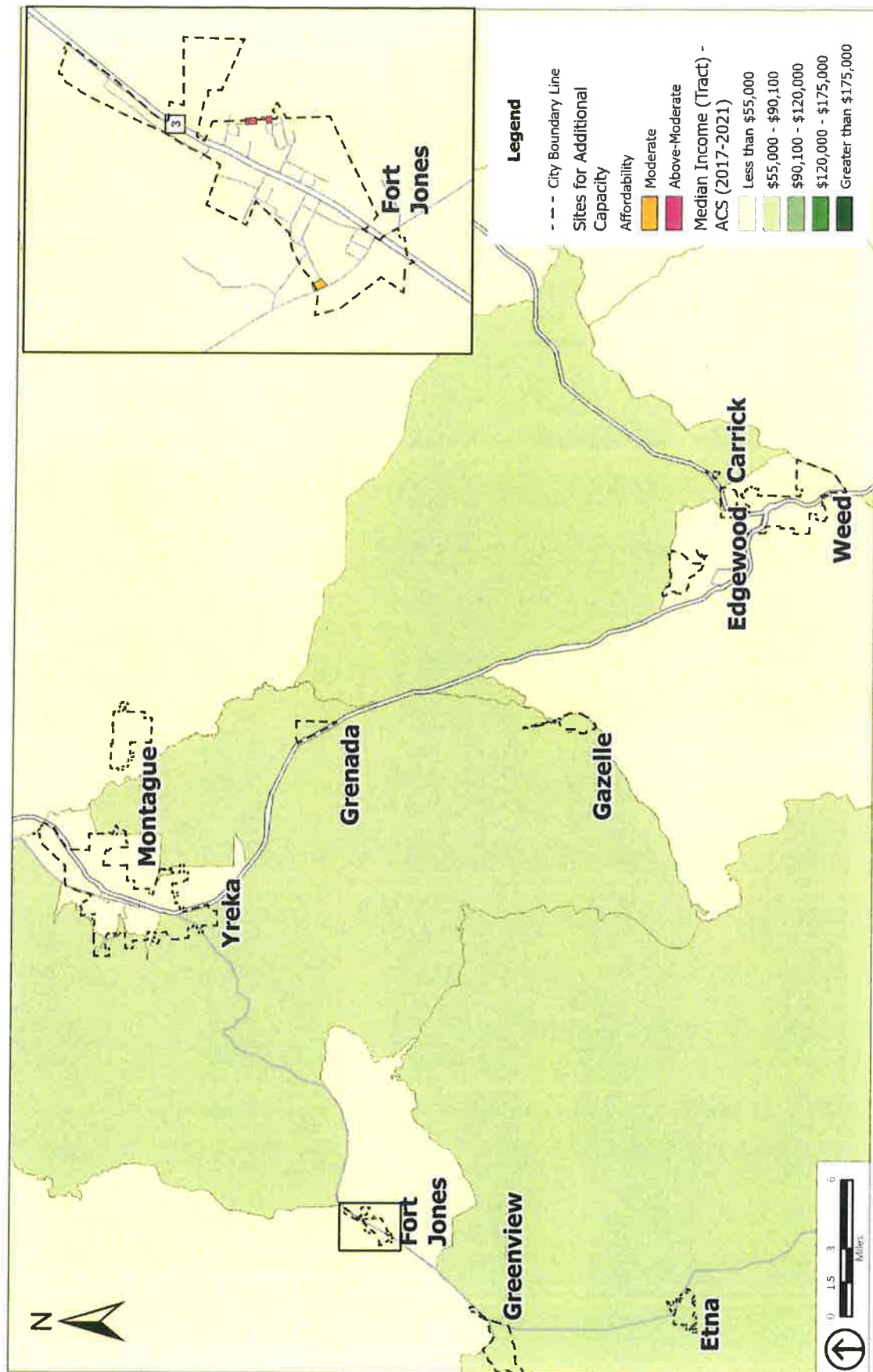
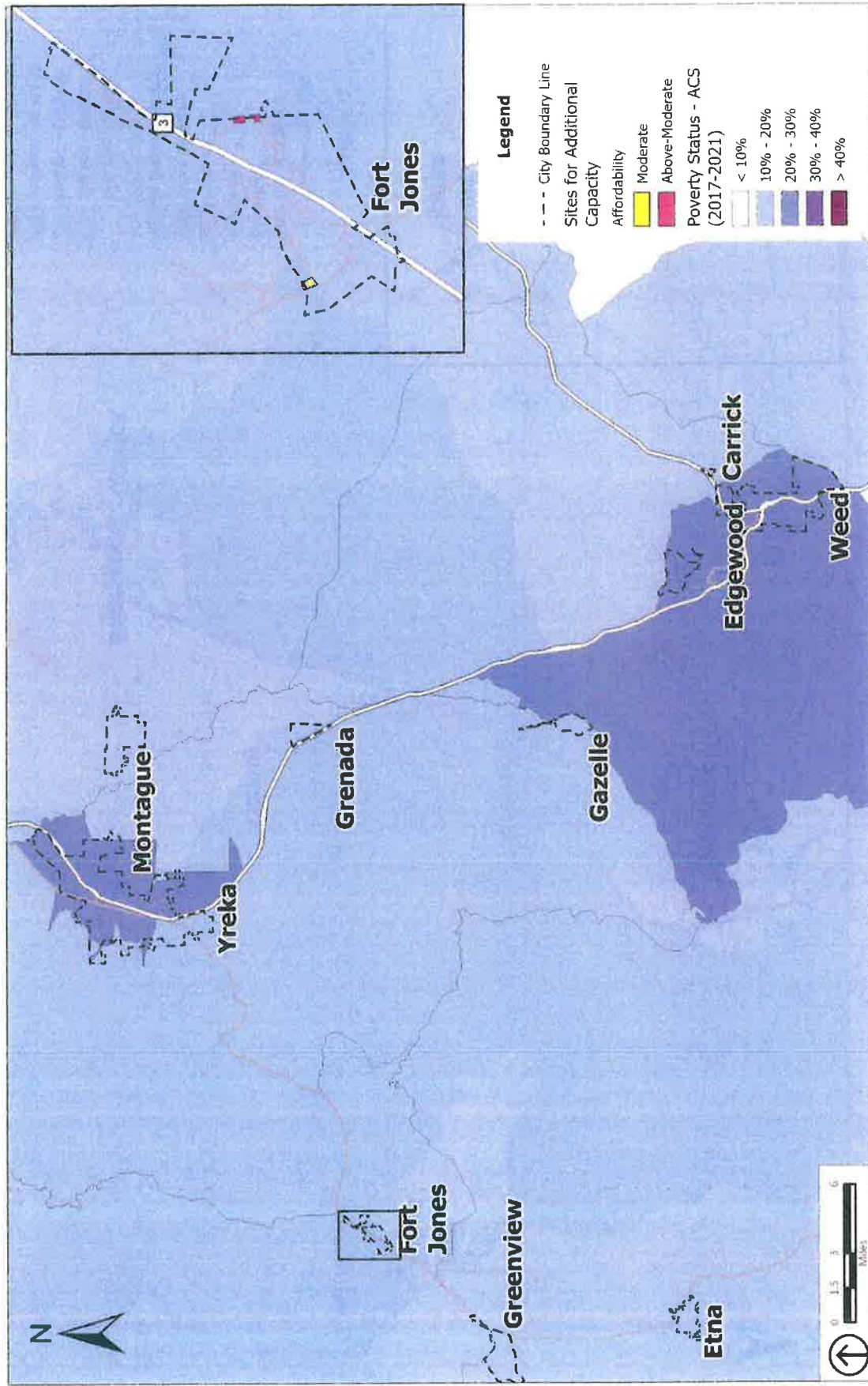


Figure 4-3 Regional Poverty rate



Source ACS (2017-2021)

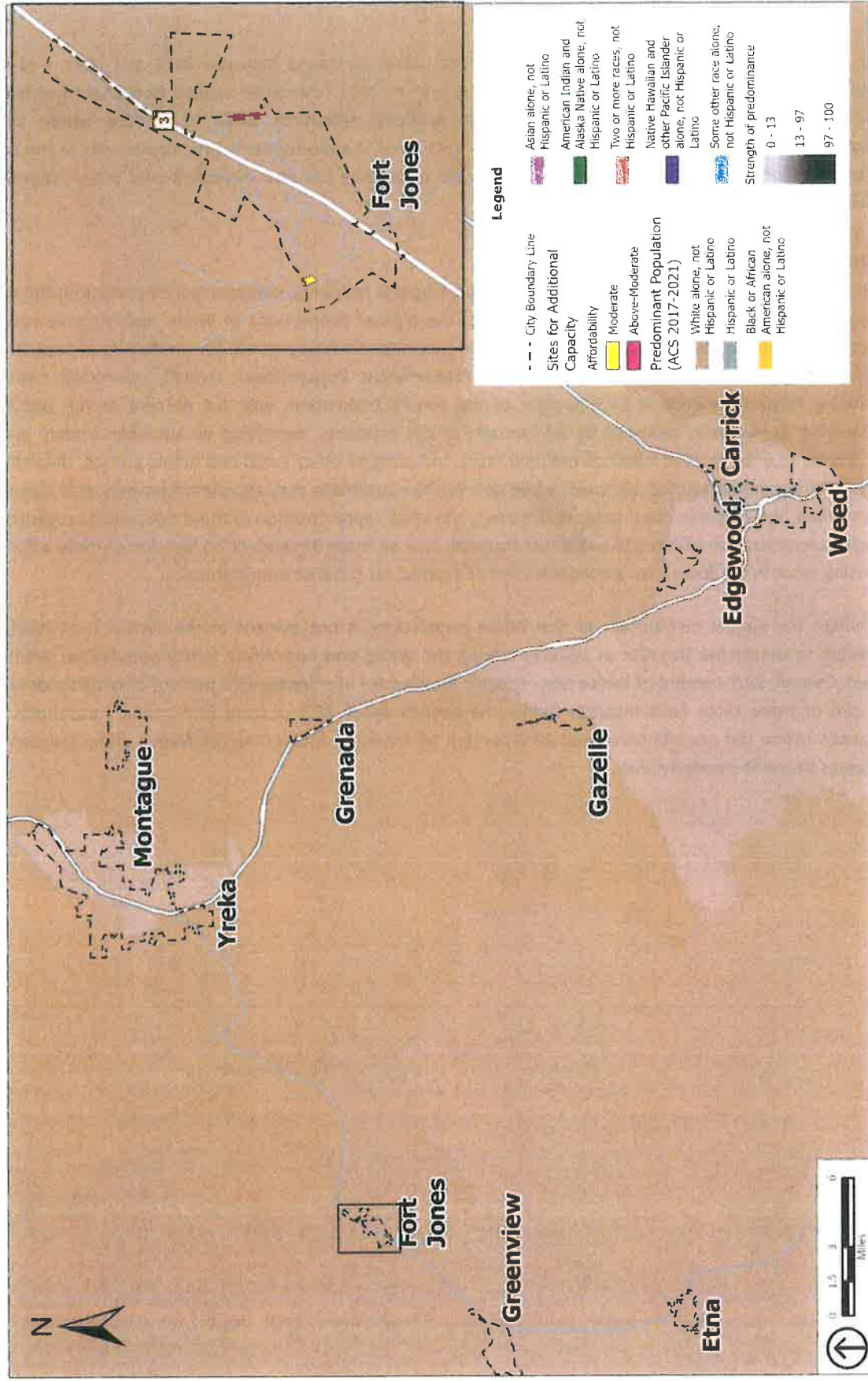
The median household income in the Town of Fort Jones increased between 2014 and 2021. Townwide median household income in 2014 was \$46,324, and in 2021 townwide median household income was \$52,561. However, data are not available to spatially determine shifts in income within specific neighborhoods in the town. Overall, the Town of Fort Jones is a moderate-income community in the county in which income has shifted upward while the rate of poverty has also increased over time, suggesting a growing income gap

Race and Ethnicity

Fort Jones' largest demographic group is White non-Hispanic residents, comprising 82.3 percent of the town's population, indicating that Fort Jones has one of the highest proportions of White non-Hispanic residents among Siskiyou County jurisdictions, though White non-Hispanic residents are the predominant population in surrounding jurisdictions as well (**Figure 4-4, Predominant Populations**). Overall, non-White residents, including Hispanic, comprise 17.3 percent of the town's population, with 5.4 percent of the population identifying as Hispanic, followed by 5.5 percent of the residents identifying as American Indian, and the remainder (6.6 percent) as other or multiple races, including all other racial and ethnic groups. Diversity and income often are correlated, although while non-White households may experience poverty at a higher rate than White non-Hispanic households in the town, the small representation of these households suggests that overall concentration of poverty and lower-incomes may be more dependent on location of more affordable housing stock in the town than a concentration of a particular racial or ethnic group.

Although the spatial distribution of non-White populations is not evident at the census tract level, it is possible to determine the rate of poverty among the White and non-White family populations within the town. Overall, 22.1 percent of White non-Hispanic families are in poverty, 33.3 percent of families identifying as two or more races have incomes below the poverty level, 20.9 percent of Hispanic households have incomes below the poverty level, and 22.2 percent of American Indian/Alaskan Native alone families have incomes below the poverty level.

Figure 4-4 Predominant Population



Source: ACS (2017-2021)

There are no areas in the town identified as a Racial and Ethnic Area of Poverty (R/ECAP), as defined by the U.S. Department of Housing and Urban Development (HUD), and no TCAC/HCD designations of an Area of High Segregation and Poverty. Additionally, Fort Jones does not contain any Racially Concentrated Areas of Affluence (RCAA), which are defined by HUD as areas in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the Siskiyou Association of Government Entities (SAGE) and has a median income that is 1.5 times higher. The 2020 census indicated that although the White-identifying proportion of the population has decreased slightly from 84.0 percent in 2014, and household income has risen slightly (see Section 3: Housing Needs Assessment, "Income Distribution" section), the incidence of poverty and increasing proportion of communities of color, in comparison to other jurisdictions in the county, suggests that affordable housing opportunities in the town may be more limited to this segment of the population. Conversely, the housing market in Fort Jones may present somewhat of a barrier to accessing housing compared to other jurisdictions within the region, which suggests that opportunities for housing mobility may be somewhat limited on the basis of race and ethnicity.

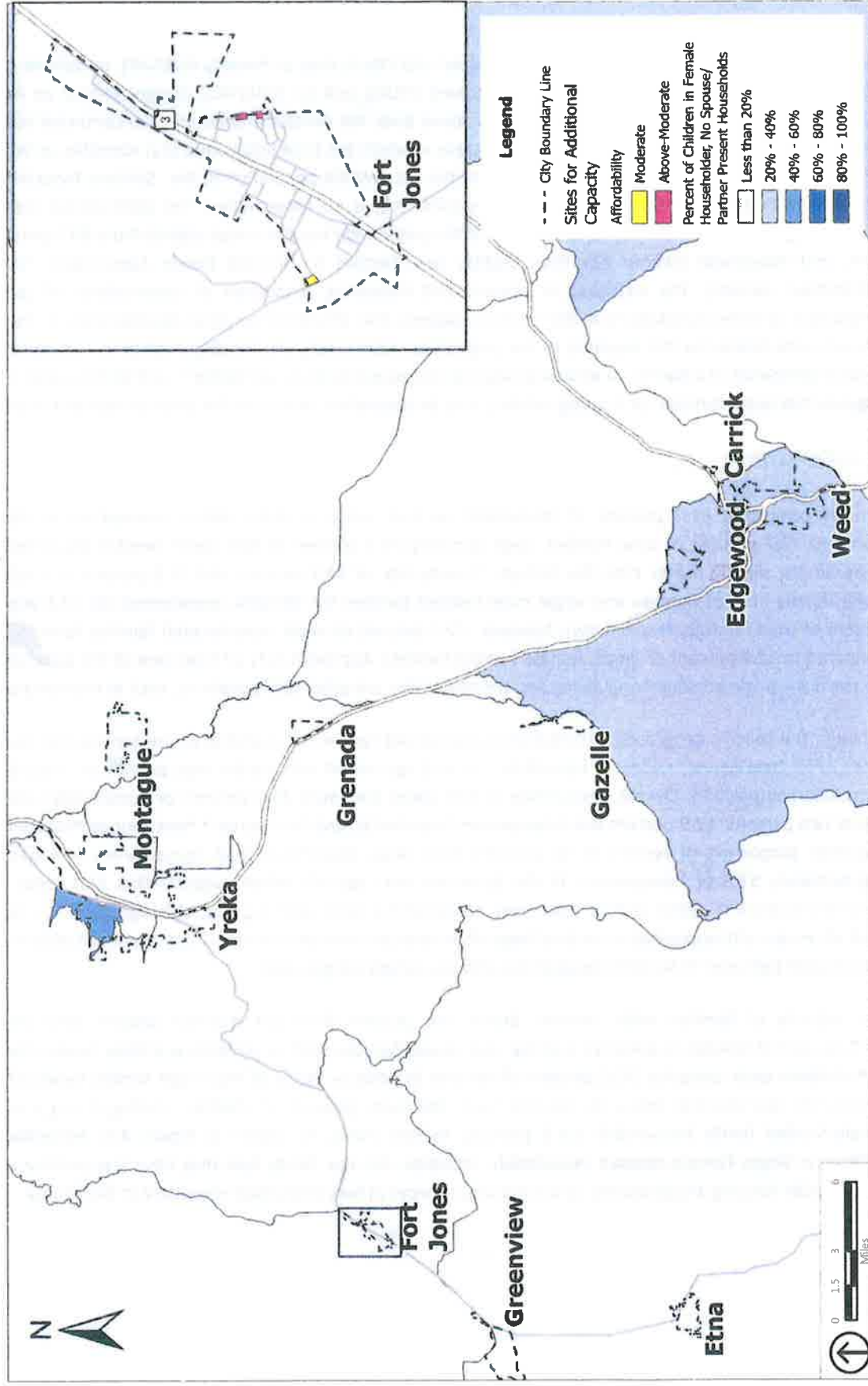
Familial Status

Families comprised 61.7 percent of households in Fort Jones in 2020. While married-couple families represent 72.7 percent of total families, approximately 27.8 percent of Fort Jones families are headed by single adults, slightly higher than the Siskiyou County rate of 24.1 percent and 21.0 percent in California. Single female-headed families and single male-headed families are similarly represented (at 14.8 and 13.0 percent of total families, respectively); however, 72.7 percent of single male-headed families have children, compared to 12.0 percent of single, female-headed families. Approximately 17.5 percent of the population in the town are single persons living alone, and the remainder are other configurations, such as housemates.

Although the specific geographic distribution of household type is not available at the census tract level on HCD's AFFH DataViewer, review of household size and age cohort information may provide an indication of household composition. Overall, households in Fort Jones are small: 73.1 percent of households consist of one or two persons, 12.9 percent are three-person households, and 14.0 percent have four or more persons. A greater proportion of renters (12.0 percent) have large households than homeowners (4.4 percent). Approximately 53.8 of homeowners in the town are over age 60, which suggests that Fort Jones is an attractive location to retire, and/or that many homeowners have aged in place, although there is a limited stock of rental units accessible to seniors living alone who are not homeowners. There does not appear to be a correlation between TCAC/HCD designations and household composition.

The majority of families with incomes below the poverty level are married couples with children (60.0 percent of families in poverty), and married-couple families with no children and male-headed families with children each comprise 20.0 percent of families in poverty. None of the single female headed-family households have incomes below the poverty level. The lower presence of children residing in single-parent, female-headed family households (16.1 percent) in Fort Jones, as shown in **Figure 4-5, Percentage of Children in Single Female-Headed Households**, indicates that this family type may have less positive access to affordable housing and proximity to schools and services in Fort Jones than elsewhere in the county.

Figure 4-5 Percentage of Children in Single Female-Headed Households



Source: ACS (2017-2021)

In terms of households,² single-person households constitute 27.4 percent of total households, comparable to 33.4 percent of households in Siskiyou County overall, and 23.7 percent of households statewide. Seniors living alone, comprising 12.6 percent of households in the county and 9.6 percent statewide, constitute 13.6 percent of Fort Jones' households, which is almost the entire representation of seniors in the town (16.0 percent of the population) and is higher than both countywide and the state.

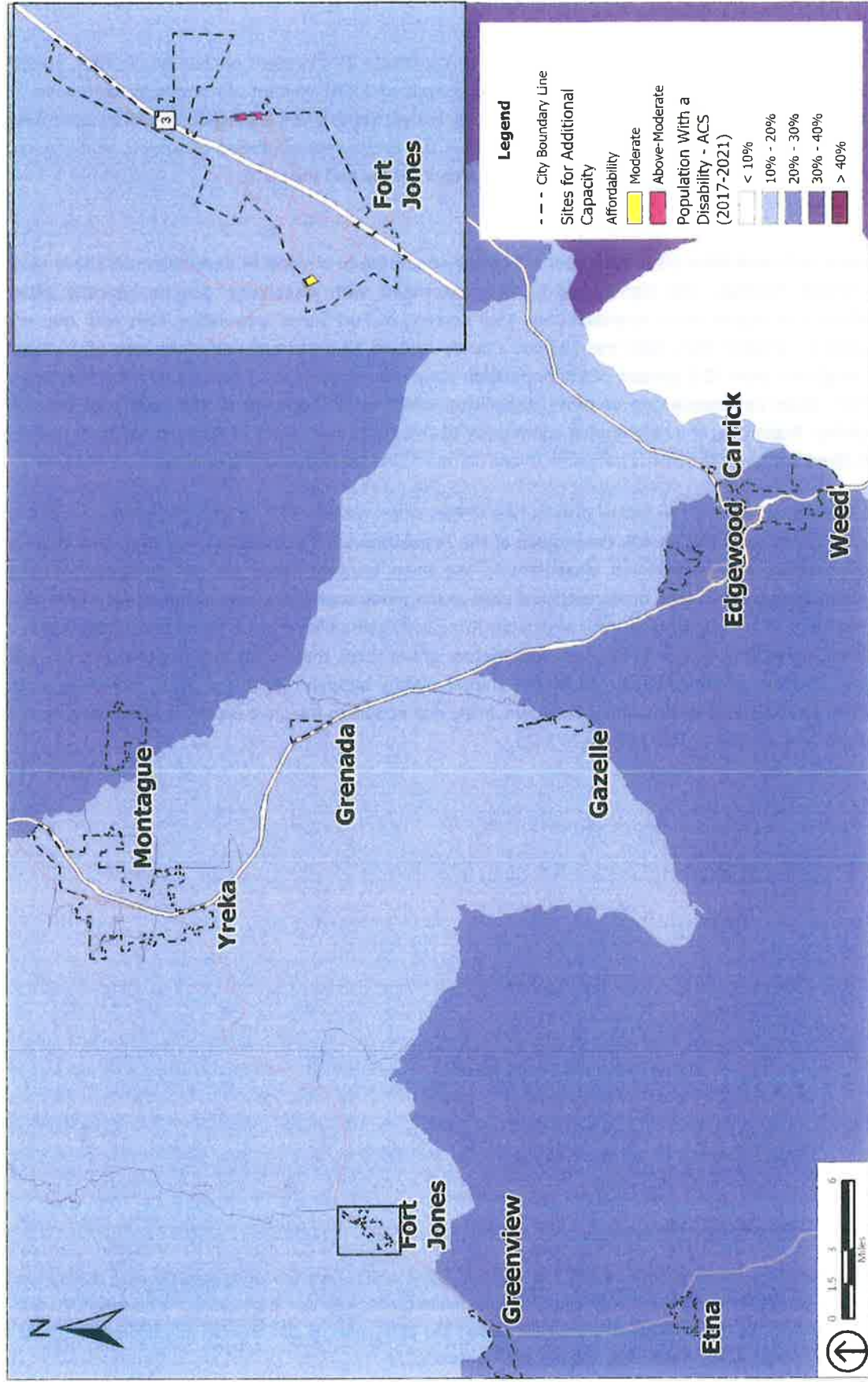
Disability Rates and Services

Persons with disabilities often have special housing needs due to physical or developmental challenges, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates. Approximately 15.8 percent of Fort Jones' population lives with one or more disabilities, greater than both the Siskiyou County rate of 12.9 percent and state rate of 10.7 percent. Although less than 20.0 percent of the population are older residents, 51.9 percent of the senior population in Fort Jones experience one or more disabilities, which is 32.9 percent of the total population with a disability. Regionally, the neighboring community of Yreka also has a rate of disabled residents between 10 and 20 percent, and the rate is between 20 and 30 percent in the Weed and Etna areas.

It is difficult to identify the spatial distribution of Fort Jones residents living with disabilities, as data for the town are tract level (**Figure 4.6, Percentage of the Population with a Disability**). It is likely that there are no concentrations of persons with disabilities in the town because there are no age-restricted senior or multifamily complexes with deed-restricted units in the town; such complexes are often located with access to services and transit. A higher rate of persons living with a disability may be found in neighborhoods where seniors are residing, but given the semi-rural nature of the town, these units may be spread throughout Fort Jones. The rate of persons with disabilities shifted slightly between 2014 and 2021, increasing from 14.5 percent to 15.8 percent throughout the town, likely due in part to the increase in the senior population from 12.6 percent in 2017 to 16.0 percent in 2021.

² Definition of Household: A household includes all the people who occupy a housing unit, including related family members and all the unrelated people, who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. There are two major categories of households, "family" and "nonfamily."

Figure 4-6 Percentage of the Population with a Disability



As shown in **Table 3-19, Persons with Disabilities by Type (2019)**, in **Section 3: Housing Needs Assessment**, cognitive disabilities were the most prevalent disability for the population under age 65, followed by ambulatory difficulties, self-care difficulties, independent living difficulty, hearing and vision difficulties. Seniors experience ambulatory difficulties, hearing difficulties, independent living, and self-care difficulties in that order, with few vision and cognitive difficulties. The Town of Fort Jones has a small population of residents with developmental disabilities. According to the Department of Developmental Services, as of June 2019, the Far Northern Regional Center, which provides services to residents with developmental disabilities, served fewer than 11 residents (1.6 percent of total population) from Fort Jones with a developmental disability, and almost the same proportions of these persons were under 17 years old as were ages 18 and over. Included in the Housing Needs Assessment is a list of available services for persons with disabilities in Fort Jones and surrounding areas.

Residents can access STAGE (Siskiyou Transit and General Express) bus service, which is operated by Siskiyou County General Services and provides one fixed-route transit service along SR 3 (Route 4A-Scott Valley/Yreka) between the communities of Hornbrook and Etna, with a stop in Fort Jones across from the post office. A transfer can be made to Route 3, which connects to services and medical facilities in Yreka, Weed, Dunsmuir, and other communities along I-5. All buses are ADA compatible, and all rides are free. Residents who are unable to travel to the bus stop have the option to request route deviation by contacting the STAGE office directly.

Access to Opportunity

Transit Mobility

Siskiyou County's public transportation system includes bus and train services but does not include air service. The Amtrak train has one route which runs through Siskiyou County. The Coast Starlight route stops in Dunsmuir, which is located in the Southeastern Region, and provides travel between Los Angeles and Seattle. Trains provide a variety of accommodations, including accessible seating and sleeping accommodations and dining.

Residents can also access STAGE bus service, which provides fixed-route transit services along I-5 and SR 3. As stated previously, all buses are ADA compatible and all rides are free. Residents who are unable to travel to the bus stop have the option to request route deviation by contacting the STAGE office directly. Rides are provided on a year-round basis on weekdays except for 12 major holidays. Weekend service is not available. Some stops are on-call only, and requests may be submitted 30 to 60 minutes prior to pick-up time. The one route (4-A) that stops in Fort Jones runs five times daily, with connections available to Route 3, which serves the communities of Dunsmuir, Weed, Fort Jones, and Yreka (**Figure 4-8, Transit Routes and Stops**).

Transit mobility refers to an individual's ability to navigate the town and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the town, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity. **Figure 4-7, Fort Jones AllTransit Performance Score**, shows Fort Jones' score, including metrics representing average household transit access. Fort Jones' score is 0.4, demonstrating "very low" connectivity and enabling a "negligible" number of people to take transit to

work, with less than 1 percent of available jobs within one-half mile of a transit stop. **Table 4-1, Siskiyou County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Fort Jones relative to other Siskiyou County jurisdictions. The overall county score of 0.9 demonstrates a very low combination of trips per week and number of jobs accessible, similarly enabling a negligible number of people to take transit to work. Fort Jones' score is lower than the overall county, though consistent with comparable small semi-rural Siskiyou County jurisdictions. Dunsmuir has the highest connectivity to employment, and the smaller rural jurisdictions reflect connectivity scores below 1.0, including very low combinations of trips per week and number of jobs accessible, also enabling a negligible number of people to take transit to work. However, the AllTransit methodology may not fully reflect the transit opportunities available through private service providers.

Figure 4-7 All-Transit Scores in Fort Jones



Source: AllTransitcnt.org, 2023.

**Table 4-1
Siskiyou County Jurisdictions All Transit
Performance Scores**

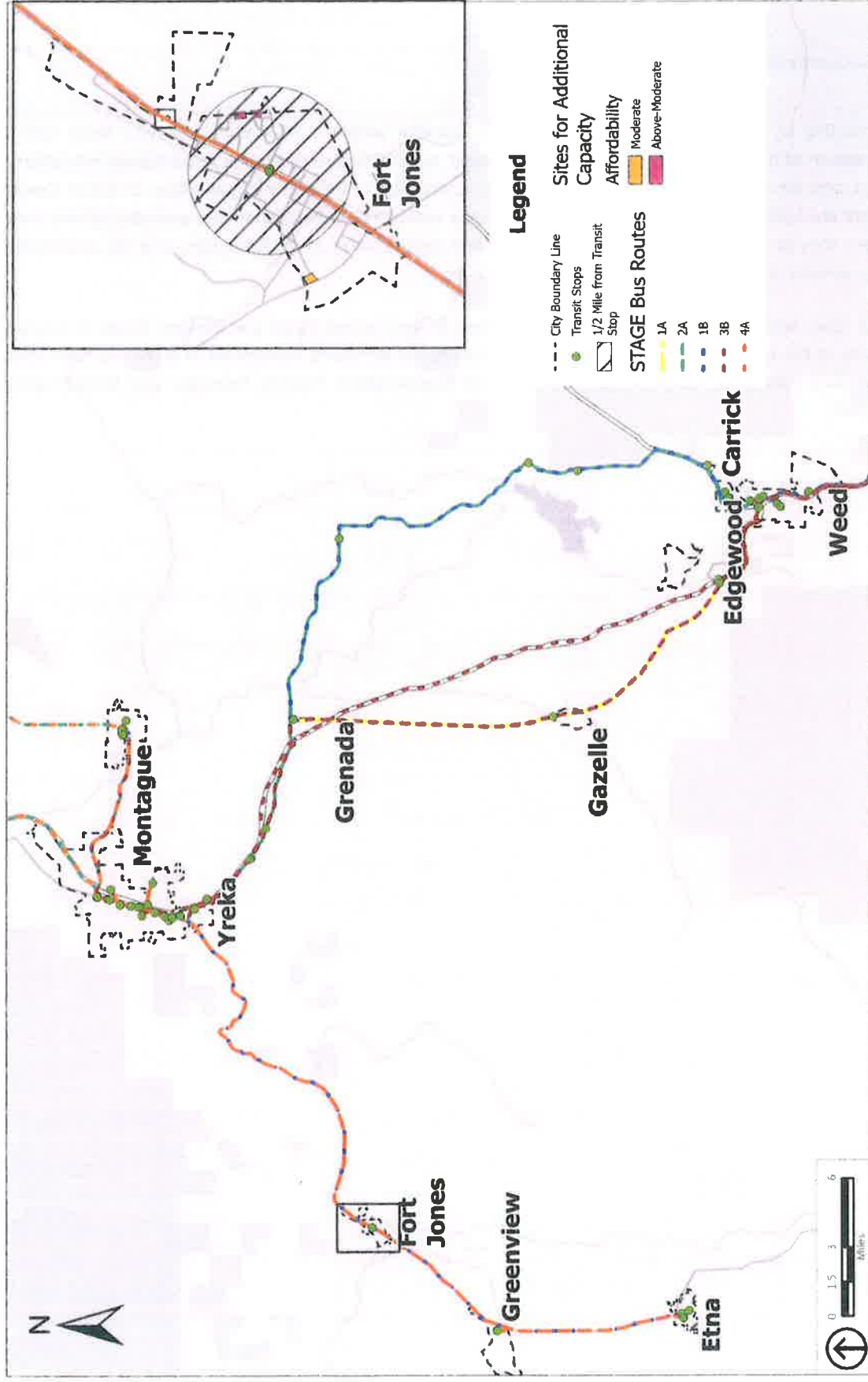
Jurisdiction	Transit Score
Siskiyou County	0.9
Dorris	0.0
Dunsmuir	2.6
Etna	1.2
Fort Jones	0.4
Mount Shasta	1.8
Montague	0.5
Tulelake	0.2
Yreka	0.4
Weed	1.8

Source: AllTransit.cnt.org, 2023.

According to AllTransit, there are 3,646 jobs available within a 30-minute commute from Fort Jones. However, of these potential sources of employment, over 60.9 percent require some college education, while 32.1 percent of available employment requires a minimum of high school graduation or G.E.D. Conversely, there are 1,099 workers in Fort Jones for employers within a 30-minute commute available to hire. However, there may be a disconnect between the types and requirements of available jobs, and the qualifications of the persons in the labor market residing in Fort Jones.

The Town added sidewalks to portions of Mathews Street, Carlock Street and Newton Street to create a safe route to the town's elementary school, and has included increased investment in sidewalks near schools in the 2022 Fort Jones Community Pedestrian and Bicycle Safety Training Summary and Recommendations Report.

Figure 4-8 Transit Routes and Stops



Source: Caltrans (2020), STAGE (2022)

Housing Mobility

Approximately 39.4 percent of occupied households in Fort Jones are renting. There are no apartment complexes in the town, although 1.6 percent of the housing stock are duplexes, which suggests that single family units or mobile homes are the main source of rental housing stock. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. The overall vacancy rate was 22.8 percent; however, the 2020 American Community Survey (ACS) 5-year estimate indicates a rental vacancy rate of 3.4 percent, 1.7 percent were rented but vacant, a 1.7 percent vacant ownership rate, and seasonal vacant properties comprise 1.7 percent of the housing stock. A vacancy rate of 13.5 percent applies to the “all other vacant” unit category, a category of properties that are vacant but not immediately available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or owner preference, among other factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.

Vacancy rates in Siskiyou County and many of the other jurisdictions in the county reflect a different composition of rental vacancy than Fort Jones, with 89.5 percent of vacant units countywide either seasonal or “other vacant,” primarily in unincorporated county areas (91.6 percent), and similar or higher rates in Yreka (83.0 percent), Mount Shasta (100.0 percent), and Dunsmuir (97.6 percent) compared to 61.0 percent in Fort Jones. Only Weed (55.6 percent) and Etna (64.7 percent) have similar seasonal and “other” vacancy rates. However, the ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

Fort Jones’ rental vacancy rate indicates a rental market with extremely limited housing mobility opportunities for current and prospective renters, although in 2020 it was higher than most jurisdictions in the county. The low ownership unit vacancy rate indicates a shortage of available homes for sale in Fort Jones for prospective homebuyers. The high rate of “other” vacancy types may remove a portion of the housing stock that would otherwise be available for rent or purchase, contributing to the limited availability. A lower vacancy rate indicates high demand with a limited supply and can result in increased rent and sales prices.

According to the 2017-2021 ACS, in Fort Jones, the median gross rent in 2021 for a one-bedroom unit was \$1,042, a two-bedroom unit was \$1,185, and three-bedroom units were \$1,329, with an overall median rent of \$1,037. However, the rental market has changed between 2021 and 2023, possibly in response to the recent Mills wildfire that left many residents of nearby Weed, Lake Shastina, and surrounding areas in search of short-term rental properties. Housing unit surveys conducted April 2023 on Zillow and Redfin real-estate platforms reported that there were no rental units available in Fort Jones and limited rental properties in surrounding communities. Zillow has a conversion tool to translates current market listing to a comparable rental cost. Using this tool, the rent for a two-bedroom unit was \$1,597, three-bedroom units ranged from \$1,265 for an in-town unit on a quarter-acre lot to \$2,299 for a unit on 10 acres and above, and four-bedroom units ranged from \$2,328 to \$2,487.

Rental vacancy rates throughout the county in 2023, compared to Fort Jones, are also extremely low, suggesting that residents living in Fort Jones or seeking to live in Fort Jones and elsewhere in the surrounding region have limited mobility options overall. There were no renter households using Housing Choice Vouchers (HCV) to afford housing. The 2023 HUD fair-market rent for a one-bedroom unit is \$752, a two-bedroom unit is \$974, a three-bedroom unit is \$1,384, and a four-bedroom unit is \$1,408, indicating that

rental prices in Fort Jones have increased significantly and may pose a challenge to lower- and moderate-income households seeking rental housing.

While rental units are extremely limited in Fort Jones, rising home prices countywide and the limited stock of housing for sale may indicate limited mobility options for renters seeking homeownership opportunities. According to a Zillow April 2023 housing inventory survey, the median three-bedroom home sales price in Fort Jones was \$281,498 compared to a median home price in 2021 of \$186,500, a nearly \$100,000 increase in the two-year time period.

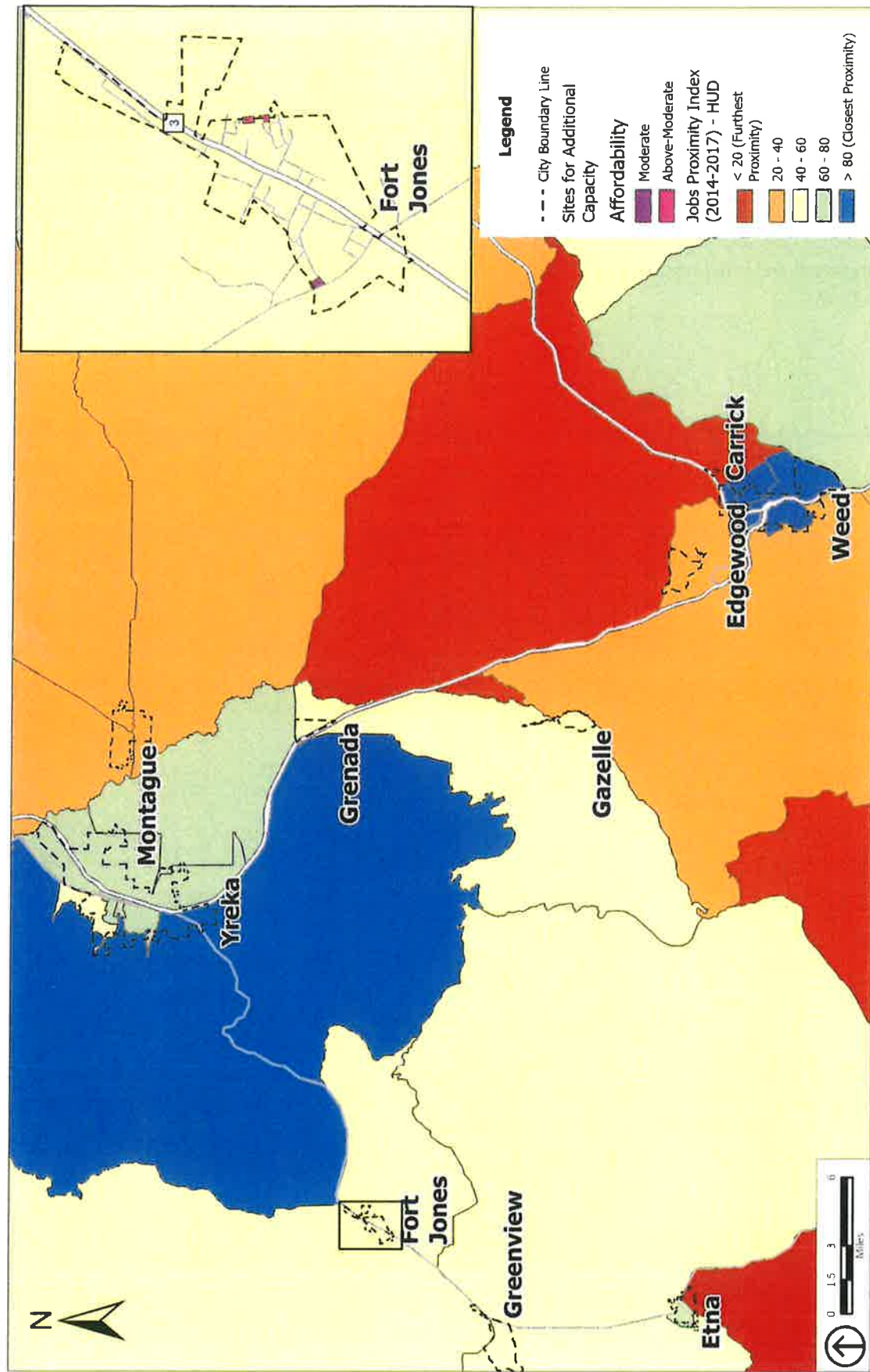
Based on the 2022 median income, households in lower-income category, making less than 80.0 percent of the median area income annually, could afford a home on a small lot at the townwide median price in Fort Jones (assuming no more than 30.0 percent of monthly income is spent on housing). This 30.0 percent assumption does not consider the additional income needed for homeowner costs such as utilities and maintenance. A moderate-income household could afford a three-bedroom or four-bedroom home in town and the majority of three-bedroom units on large acreage properties in the town; however, based on survey results, most of these units are smaller, older homes, many of which appear to need some maintenance, and the purchase price may be largely based on lot acreage rather than the home itself. The Town will promote housing mobility by increasing the availability of affordable housing through the following programs: **Program HE.1.1.1, Support Affordable Housing, Program HE.1.1.2, Coordination with Great Northern Services and Scott Valley Family Resource Center, Program HE 1.2.1, Adequate Sites for Housing, and Program HE.2.1.1, Accessory Dwelling Units.** Additionally, the Town will continue to partner with the Shasta Housing Authority on the Housing Choice Voucher/Section 8 program as part of **Program HE.1.1.5, Housing Choice Vouchers (Section 8) Rental Assistance.** Through this program the Town will also provide tenant and landlord education about the program on a biannual basis.

Employment Opportunities

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations in the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. According to this index, most residential areas in Fort Jones score “moderate proximity” between the 40th and 60th percentile (**Figure 4.9, Jobs Proximity Index**). The moderate jobs proximity scores in Fort Jones are lower than those in other county jurisdictions, which are determined to be in moderate or relatively close proximity to jobs, with the exception of very small portions of Etna and Yreka with comparable scores.

Fort Jones residents primarily work in educational services (12.7 percent), public administration (12.3 percent), health care and social assistance (11.3 percent), retail trade (11.3 percent), and construction (9.8 percent). Approximately 92.6 percent of Fort Jones residents commute outside of the town for work, while 7.4 percent of residents live and work within town limits. The greatest proportion of commuters from Fort Jones work in Yreka (18.6 percent), 5.4 percent commute to Redding and 5.4 percent to Etna, an additional 7.3 percent commute to Oregon (3.9 percent to Medford and 3.4 percent to Grants Pass), and 50.0 percent work in unspecified locations. The largest contributors to the workforce employed in Fort Jones include residents of the Town, Etna, and Yreka. In total, approximately 20.1 percent of Fort Jones residents live within 10 miles of their place of employment, and 27.5 percent live between 10 and 24 miles from their place of employment, primarily to the northeast to Yreka or southwest to Etna. However, 42.6 percent live more than 50 miles from their jobs, with many commuting due south towards Shasta County and the town of Redding, or north into Oregon and the cities of Medford and Grants Pass.

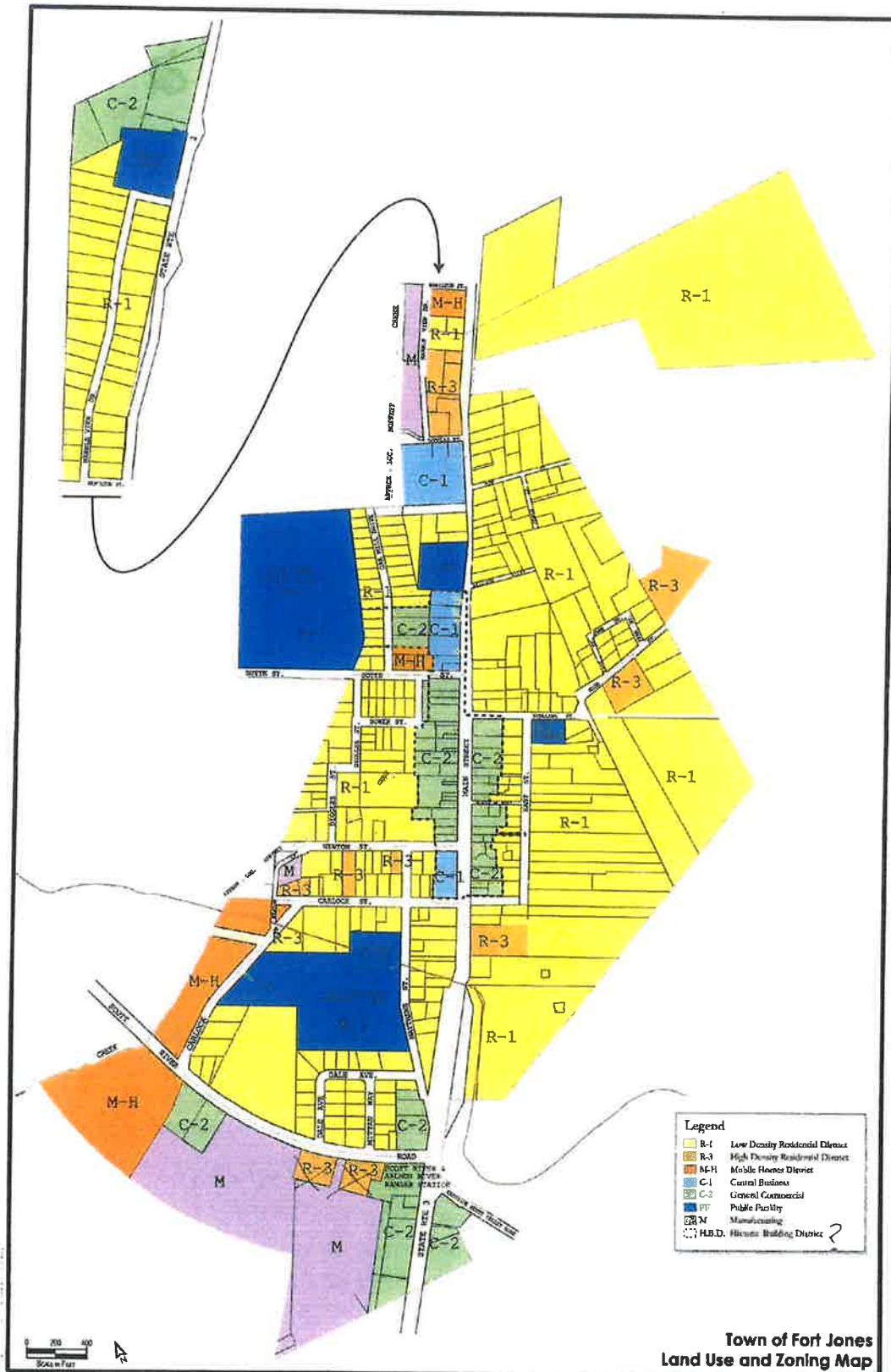
Figure 4-9 Jobs Proximity Index



Source: HUD (2014-2017)

According to the ACS, the jobs-housing ratio in Fort Jones, at 0.49, is not balanced and has remained constant since 2010, indicating a shortage of jobs. Therefore, the high proportion of residents commuting long distances to jobs may indicate that the supply of jobs in Fort Jones is not aligned with the interests, skills, or needs of residents. As seen in **Figure 4.10, Zoning in Fort Jones**, the majority of land in the town is designated for residential uses, which are concentrated in the eastern, northern, and western portions of the town. Commercial uses are primarily service and retail industries and serve residents of Fort Jones along SR 3. Light industrial is concentrated at the southern end of the town, and public facilities, including two schools, are located on the west side of SR 3. However, given the predominance of residential uses and the limited commercial and other nonresidential uses, most Fort Jones residents will likely continue to work outside of the town.

Figure 4-10 Zoning in Fort Jones



Educational Opportunities

Fort Jones students are served by the Scott Valley Unified School District, which has two public schools in Fort Jones—one elementary school, Fort Jones Elementary, which serves grades K-6, and one middle school, Scott Valley Junior High. Students from Fort Jones attend Etna High School, and there are two alternative schools that also serve the town: Scott Valley Community Day School and Scott Valley Christian Academy, both with very small enrollments. While performance metrics are not available for these two schools, they provide a valuable resource for students not served by traditional educational opportunities.

Of the three schools that Fort Jones students attend for which English Language Arts (ELA) and Mathematics performance scores were available in 2022, CDE reported that both schools in Fort Jones are below the state grade-level standards for both subject areas (see **Table 4-2, School Performance Scores in Fort Jones**). More than half (59.7 percent) of students at Fort Jones Elementary and 53.4 percent at Etna High School had performance scores for English Proficiency at or above the standard. Additionally, over 50.0 percent of students at Etna High School had math proficiency scores at or above the standard. However, the scores of both Scott Valley Junior High and Etna High schools decreased since 2018, indicating a trend of decline in performance over time. Fort Jones Elementary increased its ELA score but decreased its Math proficiency score.

Table 4-2
School Performance Scores in Fort Jones, 2022

School Name and City/Town	ELA Score	Math Score	Chronic Absenteeism	Suspension Rate	Socio-Economically Disadvantaged	Foster Youth	English Learners
Fort Jones Elementary, Fort Jones	59.7%	35.1%	23.4%	1.3%	57.8%	3	1.6%
Scott Valley Junior High School, Fort Jones	47.4%	32.0%	29.4%	11.6%	64.1%	0	2.6%
Etna High School, Etna	54.3%	53.0%	36.0	4.8%	51.6%	1	3.7%

Source: California Assessment of Student Performance and Progress, 2022; California Department of Education, 2022.

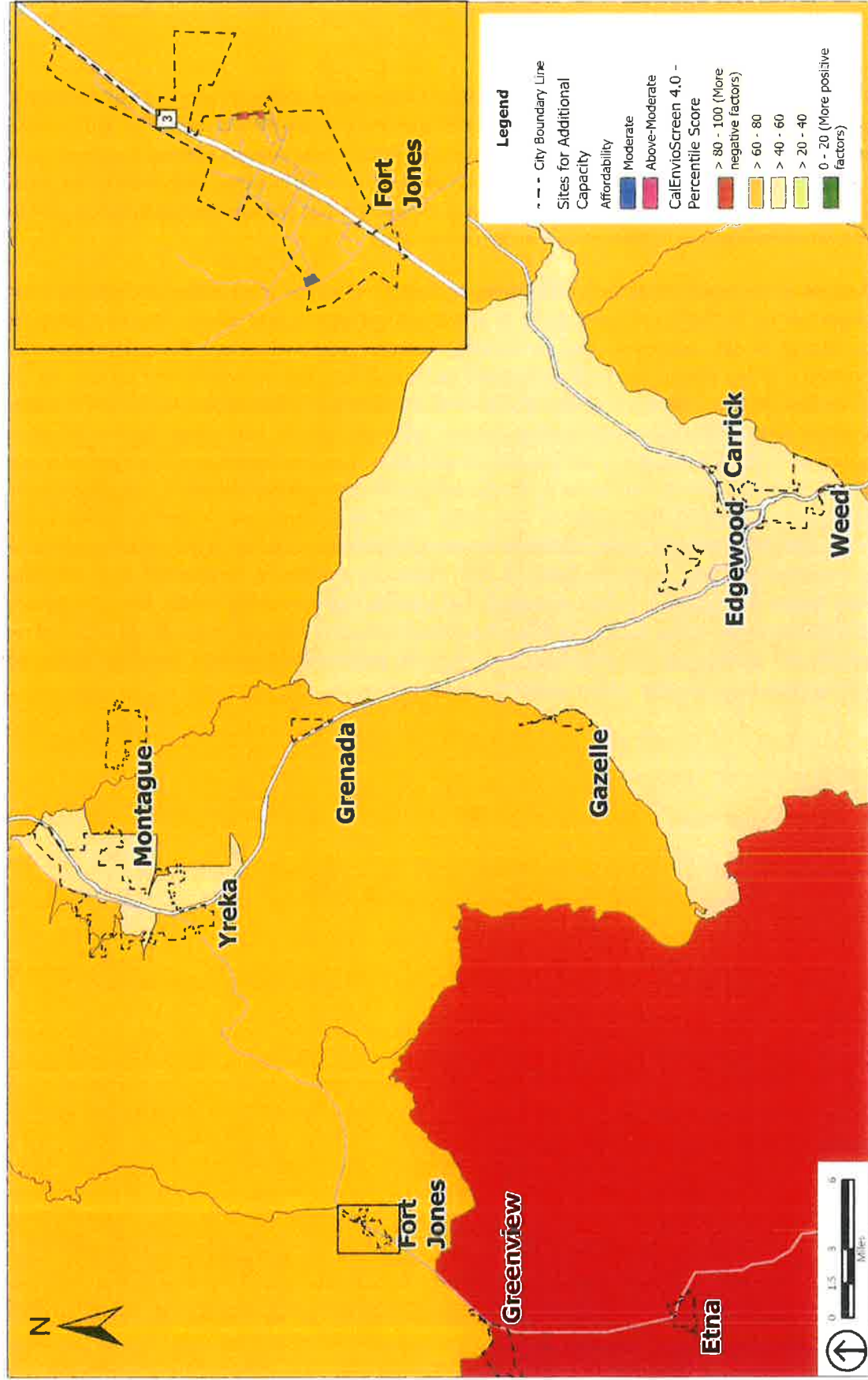
Over half of each school's population was considered socioeconomically disadvantaged in 2022—51.6 percent at Etna Union High School, 57.8 percent at Fort Jones Elementary, and 64.1 percent at Scott Valley Junior High School. Both the elementary and junior high schools are in a census tract with a median household income of \$52,561 and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 85th percentile. The high school is in a census tract with a slightly higher median income (\$55,281) in the City of Etna, which has a TCAC/HCD Educational Domain Score in the 92nd percentile. In Fort Jones the relatively moderate ELA and math scores and moderate proportion of socioeconomically disadvantaged students, combined with high educational domain scores, indicates that students have access to similarly performing schools regardless of where they live in the town.

Environmental Health

The California Office of Environmental Health Hazard Assessment (OEHHA) reports a CalEnviroScreen 4.0 score for Fort Jones demonstrating relatively positive environmental conditions townwide, with census tracts in and around Fort Jones scoring in the 26th percentile. These scores indicate positive outcomes relative to the statewide average and show that Fort Jones has an environmental outcome equivalent to the majority of jurisdictions in Siskiyou County with the exception of the tracts within and surrounding the cities of Yreka and Weed, which have scores in the 50th to 60th percentile range.

In Fort Jones, the primary indicators contributing to a pollution burden score in the 22nd percentile include, as reported by OEHHA's CalEnviroScreen in order of significance: solid waste, impaired water bodies, groundwater threat, pesticides, lead in housing, cleanup sites, and ozone. Population characteristics contributing to the overall score fall in the 33rd percentile, with unemployment and poverty the highest contributors (76th and 68th percentile, respectively), followed by cardiovascular disease (50th percentile), education (37th percentile), and housing burden (35th percentile). Fort Jones, similar to all of the jurisdictions in Siskiyou County, is sparsely populated with no heavy industrial uses and minimal traffic, and although SR 3 runs through the town it has low pollution from vehicular emissions. However, commercial agriculture and ranching occur close to Fort Jones, which likely contribute to environmental conditions. Further, light industrial uses at the southwest corner of town may contribute to the solid waste and cleanup site environmental scores. No sections of Fort Jones are considered Senate Bill (SB) 535—qualifying disadvantaged communities, which include the 25 percent highest-scoring census tracts in **Figure 4.11, CalEnviroScreen 4.0**. This indicates that Fort Jones does not represent an area of significant potential concern regarding fair housing and disproportionate exposure to environmental hazards, although it does contain concentrations of socioeconomically vulnerable populations.

Figure 4-11 CalEnviroScreen 4.0



Source: OEHHS, 2021

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, approximately 3.5 percent of households in Fort Jones are considered overcrowded, comparable to the percentage of overcrowding in Siskiyou County as a whole (3.5 percent). In addition, less than 0.5 percent of households in Fort Jones report being severely overcrowded, comparable to the proportion of severely overcrowded households in the county. Overcrowding is slightly more common among renter households—5.4 percent of renter households are overcrowded, all of them severely overcrowded, and 4.4 percent of owner-occupied households experience overcrowding, but none are severely overcrowded.

As discussed previously, two- to four-person households are the most common in the town (65.7 percent), followed by single-person households (27.4 percent). While 6.9 percent of the households in the town have five or more persons, 12.0 percent of all renter households are considered large, compared to 4.4 percent of homeowner households. According to the 2017-2021 ACS, the majority of the housing stock (83.9 percent) in the town is two or three bedrooms, suitable for a three- or four-person household; 4.3 percent have a single bedroom; and 11.8 percent have four bedrooms, which typically reduces the need for occupants of large households to share rooms. As Fort Jones comprises a single census tract, it is difficult to spatially determine areas of the town that have higher rates of overcrowding. However, the one-bedroom units are all owner occupied, and a higher proportion of renter households live in four-bedroom units. There are no deed-restricted units, nor are there any HCVs used in the town. Average household size does not differ significantly between owners and renters, at 2.3 and 2.4 persons, respectively.

The rate of overcrowding in Fort Jones decreased from 4.6 percent in 2014 to 3.5 percent in 2021. This decrease has mostly been among owner households (6.7 percent in 2014) because overcrowding among renter households instead increased from less than 1 percent. The slightly higher occurrence of overcrowding among renter households may reflect high costs of rent or that occupants, such as children or couples, share rooms.

Overpayment

In Fort Jones, 40.5 percent of households are cost burdened, paying over 30.0 percent of their monthly income on housing costs in 2021. Of the total households overpaying for housing, 77.9 percent are severely cost burdened, paying over 50.0 percent of their monthly income for housing (31.5 percent of total households in Fort Jones). Approximately 17.2 percent of total households in the town are cost-burdened homeowners (31.2 percent of all homeowners) and 23.3 percent of total households are cost-burdened renters (52.0 percent of total renters). In total, 57.5 percent of cost-burdened households are renters, and 42.5 percent of cost-burdened households are homeowners.

Geographically, overpayment is difficult to spatially define based on single tract data in the town; however, it is likely that overpayment corresponds similarly to overcrowding, with the central neighborhoods in the vicinity of SR 3 having homes on smaller lots and correspondingly less costly rents and purchase prices as well higher proportions of lower-income households and seniors who may be on fixed incomes also reflecting a higher incidence of overpayment. It should be noted that the 2017-2021 ACS data in **Table 3-28, Households Overpaying**, in **Section 3, Housing Needs Assessment** reflects only the block level data corresponding to the town's incorporated boundaries, whereas the data presented on the AFFH 2.0 DataViewer includes a vast amount of acreage in the unincorporated county in addition to the Town of Fort Jones. Therefore, direct comparisons cannot be made. What the data indicate, however, is that there is a concentration of renter

households in the small area encompassed by the town boundaries (46.6 percent of renter households in the entire tract), and out of the 31.7 percent of the cost-burdened renter households tract-wide, 76.5 percent reside in the town. Similarly, though 37.4 percent of homeowners within the entire census tract reside in Fort Jones, out of the 64.7 percent of the cost-burdened homeowners, only 18.0 percent reside within the town, suggesting that the stock of smaller, older homes on small lots as well as the mobile home units available in the town may be more affordable than units outside of the town, possibly owing to large acreages associated with the properties. Overall, the 2017-2021 ACS estimates comparable rates of rental overpayment in Fort Jones compared to neighboring cities, including Yreka, Weed, Dunsmuir, and Mount Shasta, although the proportion of renters overpaying in the unincorporated county and Tulelake is significantly lower (**Figure 4-12, Renter Overpayment**). This is different from conditions among homeowner households, where homeowners in Fort Jones have notably higher rates of overpayment than those of neighboring jurisdictions (**Figure 4-13, Owner Overpayment**).

Overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. According to the 2017-2021 ACS, 55.9 percent of households in the town have incomes below \$35,000, which includes extremely low-income and very low-income households. Of these lowest-income households, 64.1 percent were spending more than 30.0 percent of their income on housing, 65.0 percent were renter-occupied households, and 35.0 percent were owner-occupied households. To further identify the distribution of cost-burdened households, 21.9 percent of households in the town are considered extremely low-income, all of whom are cost-burdened, and 77.0 percent of whom are renters. Roughly 34.0 percent of total households fall into the very low-income category, of whom, 78.9 percent are homeowners and 21.1 percent are renters. Of the very low-income homeowners, 28.0 percent are cost burdened, compared to 90.0 percent of very low-income renters overpaying for housing. According to the 2017-2021 ACS, there are no renter households in the low-income category, only homeowners, and 17.6 percent of low-income homeowners experience a cost burden. While all the moderate-income homeowners were identified as overpaying (4.5 percent of homeowners), none of the above moderate-income homeowner households experienced overpayment. Similarly, no moderate or above moderate-income renters were cost burdened.

Since 2017, overpayment rates in Fort Jones have decreased overall, from 44.2 to 40.5 percent in 2021, commensurate with an increase in income. While overpayment has decreased slightly for homeowners from 32.5 percent in 2017 to 31.2 percent in 2021, it has decreased more significantly for renters, from 59.4 percent in 2017 to 52.0 percent in 2021. In October 2019, the average three-bedroom home value in Fort Jones was \$222,250, which increased to \$250,000 in 2023 for an average annual increase of 12.5 percent, according to Zillow. Housing prices continue to rise, putting additional pressure on lower- and moderate-income households and increasing overpayment rates. Data on rental prices is more limited in Fort Jones, with no active rental listings in April 2023, but it can be assumed that housing price increases have impacted rental units as well. All households impacted by overpayment are at risk of displacement as a result. Therefore, increasing rates of overpayment, particularly among lowest-income households, indicates a need for additional affordable opportunities to reduce housing market pressures and provide mobility opportunities for lower-income households that wish to stay in the community.

According to the 2016-2020 ACS, 73.0 percent of the housing stock in the Town of Fort Jones are single-family units, inclusive of single-family attached and detached units, indicating a slightly larger proportion of single-family units relative to most other Siskiyou County jurisdictions. Multifamily development consists primarily of a few scattered attached rental units, most of which are duplexes, making up approximately 10.2 percent

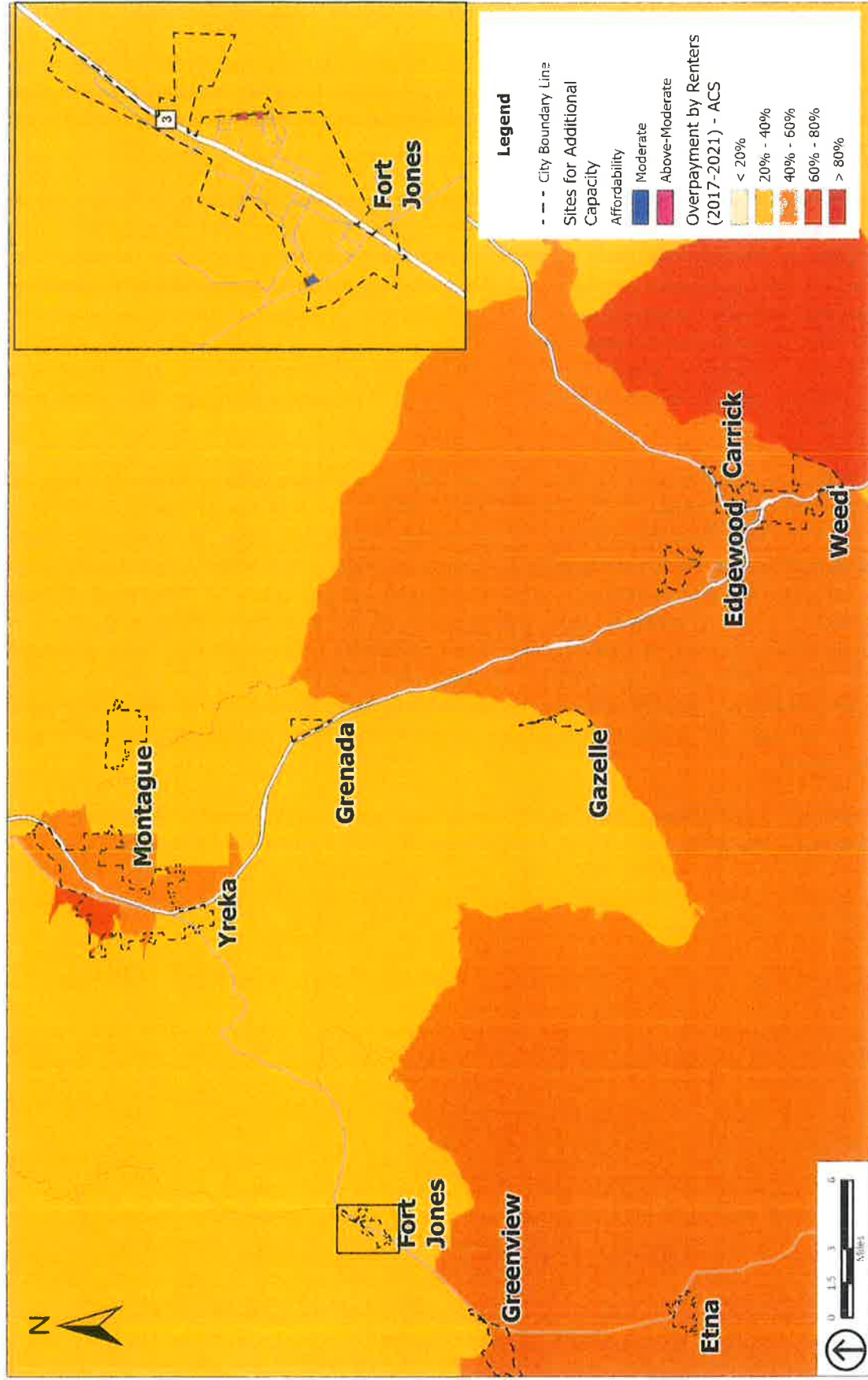
of the housing units. Mobile homes comprise 16.7 percent of the housing stock, with most units in two small mobile home parks and a few recreational vehicle (RV) properties. Growth in the town has been minimal; the number of dwelling units in the town since 2011 has increased by 1.2 percent with the addition of two mobile homes and two single-family units.

Market values of homes in Fort Jones may historically have provided opportunities for home ownership for lower-income households, with sales prices between January 2022 and April 2023 ranging from \$100,000 to \$165,000 for a two-bedroom home in town, \$347,000 for a mobile home on 158 acres outside of town, and from \$360,000 for two-bedroom homes on 5.2 acres to \$465,000 on 40 acres outside of the town limits. In town, three-bedroom units range between \$150,000 to \$250,000 (**Table 3-24 Home Sales, September 2023**, in **Chapter 3: Housing Needs Assessment**). A four-bedroom home and a duplex with four bedrooms per unit (eight total bedrooms) in town listed for \$279,000 and \$390,000, respectively. The remainder of three- and four-bedroom units are outside of the town limits on lots of 10 or more acres, with listing prices starting at \$465,000.

Based on data presented in **Table 3-26, Maximum Affordable Housing Costs by Income Category, 2023**, in the Housing Needs Assessment, the average older, smaller home on a quarter-acre lot or less within the central area of Fort Jones would likely be within most low-income households' ability to pay, although units available within very low-income household's ability to pay are extremely limited. Given that 55.9 percent of the population has incomes below 50.0 percent of the AMI, the findings that 64.1 percent of extremely low- and very low-income households report overpaying for housing reflects the trends of rising home prices. Of cost-burdened extremely low- and very low-income households, 65.1 percent were renter households and 34.9 percent were owner households. As housing costs rise, the demand for multifamily housing will increase, as well as affordable senior housing. Although duplexes are currently the only multifamily units in the Town, vacant sites currently exist that are zoned for single-family, multifamily, and mobile home park development.

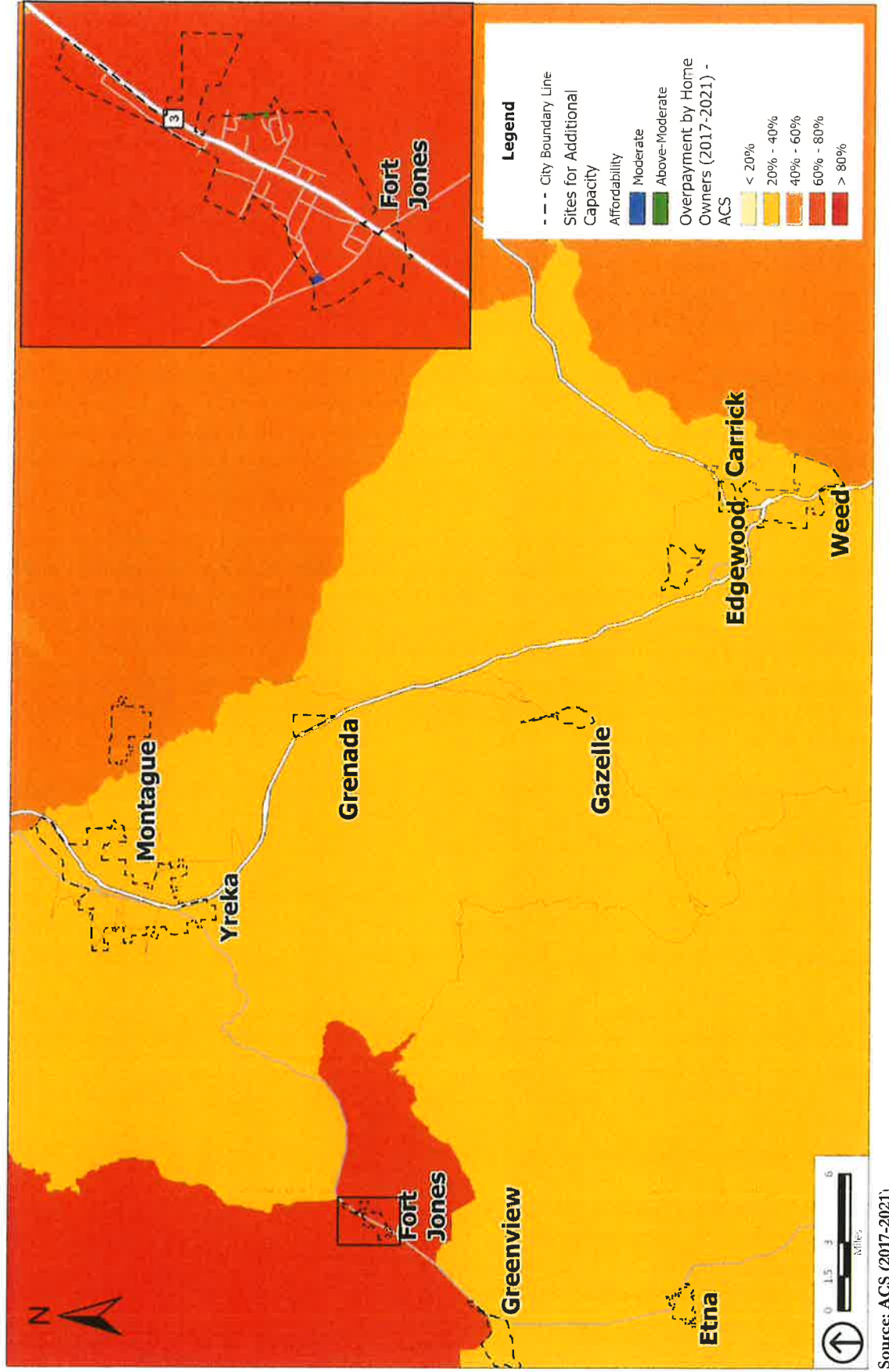
To address the challenges lower-income households may face in acquiring affordable rental and homeownership housing, the Town has included **Program HE.1.1.6, Homebuyer Assistance**.

Figure 4-12 Renter Overpayment



Source: ACS (2017-2021)

Figure 4-13 Homeowner Overpayment



Substandard Housing Conditions

Approximately 87.9 percent of Fort Jones' housing units are over 30 years old, and 49.6 percent of units are over 50 years old (**Table 3-6, Age of Housing Stock [2019]**, in **Section 3, Housing Needs Assessment**). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and address related climate impacts. In Fort Jones, based on the April 2023 home sales survey, the oldest homes are largely, though not exclusively, near the center of town and in neighborhoods adjacent to SR 3, near the town's commercial district. These areas are considered high resource according to the 2022 TCAC/HCD Opportunity Maps. Based on the high proportion of older housing stock, households throughout the town may not have the financial capacity to complete needed repairs on aging homes.

Another measure of substandard housing conditions is households experiencing one of four housing problems (30.6 percent in Fort Jones), including overpayment, overcrowding, lack of complete kitchens, or lack of plumbing. The 2017–2021 ACS estimated that there are no units in the town that lack complete kitchen facilities or plumbing, which suggests that no socioeconomic groups are disproportionately burdened by substandard housing conditions.

According to the 2017 General Plan, housing conditions in the Town of Fort Jones were adequate overall. The most recent assessment of housing conditions was conducted in 2004. At that time, a total of 294 housing units were reviewed, with the finding that 44.2 percent (130 units) were in sound condition, 15.3 percent (45 units) needed minor rehabilitation, 21.8 percent (64 units) needed moderate rehabilitation, and 12.9 percent (38 units) needed substantial rehabilitation. Because this survey was not completed recently, it is possible that more of these units need minor to moderate rehabilitation. An additional 17 units, or 5.7 percent, were considered dilapidated and possibly in need of replacement. It is possible that some of the dilapidated units have been demolished in the interim.

The Town addresses code compliance on a complaint basis. There were approximately 20 code enforcement cases opened between January 2022 and January 2024. Of those, eight cases were due to health and safety concerns, representing 2.9 percent of the housing stock.

There is no specific area of the town where homes in need of rehabilitation are concentrated, though there are dilapidated buildings in the town or buildings that need to be demolished to have a suitable lot for rebuilding. However, there are no noticeable differences between the houses on either side of SR 3 in terms of quality of housing. To maintain the quality of existing housing in the town and reduce the risk of displacement of existing tenants or homeowners, the Town will promote available housing rehabilitation resources and conduct targeted outreach to inform homeowners and rental property owners through **Program HE.4.1.1, Housing Rehabilitation**.

Homelessness

Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. During its 2023 Point-in-Time (PIT) Count, the NorCal Continuum of Care, which is a nine-county consortium, found 507 homeless persons countywide, 45.6 percent of whom were unsheltered. The PIT Count results did not publish the specific locations of persons surveyed. The Town of Fort Jones does not have a homeless shelter, but homeless shelters and services for homeless individuals and families are in the cities of Montague and Yreka to the north; therefore, these cities are likely to have a higher proportion of homeless persons. **Table 3-23, Homeless Services** in the

Section 3, Housing Needs Assessment lists the programs in Siskiyou County and general vicinity that assist homeless persons.

Of the homeless residents residing in the county, the following characteristics of the homeless population were identified. It is worth noting that, given the small size of the homeless population in Fort Jones, it is unlikely that all protected characteristics are represented. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

- 4.1 percent were youths aged 18 to 24
- 13.6 were children under age 18
- 56.4 percent were male, 40.0 percent were female, less than 1 percent did not identify with a single gender, and the remaining 3.3 percent did not respond to this question
- 4.1 percent of the homeless population were veterans
- 23.5 percent were chronically homeless
- 23.3 percent were homeless due to a fire
- 18.7percent had been convicted of a felony
- 3.75 percent of homeless residents reported struggling with mental illness
- 6.1 percent of the homeless population were survivors of domestic violence

While race and ethnicity of homeless persons was not counted at the county or local level, generalized characteristics may be determined from the regional count:

- 76.4 percent identified as White
- 9.8 percent identified as Hispanic or Latino
- 3.3 percent identified as Black or African American
- 12.7 percent identified as American Indian or Alaska Native
- 6.1 percent identified as other or multiple races

In many cases, particularly for those residents displaced by wildfire, residents are forced to relocate to areas with better access to services for the homeless. However, in Siskiyou County, there remains a large percentage of people that are homeless as a result of wildfires and subsequent challenges in rebuilding or securing housing in this area. The Boles and more recent Mills Fire in Weed displaced many households, indicating a proportionally greater need for homeless supportive services in this area.

Although homelessness in Fort Jones is primarily disaster-driven, under-production of housing has resulted in a low vacancy rate that was exacerbated by the loss of housing in the wildfires throughout Siskiyou County, increasing displacement. While there is space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families, assuming that these structures are not impacted by the event, the issue of homelessness does not follow jurisdictional boundaries. In response to the need for multijurisdictional and long-range plans to address the housing shortage and disaster-driven homelessness in the town, in addition to short-term solutions for providing services, the Town has identified the following programs: **Program HE.3.1.1, Affirmatively Furthering Fair Housing** and **HE.4.1.3, Hazard Mitigation Planning**,

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census-tract level. Levels of displacement risk range from “probable displacement” to “extreme displacement,” with four total levels of displacement risk if displacement risk is present. The Urban Displacement Project has not identified any areas of elevated risk in Fort Jones, and the town has not been identified as a “vulnerable community” according to sensitive community criteria. Vulnerability is defined as areas in which the share of very low-income residents is above 20.0 percent, and the tract meets at least two of the following criteria:

- Share of renters is above 40.0 percent
- Share of people of color is above 50.0 percent
- Share of very low-income households that are severely rent-burdened households is above the county median
- They, or areas in close proximity, have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. As Fort Jones does not meet three of the listed criteria, it is considered to have a low overall level of displacement risk. However, this determination does not reflect recent increases in rents and home prices since 2022.

As found in the analysis of overpayment, for-sale home costs have increased by an average of 20.2 percent annually since 2014, and rental costs have increased from an average of \$671 in 2014 for a two-bedroom unit to a median of \$1,125 in 2022; three-bedroom units have increased from an average of \$943 to a median of \$2,233, an average increase of 67.7 and 126.8 percent, respectively, or 8.5 and 15.9 percent annually since 2014.

The ACS estimates that the median income in Fort Jones has remained constant, with only a slight increase, from \$29,662 (2013-2017 estimates) to \$29,716 (2017-2021 estimates). Although the median income has remained stable, there has been a decrease in poverty from 32.9 percent of the population in 2017 to 29.5 percent in 2021. When comparing change in median income to change in home prices, it appears that wages have increased at a slower rate than both ownership and rental home costs in Fort Jones, suggesting increasing displacement risk for all current and prospective residents. Although displacement risk is considered low, discrepancies in wages and housing costs in Fort Jones, combined with overpayment, overcrowding, and lack of housing mobility opportunities, reflects a need for additional affordable options in the town.

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

In response to rising housing costs, the Town has included several programs: **HE.1.1.4, Extremely Low Income Households**, **1.1.5. Housing Choice Vouchers (Section 8) Rental Assistance**, **HE.2.1.1: Accessory Dwelling Units**, **HE.3.1.1, Affirmatively Furthering Fair Housing**, **HE.4.1.1, Housing Rehabilitation**, and **HE.4.1.2, Code Enforcement**.

Disaster-Driven Displacement Risk

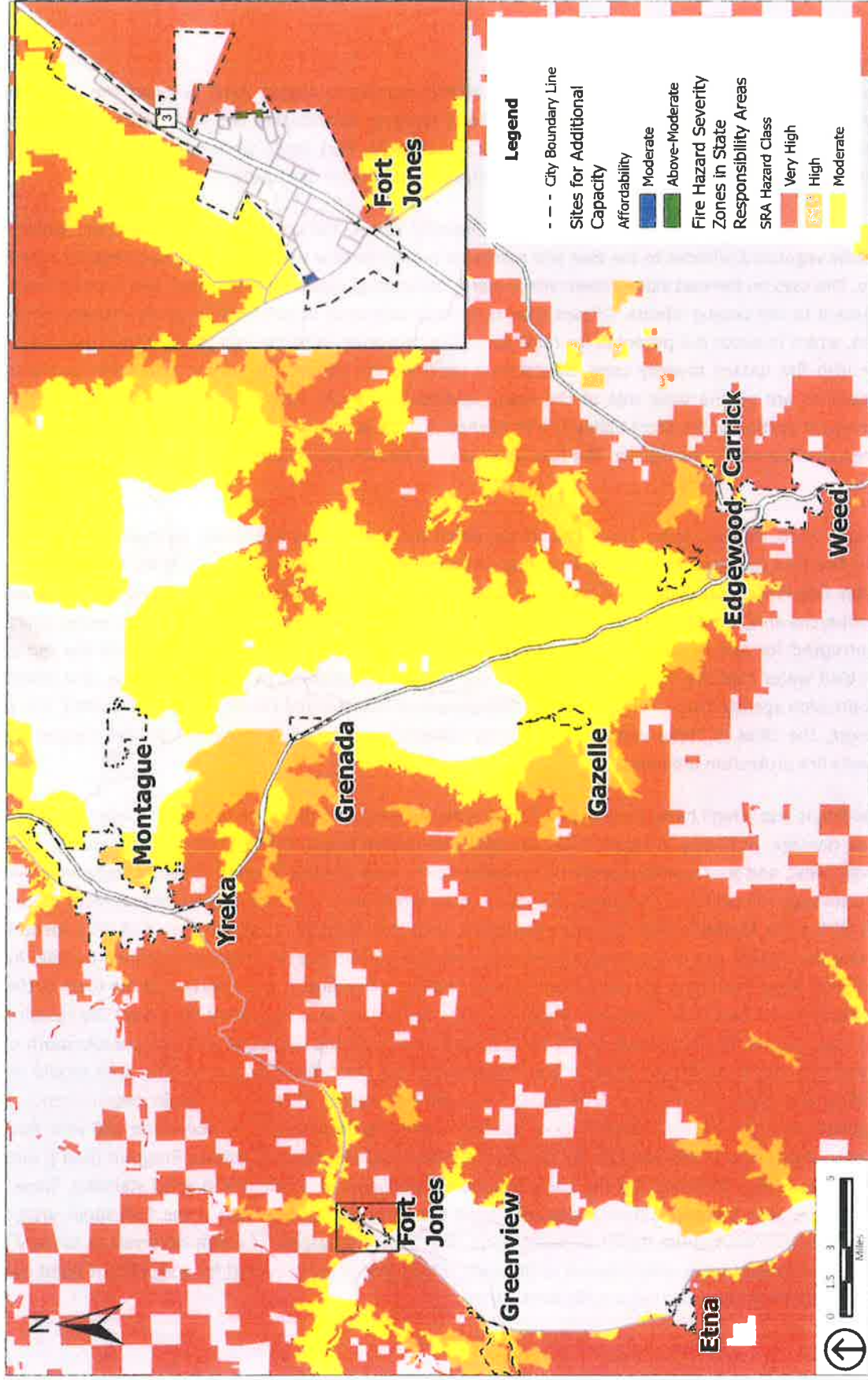
The Siskiyou County Hazard Mitigation Plan (SCHMP), adopted in August 2018, assessed the risk of several potential disasters, including dam and levee failure, flooding, earthquakes and liquefaction, climate change, landslides, wildfire, and more. The highest risk disasters for Fort Jones were deemed to be flooding and wildfire, both of which are considered to be highly likely to occur in the future.

As shown in **Figure 4-14, CalFire Fire Hazard Severity Zones**, the eastern side of the town, which abuts heavily vegetated hillsides to the east and northeast is considered a very high fire hazard severity zone by Cal Fire. The uses on the east side of town are primarily commercial, small lot residential, and large lot residential adjacent to the sloping hillside. Of particular concern is adjacency of buildings in the downtown commercial area, which increase the potential for rapid spreading. However, with the exception of the Town Hall within the high fire hazard severity zone, educational facilities, the community center, and other public-serving properties are on the west side of the town. Additionally, a CAL FIRE station is in Fort Jones within the northwest portion of the Scott Valley Fire Protection District (Battalion 1), which ensures the fastest response times possible within the district. The Fort Jones Station houses three Type III fire engines and one Type II fire dozer.

In April 2020, the Fort Jones Town Council approved the Scott Valley Fire Study, to implement the Siskiyou Unit Fire Plan (updated May 2022), including consolidation of fire services in Fort Jones, Etna, and the Scott Valley Fire Protection District. Of particular concern was the close proximity of buildings in the downtown commercial area, proximity to forest lands, and the lack of adequate water storage, should water sources be interrupted for any reason, although the recent addition of a 200,000-gallon water tank has more than doubled water capacity in the town. Maintaining mutual-aid agreements with local, state, and federal fire suppression agencies such as the California Department of Forestry and Fire Protection (CAL FIRE), U.S. Forest Service, the cities of Yreka and Etna, and other Siskiyou County fire-suppression agencies supplement the town's fire protection provider.

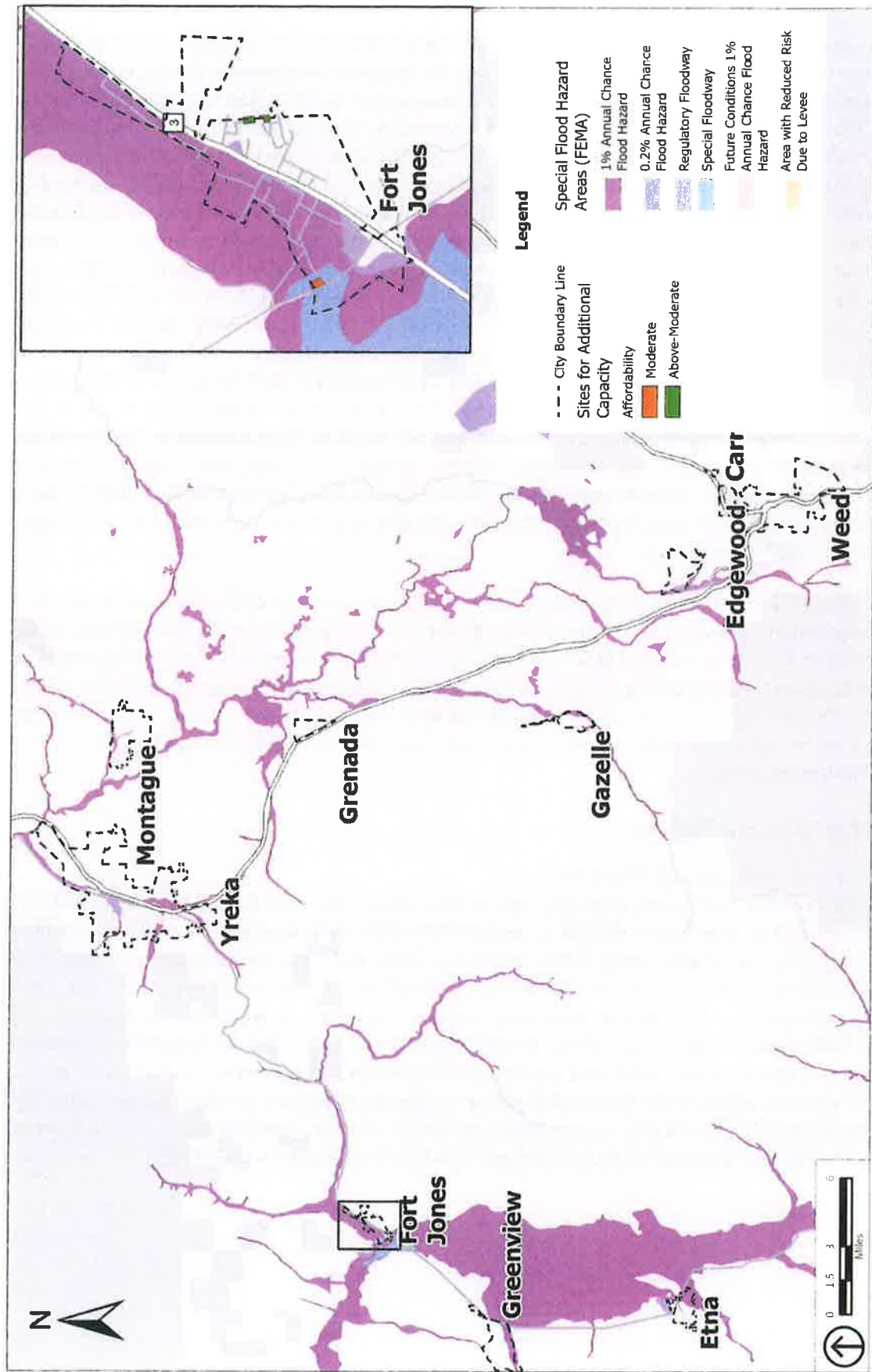
Flooding is also a high hazard risk in Fort Jones, with the western side of the town being more susceptible to flood damage. As shown in **Figure 4-15, Special Flood Hazard Areas, FEMA**, the town is relatively flat to the north, west, and south, with steeply rising slopes to the east of SR 3. Moffett Creek, a seasonal creek that runs through the center of Fort Jones in a north-south direction, is a potential flood hazard. Most of the town lies within the Moffett Creek 100-year floodplain, with the majority of property west of SR 3 identified as having the highest risk of flooding (1.0 percent annual risk), and the neighborhood defined by Dale Avenue and Scott River Road having a 0.2 percent annual chance of flooding. A small portion of the town circling the intersection of Scott River Road and Bridge Street is designated as a regulatory floodway. The remainder of the town east of SR 3 is outside of the flood hazard area, with the exception of a few parcels south of Don Street and north of Allison Way in the downtown area. Any development in this area would require conformance with the Federal Emergency Management Agency (FEMA) floodplain requirements, which stipulates that the lowest habitable floor level of a dwelling be placed at or above the 100-year flood. Six incorporated cities in Siskiyou County participate in the National Flood Insurance Program (NFIP), including Fort Jones, which requires that the town maintains compliance and remains in good standing. Since 1964, there have been eight presidential-declared flood events in the county. Within the Fort Jones area, there have been five substantial floods between 1953 and 1974, the largest of which occurred in January 1974, with an estimated recurrence interval of 50 years, which places the potential for a significant flood event to occur within the 6th cycle Housing Element period.

Figure 4-14 CalFire Fire Hazard Severity Zones



Source: CalFire

Figure 4-15 Special Flood Hazard Areas, FEMA 2022



Source: FEMA, 2022.

During large flood events, the channel capacity of Moffett Creek is exceeded in the vicinity of Marble View Avenue and the overflow spreads out onto the very flat floodplain and continues flowing as a broad, shallow sheet flow. Much of the residential area of Fort Jones is subject to this shallow flooding. Sheet flow tends to pond behind the Scott River Road embankment, where some overtops the road and returns to the channel. According to the Siskiyou County Hazard Mitigation Plan, 191 acres of Fort Jones are encompassed within the 100-year floodplain, including 168 residential structures, and 20 nonresidential structures, comprising 46.2 percent of the county-wide assessed value of structures that may potentially be subject to flooding impacts. Critical facilities identified include seven governmental buildings, two schools and one "other," possibly a church or private school. Additionally, critical infrastructure in the floodplain includes two bridges, five water supply facilities, and one "other." A geographic analysis of demographics, using the HAZUS-MH model and data from the U.S. Census Bureau and Dun & Bradstreet, identified populations vulnerable to displacement that included extremely low-income households; seniors, particularly those who are low-income and/or disabled; and children. These populations are particularly susceptible to displacement as they have limited resources to relocate if their home is destroyed by a flood or fire. Renter households across the board face a similar challenge as they typically do not have control over fire-prevention methods at their residence, such as vegetation management, and, following a disaster, do not control when, and if, their housing is rebuilt. While wildfires present a displacement risk for all households, a loss of rental units and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, and persons with disabilities who already face more limited housing options.

As temperatures increase and the wildland-urban interface expands due to development, as well as climate change and the impacts of El Niño and La Niña, displacement risk due to fires and flooding likely increases in Fort Jones and the surrounding region. Not only do residents face potential damage or destruction of their homes, those residents that do not lose their home still experience negative impacts, including loss of home value, loss of community, and loss of resources and services. To reduce and mitigate the impacts of fire and flooding on vulnerable communities in Fort Jones, the Town has identified **Program HE.4.1.3: Hazard Mitigation Planning**.

Other Relevant Factors

Land Use and Zoning Patterns

As shown on the Town's zoning map available on their website, there are five residential zones: Low Density Residential (R-1), Duplex Residential (R-2), Multiple-Family Density Residential (R-3), Residential/ Professional Office (RPO), and Mobile Homes District (M-H). R-1 allows one single-family dwelling by right as well as associated accessory structures. R-2 allows all uses permitted in R-1 as well as duplexes, and R-3 allows all uses permitted in R-2 as well as multifamily dwellings. R-3 allows for higher-density apartment housing, transient residential, and mobile homes. The RPO district allows both single-family dwellings and duplexes by right, professional offices, and limited commercial uses that are accessory to the residential and professional uses, and M-H allows mobile home parks with a use permit. In addition to the residential zones, both the Retail Business (C-1) and General Commercial (C-2) districts allow for residential development consistent with the Multiple-Family Residential (R-3) district upon issuance of a conditional use permit.

The Main Street/SR 3 downtown historic area, beginning just past Douglas Street at the northern end of the town and terminating at Carlock Street and the southern commercial area at the Scott River Road/SR 3 intersection, are the two C-2 commercial areas in the town. Affordable housing development typically requires higher-density zones to support construction; therefore, zones limited to single dwelling units on each lot often do not support affordable development. R-3 zoning is distributed throughout the town: at the northern end adjacent to M-H and L-I parcels, at the eastern edge of the town, at the southern end of the downtown on SR 3, and three large sites by the industrial park south of Scott Valley Road, adjacent to L-I and M-H. Scattered R-2 zoning is found between Carlock and Newton Streets where duplexes are built. Neighborhoods surrounding the elementary school are R-1 and M-H, and R-1 around the middle school. The remainder of the town is primarily zoned R-1, or RPO along SR 3.

While higher-density R-3 zoning, as well as more affordable existing housing types including duplex, mobile homes, and much of the older housing stock in the vicinity of the historic downtown, are largely located adjacent to commercial areas of the town, industrial park zones, or sited along the major transportation routes of SR 3 and Scott Valley Road, the entire town has high TCAC/HCD resource opportunity designations; therefore, all residents are considered to have equal access to resources, education, and economic outcomes.

Historical Development Patterns

Fort Jones, originally known as Scottville, Scottsburg, or Ottitiewa (after the local Shasta Indian tribe), got its start in response to exploration in the Scott Valley during the Gold Rush and for lumber trade. In 1851, O.C. Wheelock purchased a cabin at the stagecoach stop on the Oregon-California stage route, connecting the Redding area in Shasta County to Yreka.³ According to the National Register for Historic Places, the cabin served as a post office, a stagecoach stop, and a hotel. This structure, known as the Fort Jones House, was listed in the National Register of Historic Places in 1976⁴ and still stands today. The fort was established in October 1852, and was led by Captain Edward H. Fitzgerald and the Company E. 4th U.S. Infantry (1st Dragoons). The fort was evacuated in 1858, briefly reoccupied in 1864 by the 1st Battalion of Mountaineers, California Volunteers, and transferred to the Interior Department in 1870.⁵

Mining and trapping were the town's' initial industries and timber and ranching operations also developed over time.⁶ The first school was erected in 1862, followed by an additional school in 1884 and a combination high school and grammar school was built in 1917 after the original school was condemned in 1915.⁷ Stores

³ Robeson, S. 2010, August 24. "The naming of the town of Fort Jones." *The Siskiyou Daily News*. <https://www.siskiyoudaily.com/story/lifestyle/2010/08/24/the-naming-town-fort-jones/49511050007/>

⁴ Herzberg, E. and B. 1976, April 22. "California SP Fort Jones House." National Register of Historic Places. <https://catalog.archives.gov/id/123861975>

⁵ "Fort Jones." California Military Department. <https://www.militarymuseum.org/FtJones.html>

⁶ "About Us." Town of Fort Jones. <https://fortjonesca.org/contact-us/about-us/>

⁷ Siskiyou County Office of Education. "Fort Jones School District." <https://www.siskiyoucoe.net/cms/lib/CA01001605/Centricity/domain/106/historic%20elementary%20schools/Fort%20Jones.pdf>.

were constructed, a steam flouring mill supplying Scott Valley was built, and Scott Valley Bank was established by A.B. Carlock, which still exists.⁸

The area has transitioned to more agricultural, recreational, public services, retail, and tourism industries as timber production has declined in recent years, and years of drought have impacted ranching. Shifting employment industries may have caused housing affordability challenges for those who worked in timber or ranching. More labor-intensive employment opportunities are envisioned to be located in closer proximity to I-5 and the interstate connections. Therefore, the nature of Fort Jones in the future is likely to be a combination of a retirement destination, appeal to those with flexible work options to work remotely, and provide housing opportunities for commuters. This suggests that the provision of affordable housing, particularly for seniors, is an important objective.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the Town of Fort Jones has been prioritized based on need and available funding, although generally limited to service provision for existing residents. Present needs for public facilities and services are being met. Any future infill development growth potential to meet the RHNA within the Town would likely be serviced by existing services within their immediate area, which the Town provides, including water, sewer, streets, parks, lighting, and/or snowplow services. Potential needs for public facilities and services are not currently anticipated to vary from present needs, as future demands are expected to remain relatively the same due to slow growth. However, although the Town has identified that the budgets to maintain the current infrastructure systems are balanced, excess funds to implement needed improvements are not available.

According to the Siskiyou LAFCO Municipal Services Review (MSR) and Sphere of Influence Update completed in 2021, the Town of Fort Jones had not completed a Capital Improvement Plan since the Infrastructure Rehabilitation Feasibility Study was prepared in 2008. The 2008 study identified that the water distribution system was aged and needed improvements, including a new storage tank, repair of a bolted steel tank, new distribution pipes, a new well, and a dedicated tank fill line. In the previous Municipal Services Review (2011), LAFCO recommended that the Town prepare a Water Master Plan. While the Master Plan had not been completed as of Fall 2023, the Town had applied for, and received funding to install a new 200,000-gallon water tank and re-line and paint the existing 180,000-gallon storage tank, which now serves the Town, with sufficient capacity to allow watering and maintain adequate water pressure during drought conditions.

Additionally, both the 2011 and 2021 MSRs identified that, due to the Town's close proximity to the Scott River, compounded with runoff from surrounding agricultural operations, there is concern of potential contamination, requiring a cleaner effluent, or more efficient method of wastewater collection and treatment. The MSR recommends that the Imhoff tank should be abandoned and a comminutor (solids grinder) installed in its place to reduce the accumulation of solids prior to disposal to the evaporation ponds. While no improvements have been made to the wastewater system, the Town has applied for, and received, grant funding from the State Water Resources Control Board (SWRCB) to prepare a Wastewater System Study to identify needed improvements to the existing wastewater facility and create a long-term plan for

⁸ Jenner, G. 2014, March 20. "A Brief History of Fort Jones". Jefferson Backroads.
<https://jeffersonbackroads.com/2014/03/a-brief-history-of-fort-jones/>.

disposal of effluent. Additionally, while homes on the east side of SR 3 have access to Town water, houses farther up the hill have lower water pressure and sometimes opt to install their own water pumping stations.

There have been numerous significant infrastructure projects in the recent past and planned in the future. The Town currently has grants to do the following:

- Replace 334 water meters with RFID meters,
- Replace all the steel, asbestos cement, and cast iron water mains in Town, and
- Drill a redundant well with a new backup generator, install a Supervisory Control and Data Acquisition (SCADA) system.

Caltrans has plans to replace culverts on the south side of town within the next two years, and in 2030 there are plans to rehabilitate the entire stretch of SR 3 within the town, with the addition of sidewalks to a large portion of SR 3. The Town is seeking funding to chip seal Scott River Road, as well as to rehabilitate Bower, Cowan and Butte Streets. The Town will be rehabilitating Horn Street during the summer of 2024.

The Town is in the process of replacing the aging lagoon system with a new system which will provide a better effluent water quality. Recently in the past the Town has replaced about 250 feet of clay sewer main that was deteriorated as well as installed a new manhole at a key location to allow better access for cleaning. The Town intends to pursue more funding to replace all of the sewer mains and laterals located under SR 3, as well as help remedy existing infiltration and inflow problems around Moffet Creek before the Caltrans pavement improvement project commences in 2030.

According to the Siskiyou County 2016 Regional Transportation Plan, both short-range and long-range capital improvements have been identified for the town and its environs. Projects include curb, gutter, and sidewalk installation and ADA compliance on Carlock, Newton, and Matthews Streets; Dale Street and Mittan Street roadway rehabilitation; and Moffett Creek bridge repair.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The Town of Fort Jones enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identifies how the Town complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The Town has included **Program HE.2.1.2, Density Bonus Program**, to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.
- **No-Net-Loss (Government Code Section 65863).** The Town has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the Town's surplus unit capacity is 49, composed of 21 lower-income units, 18 moderate-income units, and 5 above moderate-income units.

- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** Although there are no multifamily complexes in the town with deed-restricted units, the Town does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specific written findings are made. Further, the Town currently allows emergency shelters by-right, without limitations, in the C-1 zoning district.
- **Senate Bill 35 (Government Code Section 65913.4).** The Town will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by January 2025 (**Program HE.2.1.3, Preliminary Applications [SB 330] and Streamlined Approval [SB 35]**).
- **Senate Bill 330 (Government Code Section 65589.5).** The Town intends to comply with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project and has included **Program HE.2.1.3, Preliminary Applications (SB 330) and Streamlined Approval (SB 35)**, to formalize this process by establishing a written procedure to be made available on the Town's website and at the public counter.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The Town provides protections to residents through referrals to legal assistance organizations, such as Far Northern Regional Center (FNRC) and Siskiyou County Domestic Violence and Crisis Center, and has included **Program HE.3.1.1, Affirmatively Further Fair Housing**, to meet with local fair housing and legal aid organizations, and other interested cities in Siskiyou County, to develop materials or biannual training for landlords on fair housing rights and responsibilities with the intent of reducing or eliminating discrimination.
- **Review Processes (Government Code Section 65008).** The Town has not had any affordable development projects submitted for entitlement approval.
- **Assembly Bill 686 (Government Code Section 8899.50).** The Town has completed this AFH and identified programs to address identified fair housing issues in **Table 4-3, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.).** The Town offers translation services, as requested, for public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

Regional outreach efforts for the Housing Element included interviewing Siskiyou County Domestic Violence and Crisis Center (SDVCC), Great Northern Services, and Far Northern Regional Center (FNRC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county.

SDVCC provides crisis intervention and legal advocacy services to support victims of domestic violence, sexual assault, and their children from the time of the incident and continuing throughout the legal process and recovery period. Far Northern Regional Center provides services for persons with developmental disabilities to find housing, employment, and licensed facilities that provide 24-hour nonmedical care and supervision

for adults aged 18 to 59, as well as working with Residential Care Facilities for the Elderly (RCFE) that provide services for adults 60 and older.

The Fair Housing Council of Central California (FHCC) is a nonprofit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

Great Northern Services provides a variety of services throughout Siskiyou County, including the Low-Income Home Energy Assistance Program (LIHEAP), U.S. Department of Agriculture commodities program (The Emergency Food Assistance Program, or TEFAP), local food banks, senior nutrition program, meals on wheels and summer lunch program, and assistance with the Community Development Block Grant program for public works, economic development, and community services. They did not specify any discrimination cases in their feedback.

In response to the request for input, SDVCC noted that the most common fair housing issues reported are the lack of available and affordable rental units. The biggest barriers to finding affordable, decent housing is financially related, as the majority of FNRC clients are on a fixed social security income, and often do not have first and last month's rent to secure a location, they do not have good credit, or any rental history. However, based on case management feedback, they have not encountered any concerns on equity or fair housing.

The Town has included **Program HE.3.1.1, Affirmatively Furthering Fair Housing** to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the Town's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

The California Civil Rights Department (CRD) is responsible for enforcing State fair housing laws that make it illegal to discriminate because of a protected characteristic. The law applies to landlords, tenant screening companies, property management companies, real estate agents, home sellers, builders, mortgage lenders, and others. The law prohibits discrimination in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction.

Discrimination Cases

In its 2020 Annual Report, the CRD, previously Department of Fair Employment and Housing, reported that it received eight housing complaints from residents of Siskiyou County, less than 1 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the CRD also dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were no cases filed, or inquiries made, by residents of the Town of Fort Jones between January 2013 and April 2021. However, the lack of cases filed does not mean that there is not housing discrimination in the town. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. The Town is relying on ADU production to meet its RHNA, but three sites were identified as providing additional capacity, two of which were identified as being likely to accommodate above moderate-income households and one was identified as being likely to accommodate moderate-income households. The entirety of Fort Jones is within the same census tract, so data collected as part of the American Communities Survey does not vary across the town, nor is one area of the town considered to be a higher-resource area. Additionally, as the town is approximately two miles long at its widest point and is largely centered around its central through-road, all sites in the town are estimated to have approximately equal access to schools, though the moderate-income sites identified are slightly closer to the Fort Jones Union Elementary school and to Ray's Food Place grocery store than the above moderate-income or moderate-income sites. The town's stops on the STAGE Transit Route 4A is in front of the post office, which is in the center of town. For the moderate-income site on the south side of town, this is approximately 0.9 miles away, while for sites on the north side of town that are assumed to develop with units affordable to above moderate-income households, this is approximately 0.5 miles away. Per Town staff, an approximately 50-acre area on the northeast side of town does not currently have water or sewer access, and installing the infrastructure would add significant cost to any new housing development project. However, none of the additional capacity sites are sited on this parcel, including sites identified to meet the lower-income RHNA. According to Town staff, there are no known disparities between income levels on either side of SR 3 in terms of access to quality housing, resources, or infrastructure. Houses uphill on the east side may have less water pressure, and so may choose to install their own pumping stations. However, housing is developed on the sites identified to meet the RHNA, it is not expected that any concentration of wealth or poverty will be created or exacerbated, or that residents will experience disproportionately limited access to resources.

Sites identified for additional capacity for moderate-income households were determined to be suitable for this household type after being evaluated for their proximity to necessary services. The following is a summary of these findings.

Opportunities: Close to the elementary school and grocery store. Ready access to water and sewer connections.

Challenges: Slightly farther from transit than higher-income sites.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this AFH, the Town identified factors that contribute to fair housing issues in Fort Jones, as shown in **Table 4-3**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the displacement risk of lower-income households due to overpayment, a shortage of available units for rent and homeownership, and the lack of multifamily complexes with deed-restricted units for lower-income households and seniors in the town. The combination of these factors, combined with a 29.5 percent rate of poverty, presents a barrier to housing for many lower-income households to secure housing or remain in their homes. Prioritized contributing factors are **bolded** in **4-3** and associated actions to meaningfully affirmatively further fair

housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in Section 8, Goals, Policies, and Programs.

Table 4-3
Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Limited access to services and employment opportunities	Limited transit availability High proportion of seniors Limited medical options in town Low jobs/housing ratio Large commuter population	Program HE.1.1.1: Support Affordable Housing Program HE.1.2.2: Extremely Low-Income Households <i>Program HE.3.1.1: Affirmatively Further Fair Housing</i>
Displacement risk for lower-income households	Older housing units tend to be most affordable No multifamily housing with deed-restricted units Shortage of affordable housing resulting in overcrowding and overpayment No use of Housing Choice Vouchers Risk of wildfire	<i>Program HE.1.1.1: Support Affordable Housing</i> Program HE.1.1.5: Housing Choice Vouchers (Section 8) Rental Assistance <i>Program HE.1.2.2: Extremely Low-Income Households</i> <i>Program HE.2.1.7: Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments</i> Program HE.4.1.3: Hazard Mitigation Planning.

Source: Town of Fort Jones, October 2023

5. HOUSING SITES ANALYSIS

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps.

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a regional determination of housing need—that is, the total number of units split into four income categories. The Town of Fort Jones is within the region covered by the Siskiyou County Community Development Department (SCCDD). HCD provided SCCDD a Regional Determination of 20 units for the 6th Cycle RHNA (2018-2030). This is the total number of units that the County and cities in the region must collectively plan to accommodate.

2. RHNA Methodology: Where a Council of Governments does not exist, HCD is responsible for developing a RHNA Methodology for allocating the Regional Determination to each city in Siskiyou County and the County itself. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The Town of Fort Jones share of the regional housing need was determined by a methodology prepared by HCD as part of the Regional Housing Needs Plan, adopted in October 2021. In accordance with Siskiyou County’s Regional Housing Needs Plan, the Town must plan to accommodate two housing units between February 15, 2023, and February 15, 2031. **Table 5-1** shows the Town’s RHNA by income category. Of the two units, the Town must plan to accommodate one unit for very low-income households and one unit for low-income households. No units are required to accommodate moderate or above moderate-income households.

Table 5-1
Regional Housing Needs Allocation, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1	50%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

Source: HCD, 2021

Note: It is assumed that 50 percent of the very low-income category (0.5 unit) is allocated to the extremely low-income category.

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications; requiring ADUs that meet requirements to be allowed by right; eliminating discretionary review for most ADUs; and removing other restrictions on ADUs, the Town anticipates an increase in the production of ADUs and assumes that at least 4 ADUs will be developed. Based on the analysis included on page 33, Table 3-25 shows that studio to three bedroom homes and apartments range from \$725 to \$1,350 a month, which are affordable to lower income households, including extremely low income households.

To promote and facilitate the development of ADUs, the Town has included **Program HE.2.1.1 Accessory Dwelling Units**.

Vacant Land Inventory

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. Although the Town is not relying on any of the sites included in **Table 5-3** to meet the RHNA, to provide additional housing opportunities, the Town inventoried additional sites that are available for the development of housing. Sites listed in **Table 5-3** are presently zoned for residential use and suitable for development in Fort Jones.

Site and Environmental Constraints

Some of the sites listed in **Table 5-3** identify potential constraints to development. These constraints are only associated with 100-year floodplains. This is because, other than the Scott River and mountainous terrain to the east, there is little in Fort Jones that would constrain residential development. Where constraints to development do exist, they have been taken into consideration. The Town doesn't have any additional specific mitigation procedures to address identified flood constraints. Any impacts will be mitigated during the development process. As part of **Program HE.4.1.3: Hazard Mitigation Planning**, the Town will prepare a community disaster plan that addresses the risks and hazards it faces to reduce and mitigate the impacts of floods on vulnerable communities in the Town and provide guidance for the community.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. While the Town has included sites as additional housing opportunities, none of the sites are being used to meet there RHNA and therefore the requirements of Government Code Section 65583.2(c) are not applicable.

Realistic Capacity

In determining the realistic capacity for the Town's inventory of sites, the Town considered land use controls and site improvements, which included sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). To further determine an appropriate realistic capacity assumption, the Town reviewed project examples in surrounding communities (Yreka and Burney). After excluding units built with a density bonus the project examples averaged a 88 percent realistic capacity. See **Table 5-2** for project examples. After considering land use controls, site improvements, and project examples, the Town assumed a conservative 50 percent adjustment on both residential parcels and on sites that allow for mixed uses. These percentages have been applied to the sites listed in **Table 5-3**.

While to the Town is no relying on sites in **Table 5-3** to meet the lower RHNA, to provide for additional housing opportunities, , **Program HE.2.1.7, Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments** has been included to amend the Zoning Ordinance and remove the conditional use permit requirement in the C-1 and only require a site plan similar to the process for other residential development.

Table 5-2
Realistic Capacity Project Examples

Project Name/ Location	Status	Acres	Affordability	GP	Zone	Total Units	Maximum Allowable Density	Maximum Allowable Units	Realistic Capacity
Siskiyou Crossroads 510 N. Foothill Dr. Yreka	Under Construction	3.5	49 Affordable Units, 1 Manager's Unit	R-3-12 and M-1	R-3 and M-1	50	16	56	89%
Burney Commons Bainbridge Dr., Burney	Constructed, Leasing 2023	5.7	100% affordable	R-3	R-3	30	6	34	88%
Average									88%

Source: California Tax Credit Allocation Committee, 2022.

Table 5-3
Vacant Land Inventory

Site Number	APN	General Plan	Zoning	Max Allowable Density	Acreage	Realistic Capacity (50%)	Affordability	Site Constraints
1	055-241-150	M-H	M-H	20	1.27	12	Moderate	100-Year Flood Zone
2	055-151-190	R-1	R-1	4	0.95	1	Above Moderate	None
3	055-151-300	R-1	R-1	4	0.62	1	Above Moderate	None

Notes: ¹ The Zoning Code does not specify the number of units permitted per acre. Therefore, the minimum site area has been used to calculate allowable units per acre.

The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities.

Figure 5-1 Available Sites to Meet the RHNA



Source: Town of Fort Jones, Placeworks 2023

Summary of Capacity to Accommodate the RHNA

Table 5-4 compares the Town's RHNA to the site's inventory capacity. The Town is relying on ADUs to meet the two unit lower income RHNA. The additional capacity assumed under projected ADUs and Vacant Site Capacity is assumed to provide additional housing opportunities and is not being used to meet the RHNA.

Summary of Capacity to Accommodate the RHNA

Table 5-4
Summary of Residential Capacity Compared to
the 6th Cycle RHNA

Income Category	RHNA	Projected ADUs	Vacant Site Capacity ²	Total Capacity	Surplus
Very Low ¹	1	2	0	2	0
Low	1				
Moderate	0	1 ²	12	13	13
Above Moderate	0	1 ²	2	3	3
Total	2	4	51	18	16

Source: Town of Fort Jones, 2023.

Notes

¹ It is assumed that 50 percent of the very low-income units are allocated to the extremely low-income category.

² Capacity not assumed to meet the RHNA.

Adequacy of Public Facilities

Public sewer and water service is readily available for all of the sites identified in Table B-43. The Town maintains its own water and sewer facilities, water being provided by one primary well with a 500 gallon per minute capacity and two secondary wells with a total capacity of 370 gallons per minute. The actual capacity of the system is not known, but there has not been a need to restrict water usage during the summer months. The Town has two water tanks of 180,000 gallons and 200,000 gallons, respectively.

The water is supplied to the town by one primary well with a 0.72 MG per minute capacity, and two secondary wells with a total capacity of 375 gallons per minute. The secondary wells are rarely used and have not been necessary for drought periods, even when agricultural wells in the area were drying up. The Town applied to various State and federal agencies for grant monies and has received approximately \$260,000 worth of improvements to the municipal water system and loans, which enabled the Town to install a new 200,000-gallon water tank and reline and paint the existing storage tank. The Town continuously addresses water supply and infrastructure capacity limits and, as part of **Program HE.2.1.8: Water and Wastewater Priority for Affordable Housing**, the Town will develop a process to give priority to affordable housing units.

The Town provides for the collection, treatment, and disposal of sewage. The collection system is available to basically all the lots within the Town. The treatment plant is located southwest of the Town, between the Town boundary and the Scott River. The sewage treatment system is primarily a lagoon system where treatment effluent is evaporated with zero discharge. The sewage collection system is strictly for sanitary sewer flow and no storm water flow is conveyed into the system. The collection system consists of approximately 27,000 linear feet of sewer/main lines. There are four main sewage pump stations in Town.

There is also one privately owned sewage pump station serving the supermarket, and 15 small individual residential pump systems serving 15 homes.

The Town received grant funding from the State Water Resources Control Board (SWRCB) in the amount of \$455,900. The funding is for the planning of wastewater facility improvements. The purpose of the wastewater facility improvements is to address compliance issues related to the function of the existing wastewater treatment facility, address treatment and disposal options, and develop a long-term plan for effluent disposal.

The available capacity of both water and sewer infrastructure is sufficient to accommodate the housing unit growth anticipated in the RHNA.

Opportunities for Energy Conservation

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

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

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

- 1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
 - Use of “thermal mass”—i.e., earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.

- Location of openings and the use of ventilating devices that take advantage of natural air flow.
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
 - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
- 2) Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
- North-south orientation of the long axis of a dwelling.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
- 3) Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.

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

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

Major opportunities for residential energy conservation in the Town include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing on solar energy. Weatherization of substandard housing is provided by the Town using CDBG funds. The town has included **Program HE.4.1.1: Housing Rehabilitation** to assist with opportunities for energy conservation:

6. HOUSING CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and nongovernmental. 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. Nongovernmental constraints include land availability, land cost, construction costs, and availability of financing.

Consistent with transparency requirements (Government Code Section 65940.1 subdivisions (a)(1)(A) and (a)(1)(B)), Town will make development standards and fees available on their website per **Program HE.2.1.10: Posting of Development Standards and Fees..**

Governmental Constraints

General Plan Land Use Controls

Table 6-1 lists land use controls found in the Town's General Plan, including residential designations, allowable density, and typical use.

Table 6-1
General Plan Designations

Designation	Allowable Density	Typical Use
Low-Density Residential (LDR)	0–5 dwelling units/acre	Traditionally single-family residential uses associated with large parcels or hobby farming uses. Provides living environments receiving most urban services but characterized by lower population densities within or adjacent to an Urban Town Center. Low-density land uses are permitted and subject to the development standards, code regulations, and performance standards implemented under the General Plan.
Medium-Density Residential (MDR)	4–10 dwelling units/acre	Generally residential single-family homes, mobile homes, or townhouses characterized as having higher population densities than LDR. Land uses permitted within the zoning district are low to medium densities subject to the development standards, code regulations, and performance standards implemented under the General Plan.
High-Density Residential (HDR)	8–36 dwelling units/acre	Intended for residential uses with housing types of multiple densities, good access, readily adaptable to either multifamily or office use that may provide a transition between commercial and low-density residential uses. Provides living environments receiving a full range of urban amenities and services typically found within an Urban or Town Center. Uses permitted are the LDR, MDR, and HDR zoning districts. All uses within this district are subject to development standards, code regulations, and performance standards as set forth in the General Plan.
Historic Business District (HBD)	N/A	Allows the establishment of a variety of residential, professional office and commercial business activities in the historic downtown area. Permitted uses are typically within an enclosed building. Design review is required to protect/enhance historic qualities and may require further

Designation	Allowable Density	Typical Use
General Commercial (G-C)	N/A	review due to location of State Highway 3 for aesthetic and safety purposes, or when adjacent to residential use. Commercial activities likely to locate outside of the downtown area, requiring more land or greater highway exposure, and outdoor activity. Design review may be required due to location on Highway 3 for safety purposes, and when located at or near a "gateway" entrance to the Town.

Source: Town of Fort Jones General Plan, January 2006.

Zoning Code

The Town of Fort Jones Zoning Code establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in Fort Jones. **Table 6-2** shows the residential zoning districts for Fort Jones.

Table 6-2
Residential Zoning Designations

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

Source: Town of Fort Jones General Plan, January 2006.

N/A = Not applicable

¹ Densities are calculated using minimum land area for each dwelling unit.

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. **Table 6-3** shows the residential zone districts and permitted densities in each. Where the standards shown in **Table 6-3** entail a range of values, this is typically the result of differing standards for interior lots and corner lots.

Table 6-3
Residential Zone Districts and Development
Standards

	Single-Family Residential (R-1)	Duplex Residential ¹ (R-2)	Multiple-Family Residential ² (R-3)	Residential/Professional (RPO)	Retail Business (C-1)	General Commercial (C-2)	Mobile Home Park (M-H)
Max. Units Per Acre	4	12	36	36	36	36	20 ³
Minimum Lot Size (square feet)	6,000–7,200	7,200–7,200	7,200	6,000	7,200	7,200	One acre (park area)/ 3,000 (site area) ⁵
Minimum Lot Width (feet)	60–70	60–70	60–70	60–70	60–70	60–70	60–70
Front Yard Setback (feet)	20	20	15	20	15	15	15
Side Yard Setback (feet)	10–15	10–15	6–10	6–10	6–10	6–10	15
Rear Yard Setback (feet) ²	10–15	10–15	10–15	10–15	10–15	10–15	0–10
Max. Building Height (feet) ⁴	35	35	45	35	45	45	35
Max. Lot Coverage	40%	50%	75%	60%	75%	75%	60%

Source: Town of Fort Jones Zoning Code, 2023.

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

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

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

⁴ The Zoning Code does not specify the maximum number of stories in each zone. However, it is estimated that a maximum height of 35 feet would permit a three-story building to be developed, and that a maximum height of 45 feet would permit a four-story building to be developed.

⁵ The Zoning Code requires that mobile home parks be at least one acre, but does not require a minimum site area for individual mobile home lots.

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

The Town's three high-density multifamily zones (i.e., at least 12 units/acre) are the Duplex Residential (R-2), Multiple-Family Residential (R-3), and Residential Professional Office (RPO) zones. Whereas the R-2 zone allows 12 units per acre, both the R-3 and RPO zones allow 36 units per acre. The primary difference between the R-3 and RPO zones is that apartments are allowed in the R-3 district and professional offices are allowed in the RPO district. The development standards specified above are not a constraint to the development of sites at the maximum permitted density for the zone.

Parking Requirements

The Town's parking requirements for residential districts vary by housing type. **Table 6-4** identifies the Town's parking requirements for different housing types, as specified in Section 18.16 of the Zoning Code.

The R-3 district requires carports to allow a car to be within a sheltered space. Many jurisdictions require carport parking for multifamily units as well as single-family units; some also require fully enclosed garages. Therefore, the Town's parking standards for single-family and multifamily residential development are not considered an onerous requirement that would drive residential development to other jurisdictions. However, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The Town has included **Program HE.2.1.4, Zoning Amendments** to remove the garage/carport requirement for multifamily buildings.

In addition to these standards, the Town requires that emergency shelter off-street parking is based on demonstrated need, provided that parking for an emergency shelter is not more than that required for other commercial or industrial uses permitted in the central business (C-1) zone in compliance with California Government Code Section 65583(a)(4)(A)(ii).

Table 6-4
Parking Requirements

Unit Type	Number of Parking Spaces Required
Single-family dwellings	1 garage or carport per dwelling unit
Multifamily dwellings	1 garage or carport per dwelling unit
Dwelling groups	1 garage or carport per dwelling unit
Rooming and boardinghouse	1 parking space for each room, 1 parking space for each motel unit, 1 space for each 6 seats in any assembly hall
Mobile home parks	Not less than two off-street parking spaces shall be provided for each manufactured home space
Rest home	1 parking space for each room
Emergency shelter ¹	Based on demonstrated need, provided that parking for an emergency shelter is not more than that required for other commercial or industrial uses permitted in the central business (C-1) zone.
Accessory dwelling unit ²	One parking space per unit or per bedroom.

Source: Town of Fort Jones Zoning Code, 2023.

¹ The Town will continue to ensure there is sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)) (see **Program HE.2.1.4: Zoning Amendments**)

² The Town has included **Program HE.2.1.1: Accessory Dwelling Units** to ensure compliance with State law regarding accessory dwelling units.

Residential Development Standards in the Commercial Zones

In addition to the residential development standards noted previously, both the Retail Business (C-1) and General Commercial (C-2) districts allow for residential development consistent with the Multiple-Family Residential (R-3) district upon issuance of a conditional use permit. The same standards that apply to multifamily development in the R-3 district apply to multifamily projects in the C-1 and C-2 districts. While

obtaining approval of a use permit does require more effort on the part of the applicant than a permit approved by staff, this process does not appear to be a constraint to the development of affordable housing.

Conditional Use Permits

A conditional use permit for a multifamily housing project entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the Town's General Plan and Zoning Code. Staff then conducts an environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a mitigated negative declaration), schedules a public hearing before the Town Council, and notifies property owners within 300 feet of the project.

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

In deciding whether to grant a use permit, the Town Council shall determine whether or not "the establishment, maintenance or operation of the use or building applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed use, or be materially detrimental to property and improvements in the neighborhood or to the general welfare of the town." (Town of Fort Jones Zoning Code, 2023) As part of **Program HE 2.1.7: Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments**, the Town will review these findings and either remove subjective standards or either amend them to be objective.

Although typical, the findings are rather broad and do not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the Town Council can designate conditions of approval as necessary to ensure that the use will meet the required findings. The Council looks at every use permit on its individual merits and takes all of the criteria listed in the findings into account and considers how the project will affect the "general welfare of the Town". However, to better facilitate multifamily development, the Town will amend zoning and procedures for multifamily in the C-2 zone (**Program HE.2.1.7: Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments**). It is important to note that the Town does not apply the use permit process to disallow residential uses. Rather, the Town seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner that will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about 60 to 90 days. The process is the same for all uses requiring a use permit. Therefore, the process does not unduly constrain the development of residential uses subject to a use permit.

Design Review

Though the 2025 General Plan recommended the implementation of a design review or architectural review process, which is mentioned in several land use designation descriptions, as of January 2024 there is currently no design review requirement for residential development, nor have any design guidelines been established.

CEQA Streamlining

The Town has included **Program 2.1.11** to ensure compliance with CEQA streamlining requirements.

In accordance with Government Code section 65943, the Town will provide a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and applicant.

In accordance with PRC 21080.1 & 21080.2, the Town will determine if a housing project is exempt from CEQA within 30 days of receiving a complete application.

In compliance with Government Code section 65950, the Town will approve or disapprove projects within the timelines specified by statute. Projects are approved or denied within whichever timeframe is applicable to the project:

- 1) Where an environmental impact report (EIR) is prepared, within 180 days from the date of the certification of the EIR by the lead agency, or within 120 days for a “development project”. A “development project” refers to a project that is either entirely residential or is a mixed-use project where non-residential uses are less than 50 percent of the total square footage of the development and non-residential uses are limited to first-floor neighborhood commercial uses in a building of two or more stories.
- 2) Where an EIR is prepared for a “development project”, projects will either be approved or disapproved within 90 days from the date of certification by the lead agency where at least 49 percent of units are affordable to very low or low-income households and these units are deed-restricted affordable units for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, such as tax credits, bond authority, or other financial assistance from a public agency or federal agency, where this notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, that a prerequisite for funding includes approval of the development by the lead agency, and that the financial assistance is necessary for the project to be affordable. Applicants must confirm that the application has been made to the public or federal agency prior to certification of the EIR.
- 3) Where a negative declaration is completed and adopted for the development project, within 60 days from the date of adoption by the lead agency.
- 4) Where a project is determined to be exempt from CEQA, within 60 days of determination of exemption by the lead agency.

The City has included **Program 2.1.11** to ensure compliance with CEQA streamlining requirements.

Typical Densities for Development

In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the Town did not receive any requests to develop below the assumed capacity in the sites inventory.

On- and Off-Site Improvements

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

- Local Streets:
 - Right-of-way: 55 to 60 feet
 - Pavement width: 40 feet
- Major Streets:
 - Right-of-way: 76 feet
 - Pavement width: 64 feet
- Sidewalks:
 - When near schools, parks, or public areas
- Sanitary Sewers:
 - Minimum pipe size: 4 inches
 - Manholes: 500 feet maximum spacing
- Storm Drains:
 - Based on 10-year storm
- Water Mains and Fire Hydrants:
 - As determined by the director of public works.

Further, the following are required of all new subdivisions:

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

While all development-related improvements add to the cost of housing, at present, the Town does not maintain a record of the cost of on- or off-site improvements. As part of Program HE.1.1.1, the Town will consult with housing developers at least twice during the planning period regarding the cost of on- and off-site improvements to ensure that these are not a barrier to the development of affordable housing. The Town's adopted standards ensure public health and safety and are not believed to constrain the development of affordable housing.

Adequacy of Zoning Code Standards to Facilitate Affordable Housing

Land costs are relatively low in Fort Jones, about \$2,305 per dwelling unit for a 9-acre development-ready land suitable for multifamily housing (see the analysis of land costs later in this section). Given these low land costs, an increase in the base residential density (before a density bonus for affordable housing) at 12 units per acre would not significantly reduce residential development costs or significantly increase the feasibility of affordable housing production. The Town, therefore, believes the M-H, R-3, C-1, and C-2 zones provide adequate density and development standards to facilitate the production of housing affordable to very low- and low-income households.

Flexibility in Development Standards

Chapters 18.32 and 18.36 of the Zoning Code provide for flexibility in residential development standards through the processing of variances and conditional use permits. As applications are made, the Town Council reviews proposals for general plan consistency and compatibility with existing neighborhoods.

Conditional Use Permits: Conditional use permits are required to ensure the proper integration of uses, which, because of their special nature and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. To grant any use permit, the findings of the planning commission include the establishment, maintenance, or operation of the use or building applied for will not be materially detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the town. The planning commission may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of this title and may require that such conditions be complied with by the applicant. The planning commission will decide on any use permit within 35 days following the close of the public hearing. The failure of the commission to render its decision within the period will be deemed to be a denial of the application. The Town is not relying on the conditional use permit to meet the Regional Housing Needs Assessment allocation (RHNA) , and as part of **Program 2.1.7** the Town will remove the requirement for a Conditional Use Permit for multifamily uses in the C-2 zone.

Provision for a Variety of Housing

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

Some housing types are allowed by right, meaning there is only administrative review for consistency with zoning, the General Plan, and building code, and others are allowed with a conditional use permit, which entails review before the Town Council. **Table 6-5** summarizes the housing types permitted, conditionally permitted, or excluded under the Town's Zoning Code.

Table 6-5
Residential Uses Permitted by Zoning ⁽¹⁾

Residential Uses	MH	R-1	R-2	R-3	RPO	C-1	C-2
Single-Family Dwellings	E	P	P	P	P	C	C
Accessory Dwelling Unit (ADU)	E	P	P	P	N/A ⁴	C ⁴	C ⁴
Duplexes	E	E	P	P	P	C	C
Triplexes	E	E	E	P	E	C	C
Multifamily Dwellings	E	E	E	P	E	C	C ⁵
Boardinghouses/Rooming Houses	E	E	E	C	E	C	C
Mobile Home Parks	P	E	E	E	E	E	E
Rest Homes	E	E ¹	E ¹	C ¹	E ¹	E	E
Single-Room Occupancy Units	E	E	E	E	E	E	E
Transitional Housing	E	E ²	E ²	E ²	E ²	E ²	E
Supportive Housing	E	E ²	E ²	E ²	N/A ²	N/A ²	N/A ²
Emergency Shelters	E	E	E	P	E	P	P
Farm Labor Housing (6 or fewer)	E	E ³	E ³	E ³	E ³	E ³	E ³
Farm Labor Housing (36 beds in a group quarters, or 12 units)	N/A	N/A	E	E	N/A	N/A	N/A

Source: Town of Fort Jones Zoning Code, 2023.

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

¹ The Town has included **Program HE.2.1.4: Zoning Amendments** to define and allow residential care facilities for 6 or fewer residents as a single-family use in all zones that permit uses of a similar type and allow residential care facilities for 7 or more residents as a single-family use in compliance with the definition of family

² The Town has included **Program HE.2.1.4: Zoning Amendments** to allow transitional and supportive housing in all zones where single-family uses are permitted and allow supportive housing as a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

³ Farmworker housing is defined as “for six or fewer means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes.” The Town has included **Program HE.2.1.4: Zoning Amendments** to amend the Zoning Code to allow employee/farmworker housing in compliance with State law (Health and Safety Code Sections 17021.5 and 17021.6).

⁴ Amend the Zoning Code to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2

⁵ The Town will amend the Zoning Code to permit multifamily development in the C- 2 zone and replace the conditional use permit with a site plan review or similar process subject to R-3 or comparable zoning and development standards.

⁶ The Town has included **Program HE.2.1.4: Zoning Amendments** to ensure that manufactured homes on a permanent foundation are treated in the same manner and in the same zone as a conventional or stick-built structures are permitted (Government Code Section 65852.3)

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

Accessory Dwelling Units

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications; requiring ADUs that meet requirements to be allowed by right; eliminating discretionary review for most ADUs; and removing other

restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle housing element planning period. Currently, the Town permits ADUs in the rural residential agriculture (R-R), low-density residential (R-1), medium-density residential (R-2), high-density residential (R-3), or high-density residential or professional (R-4) areas. According to Government Code Section 65852.2(a)(1)(ii), ADUs must be permitted in zones where single-family and multifamily residential uses are allowed when there is an existing or proposed single-family or multifamily residence. Recent State law, Section 65852.2(e)(1), requires jurisdictions to allow ADUs in mixed-use (MU) developments in residential or MU zones. Therefore, the Town will amend the Zoning Code to ensure compliance with State law and include incentives for ADUs (see **Program HE.2.1.1: Accessory Dwelling Units**).

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure that they comply with fair housing laws; that a provision exists for group homes for six or more persons; that a broad definition of family is included in the Zoning Code to provide occupancy standards specific to unrelated adults and comply with Fair Housing Law; and that siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.

In accordance with State law, the Town must allow residential care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Residential care facilities for seven or more must be permitted, the same as single-family dwellings.

Unfortunately, the Town has yet to update the Zoning Code to define residential care facilities and reflect this change to State law. The Town currently permits rest homes in the R-3 district with a use permit. Therefore, a program has been added to define residential care facilities and ensure that these facilities regardless of size will be allowed and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

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

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

Reasonable Accommodations: The Town's Zoning Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 18.46). A reasonable accommodation may be approved by the director only after the director of development services first finds:

- Whether the housing, which is the subject of the request, will be used by an individual with disabilities protected under the Americans with Disabilities Act (ADA).
- Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the ADA.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
- Whether the requested accommodation would require a fundamental alteration in the nature of a Town program or law, including, but not limited to, building, land use, nuisance, and zoning law.

Transitional and Supportive Housing

The Health and Safety Code, Section 50675.14, defines supporting housing as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. The Zoning Code currently lacks a definition of supportive housing as well as development standards for these units.

The Health and Safety Code, Section 50675.2, defines transitional housing as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary independent living life skills.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to the restrictions that apply to other residential uses of the same type in the same zone. Additionally, State law requires jurisdictions to allow supportive housing by right in multifamily zones and mixed-use and nonresidential zones allowing multifamily. To ensure compliance with State law, the Town has included **Program HE.2.1.4: Zoning Amendments** to allow supportive housing and transitional housing by right in all zones allowing residential.

Emergency Shelters

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." Government Code Section 65583 (a)(4) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. To that end, legislation also requires that the Town demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective

development and management standards may be applied that are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The Town permits emergency shelters in the C-1 zone without any discretionary permit and are subject only to the same development standards that apply to the other permitted uses in these zone, except for the following requirements unique to emergency shelters, as authorized by Government Code § 65583(a)(4):

- 1) The beds or persons to be served nightly by an emergency shelter shall not exceed 35.
- 2) Off-street parking shall be based on demonstrated need, provided that parking for an emergency shelter shall not be more than that required for other commercial or industrial uses permitted in the central business (C-1) zone.
- 3) Appropriately sized and located exterior and interior on-site waiting and intake areas shall be provided.
- 4) Appropriate exterior lighting shall be provided.
- 5) On-site management shall be provided.
- 6) Security shall be provided during the hours that the emergency shelter is in operation.
- 7) The maximum length of stay by a homeless person in an emergency shelter shall be six months.
- 8) An emergency shelter shall not be required to be more than 300 feet from another emergency shelter.
- 9) No individual or household shall be denied emergency shelter because of an inability to pay.

The Town has included **Program HE.2.1.4, Zoning Amendments** to review and revise development and managerial standards to ensure they do not constrain development of an emergency shelter and to amend the City's definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care, in compliance with AB 2339. The 2023 Siskiyou Point-in-Time count identified 507 homeless individuals countywide, and one unsheltered person in Fort Jones, which shows minimal need for a year-round shelter. In accordance with Government Code Section 65583 (e), (Assembly Bill 2339), the Housing Element must identify potential sites for emergency shelters in zones that allow residential uses. There are four potential vacant sites with a total of 3.35 acres in the C-1 zone, listed in **Table 6-6** that could provide a year-round shelter. These sites, specifically in the C-1 zone, are close to commercial uses, including grocery stores, laundromats, and other relevant services. These sites also have available sewer and water services.

Table 6-6
Potential Emergency Shelter Sites

Assessor's Parcel Number	Zoning	Acreage
055-191-150	C-1	2.46
055-191-140	C-1	0.22
055-191-130	C-1	0.22
055-191-120	C-1	0.45
Total	-	3.35

Source: Siskiyou County and Town of Fort Jones, 2023.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that Low-Barrier Navigation Centers are treated as permitted uses in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- Pets
- Ability to store possessions.
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

The Town has included **Program HE.2.1.4: Zoning Amendments** to ensure that low-barrier navigation centers are permitted in compliance with State law.

Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy (SRO) units. These units are often the most appropriate type of housing for extremely low-income persons. The Town’s Zoning Code does not specifically define single-room occupancy units, but does define similar uses, that is, boardinghouses and rooming houses, and allows these uses in the R-3 with a use permit. Aside from the requirement of a use permit, the development standards for these are the same as other uses in the respective zones and do not constrain the development of SRO types. However, to ensure the facilitation of SRO units, the Town will amend its Zoning Code to specifically define SRO units and describe development standards for this housing type. (See **Program HE.2.1.4: Zoning Amendments**)

Housing for Farmworkers

The Fort Jones Zoning Code does not explicitly address or provide for farmworker housing in any district. However, pursuant to Health and Safety Code Sections 17021.5 and 17021.6, housing for six or fewer farmworkers is to be permitted in all residential zones. Further, no additional discretionary approvals can be required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (driveway, front yard, etc.), the process is a ministerial approval. Health and Safety Code Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. To ensure compliance with State law, the Town has included **Program HE.2.1.4: Zoning Amendments**.

Development and Processing Fees

Some of the large vacant parcels zoned for higher-density projects (i.e., at least 20 units per acre) do not currently have on- and off-site improvements in place, such as streets and water and sewer connections. Therefore, Fort Jones requires developers to construct these improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table 6-7**. The Town also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average

staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in **Table 6-8** and

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

Table 6-7
Development Impact Fees

Facility	Fee Per Dwelling Unit	
	Single Family	Multifamily
Water Connection Fee	\$500	\$500
Sewer Connection Fee	\$7,500	\$7,500
School Impact Fee	\$4,710	\$3,480
TOTAL	\$12,710	\$11,480

Source: Town of Fort Jones, 2023.

Notes:

¹ \$3.14 per square foot for a 1,500-square-foot single-family detached residential development.

² \$3.48 per square foot for a 1,200-square-foot multifamily attached residential development.

Table 6-8
Planning Permit Fees

Fee Type	Fee
Conditional Use Permit	\$25
Lot Line Adjustment	\$550
Variance	\$525
Zoning Amendment	\$1,175
Subdivision (5 or more lots)	\$1,225
Subdivision (2 or less lots)	\$975
Negative Declaration	\$725
Environmental Impact Report	Cost + 10%
Building Permit	\$2,000

Source: Town of Fort Jones, 2023.

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

Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. However, because Fort Jones is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Fort Jones, most development applications for single-family and multifamily developments take approximately three to four weeks to process because no discretionary approvals are needed for the development of housing in the residential districts. For these types of applications, the review is ministerial. A residential use permit for a single or multifamily housing in a residential zone entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the Town's General Plan and Zoning Code. Upon payment and a completed application, the residential use permit is deemed complete. As stated before, this process does not greatly impact housing costs. It neither adds an inordinate amount of time to the processing of housing applications.

If, however, an applicant proposes a development that requires discretionary review, such as multifamily housing in a commercial district, the processing time can extend to two to three months. Still, the Town's discretionary review is limited to approval of a use permit as discussed on page 98 under "Residential Development Standards in the Commercial Zones."

Table 6-9 lists the typical review times for each type of permit or approval process in Fort Jones. These review periods do not present constraints to development because some review is needed to ensure the maintenance of health and safety standards. Further, the Town encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

Table 6-9
Planning Processing Times

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

Source: Town of Fort Jones, 2019.

Building Codes and Enforcement

The Town defers to the most recent California Building Code (CBC) for its code requirements and has not adopted additional standards beyond those in the CBC. Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Fort Jones. No local amendments have been made to the CBC.

To ensure the Town improves the housing stock, a code enforcement officer is on staff to address complaints and code enforcement violations. The Town provides contact information for the code enforcement officer on the Town's website. The code enforcement is mostly based on complaints and the Town works to identify areas that have multiple code enforcement issues and focuses on those areas proactively.

Density Bonus

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Zoning Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

To ensure compliance with Government Code Section 65915, the Town adopted Ordinance No. 2019-5, in 2019. However, the Town is currently not in compliance with the latest State density bonus law. To ensure compliance, the Town will review and revise the ordinance as needed (**See Program HE.2.1.2: Density Bonus Program**).

Senate Bill 330 Procedure

Senate Bill (SB) 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application. To ensure compliance with SB 330, the Town has included **Program HE.2.1.3: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)** to help streamline submitted applications.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Currently, the Town of Fort Jones does not have a process for SB 35. The Town will continue **Program HE.2.1.3: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)** to establish a SB 35 streamlining approval process and standards for eligible projects. The established procedure will aid in minimizing the review time required for development processes and, in turn, reduce costs to developers, which may increase the housing production in Fort Jones.

Nongovernmental Constraints

Land Costs

The cost of raw, developable land directly affects the cost of a new home, as high land costs could increase the price of a new home. However, local land costs are relatively low, so land cost is not considered a constraint to development. **Table 6-10** and **Table 6-11** list vacant residential land for sale in Fort Jones. **Table 6-10** lists vacant land costs for single-family use, and **Table 6-12** lists vacant land costs for multifamily use based on acreage size.

Single-family land prices averaged approximately \$9,691 per acre, and high-density residential land averaged \$29,534 per acre.

Table 6-10
Vacant Land Costs for Single-Family Uses

Price	Acre	Price per Acre
\$589,000	25.3	\$23,281
\$749,000	47.4	\$15,808
\$135,000	20.3	\$ 6,650
\$67,650	46.2	\$1,464
\$200,000	160	\$1,250
Average Price per Acre		\$9,691

Source: Land watch, June 2023.

Table 6-11
Vacant Land Costs for Multifamily Uses

Price	Acre	Price per Acre
\$569,000	15	\$37,933
\$129,500	10	\$12,937
\$495,000	13	\$39,600
\$249,000	9	\$27,667
Average Price per Acre		\$29,534

Source: Land watch, June 2023.

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The construction costs for five affordable tax-credit projects currently in development were analyzed. These projects were in the cities of Yreka, Burney, and Redding. Construction costs averaged \$288,759 per unit or \$292 per square foot. For 1,000-square-foot apartment units, the estimated per-unit cost would be between \$288,759 and \$292,000 per unit. Please note that these construction costs do not include the costs of buying land.

The Craftsman Book Company is a resource that provides construction cost estimates for specific geographic areas by ZIP code. According to the Craftsman Book Company's 2022 estimates, construction costs for a single-family home are approximately \$144 per square foot. This is based on costs calculated for a 1,500-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced-air heating/cooling in Fort Jones. Estimated total construction costs for such a home are \$216,066. These construction costs include labor, materials, and equipment but do not include costs of buying land.⁹

⁹ 2022 National Building Cost Manual and 2022 zip code modifiers 96094, Craftsman Book Company.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in town. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has also been true. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to become homeowners, but there is a definite risk that monthly housing costs will rise above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 6-12** illustrates interest rates as of June 2023. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 6-12
Interest Rates

	Interest	Annual Percentage Rate
Conforming		
30-year fixed	5.875%	6.195%
15-year fixed	6.000%	6.314%
5-year Adjustable Rate Mortgage	6.500%	6.686%
Jumbo		
30-year fixed	5.875%	6.954%
10-year Adjustable Rate Mortgage	6.125%	6.29
7-year Adjustable Rate Mortgage	6.125%	6.215%

Source: www.wellsfargo.com, June 2023.

Other Regulations Affecting Housing Supply

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

7. HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. This includes the needs of seniors, persons with physical and developmental disabilities, large families, farmworkers, families with female heads of households, extremely low-income households, and households and persons in need of emergency shelters. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table A-1, Implementation of 2015 Housing Element Programs,**), the Town worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- The Town offers incentives to low-income residents and those with disabilities for rehabilitation and makes all reasonable accommodation information available to all applicants. The Town amended the Zoning Code to include a reasonable accommodation procedure.
- In the last 10 years, 32 Community Development Block Grant (CDBG)-funded rehabilitated units have incorporated energy conservation features.
- To ensure there is land zoned to accommodate an emergency shelter, the Town processed a zoning amendment to allow emergency shelters per State law in the High-Density Residential (R-3), Retail Commercial (C-1), and General Commercial (C-2) zones.
- The Town has assisted 16 low- and moderate-income households through the Housing Rehabilitation Program.

Limited staff and other limitations, including funding, have precluded the Town's ability to consistently track and report program outcomes as they relate to special housing needs. The Town will continue to seek ways to implement programs efficiently and create systems for record keeping.

Progress Toward Meeting Housing Element Programs

Table 7-1, Implementation of 2015 Housing Element Programs, summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, they are reorganized and presented in **Section 8, Goals, Policies, and Programs.**

**Table 7-1
Implementation of 2015 Housing Element Programs**

Program	Implementation Status	Action
Program HE.1.1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the Town, as well as the types housing that are likely to meet the needs of future occupants. Program HE.1.1.1.2: The Town will encourage the development of affordable housing by continuing to maintain low fee requirements when grants can be obtained to offset the cost of development. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects. Program HE.1.1.1.3: Upon submittal of residential development plans, the Town will encourage and support plans that include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means: • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date. • At time of project review, consider spreading development fee costs over a 3- to 5-year payment period to help reduce initial impact. • Provide density bonus or other concessions in accordance with Government Code Section 65915. • Allow phasing of infrastructure whenever possible at time of project review. • Obtain grant funding to facilitate the development when possible. • Any other action on the part of the Town that will help to keep development costs to a minimum. Program HE.1.1.1.4: As a means of keeping sewer and water capacities ahead of demand, and to ensure that the Town is able to accommodate its share of regional housing needs, the Town will continue to implement the improvements identified in the Master Water Plan and the Master Sewer Plan as funding allows.	As of 2023, developers did not inquire about developing affordable housing in the Town. The Town has maintained low fees and assisted low-income CDBG-qualified residents. As of 2023, developers did not inquire about developing affordable housing in the Town. The Town applied to various State and federal agencies for grant monies and has received approximately \$260,000 worth of improvements to the municipal water system and loans, which enabled the Town to install a new 200,000-gallon water tank and reline and paint the existing storage tank. The Town also received grant funding from the State Water	Modify. Combine programs HE.1.1.1.2, HE.1.1.3, HE.1.2.1, and HE.1.2.5. New program HE.1.1.1. Modify. Combine programs HE.1.1.1, HE.1.1.3, HE.1.2.1, and HE.1.2.5. New program HE.1.1.1. Modify. Combine programs HE.1.1.1, HE.1.1.2, HE.1.2.1, and HE.1.2.5. New program HE.1.1.1. Modify. New Program HE.2.1.8.

Program	Implementation Status	Action
	Resources Control Board (SWRCB) in the amount of \$455,900. The funding is for the planning of wastewater facility improvements. The purpose of the wastewater facility improvements is to address compliance issues related to the function of the existing wastewater treatment facility, address treatment and disposal options, and develop a long-term plan for effluent disposal.	
Program HE.1.1.5: Pursuant to Government Code Section 65589.7, the Town will develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower income households.	The Town has not developed procedures but continued to provide low rates and fees.	Continue. New Program 2.1.8.
Program HE.1.1.6: The Town will continue to coordinate affordable housing needs and related issues with non-profit housing and community development organizations.	The Town has not held any meetings with housing and community development organizations in the last few years, but worked closely with the Siskiyou Economic Development Commission and are open to meeting with other organizations.	Modify. New Program HE.1.1.2.
Program HE.1.2.1: Building permit processing and inspections for individuals with disabilities shall be given a high priority.	During the 5th cycle planning period, there has been one CDBG project processed for individuals with disabilities.	Modify. Combine programs HE.1.1.1, HE.1.1.2, and HE.1.1.3. New Program HE.1.1.1.
Program HE.1.2.2: Pursuant to SB 2, the Town will amend the Zoning Ordinance to include separate definitions of "supportive housing" and "transitional housing" consistent with Sections 50675.14 and 50675.2 of the California Health and Safety Code. The Town will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use in zones that allow residential uses in the same way the same type of residential uses are allowed in those zones. The Town will also evaluate and revise development standards for emergency shelters, especially spacing requirements (e.g., 1,000 feet). Also, pursuant to AB 2162, other state-required provisions related to supportive housing will be updated in the Town's zoning.	The Town processed a zoning amendment to allow emergency shelters per State law.	Modify. Combine programs HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4.

Program	Implementation Status	Action
Program HE.1.2.3: In order to facilitate housing for extremely low-income persons, the Town will amend the Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units. Program HE.1.2.4: In order to help meet the needs of extremely low-income households, the Town will offer financial incentives and/or regulatory concessions for the development of single-room occupancy units when development of these units is proposed. Program HE.1.2.5: In order to help meet the needs of large families, the Town will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.	Due to lack of staff and other limitations, no Zoning Code amendments have been completed to address single-room occupancy units, and no projects have been presented for consideration. The Town offers incentives to extremely low-income residents for rehabilitation. However, during the planning period, single-room occupancy units were not proposed. The Town provided financial and regulatory concessions to low-income residents meeting the CDBG requirements. However, no four- and five-bedroom affordable units have been presented for consideration.	Modify. Combine programs HE.1.2.2, HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4. Modify. Combine programs HE.1.2.2, HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4. Modify. Combine programs HE.1.1.1, HE.1.1.3, and HE.1.2.1. New Program HE.1.1.1.
Program HE.1.2.6: Amend the Zoning Ordinance to allow Group Care Facilities for six or fewer persons by right in all residential zones, including single-family zones, and with a use permit in commercial zones, consistent with other residential uses in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Also amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. The amendment will clarify the definitions of "group residential" and "group care facility." The definition of group care facility must distinguish between facilities for six or fewer persons and facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses, and may not be required to obtain conditional use permits or variances that are not required of other family dwellings. Program HE.1.2.7: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts, consistent with Health and Safety Code Sections 17021.5 and 17021.6. Program HE.1.2.8: Per AB 101 (2019) the Town will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code Sections 65660 to 65668.	Due to lack of staff and other limitations, this zoning amendment was not completed. The Town is very active in the CDBG housing arena and offers incentives to low-income residents and those with disabilities for rehabilitation and makes all reasonable accommodations and make information available to all applicants. The Town amended	Modify. Combine programs HE.1.2.2, HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4. Modify. Combine programs HE.1.2.2, HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4.

Program	Implementation Status	Action
Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the Town will update and review the inventory of vacant residential land in the Town and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the Town's share of regional housing needs.	the Zoning Code to include a reasonable accommodation procedure. The inventory of vacant residential land was not updated. However, developers have not approached the Town with low- and moderate-income housing projects.	Modify. New Program HE.1.2.1
Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Sections 65589.5(d) and (f) of the Government Code. The revisions should note that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned so that the project becomes infeasible unless one of the findings of Section 65589(d)1-6 can be made.	During the 5th cycle planning period, no Zoning Code amendments were made to address low- and moderate-income households. Developers have not approached the Town with low- and moderate-income housing projects.	Delete.
Program HE.2.1.2: Adopt a "density bonus" ordinance consistent with Government Code Section 65915.	Due to lack of staff and other limitations, the density bonus ordinance was not adopted. During the planning period, projects meeting a density bonus requirement have been presented for consideration.	Modify. New Program HE.2.1.2.
Program HE.2.1.3: Continue to monitor the conditional use permit process with regard to proposed senior housing projects to determine whether the process hinders the development of housing affordable to seniors. If it is determined that the process does deter development of affordable housing, the Town will reconsider its position on requiring use permits for senior housing and take necessary steps to resolve the issue.	During the 5th cycle Housing Element, senior housing was not proposed.	Continue. Modify. New Program HE.2.1.7. The Town does not treat senior housing any differently than any other housing type.
Program HE.2.1.4: Amend the definition of family in the Zoning Ordinance so that it is clear that clients of group homes are included.	Due to lack of staff and other limitations, the definition of family has not been revised.	Modify. Combine programs HE.1.2.2, HE.1.2.3, HE.1.2.4, HE.1.2.6, HE.1.2.7, HE.1.2.8, and HE.2.1.4. New Program HE.2.1.4.
Program HE.2.1.5: Amend the Zoning Ordinance to allow accessory dwelling units consistent with state law.	Due to lack of staff and other limitations, the accessory dwelling unit zoning section has not been updated since 2017 to address recent changes to State law.	Modify. New Program HE.2.1.1.
Program HE.2.1.6: Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.	Due to lack of staff and other limitations, a Senate Bill 35 process has not been adopted.	Modify. New Program HE.2.1.3

Program	Implementation Status	Action
Program HE.2.1.7: The Town will amend zoning to permit multifamily development in the C-1 zone and replace the conditional use permit with a site plan review or similar process subject to R-3 or comparable zoning and development standards.	Due to lack of staff and other limitations, the Town has not amended the Zoning Code to permit multifamily development in the C-1 zone without discretionary review or replaced the conditional use permit with a site plan review and/or similar process.	Continue. New Program HE.2.1.7.
Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices regarding the availability of fair housing information and a referral contact at Town Hall. The notice will include the name and phone number of the contact person in the Town (e.g., the Town Clerk) and any other information deemed relevant by the Town Council.	The Town continued to inform residents regarding fair housing rights and refers them to the correct contact for filing a complaint.	Modify. New Program HE.3.1.1.
Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.	During the 5th cycle planning period, the District Attorney approached the Town regarding complaints against two slumlords, housing transients, and drug dealers.	Combine with Program HE.3.1.1. New Program HE.3.1.1.
Program HE.4.1.1: The Town will continue to strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.	The Town has assisted 16 low- and moderate-income households through the Housing Rehabilitation Program.	Modify. Combine with programs 4.1.2, 4.1.3, and 4.1.4. New Program HE.4.1.1.
Program HE.4.1.2: The Town will continue to apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program.	The Town applied for and received CDBG funds to assist homeowners through the housing rehabilitation program since adoption of the previous Housing Element.	Modify. Combine with programs 4.1.1, 4.1.3, and 4.1.4. New Program HE.4.1.1.
Program HE.4.1.3: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations.	To ensure access to rehabilitation information and access, handouts about energy conservation and weatherization programs were provided by Great Northern Services in Mt. Shasta and are available at the Town's offices.	Modify. Combine with programs 4.1.1, 4.1.2, and 4.1.4. New Program HE.4.1.1.
Program HE.4.1.4: In order to reduce energy consumption in the Town, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking, and weather stripping.	In the last 10 years, 32 CDBG funded rehabilitated units have incorporated energy conservation features.	Modify. Combine with programs HE. 4.1.1, HE. 4.1.2, HE.4.1.3, HE. 4.1.4, and HE.4.1.6. New Program HE.4.1.1.

Program	Implementation Status	Action
Program HE.4.1.5: As a means of maintaining safe and decent housing, and to respond to complaints and obvious code violations, the Town will develop and implement a code enforcement program as funding becomes available.	The Town has maintained its Code Enforcement program. It is proactive and complaint based.	Modify. New Program HE.4.1.2.
Program HE.4.1.6: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to offset the cost of replacement housing.	The Town has not used CDBG funds for teardown and replacement of housing.	Modify. Combine with programs HE. 4.1.1, HE. 4.1.2, HE.4.1.3, and HE. 4.1.4. New Program HE.4.1.1.

8. GOALS, POLICIES, AND PROGRAMS

This section of the 2023-2031 Housing Element presents the Town of Fort Jones' updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in Fort Jones during the 2014-2021 planning period. These goals, policies, and programs supersede the previous programs (i.e., those evaluated in **Section 7**).

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

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

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

Program HE.1.1.1: Support Affordable Housing. The Town will expand opportunities for affordable lower-income housing to assist special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities. In support of this, the Town will:

- Seek partnerships and proactively reach out at least every other year with other agencies, housing developers, community stakeholders, and employers to identify development opportunities, and to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, and persons experiencing homelessness. Meet more frequently if development rates increase. Additionally, consult with housing developers at least twice during the planning period regarding the cost of on- and off-site improvements to ensure that these are not a barrier to the development of affordable housing.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special-needs populations and take all actions necessary to expedite processing of such projects.
- Promote State density bonus and provide streamlined processing to facilitate affordable housing development and provide additional flexibility for affordable housing and special-needs housing through the minor deviation process. The Town will promote this program by publicizing the incentives on the Town website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced-parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Monitor the California Department of Housing and Community Development's (HCD's) website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Allow phasing of infrastructure whenever possible at time of project review.
- Obtain grant funding to facilitate the development when possible.

Responsibility: Town Council and Town Administrator

Financing: General Fund

Timing: Ongoing, to be reviewed and revised midyear and when completing the Annual Progress Report

Quantified Objective: Facilitate development of at least two units of housing affordable to lower-income households, prioritizing new opportunities in higher-resource areas, such as the center of town and in neighborhoods adjacent to State Route 3, near the town's commercial district.

Program HE.1.1.2: Coordination with Great Northern Services and Scott Valley Family Resource Center. The Town will coordinate affordable housing needs and related issues with Great Northern Services, a nonprofit housing and community development corporation, and the Scott Valley Family Resource Center, a local resource center, to expand services.

Responsibility: Town Administrator

Financing: General Fund

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

Quantified Objective: Assist six lower- or moderate-income households with home rehabilitation projects over the planning period through coordination with Great Northern Services.

Program HE.1.1.3: Persons with Developmental Disabilities. To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the Town will:

- Meet with the Far Northern Regional Center by August 2024 to implement an outreach program that informs families in the county about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the Town's website, and housing-related training for individuals/families through workshops.

- Continue to ensure new developments comply with standards in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage “universal design” features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs.

Responsibility: Town Administrator

Financing: General Fund

Timing: Develop outreach program by August 2024; encourage accessibility elements as projects are proposed and processed.

Quantified Objective: Facilitate the development of one unit that is accessible and supportive to persons with disabilities, persons with developmental disabilities, or persons suffering from mental illnesses, prioritizing new opportunities in higher-resource areas such as the center of town and in neighborhoods adjacent to SR 3, near the town’s commercial district.

Program HE.1.1.4: Extremely Low-Income Households. The Town will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including the following.

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities) and individuals and families in need of emergency/transitional housing.
- Encourage the development of Single-Room Occupancy (SRO) Units, transitional and supportive housing, and other special housing arrangements.

Responsibility: Town Council

Financing: Grant Funding (Community Development Block Grant [CDBG] and any other applicable grants funding)

Timing: Ongoing coordination with Great Northern Services and the Scott Valley Resource Center, as well as other community groups to identify needs of extremely low-income households. Expand regulatory incentives by December 2025, and encourage the development of SROs annually and as projects are submitted to the Planning Department.

Quantified Objective: Facilitate the development of one unit of housing for an extremely low-income household, prioritizing new opportunities in higher-resource areas, near the center of town and in neighborhoods adjacent to State Route 3, near the Town’s commercial district.

Program HE.1.1.5. Housing Choice Vouchers (Section 8) Rental Assistance. The Shasta Housing Authority administers the Section 8 program for the jurisdictions in Siskiyou County. The Town of Fort Jones currently has no housing projects that receive federal subsidies to maintain affordability of the units. Additionally, the Town has no locally subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the Town has not approved any density bonuses with financial assistance and has not assisted multifamily housing with redevelopment or CDBG funds. However, the Town is motivated to initiate a partnership with the Housing Authority to implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The Town will distribute this information to property owners and managers across the town, increasing marketing as needed in areas with a lower proportion of voucher holders and in high resource areas to improve access to affordable housing in all areas of the Town, facilitate mobility opportunities for lower-income households, and reduce overpayment and overcrowding throughout the Town.

Responsibility: Planning and Housing Department, Shasta Housing Authority

Financing: General Fund

Timing: Assist the Shasta Housing Authority with publicizing the Section 8 program at least biannually on the Town's website and social media pages to facilitate access to housing mobility opportunities. The Town will also seek funding annually to support a biannual training for landlords or informational materials on source of income discrimination to address displacement risk stemming from discrimination. These efforts will be focused in the near the center of town and in neighborhoods adjacent to State Route 3.

Quantified Objective: Assist at least five households with accessing the HCV program.

Program HE.1.1.6: Homebuyer Assistance. The Town shall support efforts to connect residents with homeownership resources and services. The Town will:

- Promote available state and regional homebuyer resources on the Town's website and at public counters.
- Connect with local organizations who provide homeowner assistance with the goal of connecting four households.
- Promote the availability of state and regional homeownership assistance programs, particularly in areas with concentrations of renters, particularly lower-income renters, by providing multilingual informational materials at public buildings and community locations, and post the program on the Town's website.

Responsibility: Town Administrator

Financing: General Fund

Timing: By December 2025, conduct outreach to organizations that provide homeownership assistance to understand funding needs; review and prioritize local funding at least twice in the planning period; and support expediting applications on an ongoing basis.

Policy HE.1.2: Provide adequate sites to meet the Town's share of regional housing needs.

Program HE.1.2.1: Adequate Sites for Housing. The Town will monitor the Sites Inventory annually and as projects are processed through the Planning and Housing Department to ensure sufficient capacity. If the Town falls into a no-net-loss situation, the Town will identify a replacement site within 180 days to ensure the remaining RHNA is being met. Coinciding with the Housing Element annual progress report, the Town will review the inventory of vacant residential land in the Town and amend zoning and land use designations as necessary to ensure an adequate supply of vacant land to accommodate the Town's share of regional housing needs.

Responsibility: Town Council and Town Manager

Financing: General Fund

Timing: Monitor annually and as projects are processed

Quantified Objective: Facilitate the development of one unit of housing for a very low-income household and one unit for a low-income household, prioritizing new opportunities in higher-resource areas near the center of town and in neighborhoods adjacent to State Route 3.

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

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

Program HE.2.1.1: Accessory Dwelling Units. The Town will encourage the construction of ADUs throughout the Town through the following actions, which are aimed at providing an increased supply of affordable units and would therefore help reduce displacement risk for low-income households and increase mobility.

- Amend the Zoning Ordinance to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- Post information on Town's website and the public counter to inform property owners of the standards for ADU development, permitting procedures, and construction resources.
- Encourage developers, as projects are proposed, to design floor plans for all new market-rate residential units to accommodate future conversions to ADUs/JADUs.
- By December 2024, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund

Timing: Review and revise the current ADU ordinance, as needed, by December 2024; make ADU materials available by December 2024 and update annually, identify incentives by December 2025.

Quantified Objective: Facilitate the development of two ADUs by 2031, prioritizing higher-resource areas near the center of town and in neighborhoods adjacent to State Route 3.

Program HE.2.1.2: Density Bonus Program. The Town will comply with California Government Code Section 65915, as revised, amend the Zoning Code to be consistent with State density bonus law.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund, Developer Fees

Timing: Amend the Zoning Code by June 2024.

Quantified Objective: Facilitate the construction of two lower-income units to increase mobility opportunities and reduce displacement risk; encourage density bonus units in high-resource areas near the center of town and in neighborhoods adjacent to State Route 3.

Program HE.2.1.3: Preliminary Applications (SB 330) and Streamlined Approval (SB 35). The Town will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330. The Town will also establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4. The applications will be available on the Town's website for developers interested in pursuing the streamlined process or vesting rights.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund

Timing: Develop or adopt HCD's SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.

Quantified Objective: Facilitate construction of two very low-income units and two low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas, near the center of town and in neighborhoods adjacent to State Route 3.

Program HE.2.1.4: Zoning Amendments. The Town will amend the Zoning Code to address the following development standards and barriers to special-needs housing opportunities.

- **Family Definition.** Amend the definition of family in the Zoning Ordinance in compliance with State law.
- **Manufactured Housing.** Review and revise the Zoning Ordinance to ensure manufactured homes on permanent foundations are subject to the same standards in the same zones as conventional single family residential units.
- **Residential Care Facilities.** Define and allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

- **Farmworker Housing.** Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.
- **Emergency Shelters.** Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4) and review and revise parking standards for all housing types. Additionally, comply with the requirements under AB 2339 and amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- **Single Room Occupancy Units.** To facilitate housing for extremely low-income persons, the Town will define single-room occupancy units in compliance with Government Code Section 65583(c)(1), identify at least one zone where they will be permitted, and establish specific development standards that encourage and facilitate the development these units.
- **Transitional and Supportive Housing.** Amend the Zoning Code to permit transitional and supportive housing as a residential uses, only subject to the restrictions that apply to other residential dwellings of the same type in the same zone. residential dwellings of the same type in the same zone (Government Code Section 65583(c)(3)). Additionally, the Town will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses consistent with Government Code Section 65651.
- **Low-Barrier Navigation Centers.** Permit low-barrier navigation centers—defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing—by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; Assembly Bill [AB] 101).
- **Parking Standards.** Remove the garage/carport requirement for multifamily housing and review and revise parking to ensure they do not constrain the development of housing.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund

Timing: Adopt Zoning Code ordinance revisions by June 2024

Program HE.2.1.5: Monitoring of Planning and Development Fees. The Town charges various fees to review and process development applications. Such fees may add to the cost of housing development. In accordance with Government Code Section 65940.1 subdivisions (a)(1)(A) and (a)(1)(B)), the Town will post fees on their website and analyze housing-related development fees, particularly for potential multifamily housing projects, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with potential multifamily developers at least once by December 2026 to request input regarding constraints associated with

fees. Based on feedback received, reduce fees if found to be a constraint. Further, the Town will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund

Timing: Post Town fees after the adoption of the Housing Element

Program HE.2.1.6: Reasonable Accommodations. The Town will continue to provide reasonable accommodation to individuals with disabilities in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

The Town will also implement State requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for future Town-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.

Responsibility: Planning Commission and Town Council

Financing: General Fund

Timing: Review and revise regulations and procedures for reasonable accommodations annually.

Program HE.2.1.7: Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments. The Town will amend zoning to permit multifamily development in the C-1 zone without a discretionary review process and replace the conditional use permit with a site plan review or similar process subject to R-3 or comparable zoning and development standards. The Town will also review the required findings for Conditional Use Permits and either replace subjective language with objective standards or remove subjective standards. Standards to be amended will include, but are not limited to, removal of the subjective requirement that a use not be detrimental to the “morals” and/or “comfort” of neighboring residents.

Responsibility: Planning Commission, Town Council, and Town Administrator

Financing: General Fund

Timing: December 2024

Quantified Objectives: Facilitate construction of 10 multifamily units during the planning period, targeting higher-resource areas and encouraging at least 6 of the units to be affordable to lower-income households.

Program HE.2.1.8: Water and Wastewater Priority for Affordable Housing. Pursuant to Government Code Section 65589.7, the Town will develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower-income households. To demonstrate the Town's capacity to potentially meet its RHNA the Town will continue to implement the improvements identified in the Master Water Plans.

Responsibility: Public Works Department, Town Administrator and Town Council

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

Timing: Service prioritization ongoing; formal policy adopted by July 2025 and Implement improvements identified in Master Water Plan by July 2025.

Program HE.2.1.9: Use of Sites in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsibility Agency: Planning Commission, Town Council, and Town Administrator

Timeframe: Upon adoption of the Housing Element.

Funding Source: General Fund

Program HE.2.1.10: Posting of Development Standards and Fees. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, the Town will post zoning and development standards for all parcels in the Town, and the Town's fees on the website.

Responsibility Agency: Planning Commission, Town Council, and Town Administrator

Timeframe: December 2024

Funding Source: General Fund

Program HE.2.1.11: Compliance with CEQA Streamlining. The Town will review current processes and revise to ensure compliance with CEQA streamlining, consistent with Government Code sections 65950 and 65943, and Public Resources Code sections 21080.1 and 21080.2.

Responsibility Agency: Planning Commission, Town Council, and Town Administrator

Timeframe: December 2024

Funding Source: General Fund

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

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

Program HE.3.1.1: Affirmatively Further Fair Housing. Continue to inform residents of their rights under fair housing law by posting and maintaining at Town Hall and Public Works and distributing notices to the Fort Jones branch library, Post Office, and Scott Valley Resource Center regarding the

availability of fair housing information and referral to Town Hall. Fair housing information will also be posted online on the Town's website. The notice will include the name and phone number of the contact person in the Town (e.g., the Town Clerk) and any other information deemed relevant by the Town Council. The Town will develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The Town will continue to refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action. The Town will also establish a procedure to refer residents with fair housing questions or issues to the Modoc County Law Facilitator, Legal Services of Northern California's (LSNC's) office in Redding, or another appropriate legal agency. The Town will coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities, and provide ongoing access to legal counseling.

Additionally, to comply with AB 686, the Town will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the Town will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic 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 any other State and federal fair housing and planning law.

The Town identified barriers to fair housing through the Assessment of Fair Housing, including a growing risk of displacement. Actions the Town may take to address the identified barriers and foster an inclusive community include the following:

- Starting in January 2025, the Town will develop strategies to expand low-barrier, low-skill job opportunities in the Town with the goal of facilitating the establishment of one business during the planning period. Strategies may include:
 - Review the Zoning Code to alleviate constraints on small business establishments, such as the process to secure home occupation permits.
 - Review business license requirements and procedures to alleviate constraints, such as cost or requiring a physical business address.
- Seek partnerships with community-based partners who provide job-readiness training, such as job training, resume and interview assistance, and other services for parents seeking employment. Through these partnerships, the town will coordinate at least two trainings or other services for job seekers- during the planning period.
- Meet with at least two community-based partners on an annual basis to expand job opportunities in Fort Jones with the goal of facilitating the development of five jobs in the town during the planning period
- To ensure all residents have access to positive environmental conditions, the Town will review open space requirements by December 2025 for new developments and revise as necessary by December 2026 to ensure all residents have access to healthy outdoor spaces.

- Starting in 2024, the Town will meet with the school district that serves Fort Jones students annually to determine what, if any, outside factors impede school performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parent(s), and other identified needs. Depending on needs identified, the action will have the goal of either facilitating an affordable housing opportunity for one childcare or education worker in the town or facilitating the establishment of one childcare facility in the town. The Town will pursue solutions, which may include:
 - Review Zoning Code regulations to further streamline and incentivize childcare facilities within close proximity to schools and employment centers.
 - Encourage developer and school district partnerships to explore housing programs for the educational workforce to reduce commuting times.
- To ensure seniors have access to housing options, the Town will partner with the PSA 2 Area Agency on Aging to identifying housing needs and funding opportunities to expand subsidized housing for seniors with fixed incomes with the goal of preventing displacement for two senior households.
- Develop an intervention method, if such a program does not exist, with the Town, local school districts, and service providers for families identified at risk of homelessness with the goal of assisting two families during the planning period. The Town will partner with the local school districts and service providers to support at-risk families with information regarding local resources, fair housing education and access to legal aid, and potential housing opportunities. Through this process, the Town will track contributing factors to housing instability for families at risk of homelessness between 2024 and 2027. In 2028, the Town will identify significant patterns of contributing factors and pursue solutions to alleviate displacement risk.
- Facilitate a meeting or other coordination between school leadership and Siskiyou Transit and General Express (STAGE) to assess the need for improved transit routes or access for students.
- Meet with Siskiyou County Social Services by June 2024 to develop a program to assist school districts in training at least three classroom aides during the planning period through programs such as CalWorks and placing them in local schools to improve educational opportunities for local students.
- To support place-based revitalization, the town will review available funding programs annually and apply for state or federal funds that will allow for the planning and implementation of new parks or open spaces, active transportation or road safety projects (e.g. Safe Routes to School), or other infrastructure projects in the town with the goal of implementing at least one project during the planning period.
- Support applications by school districts or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers with the goal of supporting two teacher recruitment or retention incentives and/or other classroom support program during the planning period.

Responsibility: Town Manager

Financing: General Fund

Timing: Trainings for landlords and tenants on a biannual basis. Fair housing information posted online by June 2025, and Spanish materials available by December 2024. Meeting with school districts annually starting in 2024; identify patterns of contributing factors to housing instability by 2028. Review barriers to housing for formerly incarcerated individuals in 2025. Develop strategies for expanding low-barrier employment opportunities starting in January 2025.

Quantified Objective: Reduce displacement risk for nine households over the Housing Element planning period. See individual bullet points for additional quantified objectives.

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

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

Program HE.4.1.1: Housing Rehabilitation. To assist homeowners with property maintenance and to reduce displacement risk, the Town will apply for Community Development Block Grant (CDBG) funds to assist homeowners citywide with low-interest loans and/or grants through its Housing Rehabilitation Program, provided in partnership with Great Northern Services. Rehabilitation, energy conservation, and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations and on the Town's website. To reduce energy consumption in the Town, units rehabilitated with CDBG funds will be required to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping. The Town will continue to apply for CDBG funds to assist homeowners with low-interest loans and/or grants through its Housing Rehabilitation Program.

Responsibility: Town Housing Director

Financing: General Fund

Timing: As Notices of Funding Availability are released

Quantified Objective: Reduce displacement risk for lower-income households and facilitate place-based revitalization by seeking funding to assist at least five households with rehabilitation efforts.

Program HE.4.1.2: Code Enforcement. The Town will continue to implement code enforcement activities through the active code enforcement officer to ensure compliance with building and property maintenance codes, property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns citywide. Actions also include applying for CDBG funds to offset the cost of replacing dilapidated housing.

Responsibility: Town Council

Financing: General Fund and/or Grants

Timing: Conduct code enforcement on a complaint basis and evaluate the need for a proactive basis by December 2025; implement a proactive code enforcement within eight months if need is identified.

Quantified Objective: Reduce displacement risk for two lower-income households and facilitate place-based revitalization (see Program HE.4.1.1).

Program HE.4.1.3: Hazard Mitigation Planning. To reduce and mitigate the impacts of flood risks on vulnerable communities in the Town and provide guidance for the community, the Town will prepare a community disaster plan that addresses the risks and hazards it faces.

Responsibility: Town Council, Planning Department, and Housing Department

Financing: General Fund

Timing: Adopt a community disaster plan by December 2026, implement at least annually, and the apply for funding every other year starting December 2026.

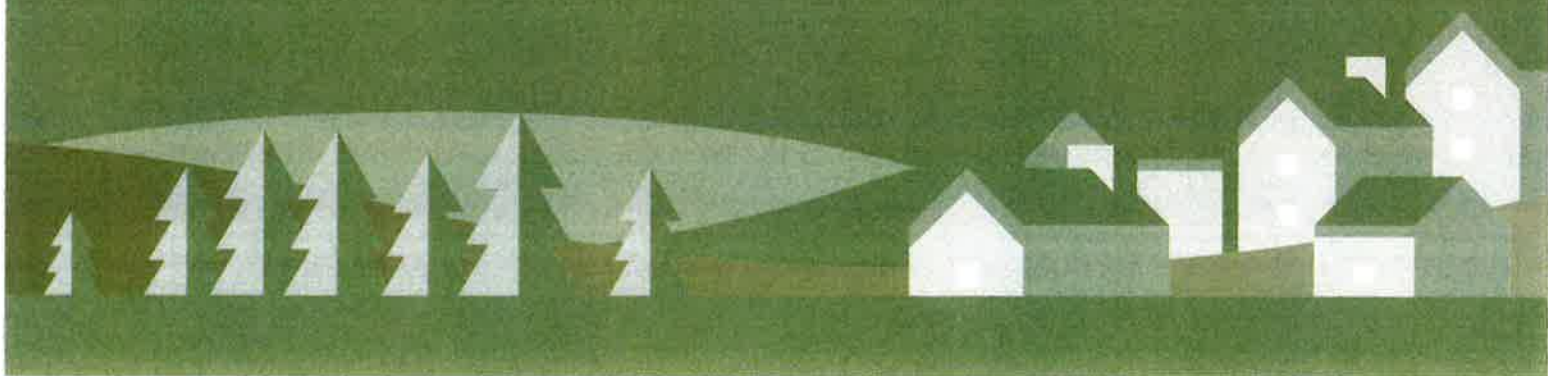
Quantified Objectives

Table 8-1 summarizes the Town of Fort Jones' quantified objectives for the 2023-2031 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

Table 8-1
Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	0	1	1	0	0	2
New Construction						
HE.1.1.1: Support Affordable Housing	0	1	1	0	0	2
HE.1.1.3: Extremely Low-Income Households	1	0	0	0	0	1
HE.1.2.1: Adequate Sites for Housing	0	1	1	0	0	2
HE.2.1.1: Accessory Dwelling Units	0	0	0	1	1	2
HE.2.1.2: Density Bonus Program	0	1	1	0	0	2
HE.2.1.3: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	0	2	2	0	0	4
HE.2.1.7: Conditional Use Permit Requirement for Multifamily and Mixed-Use Developments	0	0	0	10	0	10
Rehabilitation						
HE.1.1.2: Coordination with Great Northern Services and Scott Valley Family Resource Center	0	0	3	3	0	6
HE.4.1.1: Housing Rehabilitation	0	2	3	0	0	5
HE.4.1.2: Code Enforcement	0	1	1	0	0	2
Preservation/Conservation						
HE.1.1.4: Housing Choice Vouchers (Section 8) Rental Assistance	1	2	2	0	0	5
HE.3.1.1: Affirmatively Furthering Fair Housing	2	2	2	2	1	9

Source: Town of Fort Jones, October 2023





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