

MEMORANDUM

DATE: February 2, 2024

TO: David Dunn, City Administrator; Jessie Monday, City Clerk
Rico Tinsman, Contract City Planner

FROM: Michelle Nielsen and Vanessa Blodgett, Planwest Partners

SUBJECT: Revisions to the 2023-2031 Housing Element per HCD Input

On November 17, 2023, the City of Montague submitted the 2023-2031 Housing Element to the California Department of Housing and Community Development (HCD) for a required 90-day review. The purpose of this review is for HCD to assess whether the housing element substantially complies with State housing law. All housing elements must undergo this review by the HCD.

In December 2023, HCD provided preliminary findings and comments to the City of Montague. In response to HCD's input, Chapter 2, Appendix A, and Appendix B have been revised. No other chapters or appendices have been revised at this time.

HCD will issue their findings letter on or near February 16, 2024. The City will be able to again address HCD's findings by revising the housing element further as needed to ensure it complies with State housing law.

The revised portions of Chapter 2, Appendix A, and Appendix B are shown with track changes: Revisions are shown in ~~strikeout~~ and underline (NOTE: You will notice **RED** and **GREEN** strikethrough/underline text – **RED** indicates deletion/addition of text; **GREEN** indicates movement of text from one location to another location within the document.

Revised Chapter 2, Appendix A, and Appendix B can be read and downloaded by clicking the link below or on the City of Montague's [webpage](#):

<https://www.siskiyou-housing.com/montague-california/>.

A full copy of the housing element submitted on November 17, are available for reading and download on Montague's webpage, <https://cityofmontagueca.com/235-2>.

Chapter 2 – Goals, Policies, and Housing Programs

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

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

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

Required Program Components

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

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

For each program, the jurisdiction must identify a schedule of actions during the planning period, the agencies and officials responsible for implementation, and identification of funding sources to implement the program. Appropriate grant programs that will be applied can be identified as a funding source.

To affirmatively further fair housing, jurisdictions must establish goals, policies, and actions based on the identified contributing factors, and the priority of those factors. Government Code section 8899.50 requires “meaningful

actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

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

The identified contributing factors are prioritized in Appendix A. Table A-40, Section 7.0, contains Montague’s AFFH action plan to address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing.

The Goals of the Housing Element and the number of Policies and Programs within each Goal are as follows:

Goal 1 - Provide Adequate Sites

Goal 2 - Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing


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


Goal 4 - Facilitate the Provision of Housing Suited to Persons with Special Needs

Goal 5 - Encourage and Support the Development of Affordable Housing

Goal 6 - Encourage Sustainable Housing Development and Energy Conservation

Goal 7 - Promote Equal and Fair Housing Opportunities for All People

Use of the California icon  below denotes Montague’s policies and programs that fulfill a specific State housing law requirement. Table 2-1 below, lists the 17 programs that are intended to meet a State housing law mandate and is for quick reference. While there are programs that do not have the California icon, these programs are intended to meet one or more of the required program components discussed above. Also, some programs are included in response to public input received during meetings.

Use of the fair housing icon  below denotes Montague’s programs that are meaningful actions to affirmatively further fair housing in the City.

Goal 1 – Provide Adequate Sites

Assist in increasing the affordability of housing in Montague, the City shall provide adequate sites to accommodate the City’s housing needs and regional housing needs, provide a wide range of housing section by location, type, income level, and tenure by always ensuring there is an adequate supply of land for residential development.

Policy 1.1

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

**Table 2-1
City of Montague’s Quantified Objectives, 2023-2031**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	1	0	1	1	1	4
Rehabilitation	1	1	1	1	0	4
Totals	2	1	2	2	1	8

* The City has not established an objective for preservation of affordable housing as there are no assisted housing developments or units in the City considered to be at risk as the affordability covenant for that development expires in 2050 and are assessed as low risk for conversion during the planning period. See Appendix B, Section 4.0 for more details.

Policy 1.2

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

Policy 1.3

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

Program 1.3.1

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City’s remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Administration: City Administrator and Planning Department

Funding: Application fee, General Fund

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

Program 1.3.2

- 1) Coinciding with the annual General Plan Progress Report, update and review the inventory of vacant residential land in the city and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate Montague’s share of regional housing needs, a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance

are creating unusual constraints on the affordability and availability of housing. The City shall make the inventory available to the public, especially the development community, for their information and use.

- 2) The City will continue to monitor the need for multifamily development (i.e., R 3, High Density Residential) on an annual basis. The City Council and the public will receive a report of the analysis outcome and any necessary actions as part of the General Plan Annual Progress reports. “Needed action” to address the need for multifamily development shall include allowing multifamily development in the commercial districts without a use permit.

Administration: City Administrator and Planning Department

Funding: General Fund

Timing: 1) and 2): On an annual basis congruent with the General Plan Annual Progress Report, required pursuant to Government Code Section 65400, for the duration of the 2023-2031 housing element planning period.

Policy 1.4

- 1) The City shall provide adequate water and sewer services to meet the needs of existing residents and serve the demand for new housing and economic development. Should the City’s existing water or sewer infrastructure be found to be inadequate to serve future population growth, the City will program improvements as needed, including seeking grant funding.
- 2) It shall be the policy of the city of Montague to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, at all times for the duration of the 2023-2031 housing element planning period.

Program 1.4.1

In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

Administration: Department of Public Works and City Administrator

Funding: General Fund

Timing: Within one year from adoption of the 2023-2031 Housing Element.

Program 1.4.2 (was Programs III-7 and III-8)

- 1) Continue to review on an annual basis the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.
- 2) The City will seek funding to complete a public facility plan to provide sewer and water service to undeveloped land in the City. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.
- 3) The City shall continue to improve the sewer system, as necessary, to meet the needs of residents and to encourage, support, and accommodate housing and economic development.

Administration: City Council

Funding: State and federal and grants/loans

Timing: For the duration of the 2023-2031 Housing Element’s planning period.

Policy 1.5

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

Program 1.5.1

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

Administration: City Administrator

Funding: To be determined.

Timing: As opportunities are recognized.

Goal 2 – Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing

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

Policy 2.1

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

Program 2.1.1

The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements, and will use affirmative marketing best practices to prepare and publish housing information. This will include clear informational handouts for applicants explaining how to determine which Airport Compatibility Zone applies and what Airport Height Overlay requirements apply to their proposed development, and the implications for their projects considering the allowed uses, residential densities, and height of structures.

The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs by apply for State funding could allow awarded funds to be used for J/ADU development such as CalHOME and by publishing information about ADUs and JADUs on its website. This program will be implemented consistent with the requirements of AB 1483 (2019).

The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours, e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's housing programs including affordable housing programs.

Administration: City Administrator and Planning Department

Funding: General Fund

Timing: Within one year from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Policy 2.2

The City shall ensure that its land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily housing development applications. The City shall strive also to ensure that its fees are not a constraint to the development of affordable housing.

Program 2.2.1

- 1) The City shall amend the Montague Municipal Code, Title 17, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus application and documents and information required to be submitted with the density bonus application in order for a density bonus application to be deemed complete (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.
- 2) To ensure ongoing compliance with state Density Bonus Law, the City shall continue to monitor for amendments to Government Code Section 65915 et seq. and amend Title 17, Zoning, as necessary.

Administration: Planning Department, City Administrator

Funding: General Fund

Timing: 1) As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. 2) Following adoption of the Zoning Ordinance update, as part of the City's annual housing element progress report, the City shall report to the City Council any amendments to Government Codes Section 65915.

Program 2.2.2

The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.

Administration: Building Department, Planning Department, and City Administrator

Funding: General Fund

Timing:

- A) Beginning in 2025, biennially thereafter.
- B) Prior to adoption of new ordinances and resolutions for residential development standards and fees.

Policy 2.3

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

Program 2.3.1

- 1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.
- 2) The City will prepare and publish materials on its website informing the public and housing developers of the City's density bonus program for qualified housing developments
- 3) Encourage the developers of low- and moderate-income housing to utilize existing scattered developable lots within the city.
- 4a) The City will meet with housing consultants to review incentives for "infill" development. (was Program III-5)
- 4b) The City will continue to be represented on the Siskiyou Association of Governmental Entities (SAGE) working group to develop a strategy for affordable housing development. (was Program III-5)

Administration: Planning Department, City Clerk, City Administrator

Funding: General Fund

Timing: 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Montague Municipal Code; 3) transactionally as inquiries are received; 4a) by 2025 and biennially thereafter; and 4b) quarterly for SAGE

Program 2.3.2

The City's amendments to the Montague Zoning Ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units (J/ADUs), and other sections as applicable, shall be consistent with State law. J/ADUs shall continue to be permitted in any residential or mixed-use zone by-right, as a ministerial action without discretionary review or a hearing, subject to objective standards. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. Within sixty (60) days of adoption, the City shall submit a copy of the adopted J/ADU to HCD for a review for compliance with State law pursuant to Government Code Section 65852.2(h). The City shall amend the J/ADU Ordinance to address any written findings issued by HCD.

Administration: Planning Department and City Council

Funding: LEAP and General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. The City shall amend the J/ADU ordinance within one year to address any written findings from HCD (should HCD issue findings pursuant to Government Code Section 65852.2(h)).

Program 2.3.3

The City's amendments to the Montague Zoning Ordinance shall require a single parking space for each efficiency unit, studio apartment, one-bedroom units in multifamily housing developments, and each single room occupancy unit.

Administration: Planning Department and City Council

Funding: LEAP and General Fund


Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

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

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

Policy 3.1

To improve the safety and livability of existing housing stock the City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.

Program 3.1.1 

- 1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program.
- 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting four (4) households over the next eight years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.
 - A) If the City has available program income and rehabilitation is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
 - B) The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
- 4) The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing, and as a means to maintain safe and decent housing. The City will continue to respond to complaints or obvious potential code violations. The City will encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost

of replacement housing. The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.

5) The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing printed handouts available at public locations, and publishing them on its social media and website. The City will implement affirmatively marketing of its housing programs. An affirmative marketing program will include:

- Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
- Provide information about the program to potential applicants in multiple languages.
- Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
- Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

Administration: City Administrator, and Planning and Building Departments

Funding: General Fund

Timing:

- 1) For the duration of the planning period of the 2023-2031 Housing Element.
- 2) The City will review state funding calendars to identify programs that allow rehabilitation as an eligible activity. As state and federal funding becomes available, the City will apply for funding for the duration of the 2023-2031 housing element planning period.
- 3) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.
- 4) Transactionally during the planning period, and as substandard housing conditions are verified by the City.
- 5) For the duration of the 6th cycle housing element planning period.

Policy 3.2

Establish and implement replacement housing to mitigate the loss of affordable housing units on Housing Element designated inventory sites. Upon City Council adoption of the 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated 2023-2031 Housing Element Inventory sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program 3.2.1

To ensure the continued availability of housing for low- and very low-income housing, the City shall prepare and adopt a replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the City's site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and

- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households.

The City's policy will also consider how to provide disclosure for properties subject to replacement housing for future property owners.

Administration: Planning Department and City Administrator

Funding: General Fund

Timeframes: The Replacement Housing requirement shall be implemented immediately and applied as applications on designated Housing Element Inventory Sites are received and processed, and local policy shall be adopted by December 31, 2024.

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

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


Policy 4.1

Continue to promote housing for persons with special needs, including senior households, female-headed households, persons with disabilities, persons with developmental disabilities, farmworkers, and large households. The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy 4.2

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

- Government Code Section 65582, subparagraph (i) for the definition of target population.
- Government Code Section 65583 for emergency shelters.
- Government Code Section 65650-65656 for supportive housing developments. The amendments shall permit supportive housing developments by-right in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Government Code Section 65660-65668 for low barrier navigation centers, a type of emergency shelter. The amendments shall permit low barrier navigation centers by-right in the same zones that permit emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

Program 4.2.1 

1a) Pursuant to the draft Zoning Ordinance, the R-1, R-2, R-3, MU, T-C, and P-D zones are zones where multifamily uses are permitted. Consistent with Government Code Section 65650 et seq., the City shall amend the Zoning Ordinance to be substantially the same as the draft circulated in June 2023, which allows by-right supportive housing developments meeting the requirements of Government Code Sections 65651 and 65652 in the R-1, R-2, R-3, MU, T-C, P-D zones as a by-right use, not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.

1b) Consistent with Government Code Section 65650 et seq., the City shall ~~amend~~ revise the G-C zone of the draft Zoning Ordinance ~~the R-2/3, MU, P-D, and T-C zones~~ to allow by-right supportive housing developments that meeting the requirements of Government Code Sections 65651 and 65652 as a by-right use and not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.

4) 1c) The City shall revise the minimum off-street parking requirements of the draft Zoning Ordinance for qualifying supportive housing developments to be consistent with Government Code Section 65653.

1d) The definition of target population that is embedded in the definition of supportive housing shall be amended to reference the definition of target population contained Government Code Section 65582(i).

2) Consistent with Government Code 65583(c)(3), the City shall amend the Montague Zoning Ordinance to allow by-right low barrier navigation centers meeting the requirements of Government Code Section 65662 as a by-right use and not subject to a conditional use permit or other discretionary approval in the same zone(s) that permit emergency shelters and s zoned for mixed use and nonresidential zones permitting multifamily, which include the R-3 and T-C zones.

~~3)2) The definition of target population that is embedded in the definition of supportive housing shall be amended to reference the definition of target population contained Government Code Section 65582(i).~~

Administration: Planning Department and City Administrator

Funding: LEAP and General Fund

Timing: 1)-~~24~~): As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 ~~2023~~2024.

Program 4.2.2 

The City shall amend Title 17 of the Montague Municipal Code and other sections as applicable, for emergency shelters to comply with State law. The amendments shall continue to permit emergency shelters in the R-3 zone without a conditional use permit or other discretionary permit, subject only to development and management standards that apply to residential or commercial development in the same zone, and shall not have the effect of precluding emergency shelters. Management standards shall be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq. Off-street parking standards shall be consistent with Government Code Section 65583(a)(4)(A). Specifically, the City shall:

1) Amend Title 17 to expressly allow emergency shelters as a by-right use not subject to a conditional use permit or other discretionary approval in the R-3 zone.

- 2) Emergency shelters shall be subject only to written objective standards specified in Government Code Section 65583(a)(4)(B), and development and management standards that apply to residential or commercial development in the same zone.
- 3) Off-street parking standards for emergency shelters shall be sufficient to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Administration: Planning Department and City Administrator

Funding: LEAP and General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

Program 4.2.3

- 1) The City shall amend the Zoning Ordinance to allow employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Specifically,
 - A) Consistent Section 17021.5 of the Health and Safety Code, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and shall be a by-right use. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy, per section 17021.5 of the Health and Safety Code.
 - B) Employee housing of permanent construction consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential, and in all commercial zones with a use permit.
 - C) Pursuant to Government Code Section 17021.6, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use of land, and shall be permitted by-right on lands designated as agricultural in the Land Use Element of the Montague General Plan.
 - D) The City will update Title 18 in conformance with California Health and Safety Code Section 17021.8 which generally requires applications for development of qualifying farmworker housing on land designated as agriculture in the Montague General Plan to be subject to a streamlined, ministerial approval process that meets the requirements of State law specified in Health and Safety Code Section 17021.8.
 - E) For the purpose of all local ordinances, employee housing, including farmworker, shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- 2) The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Administration: Planning and Building Department, City Council

Funding: LEAP and General Fund

Timing: 1) As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. 2) Apply annually as NOFAs are released for the duration of the housing element planning period.

Program 4.2.4

The City shall amend the definition of “family” in Section 17.08.160, Title 17 – Zoning, Montague Municipal Code. Should the City elect to amend the definition of family (rather than repealing the definition), the amended definition shall not overly scrutinize living arrangements, require that residents be related by blood, marriage, or adoption, or impose a zoning limit on the number of unrelated people. The City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto.

Administration: Planning Department

Funding: LEAP and General Fund

Timing: As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2024.

Program 4.2.5

The City shall amend Title 17 of the Montague Municipal Code to allow group homes in the same manner as other residential development in the same zone. The amendments shall remove regulatory barriers and allow for development of a range of group and assisted care housing for individuals with disabilities by ensuring appropriate zoning for all ranges of housing from group housing, independent living with services on-site, and institutional care facilities. The City shall allow group homes in all residential zones including single family zones in compliance with Affirmatively Furthering Fair Housing and applicable Health and Safety Codes. The City may consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022. The amendments to the Montague Municipal Code shall allow:

- 1) Group homes, even homes that have more than six residents, that do not provide licensable services shall be allowed in the R-A, R-E, R-1, R-1/2/3, MU, and P-D zones, and the T-C zone when combined with a commercial use, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zones.
- 2) Group homes that provide licensable services to six or fewer residents shall be allowed in shall be allowed in the R-A, R-E, R-1, R-1/2/3, MU, and P-D zones, and the T-C zone when combined with a commercial use, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zones.
- 3) Group homes that provide licensable services to more than six residents shall be allowed subject to conditional use permit in the R-E, R-1/2/3, MU, and P-D, zones. Development, performance, and design standards shall be objective and nondiscriminatory. Conditional use permit findings shall be objective and provide for approval certainty.
- 4) Amend the definition of group home to be consistent with State law, including the City’s obligation to affirmatively further fair housing.

Administration: Planning Department

Funding: General Fund

Timing: As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2024.

Policy 4.3

The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, farmworkers, individuals and families experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting

these special housing needs through a combination of regulatory amendments and incentives, and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

Program 4.3.1

- 1) The City will support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.
- 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.
- 3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information.
- 4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.
- 5) The City will meet with representatives from the Housing Authorities, the NorCal Continuum of Care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- 6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.
- 8) Support applications by housing developers to utilize governmental housing programs such as the USDA RD 504 programs, CDBG programs, and other housing rehabilitation programs. (was Program II-3)
- 9) To address the needs of single-parent households, the City will support the development of low-cost child care facilities and job training programs in the city to encourage the householders to enter and stay in the job market. Refer residents to and meet with child care council and HUB Communities Family Resource Center as needed to review the possible child care needs of the community.

Administration: City Administrator

Funding: General Fund

Timing: Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually for the duration of the planning period of the 2023-2031 Housing Element. City Clerk will meet with CDBG consultants on a quarterly basis to review housing programs for the duration of the planning period of the 2023-2031 Housing Element.

Goal 5 – Encourage and Support the Development of Affordable Housing

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

Policy 5.1

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

Program 5.1.1

- 1) To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.
- 2) The City shall encourage and support plans that include extremely low, very low, and low income housing in the residential and mixed-use zoning districts when located within a quarter mile of a transit stop and/or when the development is located within a distance a person can reasonably walk to services (e.g., quarter mile). The term “encourage and support”, as used herein, may include, but is not limited to:
 - Site identification;
 - Local, state, and federal permit assistance.
 - Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
 - Allow phasing of infrastructure whenever possible at time of project review;
 - Facilitate the provision of public transportation services to serve residential areas, including services for individuals with disabilities and the installation of bus stops at safe and convenient locations;
 - Maintenance of relationships with funding and facilitating agencies and organizations; and
 - The City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low income households.
 - Any other action on the part of the City that will reduce development costs.

Administration: City Council

Funding: General Fund

Timing: 1) Apply for funding annually to assist extremely low-income households for the duration of the 2023-2031 Housing Element’s planning period. 2) For the duration of the 2023-2031 Housing Element’s planning period when residential project applications are considered.

Program 5.1.2

The City will improve awareness and support for the City’s workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing. The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. This program will be implemented consistent with the requirements of AB 1483 (2019). To improve the dissemination

of the City's affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

Administration: Planning and Building Department, City Administrator

Funding: General Fund

Timing: Within two years from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Goal 6 – Encourage Sustainable Housing Development and Energy Conservation

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

Policy 6.1

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

Program 6.1.1

The City may consider exploring options for building regulations that allow the use of alternative building materials and construction methods, within the City's legal authority, that demonstrate energy conservation and sustainability while protecting the public health, safety, and welfare.

Administration: Building Department, City Administrator

Funding: General Fund

Timing: Initiate no later than December 2025.

Program 6.1.2

Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the 6th cycle planning period by providing information

Administration: Building Department, City Administrator

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

Timing: Initiate no later than December 2025.

Program 6.1.3

The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.

Administration: Building Department

Funding: Private and government funds

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

Program 6.1.4

To improve energy conservation, the City will require all units rehabilitated under the rehabilitation program described in Program 3.1.1 and supported with state or federal funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking and weather-stripping to reduce energy costs.

Administration: Building Department

Funding: General Fund

Timing: On a project-by-project basis for the duration of the 2023-2031 planning period.

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

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

Policy 7.1

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

Program 7.1.1

- 1) The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.
- 2) City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.
- 3) The City shall provide information concerning discrimination compliant procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters' resource program.

- A. The information and content of this program shall be incorporated into the community awareness improvement program, , sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours.
- 4) Conduct at least biennial training for the City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Administration: City Council

Funding: General fund

Timing:

1)–3) At all times during the 2023-2031 Housing Element cycle.

4) The City shall provide biennial training, with the first training held by 12/31/24.

Program 7.1.2

Appendix A analyzes fair housing conditions in the City of Montague and provides a regional comparison. Section 7.0 of Appendix A enumerates the City's fair housing issues and contributing factors, and the contributing factors are prioritized in Table A-40, section 7.0 of Appendix A.

The City's Affirmatively Furthering Fair Housing action plan is identified as Table A-40, section 7.0, Appendix A, and hereby incorporated by reference. The City's AFFH Action Plan addresses the identified fair housing issues and contributing factors.

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

Administration: City Council

Funding: General fund

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

Appendix A – Assessment of Housing Needs and Fair Housing

- 1.0 Introduction 3
- 2.0 Population and Employment Trends 3
 - 2.1 Population Change 3
 - 2.2 Population Growth Projections 4
 - 2.3 Population by Age 4
 - 2.4 Population by Race and Ethnicity 5
 - 2.5 Labor Force and Employment 8
 - 2.6 Commuting and Transportation Costs 11
- 3.0 Household Characteristics and Trends 12
 - 3.1 Household and Family Size 12
 - 3.2 Household Income and Poverty 14
- 4.0 Special Needs Analysis 19
 - 4.1 Persons with Disabilities 19
 - 4.2 Persons with Developmental Disabilities 21
 - 4.3 Senior Population 22
 - 4.4 Large Households 24
 - 4.5 Single-Parent Households 24
 - 4.6 Farmworkers 25
 - 4.7 Homelessness 26
- 5.0 Housing Characteristics 30
 - 5.1 Housing Composition 30
 - 5.2 Housing Conditions 30
 - 5.3 Occupancy and Tenure 31
 - 5.4 Housing Unit Size 32
 - 5.5 Overcrowded Housing 32
- 6.0 Housing Costs and Affordability 33
 - 6.1 Single-Family Home Costs 33
 - 6.2 Rental Housing Costs 33
 - 6.3 Overpayment (Cost Burdened) 34
- 7.0 Assessment of Fair Housing 36

7.1	Introduction	36
7.2	Assessment of Fair Housing Enforcement and Outreach Capacity	37
7.3	Presence of R/ECAP and RCAA.....	39
7.4	Assessment of Segregation and Integration Patterns and Trends	39
7.5	Assessment of Disproportionate Housing Needs, including Displacement.....	41
7.6	Assessment of Disparities in Access to Opportunity	42

1.0 Introduction

The Housing Needs Assessment provides a demographic and housing profile of the City. This assessment also provides other important information to support the goals, policies, and programs of the Housing Element to meet the needs of current and future residents.

The Decennial Census, completed every 10 years, is an important source of information for the Housing Needs Assessment, as is the 2016-2020 American Community Survey Data. It provides the most reliable and in-depth data for demographic characteristics of a locality. The State Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. Definitions of various U.S. Census Bureau terms used throughout this document are provided in Appendix E for clarification.

The Housing Needs Assessment 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. It outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining analysis of the AFH is found in Section 7.0.

2.0 Population and Employment Trends

2.1 Population Change

The population of Montague decreased by 15 percent from 1,443 in 2010 to 1,226 in 2020, as shown in **Table A-1**. The US Census estimated Montague’s 2010 population to be 1,443 persons, which represented a decrease of 0.9 percent from 2000. The trend within the county-City of slow growth or no growth at all is fairly common for rural Siskiyou County, where a shortage of economic opportunities deters growth.

**Table A-1
Regional Population Growth, 2000-2020**

Geographic Area	Population			Percent Change	
	2000	2010	2020	2000–2010	2010–2020
Montague	1,456	1,443	1,226	-0.9%	-15.0%
Dorris	886	939	860	6.0%	-8.4%
Dunsmuir	1,923	1,650	1,707	-14.2%	3.5%
Etna	781	737	678	-5.63%	-8.01%
Mt. Shasta	3,621	3,394	3,223	-6.3%	-5.0%
Tulelake	1,020	1,010	902	-1.0%	-10.7%
Weed	2,978	2,967	2,862	-0.4%	-3.5%
Yreka	7,290	7,765	7,807	6.5%	0.5%
Unincorporated Co.	23,686	24,156	24,116	2.0%	-0.2%
All of Siskiyou Co.	44,301	44,900	44,076	1.4%	-1.8%

Source: US Census 2000, 2010, 2020

2.2 Population Growth Projections

Standalone population projections are not currently available for the City of Montague. The California Department of Finance (DOF) provides projections for all counties through 2060 but does not provide them at the city level. Because of Montague’s small size, no other data source for projections at the city level could be located. **Table A-2** below shows the expected population for both the incorporated and unincorporated portions of Siskiyou County from 2010 to 2060. Based on DOF projections, the County’s population is expected to decrease by approximately 12.2 percent from 2010 to 2060. The data indicates that it is likely Montague’s population will continue to decline into the future.

Table A-2
Population Projections, 2010-2060

	2010	2020	2030	2040	2050	2060
Siskiyou County	44,855	43,792	42,707	41,434	39,874	39,395

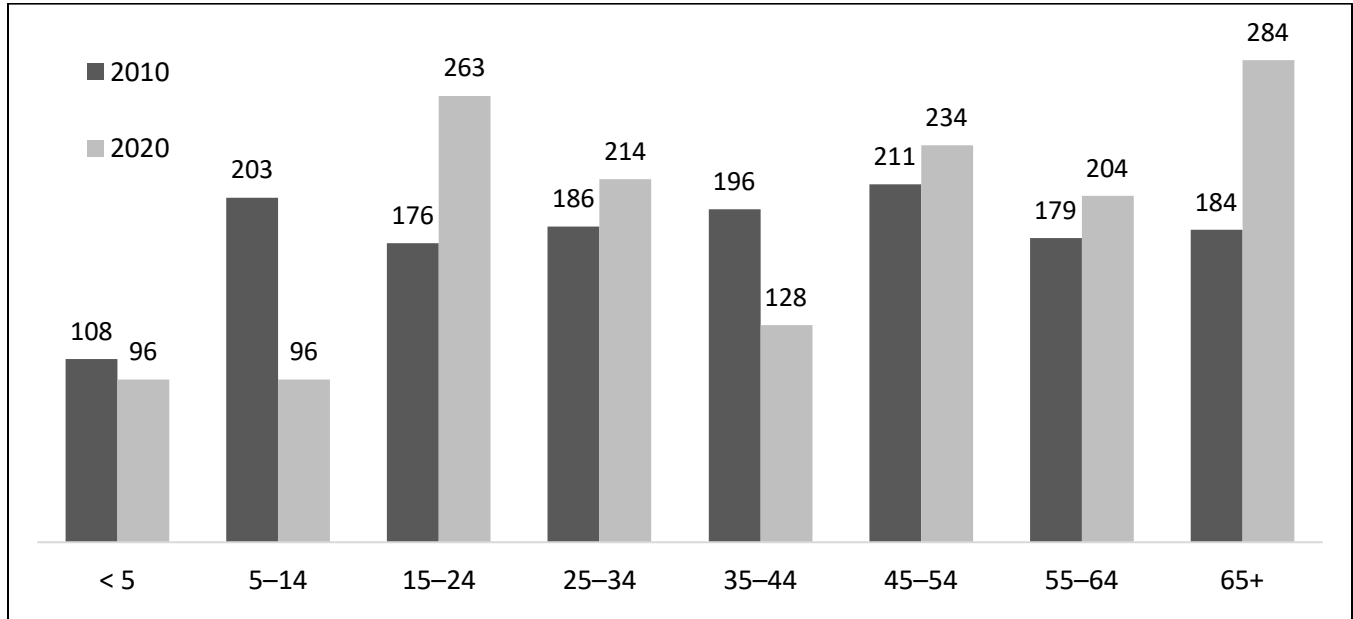
Source: Department of Finance, July 2021

2.3 Population by Age

The age of a locality’s population is included because as individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18-34) typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready, or cannot afford, to purchase homes and look for rental units to meet their housing needs. In contrast, middle-aged adults (35-54) typically have higher earning potential and higher homeownership rates. Individuals who are approaching retirement age or are recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many may look for smaller homes on properties that are easier to maintain, or for residential communities that cater specifically to their lifestyles, needs, and preferences. As individuals age, their mobility may change increasing the need for accommodation and housing with accessibility features.

The distribution of Montague’s population by age group is displayed in **Figure 1** and **Table A-3**, showing that the distribution for most age groups has not changed significantly since 2010 with two notable exceptions: the number of residents in the age group between the ages of 15 and 24 increased by nearly 50 percent (87 persons), and the number of residents 65 and older increased by 100 persons.

Figure 1: Montague's Population by Age, 2010 to 2020¹



The most significant difference in the 2020 population by age between Siskiyou County and Montague is that ~~Compared to Siskiyou County in 2020,~~ Montague had fewer persons ~~in the who are~~ 55+ age range as a percentage of the population ~~than the County.~~

**Table A-3
Population by Age, 2010-2020**

Age (years)	Montague				Siskiyou County			
	2010		2020		2010		2020	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
< 5	108	7.5%	96	6.3%	2,473	5.5%	2,232	5.1%
5-14	203	14.1%	96	6.3%	5,136	11.4%	5,074	11.7%
15-24	176	12.2%	263	17.3%	4,935	11.0%	4,414	10.1%
25-34	186	12.9%	214	14.1%	4,277	9.5%	4,446	10.2%
35-44	196	13.6%	128	8.4%	4,536	10.1%	4,391	10.1%
45-54	211	14.6%	234	15.4%	6,910	15.4%	4,751	10.9%
55-64	179	12.4%	204	13.4%	7,851	17.5%	7,225	16.6%
65+	184	12.8%	284	18.7%	8,782	19.6%	10,983	25.2%
Total	1,443	100%	1,519	100%	44,900	100%	43,516	100%

Source: 2010 US Census P12, 2020 ACS 5-year estimates

2.4 Population by Race and Ethnicity

Figure 2 below shows geographically that Whites are the predominant racial/ethnic group in most of the region including Montague. The geographic distribution is consistent with the U.S. Census data discussed below.

¹ Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, Table P8. 2020 ACS 5-Year Estimates Subject Tables. U.S. Census Bureau, Table S0101.

Figure 2: Regional Ethnicity Hispanic and White Majority

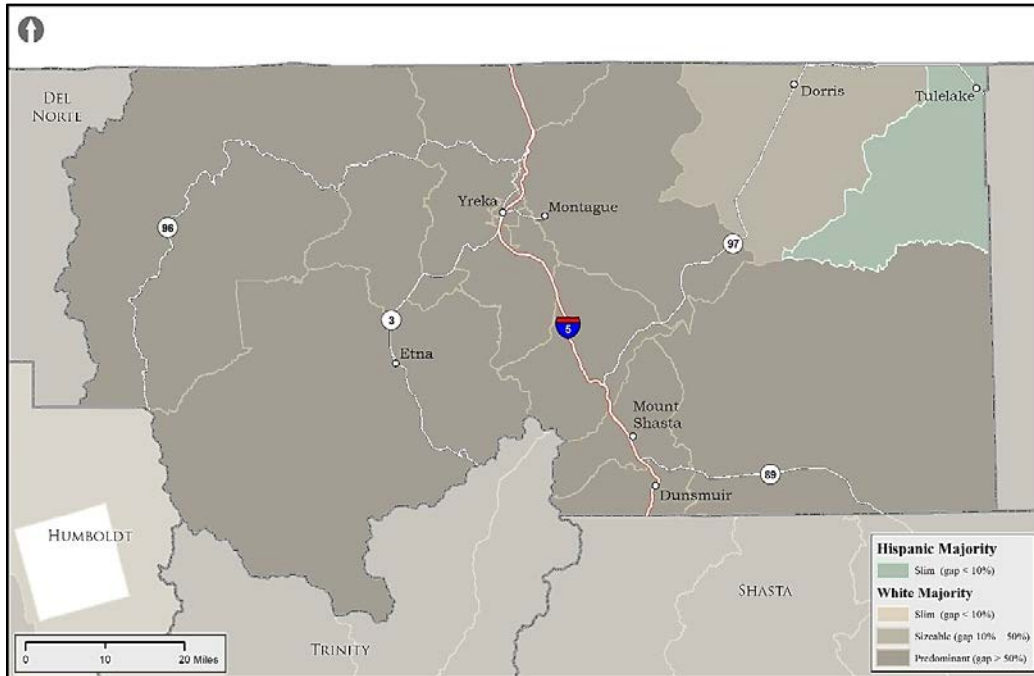


Table A-4 shows the racial and ethnic composition of the City of Montague alongside the same data for Siskiyou County. Persons who identify as White, non-Hispanic--Latino comprise 76.4 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 11 percent of the City’s population. Persons who are two or more races are the next largest racial group at 7.8 percent of the population. The number of persons who identify as White decreased from 2010 to 2020 in the City, while the other two racial and ethnic groups increased in population. As a percentage of the population, Siskiyou County’s racial and ethnic composition is similar. Siskiyou County also saw population decreases and increases for these same groups. The City saw a greater increase in the number of Hispanic or Latino persons in comparison to the Siskiyou County.

**Table A-4
Population by Race/Ethnicity, 2010-2020**

	Montague					Siskiyou County				
	2010		2020		% Δ	2010		2020		% Δ
		%		%			%		%	
Total:	1,443		1,226		-15.0%	44,900		44,207		-1.5%
Hispanic or Latino	107	7.4%	135	11.0%	26.2%	4,615	10.3%	5,527	12.5%	19.8%
Not Hispanic or Latino:	1,336	92.6%	1,091	89.0%	-18.3%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	1,263	87.5%	996	81.2%	-21.1%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	1,191	82.5%	937	76.4%	-21.3%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	4	0.3%	8	0.7%	100.0%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	60	4.2%	44	3.6%	-26.7%	1,549	3.5%	1,757	4.0%	13.4%
Asian alone	8	0.6%	4	0.3%	-50.0%	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	0.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	0	0.0%	3	0.2%	0.0%	64	0.1%	265	1.6%	314.1%
Population of two or more races:	73	5.1%	95	7.8%	30.1%	1,840	4.1%	3,095	7.0%	68.2%

Source: US Census Table P2 "Hispanic or Latino, and Not Hispanic or Latino by Race", 2010 and 2020

2.5 Labor Force and Employment

The U.S. Census estimates the City’s 2020 unemployment being 56 persons, which represents an 8.5 percent unemployment rate. This is higher than the County (7.4 percent) and the State’s (6.1 percent) rate. **Table A-5** illustrates labor force information, including that approximately 91.5 percent, or 605 persons, of the City’s labor force was employed in 2020. Mt. Shasta has an unemployment rate that is about 5 percent less than that of Montague. California’s 2020 unemployment rate was ~~slightly~~ lower than the City and County at 6.1~~2~~ percent. ~~Although similar to the City and County, 92.7 percent of the State’s labor force is employed.~~

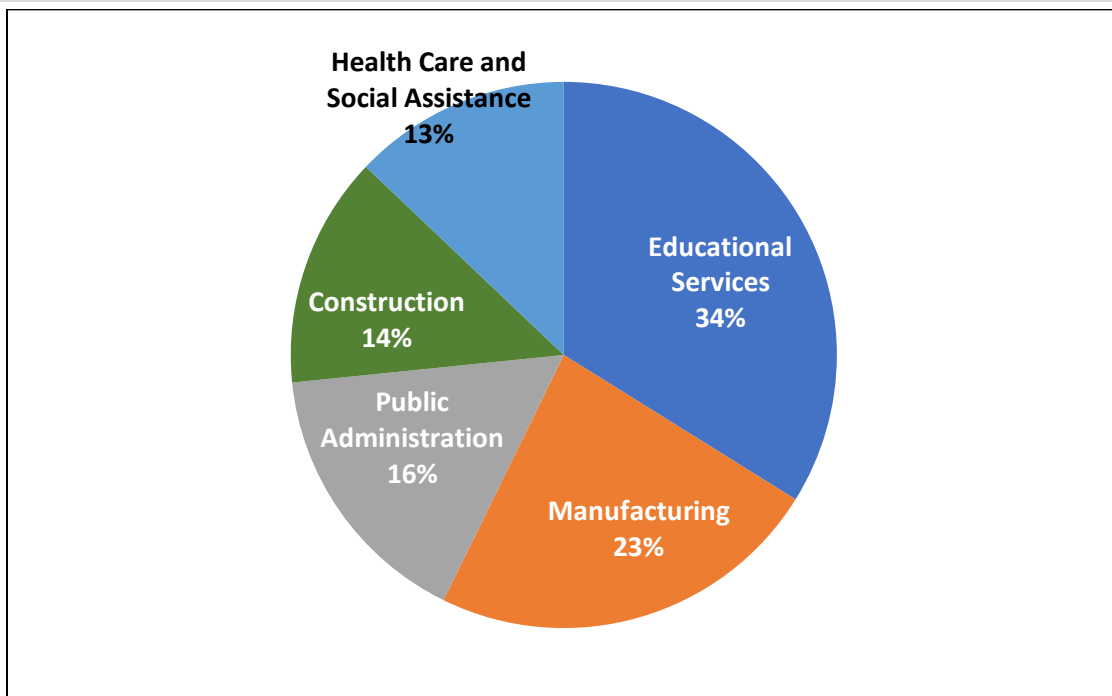
**Table A-5
Regional Labor Force, 2020**

	Montague	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	661	1,450	1,056	3,089	17,939	20,016,955
Employment	605	1,401	966	2,868	16,597	18,646,894
Unemployment	56	49	90	220	1,325	1,229,079
Unemployment Rate	8.5%	3.4%	8.5%	7.1%	7.4%	6.1%

Source: US Census ACS 2020 Table DP03 and <http://www.labormarketinfo.edd.ca.gov> > siskisub.xlsx accessed September 11, 2023

According to Census data, there were 161 jobs in Montague in 2020, and **Figure 3** presents the top five Montague industries by job count. By industry, the educational services sector had the largest share of jobs.

Figure 3: Top 5 Jobs by NAICS Industry Sector for Montague, 2020²



² Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Table A-6 shows the top ten industries, by job count, for the region for 2010 and 2020. According to the US Census data, since 2010, the construction; agriculture, forestry, fishing and hunting; and health care and social assistance sectors have experienced the largest job growth increases as a percentage. The health care and social assistance sector provides nearly 2,000 jobs and is the largest industry sector by the number of jobs in Siskiyou County. Overall, since 2010, the number of jobs has declined by one percent.

**Table A-6
Top 10 Jobs by Industrial Sector, Siskiyou County 2010-2020**

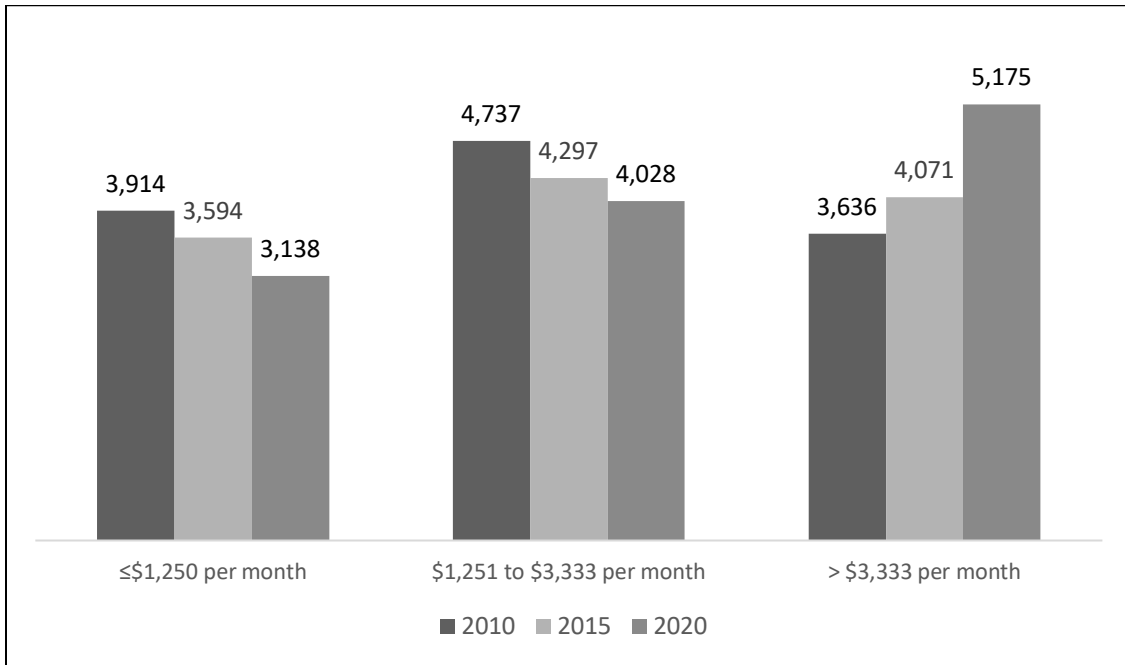
Industry Sector	2010		2020		2010-2020	
	Job Count	Percent	Job Count	Percent	Absolute Change	% Change
Educational Services	1,942	15.8%	1,717	13.9%	-225	-11.6%
Public Administration	1,636	13.3%	1,352	11.0%	-284	-17.4%
Health Care and Social Assistance	1,535	12.5%	1,974	16.0%	439	28.6%
Retail Trade	1,513	12.3%	1,435	11.6%	-78	-5.2%
Accommodation and Food Services	1,242	10.1%	1,148	9.3%	-94	-7.6%
Manufacturing	751	6.1%	915	7.4%	164	21.8%
Other Services (excluding Public Administration)	650	5.3%	424	3.4%	-226	-34.8%
Agriculture, Forestry, Fishing and Hunting	532	4.3%	960	7.8%	428	80.5%
Administration & Support, Waste Management and Remediation	358	2.9%	314	2.5%	-44	-12.3%
Finance and Insurance*	348	2.8%	166	1.3%	-182	-52.3%
Construction**	255	2.1%	524	4.2%	269	105%
Total Jobs	10,507		10,405		-102	-1.0%

* Ranked in the top 10 in 2010 but ranked 15th in 2020. ** Ranked in the top 10 in 2020 but ranked 14th in 2010.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Figure 4 shows job counts by monthly gross pay over time. The number of jobs that pay less than \$1,250 a month has decreased, while the number of jobs paying more than \$3,333 has increased by 42 percent.

Figure 4: Siskiyou County Jobs by Earnings, 2010-2020



Fastest Growing Occupations

The region’s fastest growing occupations are listed in **Table A-7**. This information is only available for the Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties), but is applicable as Montague’s residents work both inside and outside of the City. It is anticipated that the fastest growing occupation in the Northern Mountains Region is in the areas of medical and health service managers, counselors, and marketing. According to HCD, the 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the County’s median hourly wage - construction managers and medical and health services managers.

**Table A-7
Fastest-Growing Occupations, North Mountains Region**

	Median Hourly Wage*	Estimated Employment		Percentage Change
		2018	2028	
Construction Managers	\$52.59	440	530	20%
Medical and Health Services Managers	\$64.86	240	320	33%
Market Research Analysts and Marketing Specialists	\$25.00	190	230	21%
Substance Abuse, Behavioral Disorder, and Mental Health Counselors	\$22.56	320	390	22%
Medical Assistants	\$19.99	400	470	18%
Cooks, Restaurant	\$17.01	1,020	1,250	23%
Animal Caretakers	\$16.37	200	240	20%
Industrial Machinery Mechanics	\$27.47	250	300	20%

Source: Siskiyou County Profile, State of California Employment Development Department, accessed 2021.

* 2021 Q1 Mean Hourly Wage from Occupational Employment and Wage Statistics (OEWS) Survey Results

2.6 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. According to the ACS 5-Year Estimates, the average commute time for Montague residents is 22.5 minutes, which is comparable to the average commute time for County residents (19.2 minutes).³ According to this data, 9.3 percent of Siskiyou County residents worked at home, while 4.5 percent of Montague residents work from home.

Table A-8 shows where Montague residents are commuting to for employment. By far, most residents commute to Yreka for work. Yreka is approximately 6 miles southwest of Montague. According to the ACS 5-Year Estimates, 3.3 percent of Montague’s occupied housing units have no vehicles available, a rate that is nearly three percentage points lower than Siskiyou County’s rate of 6.0 percent, which affects 6.5 percent of renter occupied housing units.⁴ Montague’s rate of occupied housing units with one vehicle is 31.1 percent which is relatively comparable (as a percentage) to the County rate of 29.7. Approximately nearly 66 percent of Montague’s occupied households have two or more vehicles, which is slightly higher (as a percentage) than the County rate of 64.2 percent.

The Siskiyou Transit and General Express (STAGE) provides regional bus service that largely follows the Interstate 5 corridor. STAGE has a regular northbound/southbound route that connects Montague with Yreka. STAGE has three stops in Montague. All STAGE buses are ADA compliant. STAGE offers discount annual passes for income eligible households. The City [of Montague](#) does not operate a separate intracity bus service.

³ <https://www.census.gov/acs/www/about/why-we-ask-each-question/commuting/> accessed September 11, 2023, and US Census Table S2504 2021.

⁴ <https://www.census.gov/acs/www/about/why-we-ask-each-question/index.php>, accessed September 12, 2023.

**Table A-8
Commuting Patterns for Montague Residents, 2020**

Jurisdiction Where Employed	# of Residents	Percent
Yreka	139	38.2%
Montague	16	4.4%
Redding	16	4.4%
Weed	15	4.1%
Mount Shasta	11	3.0%
Medford, OR	7	1.9%
Eureka	5	1.4%
Chico	4	1.1%
Happy Camp	4	1.1%
Lake Shastina	4	1.1%
All Other Locations	143	39.3%
Total Jobs	364	100%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Siskiyou County is a large rural county and Montague is a relatively low-density city. With a declining population in the region, there are not many transit options beyond those provided by private vehicles and the Siskiyou Transit and General Express (STAGE). The entirety of Montague and Siskiyou County have high transportation costs. HUD developed the transportation cost index that “estimates of transportation expenses for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region” at the Census tract level (HCD AFFH Data Resources and Mapping Tool, accessed March 29, 2023). The lower the index score, the higher the transportation costs. Index scores are affected by the availability of public transit and the density of housing, services, and jobs in a community. The entirety of Montague and Siskiyou County have the lowest transportation index score of 0-20 (where 79-99 is the highest possible score). This means transportation costs for low-income Montague residents is high.

3.0 Household Characteristics and Trends

3.1 Household and Family Size

Table A-9 shows Montague’s growth trends (by occupied housing units) for households and families from 2010 to 2020.⁵ During the first five years of the ten-year period, the number of households decreased while the number of families increased. For the second five-year period, the number of both households and families increased. Overall, Montague’s count of households and families increased as measured by occupied housing units. The average household and family size both decreased overall from 2010-2020.

⁵ A family household consists of a householder living in the home with one or more individuals who are related to the householder by birth, marriage, or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people.

**Table A-9
Montague Household and Family Trends, 2010-2020**

	Number			Percent Change		
	2010	2015	2020	2010–2015	2015-2020	2010–2020
Households	556	554	619	-0.36%	11.73%	11.33%
Families	323	394	411	21.98%	4.31%	27.24%
Avg. Household Size	2.52	2.69	2.41			
Avg. Family Size	3.07	3.02	2.63			

Source: 2010, 2015, and 2020 US Census ACS Table DP02 and S1101

Household size by tenure from 2010 to 2020 is shown in **Table A-10**. The overall number of renter households was nearly identical in 2020 as it was in 2010, whereas the number of owner households increased by over 19 percent over the same period. Two person households saw the biggest change during the reporting period, with two-person renter households increasing by 84 persons (or 240 percent) and two-person owner households increasing by 110 persons (or 99 percent). Renter households of all other sizes decreased or there was no change. For owner households, the number of four-person households increased by 5 persons (or nearly 22 percent). ~~All owner households of five or persons declined~~. According to the Census data, the number of five-person renter and owner households declined.

**Table A-10
Montague Household Size by Tenure, 2010 and 2020**

Household Size	2010		2020		Change	
	Households	Percent	Households	Percent	Households	Percent
Total Households	556		619		63	11.3%
Owner-Occupied Households						
1 person	97	29.4%	77	19.5%	-20	-20.6%
2 persons	111	33.6%	221	56.1%	110	99.1%
3 persons	57	17.3%	52	13.2%	-5	-8.8%
4 persons	23	7.0%	28	7.1%	5	21.7%
5 persons	25	7.6%	12	3.0%	-13	-52.0%
6 persons	3	0.9%	0	0.0%	-3	-100.0%
≥7 persons	14	4.2%	4	1.0%	-10	-71.4%
Total	330	100.0%	394	100.0%	64	19.4%
Renter-Occupied Households						
1 person	76	33.6%	35	15.6%	-41	-53.9%
2 persons	35	15.5%	119	52.9%	84	240.0%
3 persons	53	23.5%	34	15.1%	-19	-35.8%
4 persons	46	20.4%	11	4.9%	-35	-76.1%
5 persons	16	7.1%	10	4.4%	-6	-37.5%
6 persons	0	0.0%	6	2.7%	6	0%
≥7 persons	0	0.0%	10	4.4%	10	0%
Total	226	100%	225	100%	-1	-0.4%

Source: 2010 and 2020 US Census ACS Table B25009

3.2 Household Income and Poverty

Figure 5 shows the change of the median household income for Montague residents from 2010 to 2020. Montague’s incomes have risen. Those earning \$50,000-\$74,999 increased the most, jumping from 97 households in 2000 to 167 households in 2020. Table A-11 documents that the median income for Montague’s households in 2020 was \$53,837.

Figure 5: Montague Median Household Income, 2010-2020

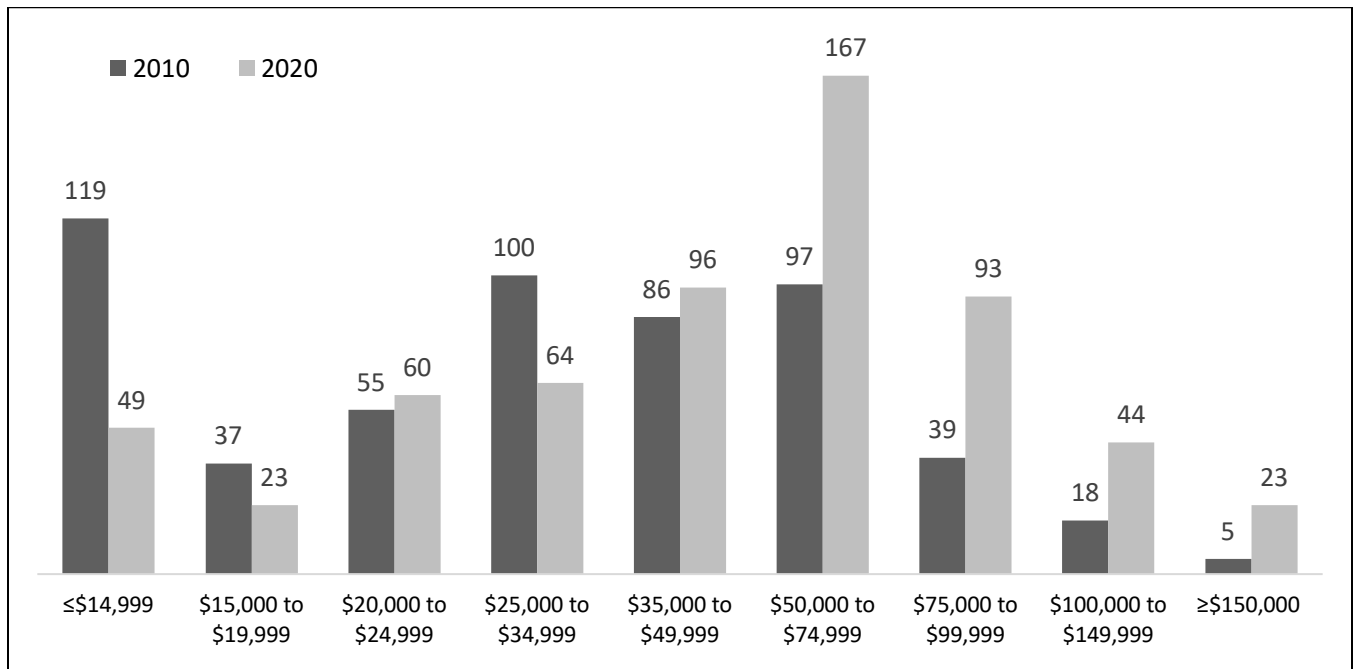


Table A-11
Median Household Income by Size, 2020

Households Size	2021 Estimated Median Income*
1-person households	\$19,853
2-person households	\$54,492
3-person households	\$83,359
4-person households	-
5-person households	\$54,091
≥6 person households	-
All Households	\$53,837

* Income in the last 12 months (in 2021 inflation adjusted dollars).

Source: US Census ACS Table B19019.

Another important measure of income is the U.S. Department of Housing and Urban Development’s (HUD’s) periodic "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), measure housing needs in jurisdictions particularly for low-income households.

The CHAS data are used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds. **Table A-12** below illustrates the number of households in each income group based on the 2015-2019 American Community Survey as presented by HUD’s CHAS data. Approximately 55 percent of the City’s households have incomes at or below the low-income limit (80 percent of or less of AMI), with approximately 8.5 percent of all households in the extremely low-income category, less than 30% of AMI. About 12 percent of

households have earnings in the moderate-income category, and the remaining 32.7 percent have earnings in the above moderate-income category.

Table A-12
Households by Income Group by Tenure, 2015-2019 ACS

Income Group for 2019*		Owner		Renter		Total	
		Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (Below 30% of HAMFI)	<\$25,750	30	9%	20	8%	50	8.5%
Very Low Income (30–50% of HAMFI)	\$25,751-\$32,400	60	17%	35	14%	95	16.4%
Low Income (50–80% of HAMFI)	\$32,401-\$51,850	75	22%	100	41%	175	30.2%
Moderate Income (80–100% of HAMFI)	\$51,851-\$52,000	40	12%	30	12%	70	12.1%
Above Moderate Income (Over 100% of HAMFI)	≥\$52,001	135	39%	55	22%	190	32.8%
Total Households		345	100%	245	100%	585	100%

Note: Values and percentages may not add up due to rounding.

*Income limits for a four-person household. The 2019 median family income for a household of four in Siskiyou County was \$52,000

** “HAMFI” means “HUD Adjustment Median Family Income”. Per HUD’s methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>

† Category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, https://www.huduser.gov/portal/publications/pdf/CHAS_affordability_Analysis.pdf

Figure 6 shows 2021 household median incomes geographically and that the Montague household income of less than \$55,000 is similar to much of the region. **Table A-13** and **Figure 7** compare the 2020 household incomes and the distribution of incomes between the City of Montague and the County with more detail. The data shows the 2020 median income of Montague households was approximately \$3,339 higher than Siskiyou County households. The most notable differences between Montague and the region are that Montague has a significantly lower percentage of households with an income of less than \$15,000 and a higher percentage of households with an income between \$50,000 and \$74,999. There are more Siskiyou County households with an annual income of \$100,000 or greater compared to Montague.

Figure 6: Regional Median Income, 2021

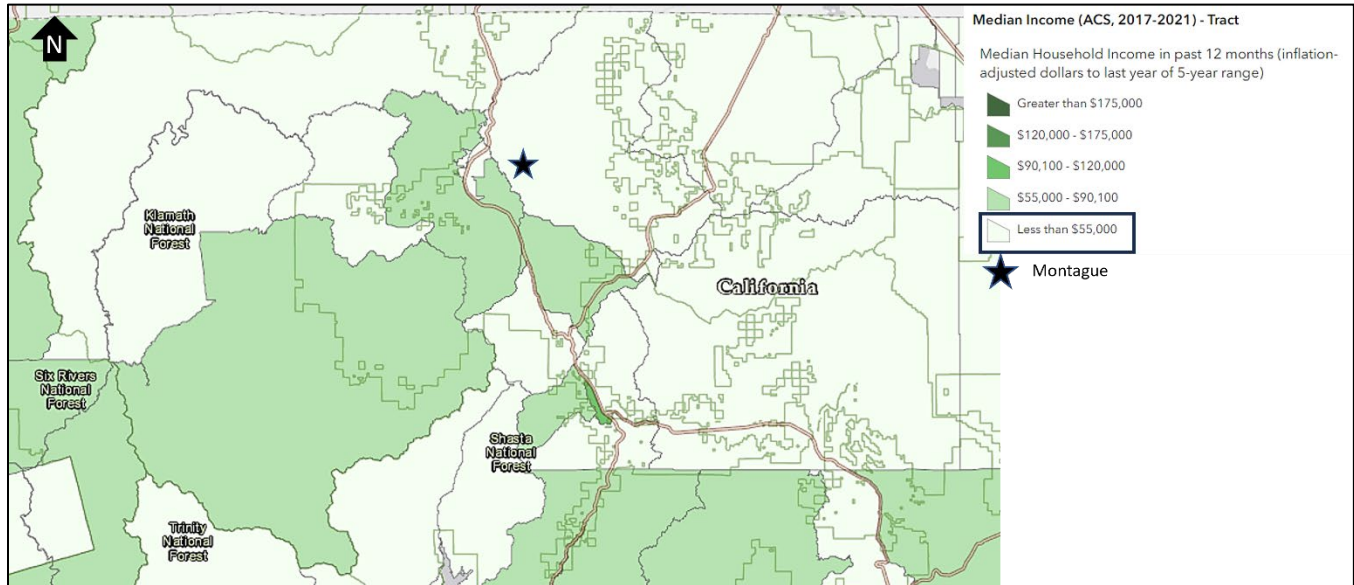
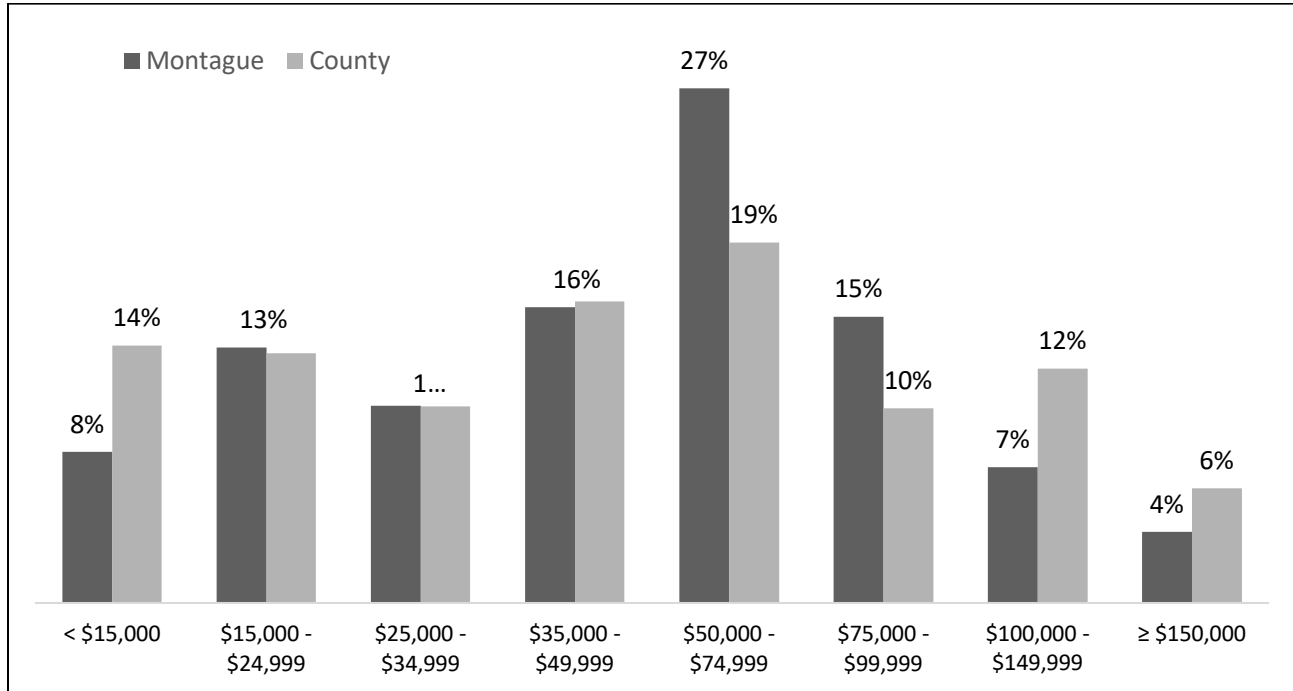


Table A-13
2020 Household Income

Annual Income	Montague		County	
	Households	%	Households	%
< \$15,000	49	7.9%	2,591	13.5%
\$15,000 - \$24,999	83	13.4%	2,515	13.1%
\$25,000 - \$34,999	64	10.3%	1,977	10.3%
\$35,000 - \$49,999	96	15.5%	3,033	15.8%
\$50,000 - \$74,999	167	27.0%	3,628	18.9%
\$75,000 - \$99,999	93	15.0%	1,958	10.2%
\$100,000 - \$149,999	44	7.1%	2,361	12.3%
≥ \$150,000	23	3.7%	1,152	6.0%
Total	619	100.0%	19,195	100.0%
Median Income	\$50,742		\$47,403	

Source: 2020 U.S. Census Summary File 3 data.

Figure 7: Comparison of 2020 Household Incomes



The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2023 is \$83,800 for a four-person household, as indicated in **Table A-14**.

Table A-14
2023 State 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, May 2023

HCD defines “affordable” to mean that a household is not paying more than 30 percent of its income in order to meet its housing needs, regardless of whether the house is rented or owned. This section discusses the affordability of housing within Montague based on this criterion. This section also analyzes the issue of substandard housing as it relates to affordability.

Table A-15 shows the poverty rates for various age groups, as well as for single-parent households, in the City. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total

population. The City’s overall poverty rate is approximately 20 percent, with 65 persons under 18 years of age living below the poverty level.

The poverty rate is higher for individuals in female-headed single-parent households than it is for other households. The “percent below poverty level” illustrates the proportion of each subpopulation out of the total living below the poverty level. This column indicates that approximately 6.1 percent of all households with children under the age of 18 that are living in poverty are headed by single-parent females, while 0 percent of these households are headed by two parents.

**Table A-15
Population Below Poverty Level, 2020**

Population	Montague		County	
	2020		2020	
	# Below Poverty	%	# Below Poverty	%
Children < 18 years	65	4.5%	1,848	21.6%
Adults (18-64)	199	13.8%	4,397	18.6%
Elderly (65+)	25	1.7%	1,049	9.6%
Total Population Below Poverty Level	289	20.0%	7,294	16.9%
Male-headed Single-Parent Family	9	2.2%	190	22.4%
Female-headed Single-Parent Family	25	6.1%	531	28.2%
Two Parent Families	0	0.0%	502	5.8%
Total Families Below Poverty Level	34	8.3%	1,209	10.6%

Note: Percentages reflect the proportion of the total segment of the population that is below the poverty level.
Source: 2020 ACS data, S1701 and S1702.

4.0 Special Needs Analysis

4.1 Persons with Disabilities

Table A-16 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the City with disabilities are in the working age group (18 to 64). Most of the persons with disabilities in this group have either independent living impairments (8.3 percent of total persons) or ambulatory impairments (7 percent). The next largest group of persons with disabilities are 65 years and older, making up 7.6 percent of the total persons. A majority of those persons with disabilities have some kind of hearing (3.6 percent) or ambulatory (4 percent) impairment. The smallest group of persons with disabilities is between the ages of 5 and 17 years old with all 4 persons having a cognitive impairment and self-care impairment.

**Table A-16
Persons with Disabilities by Age Group, Montague 2020**

	Number	Percent
Total Population 5-17 years	161	10.6%
Population 5-15 years with disability	4	0.3%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive	4	0.3%

	Number	Percent
Ambulatory	0	0.0%
Self-care	4	0.3%
Independent Living	-	-
Total Population 18-64 years	978	64.4%
Population 18-64 years with disability	183	12.0%
Hearing	39	2.6%
Vision	43	2.8%
Cognitive	105	6.9%
Ambulatory	106	7.0%
Self-care	48	3.2%
Independent Living	126	8.3%
Total Population 65 years and older	284	18.7%
Population 65 and older with a disability	116	7.6%
Hearing	55	3.6%
Vision	7	0.5%
Cognitive	12	0.8%
Ambulatory	61	4.0%
Self-care	0	0.0%
Independent Living	28	1.8%
Total Population over 5 years	1,519	100%
Total Population over 5 years with a disability	303	19.9%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2020 ACS 5-Year Estimates Table S1810.

The County has a similar makeup with the largest group of persons with disabilities being between the ages of 16 to 64 at 3,850 persons, making up approximately 41.29.4 percent of the total population as shown in **Table A-17**. A majority of those persons have some kind of cognitive impairment (1,922 persons or 4.7 percent) or ambulatory impairment (1,687 persons or 4.1 percent). Close behind, there are 3,822 persons 65 and older with a disability, with a majority having some kind of sensory impairment at 2,537 persons (35-6.2 percent).

**Table A-17
Persons with Disabilities by Age Group, Siskiyou County 2020**

	Number	Percent
Total Population 5-15 years	6,557	15.9%
Population 5-15 years with disability	370	0.9%
Sensory (Hearing/Vision)	97	0.2%
Ambulatory	64	0.2%
Cognitive	319	0.8%
Self-care	107	0.3%
Independent Living	0	0.0%
Total Population 16-64 years	23,692	57.5%
Population 16-64 years with disability	3,850	9.4%
Sensory (Hearing/Vision)	1,488	3.6%
Ambulatory	1,687	4.1%

	Number	Percent
Cognitive	1,922	4.7%
Self-care	620	1.5%
Independent Living	1,514	3.7%
Total Population 65 years and older	10,924	26.5%
Population 65 and older with a disability	3,822	9.3%
Sensory (Hearing/Vision)	2,537	6.2%
Ambulatory	2,105	5.1%
Cognitive	878	2.1%
Self-care	526	1.3%
Independent Living	1,342	3.3%
Total Population over 5 years	41,173	100%
Total Population over 5 years with a disability	8,042	19.5%

Note: Percentages may not add up to 100 percent due to rounding.
 Source: 2016-2020 ACS.

Table A-18 below reports employment status for 16–64-year-old persons with a disability in the City. Of the total number of working-age residents with a disability, 27 persons are employed.

**Table A-18
 Working Age Persons with Disabilities by Employment Status, Montague 2020**

Category/Type Persons with a Disability	Number	Percent
Age 5–64, Employed Persons with a Disability	27	8.31%
Age 5–64, Not Employed Persons with a Disability	2	0.62%
Persons Aged 65 Plus with a Disability	109	33.54%
Total Persons with a Disability	325	100.00%
% of Total Population (Civilian Non-institutional)		35.75%

Source: 2020 U.S. Census ACS Table S1810 and C18120

4.2 Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disabilities, cerebral palsy, epilepsy, and autism.

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of

21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center 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 businesses to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and homes identified as “SB 962 homes”. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices possible for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. **Table A-19** identifies the number of persons with developmental disabilities in Siskiyou County registered with the Department of Developmental Services.

Table A-19
Persons with Developmental Disabilities by Age, Siskiyou County

Age	Residence	Population
3 to 5 yrs.	Home with Parent/Guardian	3
10 to 13 yrs.	Home with Parent/Guardian	2
14 to 17 yrs.	Home with Parent/Guardian	3
22 to 31 yrs.	Independent Living	2

Source: Siskiyou_6thHE_Data Package1.xls

4.3 Senior Population

Table A-20 shows the population of residents aged 55 and older in 2000, 2010, and 2020. In 2010, 335 seniors lived in the City. Overall, the number of senior households increased by 45.7 percent from the addition of 153 persons from 2010 to 2020. This is after a decrease of 21 persons from 2000 to 2010. Currently, 488 seniors live in the City with a majority being between the ages of 65 to 74. Planning for housing that serves seniors has become more important in Montague since 2000.

In Siskiyou County, the makeup of seniors is slightly different with the majority being between the ages of 55 to 64.

**Table A-20
Senior Population, 2000-2020**

Age Group	Montague						County	
	2000		2010		2020		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
55 to 64 years	171	48.0%	177	13.30%	204	41.8%	7,225	39.7%
65 to 74 years	104	29.2%	77	5.50%	221	45.3%	6,840	37.6%
75 and over	81	22.8%	81	5.4%	63	12.9%	4,143	22.8%
Total Seniors	356	100.0%	335	100.0%	488	100.0%	18,208	100.0%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2020 ACS 5-Year Estimates Subject Tables, S0101.

In 2010, the 190-184 persons that are older than 65 in Montague accounted for approximately 20-19 percent of the total population. In 2020, the percent of persons 65 years and older of the total population jumped to 18.7 percent, or 284 people. As shown in Table A-21, the vast majority of seniors own their homes (90-488.7 percent in 2010 and 94.8 percent in 2020 of total senior households). The number of renter-occupied households is much lower at 9-611.3 percent of all senior households, or 12+ households, in 2010 and 5.2 percent of all senior households, or 9 households, in 2020.

**Table A-21
Senior Population and Tenure, 2010-2020**

	2010	2020
Number of Persons 65 Years and Over	184	284
Seniors as a Percentage of Total Population	12.8%	18.7%
Households with Persons 65 Years and Over	106	174
Owner-Occupied	94	165
Renter-Occupied	12	9
Senior Households as a Percentage of All Households	19.1%	28.1%

Source: 2010 US Census H14, and 2020 Census ACS

The previous Housing Element identified the licensed senior care facilities and senior apartments in the vicinity of the City along with the capacity of each facility, which still applies in 2023. They are described below in Table A-22. While senior facilities in the City are fairly limited, there are a number located in Yreka, within 6 miles of Montague.

**Table A-22
Senior Facilities**

Facility Name	Address	Capacity	Type
A Touch of Home	1124 Serpa Lane, Etna	6	Sr. Care
Grenada Gardens Senior Living	424 Highway A-12, Grenada,	90	Sr. Care
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka	31	Sr. Care
Yreka Guest Home	520 N Main Street, Yreka	12	Sr. Care

Facility Name	Address	Capacity	Type
Mountain View Manor	2102 Fort Jones Road, Yreka	24	Sr. Care
Brookdale Yreka	351 Bruce Street, Yreka	85	Sr. Care
Deer Creek Apartments	1060 Deer Creek Way, Yreka	35	Sr. Apt
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka	81	Sr. Apt
Juniper Terrace	800 Jasper Way, Yreka	50	Sr. Apt

Source: 2014 Etna Housing Element, <https://www.senioradvice.com/providers/view/a-touch-of-home-etna-ca>
<https://www.seniorcareauthority.com/assisted-living/shepherd-of-god-assisted-living-llc-in-grenada-california.html>
<https://www.retirement.org/community-housing/sierra-vista-retirement-center/> <https://www.seniorly.com/assisted-living/california/yreka/yreka-guest-home> <https://seniorcarehomes.com/assisted-living-facilities/california/yreka/mountain-view-manor-west/> www.seniorguidance.org accessed September 20, 2023

4.4 Large Households

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes, but do not necessarily make enough money to afford many of the larger homes available. Those homes are luxury homes out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing. The number of large households in the City is shown in **Table A-23**. The number of large-owner households has decreased from 42 households in 2010 to 16 in 2020. The number of large renter households increased from 16 in 2010 to 26 households in 2020. In 2020, the majority of large owner-occupied households were inhabited by 5 persons (28.6 percent of total large households). The majority of renter-occupied households were inhabited by either 5 persons or 7 or more persons, each making up 23.8 percent of all large households. Between 2010 and 2020, large households decreased by about 16 households.

Table A-23
Large Households by Tenure, 2010-2020

Household Size	Montague				Siskiyou County	
	2010		2020		2020	
	Households	%	Households	%	Households	%
Large Owner Households	42	72.4%	16	38.1%	541	52.4%
5 persons	25	43.1%	12	28.6%	349	33.8%
6 persons	3	5.2%	0	0.0%	156	15.1%
7 or more persons	14	24.1%	4	9.5%	36	3.5%
Large Renter Households	16	27.6%	26	61.9%	492	47.6%
5 persons	16	27.6%	10	23.8%	278	26.9%
6 persons	0	0.0%	6	14.3%	148	14.3%
7 or more persons	0	0.0%	10	23.8%	66	6.4%
Total Large Households	58	100%	42	100%	1,033	100%

Source: US Census 2010, ACS 2020 B25009

4.5 Single-Parent 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. The City of Montague recognizes these problems and has included policies and programs to address affordability, overcrowding, and discrimination for all segments of the population.

Table A-24 presents the number of households that are headed by single parents. Single-parent households comprise approximately 14.9 percent of all households in the City. Of this percentage, female-headed households comprise approximately 90 percent while male-headed households represent almost 10 percent of single-parent households.

Siskiyou County has a similar makeup with single-parent households making up approximately 14 percent of all households. Female-headed single-parent households comprise 68.9 percent of single-parent households, and male-headed single-parent households makeup 31.1 percent.

**Table A-24
Single-Parent Households, 2020**

	Montague			Siskiyou County		
	Households	% of Single-Parent Households	% of Total Households	Households	% of Single-Parent Households	% of Total Households
Female-Headed Single-Parent Households	83	90.2%	13.5%	1,884	68.9%	10.0%
Male-Headed Single-Parent Households	9	9.8%	1.5%	852	31.1%	4.0%
Total Single-Parent Households	92	100%	14.9%	2,736	100%	14.0%

Source: 2020 U.S. Census, ACS 5-Year Estimates Subject Tables, S1101.

4.6 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 often supplemented by seasonal or migrant labor.

As part of the USDA Census, farms were asked whether any hired or contract workers were migrant workers, defined as “a farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.” This information is available at the County level. There is no information available about the number of farmworkers and their families living specifically in Montague.

Table A-25 shows the number of agricultural workers in Siskiyou County and California in 2017. While this information is somewhat dated, it does indicate the strong agricultural employment base in the County and State. Most of the laborers in the County at 74.4 percent (2,940 persons) and State at 50.2 percent (189,718 persons) work fewer than 150 days. In the County, 28 of the farms have 10 or more workers employing approximately 85.5 percent (3,378 persons) of the laborers. The State has 3,481 farms with 10 or more workers who employ only about 38.9 percent (146,791 persons) of the laborers.

**Table A-25
Farmworkers, 2017**

Hired Farm Labor	Siskiyou County	California
Farms	217	30,421
Workers	3,949	377,593
Laborers Working More Than 150 Days		
Farms	124	18,439
Workers	1,009	187,875
Farms with 10 Workers or More		
Farms	28	3,481
Workers	3,378	146,791
Laborers Working Fewer Than 150 Days		
Farms	142	20,505
Workers	2,940	189,718

Source: USDA Census of Farmworkers 2017

Review of the Zoning Ordinance in Appendix B describes how the City of Montague Zoning Ordinance addresses farmworker housing in two ways. It defines Farmworker Housing which allows facilities for up to six persons and allows them as a principally permitted use in the R-A Residential Agriculture (R-A) Zone. It also accommodates farmworkers by defining “Employee Housing”. It distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although single-room occupancy units described above could fill that need.

4.7 Homelessness

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 return to their homes shortly after the event, in those cases where there is considerable or a complete loss of property, transitional shelters are often the next step for individuals and families trying to reassemble their lives.

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

Table A-26 shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care that may benefit from emergency shelters. The number of homeless persons regionally has increased from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as White at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people).

**Table A-26
Racial and Ethnic Information, 2020 and 2022 PIT Counts
Service Area of NorCal Continuum Care**

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
White	71.70%	733	78.66%	1,445
Black or African American	3.10%	32	3.76%	69
American Indian/Alaska Native	10.80%	110	14.53%	267
Native Hawaiian/Other Pacific Islander	1.40%	14	1.20%	22
Asian	1.00%	10	0.82%	15
Multiple Races	7.30%	75	3.43%	63
Did not Respond	4.80%	49		
Refused		n/a		
Hispanic/Latino	9.70%	99	9.09%	167
Non-Hispanic/Latino	84.80%	867	90.91%	1,670
Did Not Respond	5.60%	57		
Don't Know		n/a		

Table A-27 shows gender information for Siskiyou County, as well as the number of sheltered and unsheltered individuals. The majority of persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or the rest of the state.

**Table A-27
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County**

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Refused	n/a	
Total	311	321

	2020 Total Persons	2022 Total Persons
Sheltered	37	173
Unsheltered	274	148

Table A-28 breaks down additional demographics for Siskiyou County. The number of chronically homeless persons decreased from 92 to 83. The County is unlike the rest of the State, where homelessness continues to increase.

**Table A-28
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County**

Additional	2020 Total Persons	2022 Total Persons
Chronically Homeless	92	83
Families	24	not reported
Mental Disability	not reported	not reported
Physical Disability	not reported	not reported
Developmental Disability	not reported	not reported
Veteran	not reported	11
Domestic Violence Victim	not reported	18
Felony Conviction	not reported	57
COVID-19	not reported	14
Natural Disaster	not reported	31
Youth (18 to 24)	not reported	26
Children (under 18)	not reported	61

Through the Siskiyou County Health and Human Services Agency, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides eligible individuals temporary cash aid for emergency housing and other needs. If a family has little or no cash and needs housing, food, utilities, clothing, or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food, and other necessary expenses.

The amount of a family's monthly assistance payment depends on a number of factors, including the number of people who are eligible and the special needs of any of those family members. The income of the family is considered in calculating the amount of cash aid the family receives.

Another program serving the homeless population, the CalFresh Program, is designed to help families put food on the table and pay for basic living expenses during tough times. CalFresh (formerly Food Stamps), also known as SNAP, is a federal nutrition program that helps people with low or no income purchase healthy food. Benefits are issued on an Electronic Benefits Transfer (EBT) card that can be used at most grocery stores and farmers' markets.

To receive CalFresh benefits, your household income and resources must meet certain criteria. The amount of CalFresh benefits your household may be eligible for is determined by income and family size. Also, the Youth Empowerment Siskiyou agency offers case management to eligible youth experiencing homelessness.

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Montague has one facility, the Barker's Board and

Care facility on 200 S. 4th Street, which provides 24-hour adult board and care services for mentally ill patients. Additional services for homeless individuals and families are readily available in the City of Yreka and elsewhere in the County. The City has amended its Zoning Ordinance to facilitate the development of additional shelters should there be an increased need for these facilities at some point in the future.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka approximately six miles away from Montague. **Table A-29** illustrates a number of programs in the area that provide homeless assistance.

**Table A-29
Homelessness Services**

Agency Name	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Klamath Falls Union Gospel Mission	823 Walnut Ave, Klamath Falls, OR	9,10
Klamath Lake Counties Food Bank	3231 Maywood Dr, Klamath Falls, OR	3
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
Tulelake/Newell Family Resource Center	810 Main Street, Tulelake, CA	13, 15
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		

4.7.2 Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. Montague’s Zoning Ordinance includes a definition of

Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Mixed-Use zones.

4.7.3 Temporary Shelters

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

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. The City’s Zoning Ordinance defines SRO’s and explicitly allows them as conditionally permitted uses in the R-3 and Mixed-Use zones.

5.0 Housing Characteristics

5.1 Housing Composition

The composition of housing units in Montague is mostly single-family and the mix of housing did not change significantly between 2011 and 2021. **Table A-30** displays the estimated number of each type of housing unit for 2011 and 2021. Over this period, the number of mobile homes increased slightly by two units.

Table A-30
Housing Unit Types, 2011-2021

	2011		2021	
	Number	Percentage	Number	Percentage
Single-Family				
Detached	407	64%	404	64%
Attached	6	1%	7	1%
Mobile Homes	99	16%	101	16%
Multifamily				
2–4 Units	58	9%	58	9%
5+ Units	63	10%	63	10%
Total Units	633	100%	633	100%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2021

5.2 Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement needs. One can also assume that homes built prior to 1980 may require some form of rehabilitation. **Table A-31** indicates that approximately ~~58.630~~ percent of the units in the City were constructed prior to 1960 and ~~23.4~~ ~~26~~ percent of units were constructed between 1960 and 1980. Therefore, based upon age alone, it would appear that approximately ~~82.55~~ percent of homes in the city may require rehabilitation or replacement depending on the level of maintenance these units have received.

**Table A-31
Age of Housing, 2020**

Year Built	Units	% Total
Built 1939 or earlier	71	10%
Built 1940 to 1949	97	14%
Built 1950 to 1959	44	6%
Built 1960 to 1969	79	11%
Built 1970 to 1979	100	14%
Built 1980 to 1989	151	22%
Built 1990 to 1998	50	7%
Built 1999 to 2020	103	15%
Total	695	100%

ACS B25034: Year Structure Built

5.3 Occupancy and Tenure

Table A-32 and **Table A-33** illustrate the occupancy and tenure of housing in the City. Occupancy information is available from the Census Bureau for 2000, 2010, and from the Department of Finance for 2023. The data shows a very stable trend in Montague over the years with the vacancy rate declining slightly by 3% over the 23-year period.

**Table A-32
Occupancy Status, 2000-2023**

	2000		2010		2023	
	Units	Percent	Units	Percent	Units	Percent
Total Occupied Housing Units	526	88%	499	90.0%	519	91%
Total Vacant Units	49	12%	57	10.0%	51	9%
Total Housing Units	575	100%	556	100%	570	100%

Source: 2000 US Census DEC Table H003. 2010 and Department of Finance Report E5, 2023.

Of those occupied housing units, slightly more than 63 percent of them are owner-occupied, and the share of owner-occupied housing units increased by 4.3 percent over the past decade in Montague.

**Table A-33
Occupied Housing Units by Tenure, 2010-2020**

	2010		2020		% Change 2010-2020
	Units	Percent	Units	Percent	
Owner-Occupied	330	59.4%	394	63.7%	+4.3%
Renter-Occupied	226	40.6%	225	36.3%	-4.3%
Total Occupied Units	556	100%	619	100%	

Source: 2010 US Census H16, 2020 ACS 5-year estimates B25009

5.4 Housing Unit Size

Table A-34 illustrates the number of bedrooms in housing units in the City in 2020 by tenure. As with most communities, three-bedroom homes are the primary home size in the City, representing close to 50 percent of both owner-occupied and renter-occupied housing units in 2020.

**Table A-34
Housing Units by Bedrooms and Tenure, 2020**

Bedrooms	Owner		Renter	
	Owner	Percent	Units	Percent
No bedroom	0	0.0%	2	1.1%
1 bedroom	0	0.0%	26	14.0%
2 bedrooms	132	35.5%	69	37.1%
3 bedrooms	195	52.4%	89	47.9%
4 bedrooms	38	10.2%	0	0.0%
5 or more bedrooms	7	1.9%	0	0.0%
Total	386	100.0%	299	100.0%

<https://www.city-data.com/housing/houses-Montague-California.html> accessed 9-22-23

5.5 Overcrowded Housing

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Table A-35 illustrates the number and percentage of units in the City according to occupants per room. Overall, the City of Montague averaged about 0.50 persons per room. For owner-occupied housing units, there is minimal overcrowding at 1 percent while renter-occupied households had an overcrowding rate of 6-11.6 percent, which is [a higher rate than the County's rate of 6 percent in 2020 considered low when compared to other cities across California.](#)

**Table A-35
Overcrowded Housing, 2020**

	Montague				Siskiyou County			
	Owner-Occupied	Owner Percent	Renter-Occupied	Renter Percent	Owner - Occupied	Owner Percent	Renter-Occupied	Renter Percent
0.50 or Less	307	77.9%	146	64.9%	724	92.1%	4,088	63%
0.51 to 1.00	83	21.1%	53	23.6%	62	7.9%	1,998	31%
1.01 to 1.50	0	0.0%	26	11.6%	0	0.0%	350	5%
1.51 to 2.00	4	1.0%	0	0.0%	0	0.0%	70	1%
2.01 or More	0	0.0%	0	0.0%	0	0.0%	30	0%
Total	394	100.0%	225	100.0%	786	100%	6,536	100%

Source: 2016-2020 ACS.

6.0 Housing Costs and Affordability

6.1 Single-Family Home Costs

Table A-36 presents the homes on the market in the City in November 2022. The lowest cost house in November 2022 was \$225,000 for a home with two bedrooms and two bathrooms. The highest cost house in November 2022 was \$777,700 for a multi-family apartment complex. The median and mean price for a home was \$501,350.

**Table A-36
Home Prices, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	SF
731 Old Montague Rd. (located barely outside City Limits)	House with Guest House	2	2	\$225,000	1,800
160 N. 11th St.	Multi-Family Apartment Complex	6 - 2 bed, 1 bath 2 - 3 bed, 1 bath	-	\$777,700	7,400

Source: Zillow.com, Accessed November 2022

Table A-37 compares the home prices in Montague with other nearby jurisdictions in recent years. It shows home prices have increased significantly in the region in the past few years and that Montague’s housing price increases are similar to the increases in other areas.

**Table A-37
Home Prices, October 2015 - 2022**

	2015 Median Price	2019 Median Price	2022 Median Price	2015-2022 Price Change
Siskiyou County	\$201,757	\$229,544	\$323,294	\$121,537
Etna	\$200,872	\$224,208	\$308,315	\$107,443
Dorris	\$82,522	\$97,409	\$141,119	\$58,597
Dunsmuir	\$166,382	\$190,537	\$271,674	\$105,292
Montague	\$171,410	\$192,801	\$275,409	\$103,999
Tulelake	\$83,871	\$104,019	\$137,836	\$53,965
Yreka	\$182,675	\$202,081	\$282,828	\$100,153

Source: zillow.com Home Value Index

6.2 Rental Housing Costs

Table A-38 shows the available homes for rent in the City of Montague during a survey of online rental listings in November 2022. In Montague, one unit was listed for rent. It was a 1-bedroom unit with an unknown number of bathrooms which listed for \$1,200 a month.

**Table A-38
Rent Prices, November 2022**

Address	Type	Bedrooms	Bathrooms	Security Deposit	Rent
2606 Scala Lane	House	1	-	\$1,200	\$1,200

Source: Craigslist.com, November 2022

6.3 Overpayment (Cost Burdened)

Definitions of housing affordability can vary, but in general a household should spend 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 50 percent are considered “severely cost-burdened”. Measuring the amount of people paying more than this percentage helps define an area’s affordability problem. **Table A-39** illustrates the extent of overpayment by tenure and income category. ~~The Extremely low-income households had category with the highest percentage of severely cost-burdened households overpaying for housing was with extremely low-income households 100 percent of with an overpayment rate of 100 percent for renters households and almost 14 percent of and 55.6% for owner households paying more than 50 percent of their income for housings. According to HUD’s CHAS data, very low-income owner-occupied households had were the next highest largest income group, as a percentage, overpayment rate with 46.658.3 percent of owner households being severely cost burdened. Interestingly, there were no very low income severely cost burdened renter households paying over 30 percent on housing costs.~~

**Table A-39
Cost Burdened Households, 2015-2019**

Household Income Range	Total Households	Overpayment	(> 30% inc. on housing)	Severe Overpayment	(> 50% inc. on housing)
		Number	%	Number	%
Owner Households	345*	116	32.8	18	12.4%
Extremely Low Inc. (<=30% HAMFI)	30	14	96.7%	10	55.6%
Very Low Inc. (>30% to <=50% HAMFI)	60	29	58.3%	4	22.2%
Low Inc. (>50% to <=80% HAMFI)	75	54	46.7%	4	22.2%
Moderate Inc. and above (>80% to <=100% HAMFI)	175	19	25.0%	0	0.0%
Upper Income >100% HAMFI†	135	4	3.0%	0	0.0%
Renter Households	2405*	938	32.7%	251	18.8%
Extremely Low Inc. (<=30% HAMFI)	20	29	75.0%	25	100.0%
Very Low Inc. (>30% to <=50% HAMFI)	35	4	71.4%	0	0.0%
Low Inc. (>50% to <=80% HAMFI)	100	10	30.0%	0	0.0%
Moderate Inc. and above (>80% to <=100% HAMFI)	80	14	33.3%	0	0.0%
Upper Income >100% HAMFI†	55	0	0.0%	0	0.0%
All Households	585*	209	33.2%	43	14.9%
Extremely Low Inc. (<=30% HAMFI)	50	43	90.0%	35	81.4%
Very Low Inc. (>30% to <=50% HAMFI)	95	69	63.2%	4	9.3%
Low Inc. (>50% to <=80% HAMFI)	175	64	37.1%	4	9.3%
Moderate Inc. and above (>80% to <=100% HAMFI)	260	33	28.6%	0	0.0%
Upper Income >100% HAMFI†	190	4	2.1%	0	0.0%

Source: HUD, CHAS which is based on American Community Survey (ACS) data, 2015-2019 5-year estimates.

*Values contained herein are verbatim from the source; some values and percentages contained may not add up due to rounding. "HAMFI" means "HUD Adjustment Median Family Income". Per HUD's methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>

† Income category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, [https://www.huduser.gov/portal/publications/pdf/CHAS affordability Analysis.pdf](https://www.huduser.gov/portal/publications/pdf/CHAS%20affordability%20Analysis.pdf)

7.0 Assessment of Fair Housing

This is an analysis of Montague’s existing patterns and trends of segregation and inclusion, and current fair housing issues. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The City’s inventory of available sites, Section 1 of Appendix C, includes an evaluation of the City’s sites designated to meet the City’s Regional Housing Needs Allocation for consistency with affirmatively furthering fair housing. The analysis must include how particular sites will meet the needs of all households, and how segregated living patterns will be replaced by integrated and balanced patterns, transforming racially and ethnically concentrated areas of poverty to areas of opportunity.

Housing Element Programs: Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

As described in Chapter 1, Introduction, the City engaged community members and stakeholders in several venues. The information was obtained through public meetings, surveys, and stakeholder interviews. While the City’s RHNA may be low, the actual need of the community may be much greater. Through the public participation process, the City can identify what issues and obstacles people may be experiencing when trying to find housing.

7.1 Introduction

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:⁶

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government’s ability to disseminate information related to fair housing and provide outreach and education. Also, the local government’s ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons with disabilities. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.
- C. Assessment of disparities in access to opportunity. The AFFH rule defines “significant disparities to in access to opportunity” as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing,” Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.⁷
- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, and homelessness are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.

⁶ Source: HCD’s https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

⁷ HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries or nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

Once fair housing issues are identified, then contributing factors that contribute significantly to that issue must be identified. From there, the contributing factors are prioritized, and highest priority is to be given to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil rights compliance disproportionate housing needs. With this analysis, a housing plan is developed that commits the local government to taking meaningful actions that:

- Enhance housing mobility strategies;
- Encourage development of new affordable housing in high resource areas;
- Improve place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and
- Protect existing residents from displacement.

The AFH housing action plan must outline goals, milestones, and metrics for implementing actions to address fair housing issues in Montague.

7.2 Assessment of Fair Housing Enforcement and Outreach Capacity

No lawsuits or actions have resulted from discrimination complaints related to compliance with existing fair housing laws. The City implements fair housing laws by ensuring the City's procedures, policies, and regulations comply with state and federal fair housing laws, and by implementation of the code enforcement program. The City's code enforcement is complaint driven where received complaints are investigated by a building inspector.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou County, queries are reported at the city level whereas cases are reported at the county level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2022, there was one FHEO inquiry and no FHEO cases in Montague. This is less than one inquiry per 1,000 people. The basis for the inquiry was race, disability, and familial status. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou County region (the type of violation, e.g., disability, race, etc. is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates a generally low incident rate of housing discrimination in the City and the region .

The City posts fair housing posters from the California Department of Fair Employment and Housing at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.

The Montague Affirmatively Furthering Fair Housing Action Plan in **Table A-40** below to commits the City to continuing to make information on fair housing available to the public and while also improving the materials and distribution by employing affirmative marketing best practices with respect to the content of the fair housing materials, channels of distribution and display, and language availability.

7.2.1 Compliance with Existing Fair Housing Laws and Regulations

Reasonable Accommodation: As discussed in Appendix B, the City's reasonable accommodation procedures are compliant with state and federal requirements. Program HE.2.1.1 commits the City to affirmatively marketing its reasonable accommodation procedures at all times during the 6th cycle housing element planning period.

Government Code Section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing developments of all types regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones and mixed-use zones.

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. The Action Plan in **Table A-40** commits the City to implementing strategies that make progress towards addressing the identified fair housing issues. As part of Program HE.7.1.2, the City's commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

Government Code Section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City adheres to these mandatory requirements when applying for and administering state programs.

Density Bonus Law (Government Code Section 65915 et seq.). Program 2.2.1 commits the City to completing a comprehensive update of its density bonus implementing procedures for compliance with State density bonus law (SDBL). Post-adoption, Program HE.2.2.1 commits to annual review of its density bonus regulations to ensure ongoing consistency with SDBL. While the City actively promotes the construction of new housing and will process all housing applications, during the 5th cycle there were limited opportunities to implement the City's existing density bonus regulations due to low levels of application/permit activity for housing development. Program HE.2.3.1 commits the City to preparing information for property owners and housing developments about density bonus and publishing this content on its website and providing density bonuses and development incentives to qualifying housing developments.

Housing Accountability Act (Government Code Section 65589.5.). The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. Montague is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

No Net Loss Law (Government Code Section 65863). This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program HE.1.3.1 memorializes and commits the City to conducting this review on a project-by-project basis, and to take the actions as required by State law should an inventory deficit occur as defined in NNL law. Additionally, Programs HE.1.3.1 and HE.1.3.2 commit the City to an annual review of the status of its inventory and to forecast whether a deficit may occur. Should a deficit be anticipated, the City will take steps to change the General Plan and zoning as needed to increase the amount of available land consistent with Program HE.1.3.1.

Least Cost Zoning Law (Government Code Section 65913.1). As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, in Appendix B of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

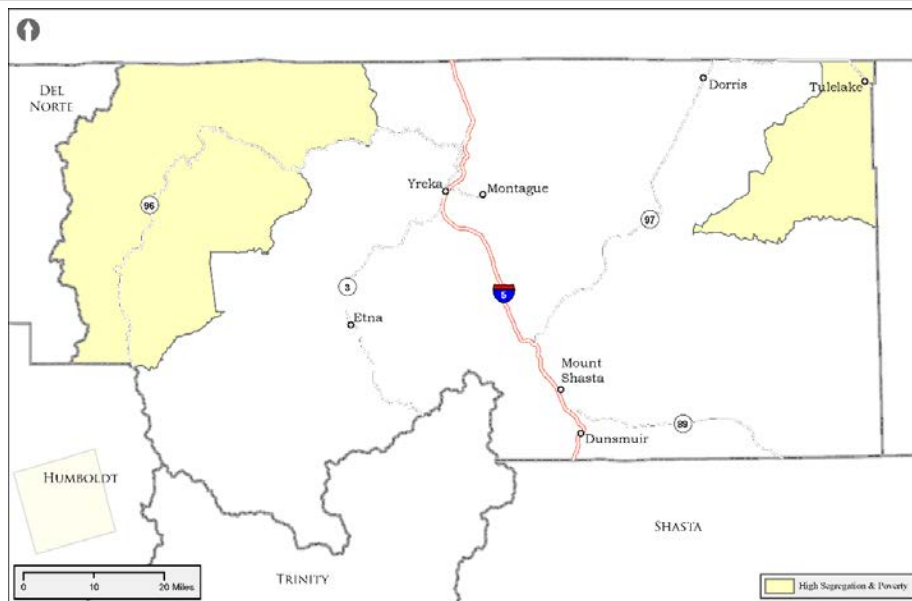
Excessive subdivision standards (Government Code Section 65913.2.). The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances adopted and actions taken on the housing needs of the region.

Limits on growth controls (Government Code 65302.8.). The City does not currently impose growth controls or growth management practices.

7.3 Presence of R/ECAP and RCAA

The City consulted all available mapping which shows that the City of Montague is not identified in current TCAC mapping as an area of high segregation and concentrated poverty. In Siskiyou County there are two areas identified as having high segregation and concentrated poverty, and neither of these areas are adjacent to Montague and the surrounding area, as shown in **Figure 8**. The two areas of high segregation and concentrated poverty are in the northwest and northeast reaches of Siskiyou County. Neither community is in the vicinity of Montague. There are no Montague neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. There are no racially concentrated areas of affluence (RCAA) mapped in Montague or Siskiyou County.

Figure 8: Areas of High Segregation and Concentrated Poverty, 2023



7.4 Assessment of Segregation and Integration Patterns and Trends

The purpose of this assessment is to determine whether there may be geographic patterns of concentration by race, ethnicity, income, poverty, familial status, or disabilities occurring in Montague, and in comparison, to a larger geographic area. In this case, the whole of Siskiyou County is used for comparison. Montague is similar to surrounding areas and the larger region by the segregation and integration trends, without an attribute that stands apart from the other patterns indicated by the data.

7.4.1 Race and Ethnicity

See 2.4 above. To summarize this section, the racial and ethnic diversity of Montague has increased since 2010 similarly to the greater region as indicated in Table A-4. Whites are the largest racial group in Montague; Hispanics-Latinos comprise approximately 11 percent of Montague’s population which is comparable to the region’s share

of 12.5 percent. Montague is not identified as an area of high segregation according to current TCAC mapping. Figure 2 above shows that in Montague, the surrounding Census tract, and most of Siskiyou County, Whites are the predominate majority.

7.4.2 Poverty and Income

See section 3.2 above and sections 7.6.1 and 7.6.2 below. Montague's 2020 median household income was about \$3,300 more than the region's. In 2020, approximately 20 percent of Montague's population (289 persons) were below the federal poverty line, which is about three percentage points higher than the region's where 16.9 percent of the population (7,294 persons) are below the poverty line. For both Montague and the region, seniors 65 and older comprise the smallest subpopulation that are below the poverty line, at approximately 1.7 percent and 9.6 percent respectively. In 2020, Montague adults (18-64) were the largest subpopulation experiencing poverty at nearly 14 percent, which is about 4 percentage points lower than the region's rate where adults comprise 18.6 percent of the population who are experiencing poverty. In the region, children (18 years and younger) comprise the largest subpopulation who are below the poverty line at 21.6 percent; in comparison, 4.5 percent of children in Montague are below the poverty line. By family, in 2020 8.3 percent of Montague's families are below the poverty line while 10.6 percent of Siskiyou County families were below the poverty line. Female-headed single-parent families had the highest share of poverty at 25 households for a rate of 6.1 percent in Montague, which is considerably lower than the region's share of about 28 percent for female-headed single-parent families.

7.4.3 Familial Status

See sections 3.1, 4.4, and 4.5 above for a detailed discussion about single parent households with no spouse/partner, including female-headed households with children and no spouse/partner in Montague, and large families. Montague's average household size and family size has been declining since 2010. As shown in **Table A-24**, Montague's 2020 rate of single-parent households at 14.9 percent of total households is comparable to the region's rate of 14 percent. However, 90 percent of Montague single-parent households are headed by females, which is approximately 20 percentage points higher than the Siskiyou County where nearly 70 percent of single-parent households are headed by women.

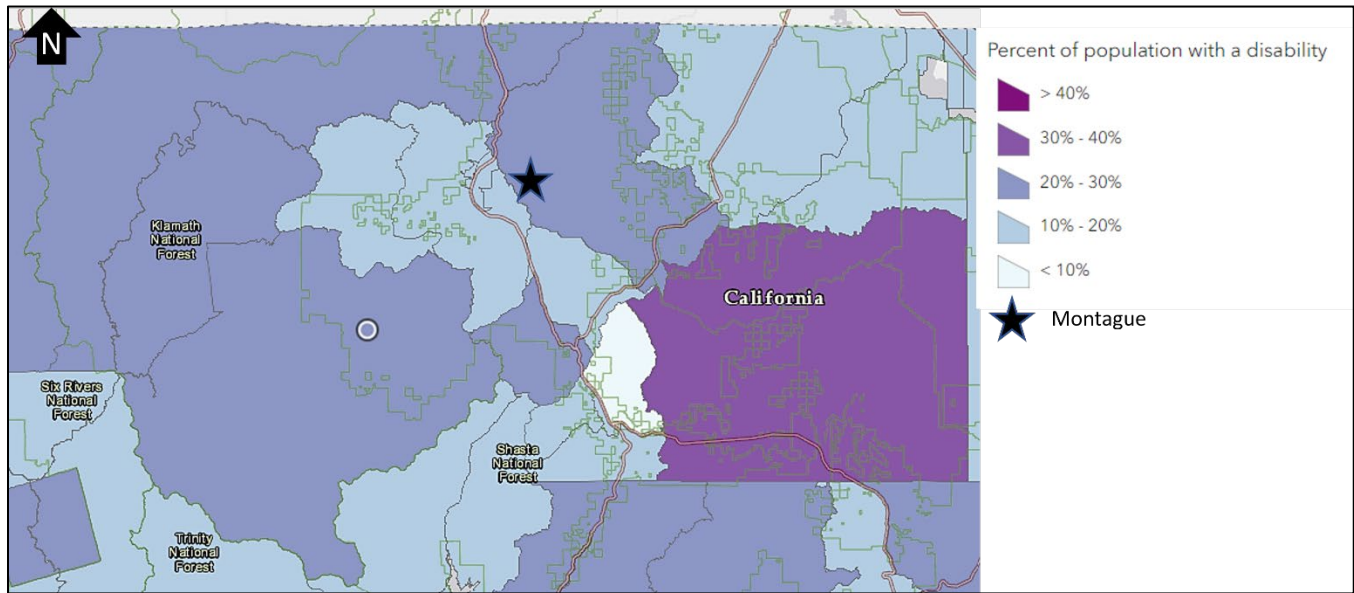
The number of large-owner households in Montague has decreased from 42 households in 2010 to 16 in 2020. The number of large renter households increased from 16 in 2010 to 26 households in 2020. In 2020, the majority of large owner-occupied households were inhabited by 5 persons (28.6 percent of total large households). The majority of renter-occupied households were inhabited by either 5 persons or 7 or more persons, each making up 23.8 percent of all large households. Overall, large households have decreased from 2010 to 2020. Montague's percentage of large owner families is 38 percent, smaller than the County's 52.4 percent in 2020. Montague has a higher percentage of large renter households than the region, however, at nearly 62 percent in comparison to the region's rate of almost 48 percent, as shown in **Table A-23**.

7.4.4 Persons with Disabilities

See sections 4.1 and 4.2 above. Montague's overall rate (as a percentage) of persons with disabilities is nearly 20 percent and is comparable to Siskiyou County's overall rate of 19.5 percent. The majority of individuals in the City with disabilities are in the 18 to 64 years age group, making up 12 percent of the total population, and 60 percent of all persons with disabilities. Most of the disabilities in this group are independent living, ambulatory, and cognitive, according to **Table A-16**. Persons who are 65 and older are the second largest group who have a disability: making up 7.6 percent of Montague's total population, and 38 percent of all persons with disabilities. As discussed above in section 4.1, the County has a similar makeup with the largest group of persons with disabilities being between the ages of 16 to 64 at 3,850 persons, making up approximately 41.2 percent of the total persons with disabilities population. Programs HE.4.2.4 and HE.4.2.5 remove regulatory barriers to the group

homes, and Program HE.2.1.1 commits the City to improving community awareness of housing programs and regulations including the reasonable accommodation procedures.

Figure 9: Regional Population with a Disability, 2021

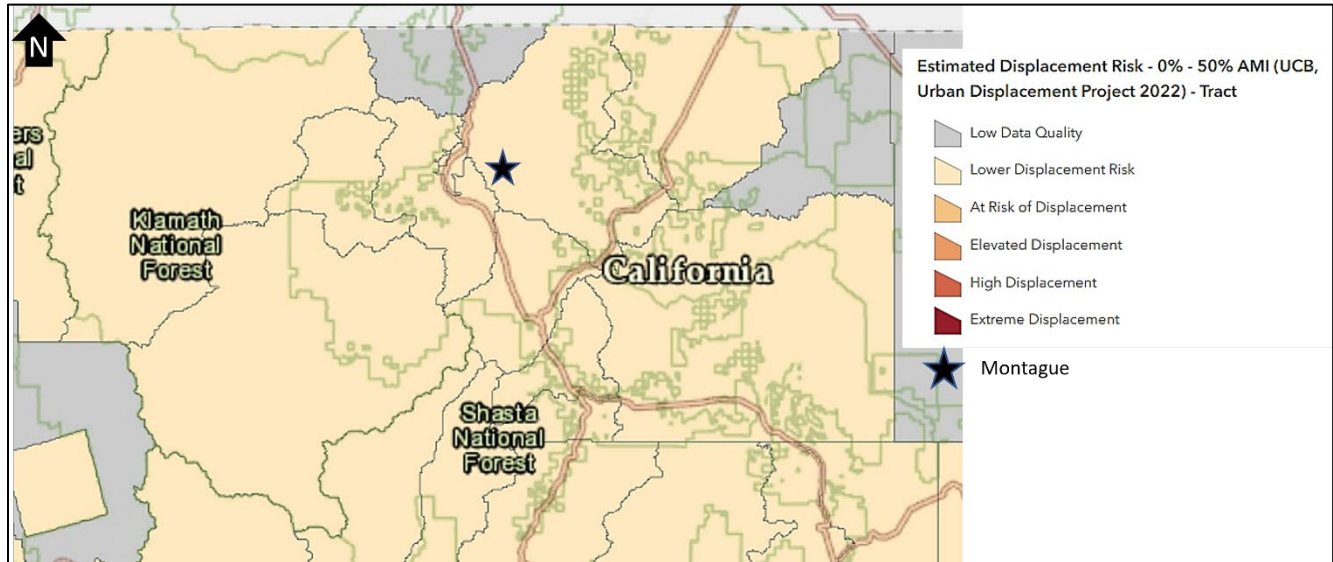


7.5 Assessment of Disproportionate Housing Needs, including Displacement.

Montague is estimated to have a “lower displacement risk”, as seen in Figure 10 below. The estimated risk is similar for the region. The available data indicates the following conditions are occurring in Montague, and may increase the risk of displacement for low-income households, which include female-headed households and persons with disabilities:

- Historically, the rate of housing production in Montague has been low.
- Both renter and owner households are cost burdened, although renter households are disproportionately experiencing overpayment, and severe overpayment. Overpayment is concentrated in extremely very low-income households.
- Extremely low and very-low income households comprise 28 percent of the City households, as shown in **Table A-12**. The City’s poverty rate is comparable to the County.
- While the median housing costs are low relative to the State, costs are high for many households in the City and the region.

Figure 10: Regional Displacement Risk, 0 to 50% Area Median Income, 2022



7.6 Assessment of Disparities in Access to Opportunity.

Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, and these are updated annually. The Opportunity Areas mapping is an approach “to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment and economic mobility” (Methodology for the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are listed below, followed by a summary assessment of Montague.

- High levels of employment and close proximity to jobs;
- Low concentration of poverty;
- Access to effective educational opportunities for both children and adults; and
- Low levels of environmental pollutants.

Figure 11 and Figure 12 below show that according to the 2023 Opportunity Mapping, Montague is indexed as a high resource area based on the composite score. The Census tract that encompasses Montague is also indexed as a high resource area, as is another geographic area that is west of Montague and Yreka.

Figure 11: Regional COG TCAC/HCD Opportunity Map–2023 Composite Assessment

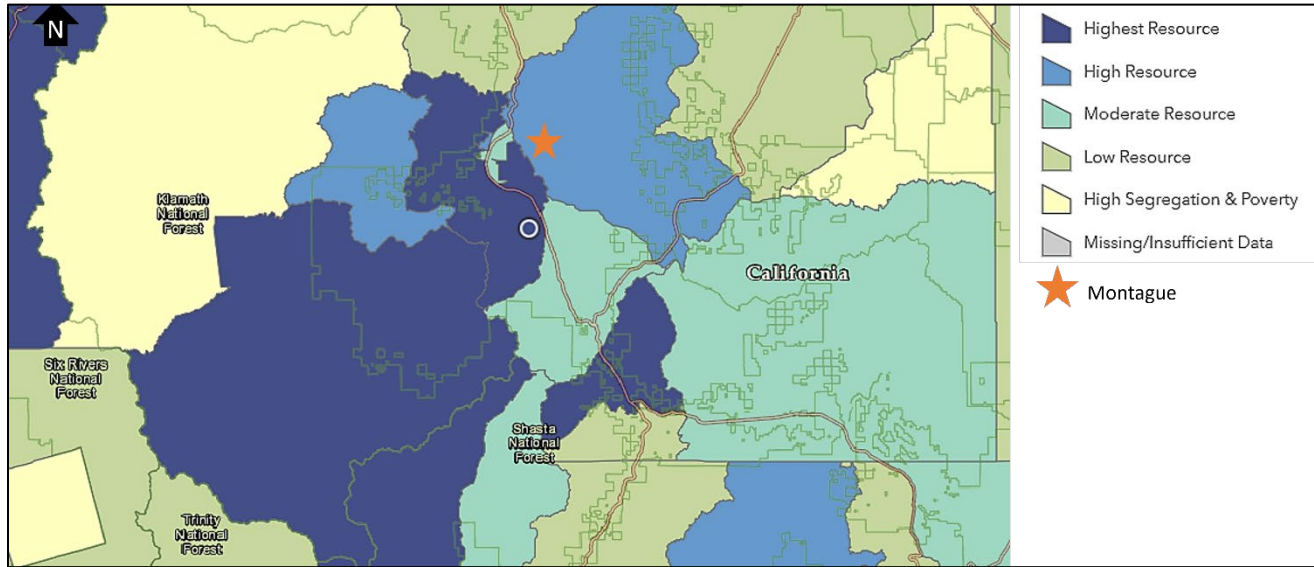
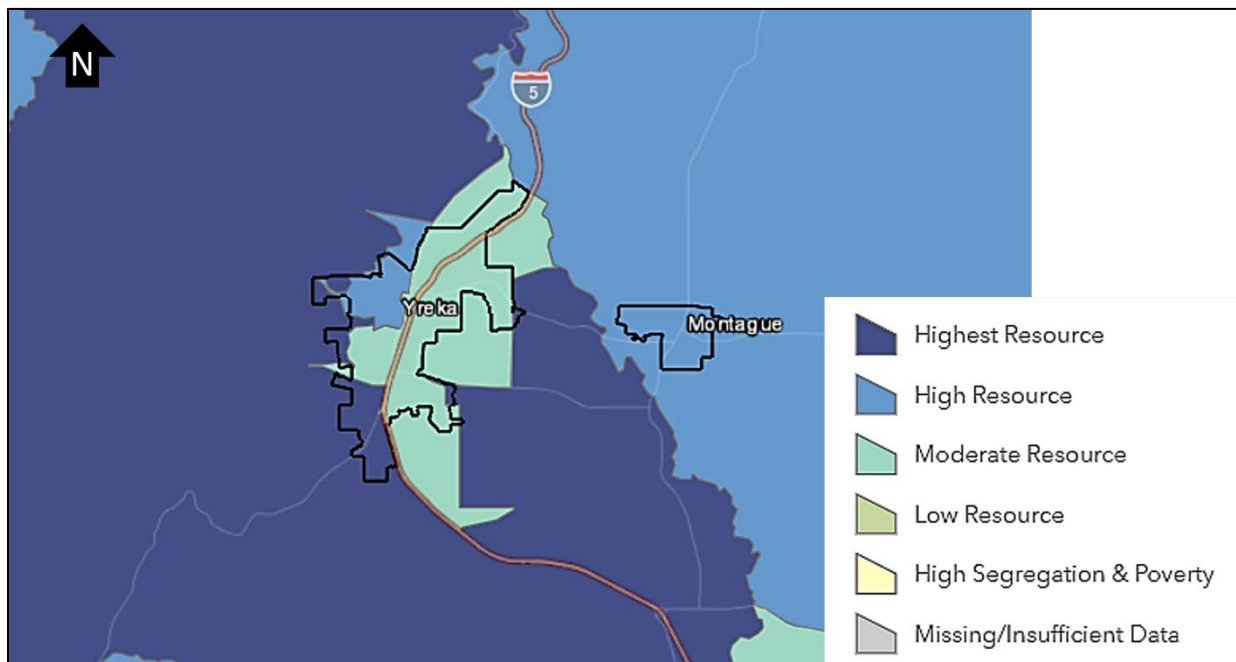


Figure 12: Montague COG TCAC/HCD Opportunity Map–2023 Composite Assessment



7.6.1 High Levels of Employment and Close Proximity to Jobs:

As indicated in **Table A-5**, in 2020 Montague’s unemployment rate was 8.5 percent which was higher than the Siskiyou County’s rate of 7.4 percent. **Figure 3** above presents the top five Montague industries by job count. By industry, the educational services sector had the largest share of jobs. According to City of Montague staff, the largest employers within the City or near the City are as follows:⁸

- Peters Construction – with approximately 20 employees
- Woolgathers Carding Mill – with approximately 10 employees

⁸ J. Monday, City Clerk, personal communication, May 1, 2023.

- Cortright Market and Deli– with approximately 10 employees

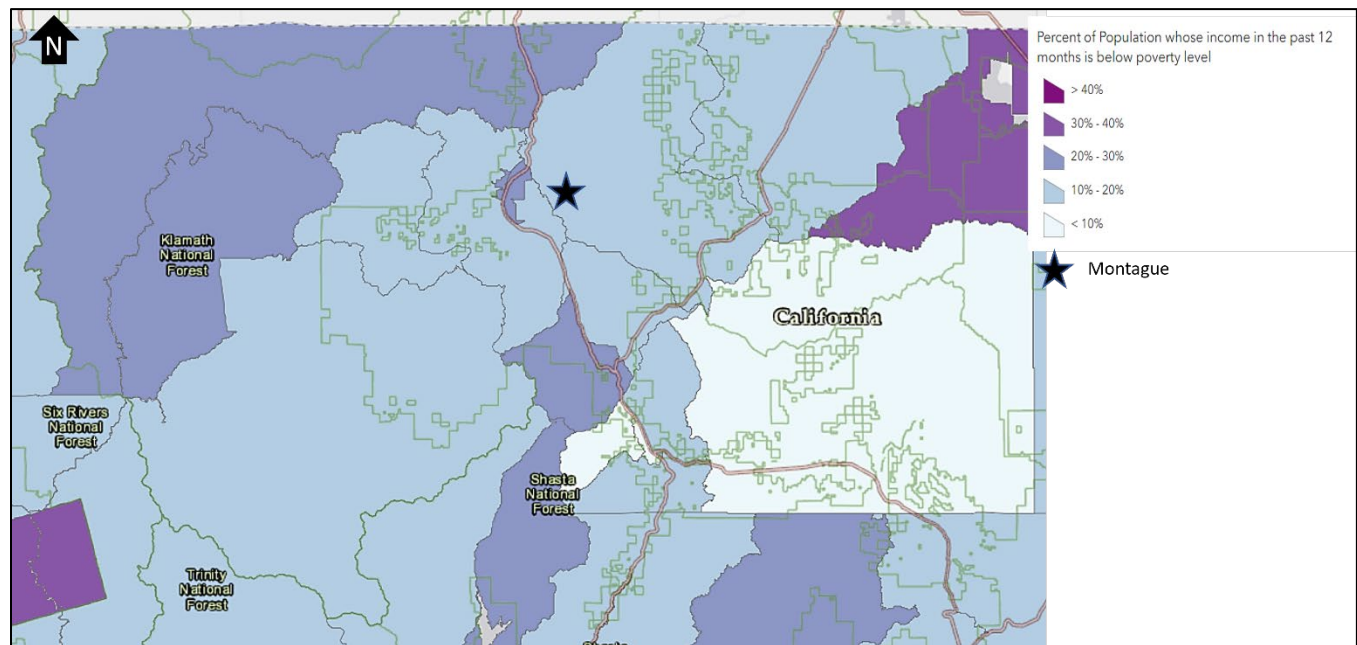
As shown in **Table A-6**, the number of jobs in Siskiyou County (as measure by top 10 jobs) decreased by one percent from 2010 to 2020. At the same time, **Figure 3** above shows the number of jobs earning more than \$3,333 a month, or \$39,996 annually, has increased while the number of jobs earning less than \$1,250 a month, or \$15,000 annually, has decreased. The data indicate overall that the Siskiyou County job pool has decreased but the amount of earnings have improved. However, a household gross annual income of \$39,996 is less than 80 percent of the HUD Adjustment Median Family Income (HAMFI) reviewed above in section 3.2.

The average commute time for Montague residents is comparable to the commute time for the region. Yreka was the most common workplace destination for residents and is approximately six miles away. The number of occupied housing units with no available vehicles is lower than the region. The presence of STAGE, the regional public transit service, is a community asset for improving job mobility while also reducing commuting costs. Overall, transportation costs are high for low-income residents in Montague and Siskiyou County.

7.6.2 Low Concentration of Poverty

Montague is not identified as an area of concentrated poverty, as shown in **Figure 13**, and Montague has a lower poverty rate in comparison to other portions of the region. The percentage of Montague’s population who are below the poverty line, 20 percent in 2020, is relatively comparable but is higher than Siskiyou County’s rate of 16.9 percent. According to 2019 ACS data, **Table A-12** above, approximately 55 percent of Montague’s households are lower income as measured by HUD’s 2019 Adjustment Median Family Income. More Montague renter households are lower income (80 percent or less of the HAMFI) than owner households: about 48 percent of owner households are lower income compared to 63 percent of renter households.

Figure 13: Region Poverty Status, 2021

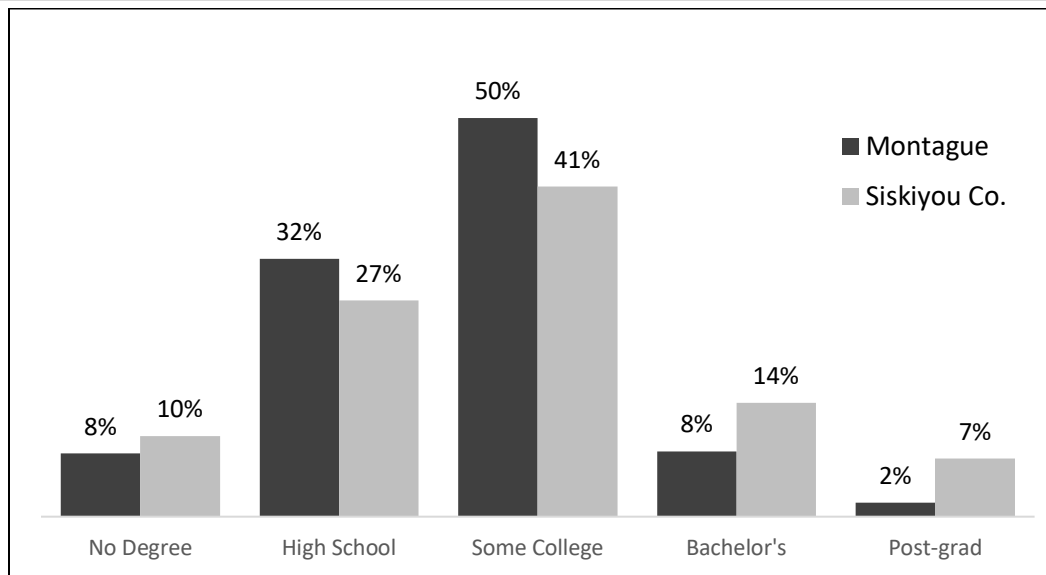


While Montague does not have a high concentration of poverty, renter households have fewer financial resources for housing and other expenses which may limit housing mobility, decrease access to opportunity, and increase risk for displacement.

7.6.3 Access to Effective Educational Opportunities

A comparison of education attainment levels of Montague and Siskiyou County residents is presented in **Figure 14** below. The data indicates that a greater number of Montague residents have attained a high school diploma and some college in comparison to Siskiyou County. Fewer Montague residents have a Bachelor’s degree or a post-graduate degree, however, relative to the region. The share of Montague and Siskiyou County residents who do not have a high school degree is relatively similar (measured as percentage) at 8 percent and 10 percent respectively. Montague is served by its own elementary school district, but for post-5th grade education, residents have to travel out of the City for school. The main campus of the College of the Siskiyous is located approximately 8.7 miles southeast of Montague in Yreka. College of the Siskiyous is a regional community college providing continuing education and associate degrees.

Figure 14: Education Attainment, 2021



7.6.4 Low Levels of Pollution Burden from Environmental Exposures and Environmental Effects

Figure 15 depicts Siskiyou County’s CalEnviroScreen 4.0 composite score. Overall, many Siskiyou County regions have relatively low composite scores, including Montague, indicating that overall residents are not disproportionately burdened by pollution. Montague’s environmental composite score is 28, as is the Census tract that encompasses Montague, as shown in **Figure 15** and **Figure 16**. This is a relatively low score, indicating even within Siskiyou County, Montague residents are less burdened by pollution than some of their neighbors. Montague’s composite score is lower than portions of nearby Yreka and the Census tract that encompasses the city of Weed.

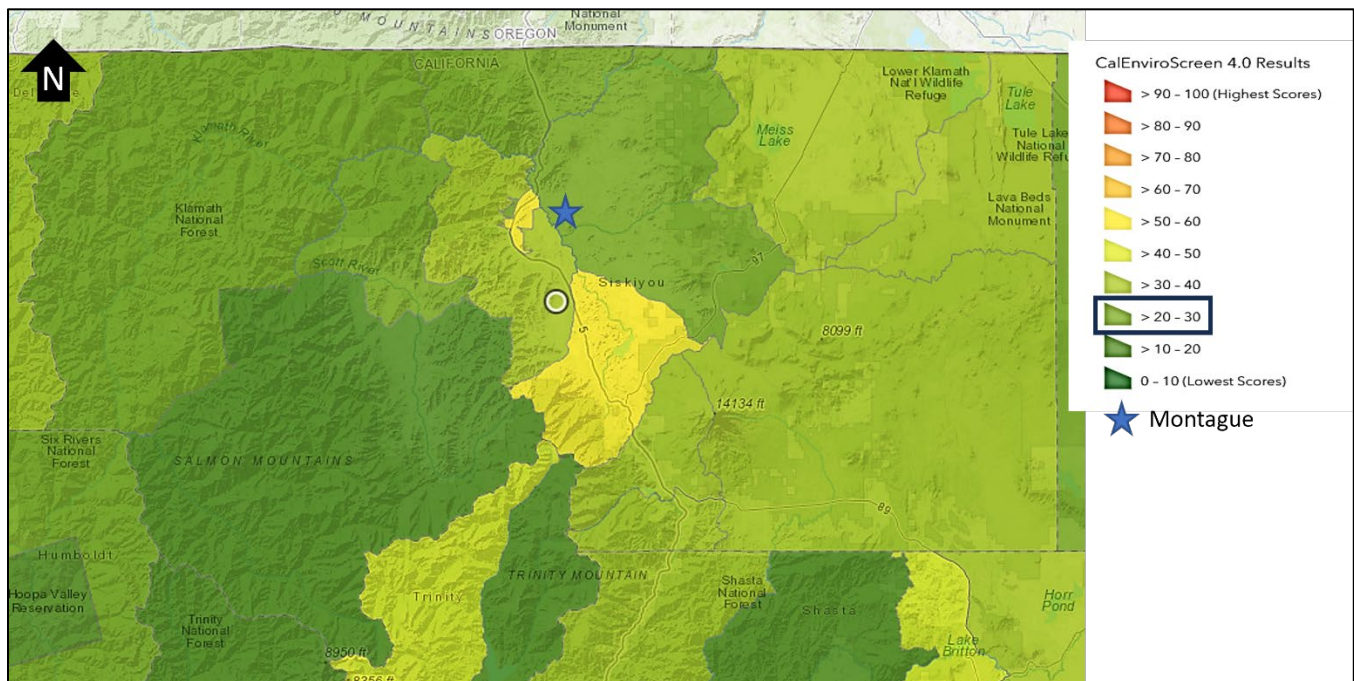
The composite score is the combination of two broad categories: “pollution burden” and “population characteristics”. The pollution burden score “represents the potential exposures to pollutants and adverse environmental conditions caused by pollutions”.⁹ The pollution burden score for Montague and the surrounding Census tract is 15. This means that overall Montague’s pollution burden is greater than 15 percent of other California Census tracts. This indicates that Montague residences, overall, have a significantly lower pollution burden than much of the State. For this composite score, the metrics for impaired water, solid waste, and pesticides are highest (72, 70, and 59, respectively) but this is measured across the Census tract. The solid waste score appears to relate to the solid waste facility located at the southeast corner of Montague’s city limits. The

⁹ <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>, accessed September 28, 2023.

impaired water metric relates to “streams, rivers and lakes are used for recreation and fishing and may provide water for drinking or agriculture. When water is contaminated by pollutants, the water bodies are considered impaired which can prevent recreational and other uses of the water body. These impairments are related to the amount of pollution, which includes sedimentation if present, that has occurred in or near the water body.”¹⁰ According to the CalEnviroScreen 4.0 indicator maps, many of surface waters in Siskiyou County are identified as impaired. The pesticide score relates to potential exposure, especially those who live near fields.

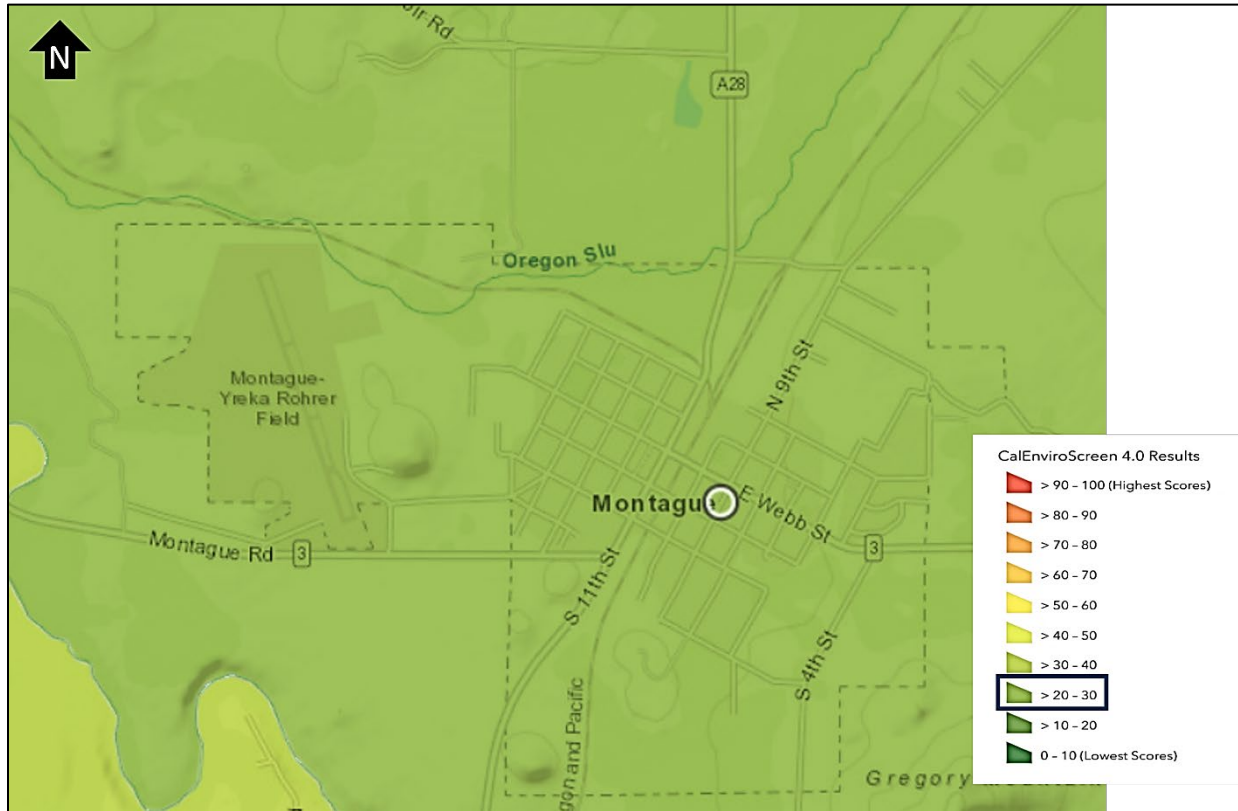
The population characteristics composite score for Montague is 40. As measured by the population attributes, overall Montague’s population is 40 percent higher than the Census tracts of California. Montagues residents are more burdened by unemployment, poverty, and cardiovascular disease (68, 63, and 58, respectively) in comparison to other Census tracts. Overall, according to the CalEnviroScreen, Montague residents are anticipated to have better outcomes as there are less exposures to pollution, and generally the City has better socioeconomic conditions than other parts of Siskiyou County.

Figure 15: Regional CalEnviroScreen 4.0, 2021 Composite



¹⁰ <https://oehha.ca.gov/calenviroscreen/indicator/impaired-water-bodies>, accessed September 28, 2023.

Figure 16: Montague CalEnviroScreen 4.0, 2021 Composite



Overall, Montague is rated as a high resource area because of the lower concentration of poverty relative to the region, comparably effective education opportunities, and overall low pollution burden. Access to economic opportunities, however, are constrained which impedes improved housing opportunities. Diminished access to economic opportunities, however, affects the region: Montague and all of Siskiyou County are considered low-income communities because the median income is more than 80 percent below the State median income. The effects of diminished economic opportunities directly affects income and poverty levels, housing mobility, the ability of individuals and households to respond to changing economic conditions, and more. Action Plan Program D in **Table A-40**, is a strategy for local economic development for business and workforce development to improve economic opportunities that continues and elevates the City’s current efforts to address this region-wide issue.

**Table A-40
City of Montague’s AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)</p> <p><u>Contributing Factors:</u> Lack of housing information on City website Lack of variety in the media forms and venues where fair housing information can be found</p>			
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City’s website, distribution to existing and new apartment complexes, publishing information and materials on the City’s website, and inserting information in the City’s newsletter.</p> <p>In the preparation and distribution of the City’s fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p> <p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</p>	<p>The City will update the website by December 2024.</p> <p>Beginning in Q4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p>	<p>Increase fair housing awareness by increasing inquiries by two inquiries annually.</p>
	<p>Provide training for staff, elected officials, and appointees on issues of fair housing.</p>	<p>City Council meetings will include a fair housing presentation biennially beginning calendar year 2025.</p>	<p>Consistent implementation of Gov’t Code § 8899.50 for affirmatively furthering fair housing as part the City’s activities and programs relating to housing and community development.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Improve access and the supply of ownership and long term rental housing (high priority)</p>			
<p><u>Contributing Factors:</u></p>			
<p>Cost burdened households</p>			
<p>High cost of housing</p>			
<p>Low rate of housing production</p>			
<p>Action Plan Program B:</p>	<p>The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.</p> <p>The City shall publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low-income households.</p> <p>Increase the number of Montague applicants for vouchers by at least five percent by 2031.</p>
<p>Local Long Term Rental Housing Program</p>	<p>Develop a program administered by the City or by partnering with a qualified organization, to connect lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include:</p> <ul style="list-style-type: none"> • Landlord recruitment and mentoring, including fair housing training. • Develop and maintain a list of affordable housing units that are available for rent or purchase in the City. • A system for verifying the eligibility of applicants. • A system for matching eligible applicants with available units • Employ affirmative marketing best practices. 	<p>Launch program by 2025</p>	<p>Assist with the placement of four lower income individuals or households in housing that is affordable by 2031.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Action Plan Program C:</p> <p>Increase Access to Housing and the Supply of Housing</p>	<p>Develop and launch a funding program and/or partner with qualified non-profit organizations to provide bridge loans and other financial assistance to qualified households to increase access and afford private-market homes for:</p> <ul style="list-style-type: none"> • New construction or conversion for J/ADUs • First time homebuyers • Weatherization of existing housing units 	<p>Beginning in calendar year 2024, the City will apply annually for appropriate state and federal funding programs to capitalize the program. Beginning with the housing element APR that is due April 1, 2025, the City will provide summaries on the progress of program to the City Council.</p>	<p>Facilitate the purchase of a home for two households by 2031.</p> <p>Facilitate the construction or conversion of two J/ADUs by 2031.</p> <p>Facilitate the weatherization of four homes by 2031</p>
	<p>The City will actively seek appropriate state and federal funding programs to capitalize the program, or utilize or reprogram program income as eligible.</p> <p>Program development and implementation will incorporate affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p>		
	<p>Continue the City’s proactive code enforcement program coupled with a rehabilitation program, with program implementation resulting in repairs and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as determined by the Montague building inspector.</p>	<p>Begin in calendar year 2025, and provide summaries to the City Council no less than annually as part of the HE APR.</p>	<p>Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031 with no-net displacement of residents.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Improve opportunity by supporting economic development (high priority)</p>			
<p><u>Contributing Factors:</u></p>			
<p>Lack of economic development</p>			
<p>Action Plan Program D:</p> <p>Local economic development for business and workforce development to improve economic opportunities</p>	<p>The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies to apply for economic development funding that improves the economic opportunities for residents through programs for workforce development; small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs.</p> <p>The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region.</p>	<p>The City will continue to meet and collaborate with local and regional economic development agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals.</p> <p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</p>

Appendix B – Housing Constraints and Needs

1.0 Introduction

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

2.0 Governmental Constraints

2.1 Land Use Controls

The City of Montague General Plan establishes policies that guide all new development, including residential land uses. They are designed to protect and promote the health, safety, and general welfare of residents and to preserve the character and integrity of existing neighborhoods. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. The City is reviewing updates to the General Plan and zoning ordinance. Table B-1 shows the proposed residential land use designations. Implementation of the previous Housing Element resulted in a draft zoning ordinance update with modern development standards which will comply with applicable state law once it is adopted by the city council tentatively scheduled for October 2023 (Exhibit A). Program 4.2.1 in this Housing Element commits the City to adoption of the new zoning regulations by December 31 of 2023.

**Table B-1
Residential Land Use Designations**

Designation	Maximum Units/Acre	Max. Lot Coverage	Typical Uses
Low Density Residential (LDR)	1 - 5 units/acre	40%	Single-family residential dwellings.
Medium Density Residential (MDR)	1- 10 units/acre	50%	Single-family residential dwellings and duplexes.
High Density Residential (HDR)	1-17 units/acre	75%	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mixed Use (MU)	1 - 17 units/acre	Variable	Allows for a compatible mixture of residential and nonresidential uses adjacent to and in close proximity to primary roadways and public transit.

Source: City of Montague General Plan 1989 with proposed changes circulated June 15, 2023, currently under review.

2.2 Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods.

The 1989 Zoning Ordinance was revised several times, most recently in 2020 with adoption of Ordinance 20-02 which made numerous changes, some of them to comply with new housing requirements of state law. A new zoning ordinance is being reviewed by the Montague Planning Commission and City Council which is included in this Appendix in Exhibit A. The below analysis analyzes potential constraints of the proposed new zoning regulations on housing development rather than the zoning regulations currently in effect since the new regulations are tentatively scheduled to be adopted before this Housing Element is approved.

The draft zoning regulations allow a variety of housing types including multifamily uses in the new R-2, R-3, and Mixed-Use zoning districts as principally permitted uses. As shown in the tables below, the proposed development standards facilitate multifamily development at a density of up to 17 dwelling units per acre which will help the City meet its projected housing needs by stimulating production of housing, particularly housing at higher densities which tends to be more affordable to lower income households.

**Table B-2
Agricultural/Large Lot Residential Zone Districts and Development Standards**

	Residential Agricultural (R-A)	Residential Expanded (R-E)
Housing Types Principally Permitted	Single Family, J/ADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing Farmworker Housing	Single Family, J/ADUs, Duplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing
<u>Housing Types Conditionally Permitted</u>	<u>Large employee housing</u>	<u>Residential Care Facilities</u>
Max. Units Per Acre	1	2 units per 5 acres
Minimum Lot Size (sf)	43,560 (one acre)	15,000
Minimum Lot Width (ft)	150	50
Front Yard Setback (ft)	20	20
Side Yard Setback (ft)	5	5
Rear Yard Setback (ft)	10	10
Max. Building Height:		
Primary Use (ft):	35	35
Accessory Use (ft):	35	18
Max. Lot Coverage	40%	40%

Minimum Parking Spaces Per Unit:

Single family: 2 spaces/unit

Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units

Multifamily: **Units < 700 sf in size:**

1.25 spaces/unit + 1 guest space for every 3 units

Units between 700 - 1,200 sf in size:

1.5 spaces/unit for + 1 guest space per 3 units

Units > 1,200 sf in size:

1.75 spaces/unit for + 1 guest space for every 3 units

Note: Translation of abbreviations used in the table are "J/ADU" = accessory dwelling units and junior accessory dwelling units; "Max" = maximum, "sf" = square feet, and "ft" = linear feet

**Table B-3
Residential Zone Districts and Development Standards**

	One Family (R-1)	Medium Density (R-2)	High Density (R-3)
Housing Types Principally Permitted	Single Family, J/ADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs, Duplexes, Triplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, Emergency Shelters
<u>Housing Types Conditionally Permitted</u>	<u>Multifamily residential of 4 dwelling units or fewer; Residential care facilities.</u>	<u>Manufactured home parks; Multifamily residential of 4 dwelling units or fewer; Residential care facilities.</u>	<u>Dormitories, dwelling groups, manufactured home parks, residential care facilities, single-room occupancy</u>
Max. Units Per Acre	5	10	17
Minimum Lot Size (sf)	7,500	7,500	7,500
Minimum Lot Width (ft)	50	50	50
Front Yard Setback (ft)	20	20	15
Side Yard Setback (ft)	5	5	5
Rear Yard Setback (ft)	10	20	15
Max. Building Height:			
Primary Use (ft):	35	35	45
Accessory Use (ft):	18	18	18
Max. Lot Coverage	40%	60%	60%
Minimum Parking Spaces Per Unit:			
Single family: 2 spaces/unit			
Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units			
Multifamily: Units < 700 sf in size:			
1.25 spaces/unit + 1 guest space for every 3 units			
Units between 700 - 1,200 sf in size:			
1.5 spaces/unit for + 1 guest space per 3 units			
Units > 1,200 sf in size:			
1.75 spaces/unit for + 1 guest space for every 3 units			

Note: Translation of abbreviations used in the table are “J/ADUs” = accessory dwelling units and junior accessory dwelling units; “Max” = maximum, “sf” = square feet, and “ft” = linear feet

**Table B-4
Mixed Use and Commercial Zone Districts Development Standards**

	Residential Mixed Use (MU-1)	Town Center (T-C)	Planned Development (P-D)	General Commercial (G-C)
Housing Types Principally Permitted	Single Family, J/ADUs, duplexes, triplexes, fourplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	When combined with commercial uses: Single Family, J/ADUs, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	<u>Residential care homes</u> , Single Family, J/ADUs, Small Employee Housing, Supportive Housing, Transitional Housing	<u>N/A</u>
<u>Housing Types Conditionally Permitted</u>	<u>Dormitories, dwelling groups, emergency shelters, residential care facilities, single-room occupancy.</u>	<u>All of the above residential uses when residential use is located at street level.</u>	<u>Multifamily residential of 4 dwelling units or fewer; Residential care facilities.</u>	<u>Multifamily residential, Residential care home, Single-family residential, SRO, Small employee housing Supportive housing, Transitional housing</u>
Max. Units Per Acre	17	17	5	<u>17</u>
Minimum Lot Size (sf)	2,500	2,500		<u>2,500</u>
Minimum Lot Width (ft)	25	25	To be determined by the city council	<u>25</u>
Front Yard Setback (ft)	-	-		<u>0</u>
Side Yard Setback (ft)	-	-		<u>0; 10 if adjacent to residential district</u>
Rear Yard Setback (ft)	-	-		<u>0; 10 if adjacent to residential district</u>
Max. Building Height (ft):				
Primary Use:	45	45		<u>45</u>
Accessory Use	18	18		<u>18</u>
Max. Lot Coverage	75%	85%		<u>75%</u>

	Residential Mixed Use (MU-1)	Town Center (T-C)	Planned Development (P-D)	General Commercial (G-C)
Minimum Parking Spaces Per Unit: Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 – 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units				

Note: Translation of abbreviations used in the table are “J/ADU” = accessory dwelling units and junior accessory dwelling units; “sf” = square feet and “ft” = linear feet, “Max” = maximum

The tables show Montague’s Zoning Ordinance allows minimum residential lot sizes range from 2,500 square feet to two units per 5 acres. The maximum height limit for residential units is 35 – 40 feet in the residential zones and up to 45 feet in the Town Center zone.

Parking standards in all residential districts require a minimum of two parking spaces per unit single family home, and fewer parking spaces for duplexes and multifamily housing, particularly for those with smaller apartments.

The City’s high-density multifamily zones (i.e., at least 10 units per acre) are the following:

- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Mixed Use (M-U) and Town Center (T-C) zones.

The R-2 zone has a maximum density of 10 units per acre and the others allow up to 17 units per acre. One other zone that allows residential uses is the Planned Development (P-D) zone which allows similar uses as the R-1 zone district. Section 2.2.4 later in this Appendix below provides more detail about how the P-D Zone differs from the R-1 zone. The above zoning requirements are similar to those used to guide new housing development in many jurisdictions throughout the state and are not considered a constraint to development.

2.2.1 Airport Overlay Zone Standards

The new Montague Zoning regulations include an Airport Overlay District in Section 17.64 related to the Montague Yreka-Rohrer Field airport adjacent to Montague on the west side of the city. The Overlay Zone is intended to protect the airport from encroachment of land uses that could present safety risks to airport operations, and to protect Montague residents and visitors from noise and safety hazards associated with low-flying aircraft using airport facilities.

The Overlay Zone references Compatibility Zones and Height Review Overlay Zones around the airport established by a 2001 Airport Compatibility Map. These zones affect the allowed uses, residential densities and height of structures within Montague. Compatibility Zone A prohibits new residential development, and Compatibility Zone B restricts residential densities and the heights of structures. Compatibility Zone C alerts the public to expect

frequent loud noise from low-flying aircraft, but does not explicitly affect allowed uses. The Height Review Overlay Zone restricts the height of structures in the vicinity of the airport.

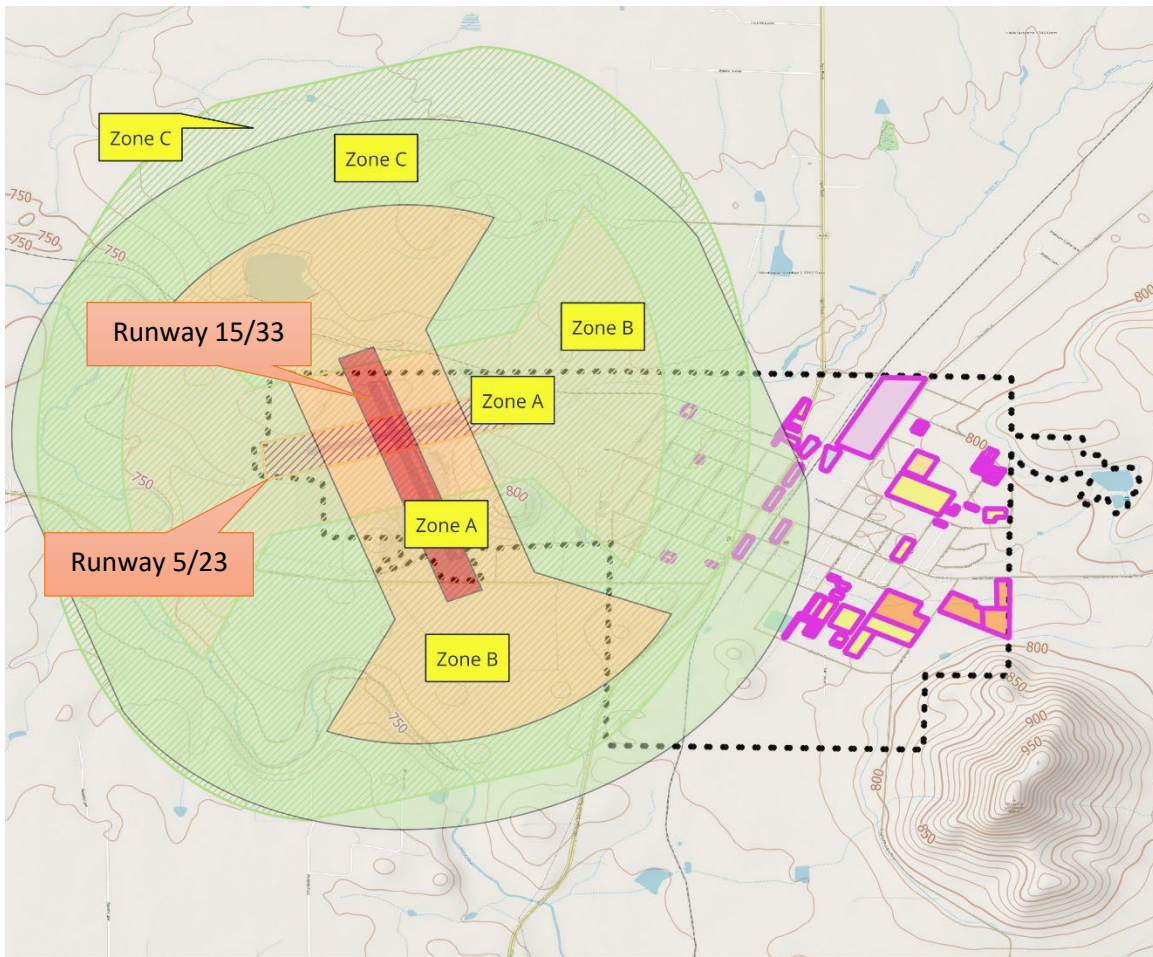
The Compatibility Map and Height Review Overlay Zone map were not available at the time of this analysis, so the text of the ordinance was used to derive assumed limits of these zones for the purpose of assessing its potential impacts on housing development of the sites in Montague's residential land inventory. The assumed Compatibility Zones are presented below in **Figure B-1**. It shows that none of the parcels in the residential land inventory are within Compatibility Zones A or B, so the Compatibility Overlay Zone is assumed to have no impact on the development potential of the residential land inventory.

The Height Review Overlay Zone will also not restrict development potential of the residential land inventory. The Overlay Zone uses the threshold limits of the Code of Federal Regulations Section 14 Part 77 (FAR Part 77) to limit the height of new development near the airport. That section establishes a requirement for notification to the Federal Aviation Administration for all new development that exceeds the maximum height allowance of a 50:1 surface from any point on the runway¹. For example, if the height of a structure is 20 feet and it occurs on a property 1,000 feet from the runway, notification to the FAA would be required because $1,000 / 50 = 20$. Topographic maps show the ground surface in Montague to be gradually sloping up from the airport. The center of town is approximately 10 – 20 feet higher in elevation than the airport and the properties with the most residential development potential on the eastern side of the city are 5,500 feet or more from the runway. At that distance, the height restrictions of the zoning ordinance are more limiting than the height restrictions of the Airport Overlay Zone.

While the impact of the Airport Overlay Zone on housing development is limited, the standards presented in the ordinance are written in a way that is difficult to understand for persons unfamiliar with these types of regulations. To help reduce this regulatory constraint, a new program is added to this Housing Element (Program 2.1.1) to develop clear informational handouts for applicants explaining how to determine which Airport Compatibility Zone applies and what Airport Height Overlay requirements apply to their proposed development, and the implications for their projects considering the allowed uses, residential densities and height of structures.

¹ <https://www.faa.gov/airports/central/engineering/part77#who> accessed September 26, 2023

Figure B-1
Assumed Montague Airport Compatibility Zones



Legend

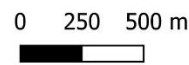
Assumed Montague Airport Comatability Zones - Runway 5/23

- Zone A
- Zone B
- Zone C

Assumed Montague Airport Comatability Zones - Runway 15/33

- Zone A
- Zone B
- Zone C

- Montague Vacant Residential Land Inventory
- City Boundary



Source: Planwest Partners, 2023

2.2.2 On- and Off-Site Improvements

To maintain the quality of its neighborhoods and safeguard the health and safety of the community, the City requires curbs, gutters, and sidewalks in all new subdivisions. In addition, developers must provide those facilities necessary to serve the development, including roads, sewer lines, drainage systems, water lines, fire hydrants, and streetlights.

Among the required on- and off-site improvements associated with new subdivisions, roadways typically have the greatest impact on the cost of housing. In Montague, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region. While all development-related improvements add to the cost of housing, the City's standards are similar to other communities in the region and do not overly constrain the development of affordable housing.

2.2.3 Adequacy of Zoning Standards to Facilitate Affordable Housing

In combination with the 2020 Zoning Ordinance update, the new zoning ordinance significantly improves the likelihood affordable housing will be developed in Montague. Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADU's) are principally permitted in all the residential and mixed-use zones. The development standards in Section 17.108 mirror state law which allows in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. Attached ADU's are limited in the zoning ordinance to a maximum size of 800 square feet in size or 50 percent of the existing living area, whichever is greater and JADU's are limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units.

In addition to new allowances for ADU's and JADU's, the City is also updating its zoning regulations to identify zoning districts where multifamily housing is allowed at various densities. State law recognizes that in rural areas such as Montague, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households and Montague's new Mixed-Use zones allow housing densities of up to 17 units per acre as principally permitted uses. The zoning map shows these zones will be applied to large parts of the City near commercial uses and connected with existing sidewalks which will meet the needs of households that require non-motorized transportation. The new zoning regulations provide the density and development standards that will facilitate the production of housing affordable to very low- and low-income households.

Montague's draft Zoning Ordinance does not stipulate a minimum unit size for any type of dwelling unit. Nor does the draft Zoning Ordinance propose to establish a story limit. The Agricultural/Large Lot and Residential zones specify a maximum height of 35 feet (except for R-3 which allows buildings up to 45 feet in height). A 35 foot height limit can readily accommodate a three story structure because the California Building Code's interior space ceiling height for occupiable spaces is no less 7 feet 6 inches.² As indicted in Table B-3 above, the proposed parking requirement for units that are less 700 square feet in size is 1.25 spaces per unit and one guest space per every three units. Units of this size are likely to be studios, one-bedroom, or single-room occupancy units. For these smaller units one-bedroom the proposed parking standards would be considered to a constraint to housing production due to their associated construction cost; this ratio exceeds HCD's recommended ratio of one space per unit for efficiency units, studio apartments, one-bedroom units, and single room occupancy units. Reducing the parking requirement for these units would reduce this housing cost. Program 2.3.3 commits the City to adopting Zoning Ordinance amendments that require a single parking space for each efficiency unit, studio

² 2022 California Building Code, Title 24, Part 2 (Volumes 1 & 2) with Jan 2023 Errata, https://codes.iccsafe.org/content/CABC2022P2/chapter-12-interior-environment#CABC2022P2_Ch12_Sec1208, accessed February 2, 2024.

apartment, one-bedroom unit in multifamily housing developments, and each single room occupancy unit to reduce the number of required parking spaces consistent with this analysis.

2.2.4 Flexibility in Development Standards in the Planned Unit Development Zone

Chapter 17.60 of the new Zoning Ordinance provides flexibility in residential development standards through the approval of a development plan on property zoned Planned ~~Unit~~-Development (PU_D). The PU_D district is intended to enable and encourage flexibility of design and development of land to better fit site conditions. Mandatory findings associated with the planned development include:

- The proposed location of the planned development is in accordance with the objectives of the Zoning Ordinance.
- The proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
- The proposed planned development will comply with each of the applicable provisions of Chapter 17.60.
- The standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off- street loading facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the City of Montague.
- The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
- The combination of different dwelling types and variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.
- The proposed planned development or the first use or group of uses can be substantially completed within two years after the district is established.

2.3 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 City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, supportive housing, and single-room occupancy units.

Tables B-2 – B-4 above identify the principally permitted housing types in the City's zoning ordinance. Following is a discussion of those 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.

2.3.1 Accessory Dwelling Units

ADU's and JADU's are types of housing that may be more affordable by design that could be a good fit for Montague. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons and may be configured as detached or attached from the primary unit, be converted from existing space

or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or new single-family residence and cannot be more than 500 square feet. A JADU may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. An ADU may be rented for more than 30 days; JADUs may also be rented for more than 30 days but either the JADU or the primary unit must be occupied by the property owner.

The 2017 Legislative Housing Package brought sweeping amendments to State accessory dwelling law to remove regulatory barriers at both the state and local level. State law requires jurisdictions including Montague to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective.

Further, ADUs and JADUs that conform with the Zoning Ordinance shall not be considered to exceed the allowable density for a lot, and they are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. Montague's ADU/JADU ordinance is subject to HCD review for compliance with State law. Specific to Housing Element updates, a jurisdiction's housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate-income households (see Program 2.1.1).

Montague's new ADU Ordinance establishes a range of zones where ADUs and JADUs are allowed by-right; reduces requirements for setbacks, parking, and expressly prohibits using ADUs and JADUs as short-term rentals (also known as vacation home rentals). Below are some other highlights of the City's Ordinance:

- ADUs and JADUs are allowed by-right in all zones where single-family residences are allowed.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.
- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.
- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

[Several provisions of Montague's draft local J/ADU maybe in inconsistent with State law. The draft Architecture Conditions in 17.108.030\(E.4\) call for accessory dwelling units to be substantially compatible with the principal](#)

dwelling and the neighborhood, and establishes a window placement standard for some ADUs. These provisions appear to be inconsistent with State law, as a city may only impose architecture review standards (that are objective) on J/ADUs that is located on real property located in the California Register of Historic Resources. Other apparent inconsistencies noted are:

- Because an ADU can be created out of space of an existing residence, the setback requirement that ADUs attached to the primary residence shall be the same setbacks as the minimum side, front, and rear setback requirements as the primary residence appears to be inconsistent with State law (Reference 17.108.030(E.5)).
- The proposed Condition that manufactured homes used as an ADU be “substantially compatible with the principal unit” is not objective, and appears to exceed the statutory limits for local regulation of ADUs (Reference 17.52.030(E.6)).
- With enactment of AB 976 (2023), cities and counties cannot impose owner-occupancy conditions on ADU projects that are permitted after Jan. 1, 2025. Local agencies are still required to impose owner-occupancy requirements on Junior ADUs (JADU), The owner-occupant provision in 17.108.030(C) in the draft Zoning Code needs to be updated to reflect this new law.

Prior to adopting a local ADU ordinance, cities and counties may seek technical assistance from HCD using their portal. Consultation with HCD prior to adoption is not mandatory. Within 60 days of adoption of a local J/ADU ordinance, paragraph (h)(1) Government Code Section 65852.2 requires cities and counties to submit their adopted ordinance to HCD for a compliance review. Program 2.3.2 commits the City to revising the draft Zoning Ordinance to be consistent with State law, submit it to HCD upon adoption, and to address any written findings issued by HCD.

ADUs and JADUs can be less costly to develop and have less impact on the environment as they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including accommodating intergeneration living arrangements while maintaining privacy. ADUs or JADUs can provide housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community’s inventory.

Increasing the number of ADUs and JADUs heavily relies on property owners developing the units. While ADUs and JADUs present an opportunity for property owners, the prospect of adding a dwelling may be daunting for property owners. The process of constructing a dwelling or converting a structure to a dwelling from start to finish may be a barrier for lay-property owners who may have questions about where to put the unit, how much will it cost and how to pay for it, how long it will take to build, who will live it, expected return on investment, etc. Program 2.1.1 seeks to reduce and remove these barriers by promoting and encouraging ADU and JADU development in Montague by homeowners by launching an outreach campaign.

There are also state programs that could help incentivize ADU construction locally. Summer 2022, Freddie Mac began offering financing for development of ADUs. The new product is the Freddie Mac Choice Renovation loan, a “for a no-cash-out refinance...to pay off the temporary funding source for ADU construction”. Also, more homeowners will qualify because the anticipated rental income from the ADU can be part of the qualifying income, according to the press release <https://sf.freddiemac.com/content/assets/resources/pdf/fact-sheet/adu-fact-sheet.pdf>, accessed June 29, 2022).

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, “Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports” (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners must be low or moderate income to be eligible to apply for the CalHFA program. The income limit for Siskiyou county is \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will include information about these financial resources. Policy 2.3 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

2.3.2 Constraints to 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 compliance with fair housing laws. A provision for group homes which can provide care for six or more persons with disabilities is contained in the Zoning Ordinance as Residential Care Facilities, which are conditionally permitted in the Residential and Mixed-Use zones.

In accordance with state law, the City must allow licensed community care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings.

The City’s Zoning Ordinance complies with fair housing law because it does not restrict occupancy based on relationship. The definition of “Family” in Section 17.08.920 refers to the definition of “Household” which is defined as “One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit”.

Table B-5 is a checklist for the City of Montague analyzing potential constraints on housing for persons with disabilities pursuant to SB 520:

**Table B-5
Constraints on Housing for Persons with Disabilities**

Potential Constraints and Analysis	
Does the City of Montague have a process for persons with disabilities to make requests for reasonable accommodation?	The new Zoning Ordinance describes the request process and how those requests are handled in Section 17.124.
Has the City made efforts to remove constraints on housing for persons with disabilities?	The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.
Does the City make information available about requesting reasonable accommodations?	A program in this Element commits the City to placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
ZONING AND LAND USE	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	The new Zoning Ordinance has been reviewed and found to be in compliance with fair housing law.

Potential Constraints and Analysis	
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	In the new Zoning Ordinance, the parking space requirements for Residential Care Facilities are set at one-half space per resident plus one-half space per non-resident employee. Exceptions are allowed where shared parking can be demonstrated.
Does the locality restrict the siting of group homes?	The new Zoning Ordinance allows group homes with less than six clients in all Residential and Mixed-Use zone districts. For group homes with more than six clients (depending on the size of the facility and other proposed services), siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by state law? Are group homes for over six persons allowed?	In the new Zoning Ordinance group homes with over six clients are permitted as a conditional use in all Residential and Mixed-Use zone districts.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons.
Does the land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing units.
PERMITS AND PROCESSING	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted the Uniform Building Code. There are no local amendments of the code that affect accessibility.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, the Zoning Ordinance specifically allows group homes (“Residential Care Homes”) of six or fewer individuals as principally permitted uses in all the all Residential and Mixed-Use zone districts.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Facilities serving more than six persons are considered “Residential Care Facilities” which are allowed as conditionally permitted uses in all Residential and Mixed-Use zone districts. Aside from the Use Permit requirement, no unique development or performance standards apply to that use.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process would require a public hearing by the City Planning Commission.

Potential Constraints and Analysis	
Does the City have particular conditions for group homes that will be providing services on site?	No. A use permit is required for facilities that have more than six persons. Other restrictions do not apply.
BUILDING CODES	
Has the City adopted the Uniform Building Code?	Yes, but local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), the City is committed to providing such assistance as addressed above.

2.3.3 Senior Housing

According to the US Census, 44 percent of those who own homes in Montague are 60 years of age or older. Given the number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern, but there are facilities nearby in the City of Yreka six miles from Montague, and daily bus service is available between the two cities. The new Zoning Ordinance allows group homes of more than six persons in the Residential and Mixed-Use zones with a conditional use permit which could accommodate the need for an assisted living facility for seniors. Additionally, group homes for six or fewer persons are allowed in the Residential and Mixed-Use Zones, so the City’s regulations would allow senior care facilities if a person or organization were to propose one.

2.3.4 Supportive Housing and Supportive Housing Developments

Supportive housing is defined by Section ~~65582 of the Government~~~~50675.14 of the Health and Safety~~ Code as housing with linked on- 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. Pursuant to Government Code Section 65583(c)(3), supportive housing shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

The City’s ~~new-draft~~ Zoning Ordinance defines supportive housing consistent with the ~~s~~State’s law definition and considers supportive housing to be a residential use of property. Supportive housing is a principally permitted residential use that is allowed in the Residential and Mixed-Use Zones, as indicated in Table B-2, Table B-3, and Table B-4 above. Further, supportive housing is subject to the same restrictions that apply to other residential uses in the same zone. allows it as a principally permitted use in the Residential and Mixed-Use Zones. Generally, ~~the City’s draft regulations for supportive housing are consistent with State law; however, the following two revisions are needed~~would allow supportive housing if a project were proposed.:

- A. The definition of supportive housing in Section 17.08.2200 of the Zoning Ordinance defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target

population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program 4.2.1(3) commits the City to amending to reference the definition of target population contained Government Code Section 65582(i).

B. As indicated in and Table B-2, Table B-3, and Table B-4 above, supportive housing is principally permitted in all zones except G-C, although supportive housing is enumerated as a conditional use in the G-C zone. With enactment of AB 2160 (2018) Article 11 "Supportive Housing"[Developments], commencing at Section 65650, was added to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when the proposed housing development meets all the requirements of statute. The G-C zone is a nonresidential zone that permits multifamily; therefore, it is subject to the provisions of AB 2160. In order to comply with AB 2160, the G-C zone of Montague's draft Zoning Ordinance needs to enumerate supportive housing developments that meet the requirements of Government Code Section 65650 et seq. as a by-right use, is not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone. Program 4.2.1(1) commits the City to amending the G-C zone to be consistent with Government Code Section 65650 et seq.

2.3.5 Emergency Shelters and Transitional Housing

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

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. The City's new Zoning Ordinance defines emergency shelters consistent with the state's definition and allows it as a principally permitted use in the R-3 High Density Residential Zone. Out of the four parcels zoned R-3, two properties are identified in Montague (**Table B-6 and Figure B-2**) where an emergency shelter could be developed because:

- they are allowed by right,
- aside from the mapped intermittent streams described below the lots have no physical or governmental constraints, and are served by public water and sewer and a paved road along the frontage with sidewalks,
- other services are available nearby (within ½ mile) such as a grocery store, a bus stop and city hall.

**Table B-6
Emergency Shelter Land Inventory**

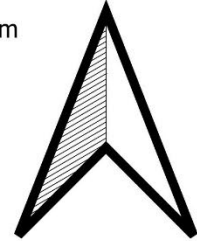
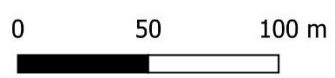
APN	Acres	Developable Acres	Zoning	General Plan	Current Density (units/acre)	Realistic development potential (units)	Current Use
052-305-140	6.9	4.1	R-3	HDR	17	78	Vacant
052-291-140	4.6	2.7	R-3	HDR	17	34	Vacant

Figure B-2
Emergency Shelter Land Inventory



Legend

- City Boundary
- Montague Emergency Shelter Land Inventory
- Developable area
- Wetlands



Source: Planwest Partners, 2023

The wetlands on the sites are riverine habitats located along a small unnamed drainage bisecting the city along the 500-year floodplain. The wetland is a specific type of water habitat found within a channel. Unlike wetlands featuring trees, shrubs, or persistent emergent vegetation, this habitat occurs in channels that have moving water periodically with an absence of surface water during dry periods. As shown in above in **Figure B-2** and in recent images of the sites from 4th Street in Google Street View (**Figure B-3** and **Figure B-4**) below, there are approximately 6.7 acres outside of the wetland on the properties that could be developed with structures to accommodate the need for emergency shelters.

Figure B-3
Developable Area on APN 052-291-140 (2.7 acres)



Source: Google Street View, prepared by Planwest Partners, 2023

Figure B-4
Developable Area on APN 052-305-140 (4.1 acres)



Source: Google Street View, prepared by Planwest Partners, 2023

SB 2 further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

The City's new Zoning Ordinance provides a definition for transitional housing consistent with the state's definition and it identifies zones where this type of use is permitted. As shown in Tables B-2 - B-4, transitional housing is principally permitted in the Residential and Mixed-Use zones.

2.3.6 Single Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs), which are often the most appropriate type of housing for extremely low-income persons. The City's new Zoning Ordinance defines SRO's and explicitly allows them as conditionally permitted uses in the R-3 and Mixed-Use zones.

2.3.7 Housing for Farmworkers

The new City of Montague Zoning Ordinance addresses farmworker housing in two ways. It defines Farmworker Housing which allows facilities for up to six persons and allows them as a principally permitted use in the R-A Residential Agriculture (R-A) Zone. It also accommodates farmworkers by defining "Employee Housing". It

distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although single-room occupancy units described above could fill that need.

The State Department of Housing and Community Development (HCD) has a record of a 24-person farmworker housing development listed in Montague (Facility #47-16516-EH). Although the location of the facility within city limits was not verifiable based on the address information on file with HCD.

2.4 Other Mandatory State Housing Laws

Below is a summary of recently enacted legislation that provide additional regulatory incentives for the development of housing.

Senate Bill 9 (2021): The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home’s lot and build up to four homes on a single-family parcel. For a property to exercise SB 9’s incentives it must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S Census, the City of Montague does not contain any portion of Urban Area; the cities of Yreka and Mount Shasta are the only cities in Siskiyou county that have U.S. Census Urban Area. This means lands in the City of Montague do not meet the eligibility requirements for property owners to exercise SB 9.

SB 10 (2021): This enacted legislation provides cities with an easier path for “up-zoning” residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel. SB 10 exempts the only the zoning and general plan amendment process. Some jurisdictions have leveraged SB 10’s provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, there are two pathways for lands to qualify: 1) as urban infill site, and 2) as a transit-rich area. One mandatory criteria for lands to qualify under the urban infill pathway is for some lands within the city to be designated as Urban Area by the U.S. Census. This is the same standard reviewed in SB 9 (2021) above. Because Montague is not an U.S Census Urban Area, the urban infill is not an available pathway. The transit pathway establishes defined service level thresholds that must be met. A transit-rich area means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

- A major transit stop means a bus stop served by public mass transit service with features that include full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- A high-quality bus corridor means a corridor with fixed route bus service, and average service intervals, Monday through Friday, of no more than 15 minutes during peak morning, late afternoon, and evening commute times, and no more than 20 minutes between the 6:00 am to 10:00 pm. On the weekends, the average service internal is no more than 30 minutes.

As reviewed in Appendix A, section 2.6, Siskiyou county’s STAGE provides service to Montague. The availability of STAGE improves access to opportunities for education, employment, and services that is affordable. However, a review of the July 2023 STAGE schedule, indicates the major transit stop or high-quality bus corridors thresholds are not met; therefore, lands in Montague cannot qualify using the transit-rich pathway either.

Housing Crisis Act of 2019, Government Code 66300-66301: The Housing Crisis Act (HCA) requires the HCD to develop a list of cities (“affected cities”) and census designated places (CDPs) within the unincorporated county (“affected counties”). An affected City includes all cities in urbanized areas and all cities with a population greater than 5,000 in an urban cluster. In accordance with the provisions of the HCA, in April 2023, HCD released the updated listing of affected cities and affected counties based on new data obtained from the 2020 Census. Although nearly 94 percent of California cities are affected cities, Montague is not identified as an affected city [in HCD’s April 2023 updated listing of affected cities](#); therefore, the provisions of HCA prohibiting affected localities from taking certain zoning-related actions does not [extend-apply](#) to Montague.

Ministerial Streamlining (SB 35): California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of above-moderate income housing and/or housing for households below 80 percent area median income (AMI). SB 35 requires local government to streamline the approval of certain housing projects located on a qualify property by providing a ministerial approval process. Developers of qualifying projects may opt in and exercise the incentives provided by SB 35 in cities and counties that are subject to SB 35. HCD annually determines which cities and counties are subject to SB 35.

According to the SB 35 Statewide Determination Summary released by HCD on June 30, 2023, the City of Montague is subject to SB 35 when proposed developments include at least 10 percent affordability. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. However, as discussed above, only the cities of Yreka and Mt. Shasta are designated as urban areas by the 2020 U.S. Census; therefore, there are no sites in the City of Montague that would be eligible for SB 35.

Although the above statutes do not extend to Montague because the City does not include an urban area as defined by the U.S. Census, the draft Zoning regulations remove current procedural and regulatory barriers and will allow a greater variety of housing types, in more zoning districts, and at greater density in the City.

2.5 Development and Processing Fees

The City requires developers to construct 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 multi-family construction are listed in [2.5.1Table B-7](#). The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of application. Planning and processing fees are summarized in [0Table B-8](#). It is important to note that these fees are provided for informational purposes only and are subject to change.

As shown in [2.5.3Table B-9](#), the City’s fees are similar to or less than 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 the quality of life desired by City residents.

**Table B-7
Development Impact Fees**

Facility	Fee Per Dwelling Unit	
	Single-Family	Multi-Family
Water Connection Fee	\$550	\$550
Sewer Connection Fee	\$475	\$475
Water Capital Improvement Fee	\$690	\$690
Sewer Capital Improvement Fee	\$665	\$665
School Impact Fees ⁽²⁾	\$2.90/sq. ft.	\$2.90/sq. ft.
Total	\$7,673	\$3,900

Source: City of Montague 2023

Notes: (1) Fees are for informational purposes only and are subject to change.

(2) New construction fee, 2 percent of the gross assessed valuation.

**Table B-8
Planning Permit Fees**

Fee Type	Fee
Annexation	\$2,900 + LAFCO fees
Conditional Use Permit	\$1,550
Lot Line Adjustment	\$870
Variance	\$1,160
Rezone	\$2,350
Subdivision (5 or more lots)	\$4,450
Parcel Map (4 or less lots)	\$2,580
Negative Declaration	At cost + 10% + County fees
Environmental Impact Report	At cost + 10% + County fees
General Plan Amendment	\$2,700

Source: City of Montague, 2023

Notes: (1) Fees are for informational purposes only and are subject to change.

**Table B-9
City of Montague Total Fees for Typical Single- Multi-Family Units**

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$8,860	\$176,900	5%
Multi-Family Unit	\$7,990	\$124,700	6%

Source: www.homeguide.com 2023, City of Montague 2023

Notes: Typical single-family unit estimated at 1,200 square feet and multifamily at 900 square feet.

Including the cost of building permits and planning fees, which are roughly \$3,000 per unit for a 1,200 square foot single-family or 900 square foot multifamily dwelling, development fees average \$8,860 for a typical 1,200-square-foot single-family dwelling and \$5,380 per 900 square foot multifamily unit. Depending on housing unit size and type, City and school district fees amount to between five and ten percent of the total cost of each new housing unit. The fees for a typical single-family unit are approximately five percent of overall development costs. The fees for a typical multi-family unit are approximately six percent of overall development costs. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

2.6 Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Montague is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Montague, most development applications for single-family and multi-family developments take approximately two to four weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two months regardless of whether it’s a single-family or multi-family project. **Table B-10** lists the typical review times for each type of permit or approval process in the City in 2014 which are applicable to current projects as well.

**Table B-10
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	6-8 weeks
Zone Change	3 months
General Plan Amendment	3 months
Parcel Maps	3-4 months
Initial Study (CEQA)	6-8 weeks
Environmental Impact Report (CEQA)	8 months+

Source: City of Montague 2014

These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

2.7 Building Codes and Enforcement

The City has adopted the current California Building Code for its code requirements and has not adopted additional standards beyond those contained 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 Montague.

Code enforcement typically occurs when the building inspector is processing other permits on the site or when complaints are filed. City staff works with the Siskiyou County Health Department when the complaint appears to be a matter of both health and safety.

3.0 Actual and Potential Non-Governmental Constraints to Housing

3.1 Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. A snapshot of residential land costs in Montague in December 2022 and September 2023 was obtained online as shown below in **Table B-11**. Land prices ranged from \$80,000 per acre to \$173,077 per acre.

**Table B-11
Vacant Land Costs, Montague, September 2023**

Acres	Price	Price/Acre	Price/sf
0.35	\$30,000	\$80,000	\$1.97
0.35	\$28,000	\$173,077	\$1.84
0.26	\$45,000	\$80,000	\$3.97

Source: Zillow.com, 2022 - 2023

Table B-12 shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. Based on the one listing available for comparison in September 2023, the City has higher-than-average lot costs compared to other jurisdictions in the region.

**Table B-12
Average Vacant Land Costs, Siskiyou County**

City	Lot Size (sf)	Price	Price per sf
Mt. Shasta	36,183	\$106,500	\$2.94
Weed	17,747.375	\$11,119	\$0.63
Montague	49,223	\$28,500	\$0.58
Seiad Valley	65,340	\$80,000	\$1.22
Hornbrook	43,560	\$37,000	\$0.85
Dorris	6,354	\$11,000	\$1.73

Source: Siskiyou County Draft Housing Element

3.2 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. **Table B-13** summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (SF). The construction costs are \$12,820,045, per unit they are \$216,634, and per SF they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 SF. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per SF.

**Table B-13
Affordable Multi-Family Construction Costs, Siskiyou and Shasta Counties 2021**

Project	Address	Total Units	Total Sq. Ft.	Construction Costs	Construction Cost Per Unit	Construction Cost Per Sq. Ft.
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$216,634	\$353
Burney Commons	Bainbridge Dr., Burney	29	28,428	\$8,642,000	\$298,000	\$304
Lowden Lane Senior Apts.	2775 Lowden Lane, Redding	60	56,091	\$16,266,436	\$271,107	\$290
Center of Hope Apts.	1201 Industrial St., Redding	47	43,819	\$14,942,373	\$317,923	\$341
Live Oak Redding	1320 & 1358 Old Arturas Rd., Redding	38	65,203	\$11,215,000	\$295,132	\$172
				Average	\$288,759	\$292

Source: Siskiyou County Draft Housing Element

3.3 Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render as infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table B-14 illustrates interest rates as of August 2023. The current average 30-year fixed mortgage interest rate is 7.55%. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table B-14
Interest Rates**

	Interest	APR
Conforming Loan		
30-year fixed	7.55%	7.75%
15-year fixed	6.00%	6.30%
Jumbo Loan		
30-year fixed	7.00%	7.01%
5-year ARM	7.63%	7.62%

Source: www.bankrate.com, August 2023

Notes: A conforming loan is for no more than \$729,750. A jumbo loan is greater than \$729,750.

3.4 Short-Term Rentals

Being situated in an area of scenic natural beauty adjacent to a major transportation corridor, Montague offers easy access to recreational opportunities throughout the region. As a result, short-term rentals (STR’s) have existed in the community for many years.

Due to concern about the impact on the community of this type of use the City is reviewing a draft ordinance regulating STR’s. The key elements of the draft regulations are summarized below:

- **Registration.** An annual registration and registration fee is required for all short-term rentals.
- **Occupancy Limit.** No more than two people per bedroom, excluding children under five, would be permitted to occupy a short-term rental.
- **Parking.** When located in a zoning district where off-street parking is required, one off-street parking space is required for short-term rentals with two or fewer bedrooms and two off-street parking spaces are required of short-term rentals with three or more bedrooms. When located on property with more than one dwelling unit, the off-street parking requirement for the short-term rental would be in addition to all other off-street parking requirements.
- **Garbage and Recycling.** The accumulation of trash and debris outside of a short-term rental is prohibited at all times. Garbage and recycling are not permitted to be left on the street for collection prior to the day of pickup. If due to space limitations, garbage and recycling would be stored outside of the vacation rental, it would need to be stored in a fully enclosed structure or a bear resistant trash enclosure.
- **Fire Safety.** To address fire safety, visible address numbers, working fire extinguishers, smoke alarms, and carbon monoxide detectors are required at every short-term rental. Short-term rentals would be prohibited from having charcoal grills and outdoor fire pits, except those operated by gas. Each dwelling would be subject to inspection by the Fire Department prior to authorization for use as a short-term rental and once every three years to ensure compliance with the short-term rental requirements and the City’s hazardous vegetation ordinance.
- **Public Health.** Pools, spas, saunas, and shared laundry facilities are considered public facilities and, if provided, would be subject to review by the Siskiyou County Environmental Health Division for compliance with State regulations.
- **Code Compliance.** The existing residence would be subject to inspection by the Building Department and Planning Department to determine if the short-term rental complies with city

standards. Proof of compliance would be required prior to authorization for use of the dwelling as a short-term rental.

- **Special Events.** Weddings, corporate events, commercial functions, and any other similar events are prohibited at short-term rentals.
- **Local Contact Person.** Every short-term rental is required to have a designated local contact person available by telephone on a 24-hour basis and who could be physically present at the short-term rental within 45 minutes of contact by the City or a short-term rental guest.
- **Interior Postings.** All short-term rentals are required to post short-term rental rules, including occupancy limits, garbage, parking, and noise restrictions; contact information for the designated local contact person; emergency evacuation information; and notice of financial penalties for violations.
- **Violations.** The regulations impose an administrative penalty of up to \$500 per day for each violation for a first administrative citation, and up to \$1,000 per day for each violation contained in a second or subsequent administrative citation. A short-term rental certificate would be revoked if a unit receives three citations within a 12-month period, and a new certificate would not be issued for a period of 12 months.
- **J/ADUs and Deed Restricted Units.** Use of J/ADUs and units subject to affordability covenants as short-term rentals is prohibited.
- **Zones Permitting Short-Term Rentals.** Short-term rentals are an enumerated accessory use in all zones permitting residential uses.

Future reviews of the ordinance will describe the economic benefits of permitting short-term rentals and the potential impacts on the community including impacts on affordable housing, schools, local businesses, and essential services. Possible revisions to the ordinance to address these impacts could include limiting the overall number of short-term rentals, limiting the conversion of multifamily housing, and/or directing the funds received by the City from short-term rentals to affordable housing programs. Other revisions to address the impacts of STR's on Montague may be considered as well.

3.5 Adequate Infrastructure

The Montague Water Conservation District (MWCD) is contracted to provide Montague's municipal water supply. According to the 2021 Montague Municipal Services Review, the MWCD provides the City with water from two different sources depending upon the time of the year. During mid-April through mid-October, the City is supplied water from Lake Shastina. During the remainder of the year, the source of water is the Little Shasta River. Based on these sources and the City's contract with MWCD, the City's has a supply capacity of 1.15 million gallons per day (MGD). While the City may require additional capacity at some point in the future, the City's current demand of 0.4 to 0.8 MGD is substantially lower than the amount of its current available supply (PMC, 2011).³ According to the 2021 MSR, the State Department of Public Health had indicated the City needed to update its treatment system by 2014 old due to age and the need for repairs and upgrade. The City was able to secure \$5 million in grants and \$851,572 in loans and completed construction of a new water treatment plant circa 2015.

The City maintains and operates its own sewer facilities. The City's waste water treatment plan (WWTP) consists of an aerated lagoon system located at the northwestern edge of the City. The WWTP was designed with a capacity

³ City of Montague Municipal Services Review and Sphere of Influence Update, April 2021, Siskiyou LAFCo.

of 0.225 MGD, which is significantly higher than the current estimated average dry weather flow (ADWF) of 0.09 MGD (PMC, 2011). The City's sewage treatment is more than adequate to serve the projected growth for the next eight years and beyond. The average flows in the summer are about 0.075 MGD, winter flows at around .250 MGD. With some modifications to the treatment system, the equivalent could accommodate a population of 2,500, well beyond the projected population for the planning period.

Senate Bill 1087 requires cities to immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. However, in this case, the City is the provider of water and sewer, and the City does not have policies or procedures, written or otherwise, that would prevent any level of income unit from connecting to sewer and water services. In accordance with this State law requirement, within thirty (30) days of adoption of its 2023-2031 Housing Element, the Planning Department will be internally distributed to the City's Department of Public Works, along with a summary of its Regional Housing Needs Allocation. In compliance with subparagraph (b) of Government Code Section 65589.7, this Housing Element includes Program 1.4.1, a new program, that commits the City to establishing written policies and procedures to prioritize water and sewer connections for housing development that include lower income units within one year of adoption of the 2023-2031 Housing Element.

4.0 At-Risk Housing and Housing Resources

4.1 Affordable Housing Units At-Risk of Conversion

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in a city or county 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 City of Montague currently has one multi-family housing project that received federal and state subsidies in order to maintain affordability of the units. It is Montague Apartments at 791 E. Webb Street which has 27 affordable units funded through the Low-Income Housing Tax Credit and US Department of Agriculture housing programs. The affordability covenant for that development will expire in 2050 which is nineteen years outside of the timeframe for consideration in this Housing Element. The Montague Apartments have a low risk for conversion. Consequently, there are no multi-family housing projects that are considered to be at risk during the 6th cycle planning period.

4.2 Rehabilitation Program

The 2014 Housing Element documented the City's rehabilitation loan program is currently funded by a revolving loan account. The City applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. The actual amount of funds available to loan fluctuates and depends 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. Five households were assisted in the past. Currently, the program is temporarily suspended until additional funding can be obtained or repayments are of a sufficient amount to offer rehabilitation loans. Program HE.3.1.1 in this Housing Element seeks additional grant funding for the rehabilitation loan program.

4.3 Housing Authority

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

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The program provides a voucher to recipients to use to help pay their 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. The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County and 25 within the city. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023⁴

5.0 Regional Housing Needs

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction has been allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Montague's share of regional housing needs is two units over the eight-year period with one unit affordable to very low-income households and the other unit designated as affordable to low-income households.

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction's very low income RHNA must be categorized as ELI. The City has assigned the one very low-income unit to the extremely low-income category for its 6th cycle RHNA. Thus, the City of Montague's share of regional housing needs is two units over the eight-year period with one unit affordable to extremely low-income households and the other unit designated as affordable to low-income households. The City's RHNA is presented in **Table B-15**.

The City and the community recognize that the City's RHNA values underestimate the actual local housing need. Montague is not immune from the housing crisis facing most communities in California and residents are confronted with price and rent increases often exceeding the buying power of local wages, increasing construction costs, and the historic and present pace of home construction not keeping up with pace population growth and other changes.

As shown in Appendix C, the City's inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City's 2023-2031 RHNA of two housing units: one extremely low-income housing unit and one low income housing unit, making it is unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City's RHNA obligation, a critical objective of the Housing Element's Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element's eight-year planning period. The sites identified in Appendix C can support the development of housing in excess of the City's share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the

⁴ <https://www.shastacounty.gov/housing-community-action-programs> accessed August 16, 2023

City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

**Table B-15
Regional Housing Needs Allocation City of Montague, 2023-2031**

Income Category	Projected Housing Needs	Percentage of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

* For Extremely Low-Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households or presume 50 percent of the very low-income households qualify as extremely low-income households.

Source: Siskiyou County 6th Cycle Housing Element Data Packet, December 21, 2021; Siskiyou County Final RHNA, HCD, December 2021.

6.0 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 reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the City of Montague due to the requirements of Title 24 of the California Code of Regulations (also known as the California Building Standards Code), 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 weatherstripping. Incorporating new technology in residential development 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 that all possible conservation features be included in every development, a number of economically feasible measures may result in savings in excess of the minimum required by Title 24.

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

1. Building design that 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,” 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; and
 - 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; and
 - 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; and
 - 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 heat pumps for heating and cooling of living areas;
- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping, optimum orientation of structures, lowering appliance consumption, and maximization of solar energy technology. The following programs relate to the City’s opportunities for energy conservation:

- Program HE.6.1.1: The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through an annual mailing.
- Program HE.3.3.1: The City will continue to enforce State requirements that units rehabilitated under the rehabilitation program funded with CDBG funds comply with California’s Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.