CITY OF REDDING
HOUSING ELEMENT
2020-2028

INTRODUCTION

PURPOSE AND CONTENT

The purpose of the Housing Element of the Redding General Plan is to identify and analyze the City's housing needs, to establish reasonable housing goals and objectives based on those needs, and to develop a program of action which, over the stated planning period, will advance the City toward achieving the established goals and objectives.

LEGISLATIVE AUTHORITY

The State Legislature has determined that the availability of housing is of vital importance to the well-being of the state's populace and has mandated the preparation of community housing elements as part of local general plans (Government Code Sections 65302 and 65580, et seq.). Under current law, the code specifies, in brief, that the Housing Element shall contain:

1. An assessment of local housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

2. A statement of the community's goals, policies, quantified objectives, and financial resources relative to the maintenance, improvement, and development of housing.

3. A program which sets forth a schedule of actions that the local government is undertaking, or intends to undertake, over the planning period to implement the policies and achieve the goals and objectives of the Housing Element.

Current State Housing Element Law, as contained in Section 65588 of the Government Code, mandates that each local government shall review its Housing Element as frequently as appropriate to evaluate the following: (1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) the effectiveness of the element in attainment of the community's stated housing goals and objectives; and (3) the progress made in implementation of the Housing Element.

CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN

Government Code Section 65300.5 states that the goals and policies of the Housing Element must be consistent with other elements of the General Plan. This is accomplished through the process of annual reviews of the implementation of this Element, as well as the Annual Report on the General Plan prepared for the Department of Housing and Community Development and the Governor's Office of Planning and Research.

Redding adopted a complete revision of its existing General Plan in 2000 and undertook a comprehensive update in 2008. The Housing Element was updated in 2009 and 2014 to comply with the schedule established by state law and did so again for the 2014-2019 time frame.

The City has reviewed the goals, policies, and action programs of this Element relative to its consistency with the other elements of the Redding General Plan and determined that the 2020 Housing Element update is consistent with the balance of the General Plan.

Various provisions of state law require that certain elements of the General Plan be amended concurrently with the Housing Element (e.g. Land Use and Safety Elements) to respond to other state priorities such as addressing Disadvantaged Unincorporated Communities and community wildfire hazards. The City will prepare and adopt these amendments as required.

FOCUS OF 2020 UPDATE

This 2020 update primarily focuses on the following areas, although other sections of the Element have been updated as well:

1. Changes to State Housing Law that have been adopted since 2014, including revisions to the "adequate sites" analysis and establishing program activities to be carried out to address new legislation, including the following.

    - *AB 1397* (Adequate Sites) - Activity 2.5. The activity pertains to vacant sites identified in the previous two Housing Element Cycles as required by CGC 65583.2). - Note that the adequate site inventory is limited to those parcels

between .5 and 10 acres in size in accordance with CGC Section 65583.2.

- SB 13; AB 68, et al. (Accessory Dwelling Units) – Activity 2.6
- SB166 (No Net Loss) – Activity 2.7
- AB 101 (Community-Based Transitional Housing) – Activity 2.8
- AB 2162 (Transitional and Supportive Housing) – Activity 2.9

2. Updating the Community Profile Housing Needs Assessment to reflect current socioeconomic data.

3. Updating the Regional Housing Needs Allocation Plan (RHNAP) to be consistent with data developed by the State Department of Housing and Community Development (HCD).

4. Updating and providing the required analysis of sites suitable to meet the housing needs for all income segments of the community.

5. Assessing the accomplishments of programs undertaken in the previous planning period (2014-2019) and formulating new programs and objectives to respond to identified community needs over the next eight-year planning period (2020-2028).

COMMUNITY PARTICIPATION

The City hosted a public workshop to solicit community input on the Housing Element and housing issues on September 19, 2019. Various local housing/service providers, business groups, contractors with experience in providing housing for low income (LI) households, other individuals and groups that indicated interest in participating in the update of the Housing Element, and the general public were invited to attend the workshop. The event was also broadly advertised in the print and electronic media. Additionally, fliers were posted at strategic locations throughout the community as a means of reaching individuals and families that may not have routine access to media outlets. Workshop outreach was not conducted in a multilingual fashion given Redding's consistent lack of requests for translation services in its housing and other programs and activities. The ACS 2013-2017 5-Year Estimates indicate that there are approximately 141 households that speak Spanish but have limited English-speaking abilities. It is estimated that 210 Asian and Pacific Island households also have limited English-speaking ability. The City's housing partners and local service providers have not indicated that their clients are in need of multilingual outreach. Given the constantly changing nature of the ethnic characteristics of the state however, Redding will continue to query and respond to the recommendations of service providers regarding future outreach efforts.

During the workshop, participants were informed about the City's process for establishing an eight-year plan and the challenges of matching the various housing and public service needs with the available funding sources. In addition, City Housing and Community Development (HCD) staff gave an overview of the City's Housing Programs and activities in the community. A member of the Continuum of Care (CoC) provided a review of the CoC's efforts, activities, and issues related to homeless issues. City staff, also, provided information, orally and written, related to the upcoming 2020 Census. Several individuals stressed the importance of an accurate population count for the City as further funding received by the City is tied to our Census count. Further, those in attendance actively provided input on the effectiveness of the existing Housing Division programs, expressed frustration related to the City's homeless population, and frustration and suggested changes to City policies related to construction of new housing, particularly accessory dwelling units and requested a review of the housing limitations posed by the regulations of the "LO", Limited Office District.

In addition to the public workshop, an electronic survey was circulated to obtain input from the community at large. Information regarding the City's request for public participation in the planning process and a link to the web-based survey was distributed through various methods. One thousand fifteen fliers were mailed to applicants on the waiting list for Housing Choice Vouchers (HCV), landlords participating in the HCV program, Continuum of Care (CoC) members, and local motels that are known to attract clients in need of housing services. Notices were posted on a number of community bulletin boards throughout the City. Emails regarding the survey were also sent to the City's Community Services Advisory Committee and the current Community Development Block Grant

(CDBG) Public Service Providers to forward the flier as they felt appropriate. In addition, surveys were made available in hard-copy form at the Fair Housing Workshop in April 2019 and at the local Housing Authority upon request.

Two hundred forty-two participants completed the survey, which gathered public opinion regarding housing, community services, and economic development issues. The survey was intended to assess the perceived needs of the community using both narrative and multiple-choice questions. Regarding housing issues, the primary barriers that families faced with regard to accessing safe, affordable housing included income being too low, poor credit or rental history, and not enough rental units. Cost of housing, questionable tenant lifestyle choices, unemployment, and homelessness issues were constant themes throughout the survey with regard to the assessment of community housing needs. Survey respondents indicated that the priority types of affordable housing needed in the Redding area for the next three to five years were transitional housing (with services) for homeless families with children, construction of affordable single-family homes, and an additional emergency shelter for the homeless. As for the top four public services the respondents felt the City needs are: homeless services for families, drug rehabilitation services, youth services, and homeless services for individuals or couples. A majority of those responding felt that the homeless population in the City will increase in the next three to five years. The respondents ranked the top causes of homelessness in the City as: drug or alcohol abuse, lack of affordable housing options, mental health issues, and unemployment.

The Action Program of this document includes a number of activities designed to address expressed concerns as appropriate.

In 2020 the Redding Planning Commission held a noticed public hearing on May 12, 2020 to receive comments on the draft Housing Element. At the conclusion of the hearing, the Commission recommended adoption of the Element by the City Council. After conducting a public hearing, the City Council adopted the Element on June 2, 2020.

COMMUNITY PROFILE

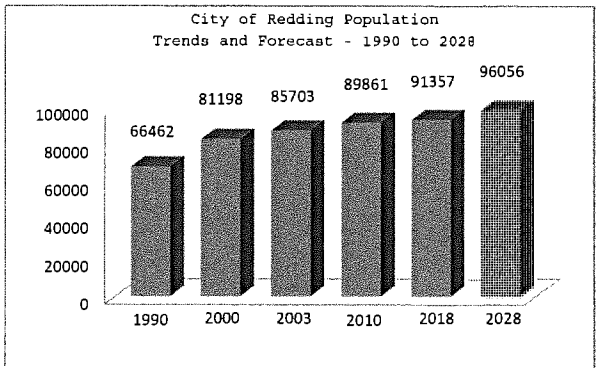
HISTORIC AND CURRENT POPULATION PROFILE

(**Note**: The socioeconomic and housing data used in the preparation of this document was primarily obtained from a "data packet" provided for the Housing Element update by California Department of Housing and Community Development (HCD). That data originates from a variety of sources including the State Department of Finance (DOF), the 2000 and 2010 federal censuses, the American Community Survey (ACS) for selected years, and similar sources. It should be noted that there are relatively small variations in data related to total population, number of housing units and other categories between these sources that result from the time period the data was collected as well as methodological differences. This document utilizes the data provided by HCD unless otherwise noted.)

The California Department of Finance estimated Redding's April 2010 population to be 89,861 with 38,869 housing units accommodating that population. By January, 2018, these estimates have increased to 91,257 and 39,679, respectively. Based on recent growth estimates prepared by the Economic Sciences Corporation for the City, it is anticipated that Redding will have 93,400 residents by 2025, growing to 96,056 in 2028. The projection included numerous factors which could affect population growth, such as fertility, mortality, in-migration, annexations, etc. This represents an annual growth rate of approximately .37 percent, significantly lower than the 1.8 percent yearly average predicted when the General Plan was comprehensively updated in 2008.

Figure 1 shows Redding's historical population from 1990-2018 and its projected population through 2028.

FIGURE 1



INCOME

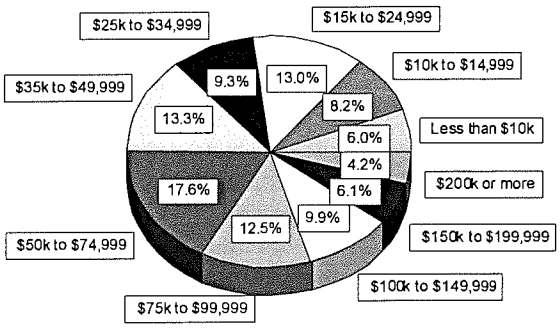
According to 2017 American Community Survey (ACS) 1-Year Estimates, the area median household income is approximately $50,320. For demographic purposes, household income can be further broken down into several distinct income levels. The standard terminology used for these various income levels is: extremely low, very low, low, moderate, and above moderate income. These terms are used to describe relative income ranges tied to the median income of all households within a given community. Thus, *extremely low income* (ELI) means an income below 30 percent of the median income; *very low income* (VLI) means an income below 50 percent of the median income; *low income* (LI) means an income between 51 and 80 percent; and *moderate income* (MI) means an income between 81 and 120 percent (for federal programs, between 81 and 95 percent of median). *Above moderate income* (AMI) refers to an income that is generally 121 percent and above (federal programs, 96 percent and above). For purposes of this Housing Element, the term *lower income* includes low income, very low income, and extremely low income, or all households that do not exceed 80 percent of median household income.

Figure 2 shows the distribution of household income for Redding as reported by the 2017 American Community Survey. The HCD utilized DOF and census data and the provisions of Housing Element law to establish a "fair-share" allocation of Redding's regional housing need. This "fair-share" allocation accommodates each of the four income categories established by law. For Redding, the allocation by income group is:

- Very Low Income 24.0 percent
- Low Income 16.1 percent
- Moderate Income 17.2 percent
- Above Median Income 42.7 percent

FIGURE 2

Percent Distribution of Household Income



Source: 2007-2011 American Community Survey

Extremely Low Income Households

Housing Element law requires the number of ELI households be estimated and that the Element analyze potential programs to address the needs of this income group. Extremely low income is defined as households with income less than 30 percent of area median household income. As noted above, the median household income is $50,320. For extremely low income households, this results in an income of $15,096 or less. The 2006-2015 CHAS data provided by HCD indicates that there are approximately 4,550 ELI households (renter and ownership) in the City.

Households with extremely low income have a variety of housing situations and needs. For example, many families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low income households. At the same time, a minimum wage worker could be considered an extremely low income household with an annual income of approximately $15,000 or less. The following are examples of occupations with wages that could qualify as extremely low income households depending on the number of hours worked during the year. *The nature of these jobs is often part-time and/or seasonal.*

OCCUPATION TITLE	MEAN HOURLY WAGE
Cashier	$12.63
Housekeeper	$13.73
Host and Hostess	$11.62
Waiter and Waitress	$12.91
Dishwashers	$11.57

Source: Employment Development Department, Occupational Employment Statistics and Wages, January, 2018 data.

Existing Needs

As previously noted, approximately 4,550 extremely low income households reside in the city. Most (75 percent) extremely low income households are renters and experience a high incidence of housing problems. For example, 82 percent of extremely low income rental households faced housing problems (defined as cost burden greater than 30 percent of income) while 55 percent of renter ELI households were paying more than 50 percent of household income for rent. Fifty percent of *all* rental households had rent payments exceeding 30 percent of income.

Projected Needs

To calculate the projected housing needs for the current planning period, the City assumed that 50 percent of its very low income regional housing needs are extremely low income households per HCD guidance. As a result, from the very low income need of 502 units, the City has a projected need of 251 units for extremely low income households. Many extremely low income households will be seeking rental housing and most likely facing rents that exceed 30% of their income, overcrowding, or substandard housing condition. Some extremely low income households consists of persons with physical or mental disabilities and/or special needs. To address the range of needs, the City will employ a housing strategy that facilitates a variety of housing types (i.e., single-room occupancy/efficiency units, transitional and supportive housing) and provides rental assistance through the HUD Section 8 Housing Choice Voucher Program (HCV Program). With respect to single-room occupancy units, the City considers this development type to be no different than any other multiple-family use. Thus, single-room occupancy (SRO) units are allowed in the "RM" Residential Multiple Family Districts, as well as the "GC" General Commercial Districts, subject to meeting the "efficiency unit" requirements of the California Building Code.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive-services component. The City regulates transitional and supportive housing as residential uses. The Zoning Code does not limit the number of unrelated individuals that may live together as a single housekeeping unit and thus does not restrict supportive housing in its residential districts.

ETHNICITY

The U.S. Census Bureau provides population, demographic, and housing unit estimates through its ACS effort between the census years. The 2017 ACS 1-Year Estimate for Redding indicates that minorities, excluding Hispanics, comprise approximately 14 percent of Redding's population: Black (1.4 percent); American Indian or Alaska Native (3.2 percent); and Asian (4.8 percent). Hispanics of any race comprise approximately 11.9 percent of the population.

Lower income minority households, along with all lower income households of the community, face common problems and hardships in regard to meeting their housing needs.

HISTORIC AND CURRENT EMPLOYMENT TRENDS

The unemployment rate for the Shasta County Labor Market Statistical Area, which includes the City of Redding, averaged 6.6 percent between 2014 and 2019, as follows:

- 2014 9.6 percent
- 2015 7.5 percent
- 2016 7.0 percent
- 2017 5.8 percent
- 2018 4.9 percent
- 2019 4.7 percent

Redding's employment opportunities are greatest in the lower-paying industries (i.e., service industries associated with tourism and business services and the wholesale and retail trade industry). In addition to paying lower overall wages, service and/or retail industries typically have a higher percentage of persons working part-time or seasonally than do other types of industries.

According to the Northern Rural Training and Employment Consortium (NoRTEC) in 2016 the top industry sectors by employment were health care and social assistance and government, with relatively high concentrations of employment in

utilities and retail trade. Over the next few years, occupations projected to experience growth include personal care aides, and fast food and counter workers.

Housing Trends

While the City has seen an increase in housing starts beginning in 2012 with a corresponding increase in higher wage construction jobs, the pace is still considered anemic when compared to trends prior to the onset of the "Great Recession". This reflects recent population projections that suggest a significant reduction in year to year growth rates compared to decades prior to the recession. As an illustration, the City issued building permits for 936 residential units in 2005 and 399 units in 2007. By 2011, permits for new residential structures had fallen to 73. After the Great Recession ended, the number of permits have somewhat rebounded to 158 units in 2010 and 118 in 2018. Between 2010 and 2019, the split between single-family and multiple-family units was approximately 80 percent single-family and 20 percent multiple-family units.

Historic and Current Housing Profile

According to data provided by HCD there were 39,679 housing units within the City of Redding January 1, 2018. Of those, 37,482 were occupied units. The overall vacancy rate was estimated to be 5.2 percent by the 2017 ACS 1-Year Estimates. The average occupancy rate was 2.38 persons per household.

Type, Age, and Characteristics of Housing Stock

In 2018 Redding's housing stock consisted of approximately 27,116 single family residences (including attached, detached, and mobile homes), and 12,564 multiple family units (two or more attached units). The housing stock is made up of 68 percent single-family units and 32 percent multiple family units.

According to the 2017 ACS 1-Year Estimates, Redding has 28,611 housing units that were built prior to 1990, representing 72 percent of Redding's housing stock. Of these units, 22,236 were built between 1960 and 1989; 5,432 were built between 1940 and 1959; and 443 were built prior to 1940. Overall, approximately 28 percent of Redding's available housing stock was constructed after 1990.

Generally, there is a correlation between the age of a community's housing stock and the relative condition of that housing stock. Typically, dwelling units 40 or more years of age are the most likely to need both moderate and major rehabilitation work to elevate them to a "standard" condition.

Condition

According to the City's Code Enforcement Division, only two residential structures were razed due to code enforcement actions related to substandard/dilapidated housing conditions between 2014 and 2018. The City makes every feasible effort to work with property owners to rectify health and safety issues before taking steps that result in removal of structures. Among these efforts are the City's housing rehabilitation programs described 2020-2028 Action Program of this document.

As noted previously, housing age can serve as an indicator of the potential housing rehabilitation need within the City. Unless scrupulously maintained, the older housing stock can pose health, safety, and welfare problems for occupants. Even with normal maintenance, dwellings over 40 years of age can deteriorate, necessitating significant rehabilitation.

According to the U.S. Department of Housing and Urban Development (HUD), the following ranking system describes the condition of housing, particularly housing with substandard conditions, within the City. For purposes of this section, selected housing conditions includes the following criteria: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30% of household income. It should be noted that although the following Condition of Housing Units table (Table 1) indicates a high percentage of units with one selected condition, data further indicates that the primary housing condition facing households in this jurisdiction is the cost burden as described in criteria 4. The other housing conditions as described in criteria 1 through 3 affect a significantly lower percentage of households.

Standard Condition

A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards or other standards are not met. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.

Substandard Condition but Suitable for Rehabilitation

This category describes dwelling units that do not meet standard conditions but that are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing/failing foundation), and the unit value must exceed the cost of the repairs or upgrades required to bring it to standard condition.

Substandard Condition and Not Suitable for Rehabilitation

This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard," or will be considered to be unoccupiable for reasons of safety by the City's Building Official.

TABLE 1

Condition of Housing Units

Condition of Units	Owner-Occupied %	Renter-Occupied %
With one selected Condition	31%	53%
With two selected Conditions	<1%	5%
With three selected Conditions	<1%	<1%
With four selected Conditions	<1%	<1%
No selected Conditions	69%	41%

Data Source: 2011-2015 ASC 5-Year Estimates

Of the housing units in the City, fifty-six percent of units have no selected conditions. Of those with such conditions, 44 percent of the City's housing units have one selected condition; three percent have two selected conditions; zero percent have three or four selected conditions. Table 1 provides housing condition data based on unit occupancy. On July 23, 2019, the Carr Fire began. This fire made its way into the City three days later. According to the City's Code Enforcement Division, within City limits 261 single-family homes were burned in the Carr Fire. Since the Carr Fire, the City's awareness has increased due to increased inspections and documentation of deteriorated structures and substandard conditions. At this time the City's Code Enforcement Division estimates that as much as ten percent of the City's housing stock is in need of varying degrees of repair or replacement.

VACANCY RATES

As noted above, Redding's housing vacancy rate was estimated to be 5.2 percent in 2017. The homeowner vacancy rate was estimated to be 2.0 percent, while the rental vacancy rate was 5.1 percent. However, the loss of residential units caused by the July/August 2018 Carr Fire and the November 2018 Camp Fire affected vacancy rates in Redding and Paradise respectively. The Redding Record Searchlight newspaper reported in April 2019 that Redding's overall vacancy rate had tightened to below 5 percent.

Vacancy rates, as an indicator of market conditions, typically run a fine line between an overbuilt market (typically considered above seven percent vacancy) and an underbuilt market (generally anything under three percent). In a healthy market, there should be some number of vacant units in all sizes, locations, and price ranges.

Vacancy rates for the planning period are projected to be 1.8 percent for homeowners and five percent for rentals. This assumes that the Redding market will continue to recover from the impacts of the July, 2018 Carr fire, and that the historical vacancy levels will be seen by the middle of the planning period.

Vacancy rates are an important tool used in market analysis; however, in order to fully analyze the effect of vacancies upon a specific

housing market, it is necessary to delve deeper into vacancy issues by type, location, price range, number of bedrooms, and size of unit. There could exist a surplus of units at one level and a scarcity of units at another that, when averaged together, indicate a vacancy rate indicative of neither. However, there is no information currently available that compares variation in the vacancy rate based on price of unit or size of unit in the Redding area.

High vacancy rates, however, do not necessarily mean that rental units will become more affordable as a private-market reaction. Experts suggest that during periods of high vacancies, owners of rental properties will utilize financial incentives, such as reduced deposits and move-in allowances, even offering periods of free rent, in order to entice prospective renters, rather than actually lowering rental rates.

Based upon information gathered from its clients in their search for rental housing in the Redding area, the Housing Authority of the City of Redding (RHA) has indicated that the local rental market has an extremely low vacancy rate particularly for its housing voucher program.

Low Income (LI) Assisted Housing

The Housing Division of the City of Redding (Housing Division) is comprised of two departments, the RHA and Housing and Community Development (HCD). The Housing Division strives to provide eligible households with many different types of affordable housing options and choices within the jurisdiction.

RHA administers the HCV Program. Presently, HUD has provided RHA with 1,633 rental subsidies to administer within the City of Redding. These rental subsidies include 65 vouchers for homeless Veterans – Veterans Affairs Supportive Housing (VASH). These subsidies combine rental assistance with case management and supportive services. The rental subsidies are used in partnership with private landlords at properties that are RHA eligible or approved.

In addition to the HCV Program assisted units, HUD has partnered with local private and non-profit owners to provide 399 site-specific subsidies that are available for use at 10 multiple-family rental complexes in Redding. These site specific subsidies are commonly referred to as HUD 202, 231, 236, or 811 financing. The specific names of these complexes are Redding Pilgrim House, Redding RHF Housing (Butte House and Cottonwood House), Lorenz Hotel, Treehouse Senior Apartments, Della Williams Gardens, Saint Clare Court, Whispering Oaks, Wilshire Place, Mercy Oaks Village, and Mountain Vistas I & II. Of the available subsidies, 325 are reserved for seniors and 74 for disabled individuals.

In addition, there are more than 400 HOME and/or Successor Housing Agency (SHA) of the former Redding Redevelopment Agency assisted rental units scattered throughout the community, which also offer assistance to lower-income tenants with affordability periods ranging from 10 to 55 years.

Affordable Housing Units Eligible to Convert to Open Market During 2020–2028

The State Government Code requires that a community's Housing Element contain analysis and program efforts for preserving assisted-housing developments in the community that are eligible to convert to non-low-income use within 10 years of the statutory adoption "due date" of the Housing Element. The purpose of the analysis is to identify actions the jurisdiction can take to preserve at-risk units, to adequately plan for preventing or minimizing tenant displacement, and to preserve local affordable housing stock. State law requires that the inventory include all multiple-family rental units that are assisted under any of the programs listed below:

1. HUD Programs:
   - Section 8 - Low-Income Rental Assistance
   - Section 202 – Supportive Housing for the Elderly
   - Section 213 – Cooperative Housing
   - Section 221(d) (3) - Multifamily Rental Housing for Moderate-Income Families
   - Section 231 – Mortgage Insurance for Housing for the Elderly
   - Section 236 – Interest Reduction Payment and Rental Housing Assistance Payments
   - Section 811 – Supportive Housing for the Persons with Disabilities
   - New Construction

- Property Disposition
- Loan Management Set-Aside
- Community Development Block Grants
- HOME Investment Partnerships

2. FmHA Section 515 Rural Rental Housing Loans

3. State and local multiple-family revenue bond programs

4. Successor Housing Agency (SHA) of the former Redding Redevelopment Agency programs

5. Local in-lieu fee programs or inclusionary programs

6. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65915-65918

There are no low-income rental units in the community identified as being at-risk of termination from the Federal mortgage assistance during the above reference period. If any units had been identified as at-risk units they would have been subject to a variety of different regulatory requirements which, when combined with market conditions, determine the actual likelihood of loss of the affordable units.

Current Status of Units Previously Identified as At- Risk Through 2019:

Heritage Plaza. This Section 8 Project-Based complex is already renewing annually its Section 8 Project-Based subsidy contract. Heritage Plaza's management is dedicated to preserving the site as an affordable housing complex. Furthermore, there are additional HOME and SHA affordability restrictions that preserve the affordability period to 2059. The owners of Heritage Plaza began renovations and upgrades to 180 of their apartments using a variety of funding sources, including HOME.

Redding Pilgrim House. The Foundation which owns Redding Pilgrim House is committed to maintaining affordable housing for seniors. Although its initial 20-year contract with HUD has expired, according to its manager, it will continue to accept annual renewals from HUD. The manager has also indicated that the owners are in the process of renovating all the units within the complex. This remodel will address mobility and sensory issues faced by many of the complex's elderly and disabled residents.

Redding/RHF Housing, Inc. – Cottonwood and Butte Houses. This complex provides 12 beds for developmentally disabled adults as a board and care facility. The manager stated that the annual renewal process is in place, and they are committed to maintaining their contract with HUD.

In addition to the above-listed units, units previously rehabilitated under the HOME program have affordability periods that will be expiring. During this report period, 38 units will no longer have to meet the HOME-prescribed rent factors. One of the units, with affordability set to expire on January 26, 2026, is currently in the process of being purchased by the City. The unit is a four-bedroom unit that has 14 shelter beds for men recovering from drug or alcohol abuse. Once the rehabilitation project is complete, the City will lease the unit to a local organization. This organization will provide transitional housing and services to chronically homeless adults. At this time, none of the other property owners have approached the City of Redding for affordable housing financing. These owners will more than likely convert their rents to market rate.

Cost Analysis of Preserving Versus Replacing At-Risk Units

Section 65583(a)(8)(B) of Housing Element Law requires that the cost of producing new rental housing, comparable in size and rent levels to replace the "at-risk" units and the cost of preserving all the units for the planning period, must be included in the Housing Element.

It is assumed that if replacement units were to be developed, multiple-family units would be utilized, not single-family homes. For that reason, the following analysis only considers the cost for replacement through multiple-family development.

General development costs for multiple-family projects are discussed in detail in the sections entitled: "Governmental Constraints on Maintenance, Improvement, and Development of Housing" and "Nongovernmental Constraints on

Maintenance, Improvement, and Development of Housing."

Recent projects that included City financial participation support the following replacement cost estimates. Based upon a low average construction cost for multiple family units of $200 per square foot; a low average land cost of $17,000 per unit; and average per-unit fees of $19,500, each 800-square-foot, one-bedroom unit would cost approximately $192,000. Replacement cost for each 900-square-foot, two-bedroom unit would be approximately $216,000; and each 1,000-square-foot, three-bedroom unit would cost approximately $240,000. The estimated cost to replace the remaining 399 "at-risk" units, *if these units were at risk during this period*, would be approximately $76,608,000, assuming that all units were single-bedroom units.

As stated previously, many of the units are older and some are in need of rehabilitation work. Projected acquisition costs must include the cost of any rehabilitation work necessary to bring the units up to a standard level. Basic acquisition cost for units of comparable age and condition would be approximately $155,000 for a single-family unit and approximately $122,000 per unit for the multiple-family structures. The rehabilitation staff with the City's Housing Division, drawing from many years of experience with rehabilitation programs targeting similar rental units, estimates that the average per-unit rehabilitation cost for units of comparable size, age, and condition is approximately $28,875 As previously noted, there are no units that have been determined to be at risk during this period.

The cost of keeping the rents at an affordable level for units which have been either acquired or newly constructed is dependent upon the type of financing used to purchase or construct the units. Market-rate financing would require a much larger monthly revenue stream to cover the higher cost of the financing. It is likely that revenues from affordable rents would not be sufficient to cover the cost of debt service on the units. A substantial part of either construction or acquisition cost would need to be underwritten by some form of deep subsidy. A full pro forma on each individual project would be necessary to arrive at more than a broad estimate of costs involved. The following rent subsidy cost estimate is based upon the 2018 average annual HCV subsidy. Using the average monthly HCV subsidy cost for 2018 ($410 per unit), the estimated annual subsidy cost necessary to keep similar units affordable for VLI households would require an annual subsidy of $602,690 if there had been units identified.

Resources for Preservation

A number of separate entities have expressed interest in being notified, under the first right of refusal option, if affordable housing projects become available in the Redding area. These include the RHA and the Community Revitalization Development Corporation (CRDC), as well as two housing development organizations from outside the area. In addition, Northern Valley Catholic Social Service Inc. (NVCSS), a local not-for-profit housing service provider, has the ability to acquire and manage assisted housing projects. In order to ensure continued affordability of the units, acquisition by any of these entities would very likely require continued rental assistance by HUD or a deep subsidy from federal, state, or local sources applied towards the acquisition costs.

If there had been any units identified that would be lost during the reporting period, it is unlikely that sufficient local funding sources would be available to fully subsidize acquisition, rehabilitation, or development of new affordable units to replace those units. The City receives approximately $1.1 million in combined Federal Community Development Block Grant (CDBG) and HOME funds annually. Many of these funds are allocated through a highly competitive process and have historically been utilized for a variety of community projects, including housing.

The Successor Housing Agency only generates approximately $145,000 in its Low- and Moderate- Income Housing Asset Fund (LMIHAF) annually. This fund is utilized locally in a limited capacity to improve the housing opportunities for the area's lower and moderate income households.

The RHA administers approximately 1,633 rental subsidies for which it receives administrative fees. During Fiscal Year (FY) 2019, the RHA received approximately $1.2 million in administrative fees. These fees are utilized by the RHA to cover the cost of administering the HCV Program rental-

assistance program in the community. Over the next 5 years, it is anticipated that approximately $6 million will be received through this source. It is anticipated that administrative fees will remain level throughout the reporting period.

Currently, there are a limited number of other funding sources available for affordable-housing projects. All have highly competitive application processes. It is unclear in the current economic climate whether these mostly state-administered resources will be available over the next planning period. In addition, various mortgage-bond programs and federal tax credits might be accessed to enhance a project's affordability. Another avenue for reducing the cost of development is the use of the local Density Bonus Program.

In February 2013, the Master Participation Agreement governing the Redding Affordable Housing Fund expired and the funds were returned to the City of Redding. Currently, the City Housing Division is administering the funds, now known as the Affordable Housing Loan Fund (AHLF). The intent of the new funding source will be to provide loans to developers for creating and preserving affordable housing units.

In summary, creative projects—whether acquisition or new development, which combine a variety of local, state, federal, and private dollars—have a greater likelihood of success in the current housing market. The City is committed to working towards enhanced housing affordability for the community's lower income households and, as it has in the past, will consider commitment of housing funds, such as using CDBG Grant, and HOME funds toward that end.

HOUSING NEEDS ASSESSMENT

State Housing Element Law requires that a community analyze both its existing housing needs and its projected housing needs for the required planning period. Such existing and projected needs analyses must include consideration of the locality's share of the regional housing need as provided by the local Council of Governments (CoG) or, in Redding's case where there is not a CoG, as provided by the State Department of Housing and Community Development (HCD).

This section includes an analysis of local housing market characteristics for both renters and homeowners; an analysis of the special housing needs of the area's population, particularly for the following identified groups—the elderly, the disabled, large families, families headed by a single-female parent, minorities, and the homeless; and an analysis of the projected new construction housing needs of the Redding area, utilizing the regional housing share figures provided by HCD in 2018. It concludes with an inventory of residentially classified land based upon property zoning.

The basis for this section is statistical data provided through the U.S. 2010 Census and the American Community Survey (ACS) in those instances where data was not provided by HCD as noted above.

HOME OWNERSHIP/HOUSING COSTS/ABILITY TO PAY

A commonly accepted definition of "affordable," as it relates to housing costs is when a household pays no more than 30 percent of its gross monthly income for housing expenses. For a homeowner, these expenses are principal and interest payments for mortgages, as well as property taxes and homeowner's insurance. For a renter, housing expenses include the basic monthly rent, plus utility costs. Housing payments totaling more than 30 percent of the household's income constitute "overpaying." A household with monthly housing costs totaling more than 50 percent of income is considered extremely cost-burdened. Approximately 18,605 households resided in housing units that they owned. Of these, approximately 18 percent of all homeowner households surveyed were overpaying for housing. **Table 2** shows the distribution, by income, of those owner-occupied, lower income households paying 30 percent or more of their income for housing costs. Among the lower income homeowners, approximately 62.5 percent were overpaying for housing.

TABLE 2
NUMBER OF HOMEOWNERS PAYING 30 PERCENT OR MORE OF HOUSEHOLD INCOME FOR MONTHLY COSTS BY INCOME CATEGORY

Annual Income	Number of Reporting Units	Percent of Households
Extremely Low	910	4.9%
Very Low	1,035	5.6%
Low	1,330	7.1%

Source; California HCD, 2018

TABLE 3

MAXIMUM HOME PURCHASE AFFORDABILITY CHART				
INCOME GROUP	**PURCHASE PRICE**	**REQUIRED 3% DOWNPAYMENT**	**INTEREST RATE**	**FIRST MORTGAGE***
LOW (<80% of median) Maximum annual income for family of 4 = $51,850 Maximum monthly income for family of 4 = $4,321 Maximum "affordable" (30% of gross income) housing payment = $1,269	$176,800 $157,200 $140,800	$5,300 $4,700 $4,225	4% 5% 6%	$171,500 ($1,269 PITI) $152,500 ($1,269 PITI) $136,575 ($1,269 PITI)
MEDIAN (81-100% of median) Maximum annual income for family of 4 = $64,800 Maximum monthly income for family of 4 = $5,400 Maximum "affordable" (30% of gross income) housing payment = $1,269	$241,850 $215,100 $192,600	$7,225 $6,455 $5,780	4% 5% 6%	$234,595 ($1,620 PITI) $208,645 ($1,620 PITI) $186,820 ($1,620 PITI)
MODERATE (101-120% of median) Maximum annual income for family of 4 = $77,750 Maximum monthly income for family of 4 = $6,479 Maximum "affordable" (30% of gross income) housing payment = $1,943	$311,600 $277,000 $248,100	$9,350 $88,310 $7,445	4% 5% 6%	$302,250 ($1,943 PITI) $268,690 ($1,942 PITI) $240,655 ($1,942 PITI)

* Assume a 30-year, fixed-rate, FHA mortgage.

In Redding, as throughout the country, the dream of homeownership is an integral part of American life. It continues to be a goal for many citizens and, historically, has been used as an indicator of status and prosperity.

Based on information obtained from Trulia, the median price of a single-family home in the City of Redding for the first three months of 2019 was $265,000.

In 2018, interest rates in the Redding area generally ranged between 4.55 percent and 4.86 percent on a 30-year fixed rate mortgage. Even though these rates are favorable, the tightness in the credit market resulting from the nationwide mortgage problem coupled with the large number of foreclosed homes on the market significantly suppressed sales over the past several years.
Source;

Table 3 illustrates the affordability of homes in several price ranges, under several different interest-rate scenarios for low, median, and moderate income households. It suggests that homeownership opportunities are more limited as incomes decrease and as interest rates increase. In addition to generally being unable to support the level of monthly mortgage payment required for all but the least expensive homes available, lower income households have a more difficult time accumulating the amount necessary for the required down payment and closing costs.

RENTALS/ABILITY TO PAY

According to HCD-provided data, of the 35,723 households identified, 18,605 were owner-occupied and 16,830 were renter-occupied. The 5-year estimates of the 2013-2017 ACS reported a vacancy housing rate of 7.4 percent. The median rent was estimated to be $1,049. Given the upward market pressure on contract rents in the area and based on the statistics provided in Table 4 below, there is a continuing need for rental-assistance programs targeting low income renter households. Eight thousand forty (8,040) low income households are paying 30 percent or more of their income toward rent. These figures punctuate the need for the continuation of program assistance as a way to facilitate renter occupied housing stability and economic opportunity.

TABLE 4

NUMBER OF RENTAL HOUSEHOLDS PAYING 30 PERCENT OR MORE OF HOUSEHOLD INCOME FOR RENT BY INCOME CATEGORY		
Annual Income	Number of Reporting Units	Percent of Rental Households
Extremely Low	2,805	16.7%
Very Low	2,680	15.9%
Low	2,555	15.2%

Source: Cal HCD, 2019

According to data published by Rent Jungle, as of March 2019 the average rent for an apartment in Redding was $931, and increase of 3.97 percent from the previous year. The average rent for a one bedroom apartment was $818 a month with two bedroom apartments averaging $935 per month. Trulia reported that the median monthly rent for a single family home was $1,527 in early 2019, although modest two and three bedroom homes rent between $950 and $1,300 per month.

The yearly income necessary to afford an $800-per-month apartment is $32,000, assuming that the rent amount does not exceed 30 percent of the household's gross income. The yearly income necessary to afford rent on a modest single-family home at $1250 per month is $50,000.

Overcrowding

According to data provide by HCD for 2016, approximately 992 housing units are considered overcrowded. An overcrowded household is one in which more than 1.01 persons occupies each room of a dwelling unit. Of the overcrowded households, 879 households are renters and 113 households are homeowners.

Affordable three + bedroom units continue to be scarce for lower income families. Approximately 7.2 percent of households currently on the RHA waiting list qualify for units of this size. Approximately 31.1 percent of leased households who qualify to rent three + bedroom homes are currently renting units of a smaller bedroom size.

Based upon the scarcity and cost of larger (three+ bedrooms) rental units within the City of Redding, it is likely that some larger families are forced to accept smaller units than what would be the ideal for the family size. The Redding Housing Authority reports that a majority of the families on the +4-bedroom waiting list for subsidies will end up renting smaller units due to the scarcity of appropriately sized units.

Opportunities for Extremely Low Income Households

ELI households have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered ELI households. At the same time, a minimum-wage worker could be considered an ELI household with an annual income of approximately $15,000 or less. A total of 4,550 households will fall into this income category.

The City has a variety of tools that can assist in providing housing for ELI households. These include single-room occupancy (SRO) units that are allowed in the "RM" Residential Multiple Family District and the "GC" General Commercial District, as well as transitional and supportive housing, which is an allowed use in all residential districts consistent with state law requirements. ELI households may also take advantage of the rental subsidy program administered by the RHA.

Special Housing Needs

Some population subgroups—such as the elderly, persons with disabilities, large families, female-headed households, farm workers, and the homeless—have special housing needs which may not be addressed by the conventional housing market. As required by state guidelines, the shelter needs of these special groups are discussed in this section.

Elderly. Thirty and two tenths (30.2) percent (10,790 households) of Redding's households are headed by persons 65 years of age and older. Approximately 71 percent are homeowners (7,761 households) and 29 percent are renters.

The census does not break down household income in a manner that correlates with the various income categories (i.e., very low income, low income, moderate income) used under Housing Element Law. The City, therefore, is not able to correlate head of household age distribution by income group.

Another housing issue which faces many elderly households is the deterioration of their existing shelter. Homes purchased when incomes were in a higher bracket are now unable to be maintained with a smaller retirement income. Many single elderly householders find themselves facing the loss their home due to a financial inability to maintain it. There is an ongoing need for continued rehabilitation assistance targeting lower income homeowners, in general, and the elderly component of that population, in particular.

Elderly households also have a special need for housing accessible to public transportation, community medical facilities, and retail centers, possibly with greater-than-normal security. This group, on the whole, is less mobile than the general population, and accessibility of the above-listed facilities and services is crucial to their ability to reside in any particular location.

Several housing complexes located in Redding have been developed specifically for the elderly population. Two complexes—Redding Pilgrim House, with 49 units, and Tree House Senior Apartments, with 61 units—reserve all units for VLI seniors or persons with disabilities due to requirements of the complexes' long-term financing (the HUD 202 program). Two downtown hotels, the Lorenz and Hotel Redding (which are owned and operated by Christian Church Homes of Northern California), offer 60 and 47 units, respectively, to seniors seeking affordable 1-bedroom and efficiency apartments. The rent structures are subsidized through tax credit financing and federal project-based vouchers. Congregate meals and supportive services for the Lorenz residents are available on-site, while both hotels are in close proximity to medical, retail, and other resources.

The four most recent senior facilities that offer affordable units are: 1) Mountain Vistas, a 56-unit HUD 202 Senior project sponsored by Southern California Presbyterian Homes completed in 2004; 2) Mountain Vistas II, a similar 39-unit project, completed in 2006; 3) Mercy Oaks, a 63-unit HUD 202 Senior project sponsored by Mercy Housing California completed in 2006, 4) and East Street Senior Apartments, a 20-unit tax credit project completed in 2010

Even with this volume of affordable senior-housing production, there remains an ongoing need for continued community support for the development of additional rental units, coupled with supportive services targeted to the VLI elderly population. Two senior housing projects have been approved by the City and are in the process of obtaining funding. Central California Housing Corporation is applying for California tax credit funding for Lowden Lane Senior Apartments – Phase I. This phase, when complete, will consist of 60 units. The second proposed project in the process of obtaining funding is Piper Way Senior Village. This project will consist of 56 units. Both have been approved by the RHA for allocations of project-based vouchers.

Accommodation of employees needed for the onsite/in-home care of the elderly should also be considered. Because Redding does not limit unrelated individuals from occupying a residence and also allows the construction of accessory dwelling units in its residential districts in accordance with state law, adequate opportunities for employee housing are provided.

Persons with Disabilities. The special housing needs of the persons with disabilities population are primarily concentrated in two areas: (1) availability of affordable units and (2) accessibility within the housing unit based on individual disabilities. Far Northern Regional Center (FNRC) and Independent Living Services of Northern California, two not-for-profit agencies in the Redding area that work exclusively with the disabled population, have stated that these are the two most pervasive housing problems facing the area's disabled population.

It has been difficult to find accurate data that represents the total disabled population in Redding with special housing needs. Most agencies that serve this population specialize in a particular type of disability or age group and do not have the capacity to collect overall population data. Information gathered by the Census Bureau is somewhat limited and is shown in Tables 5 and 6.

FNRC served approximately 2,714 individuals in Shasta County as of May 31, 2019. Over 50 percent live in their family home and most of these individuals are under the age of 18 years. Another 25 percent live in facilities for adults operated by private owners and are supervised by direct care staff. Approximately 370 adults live independently in the community, with minimal supports. Nearly 50 percent of the individuals served by FNRC have a diagnosis of mild intellectual disability and another 25 percent have a diagnosis of Autism. FNRC maintains a nonprofit housing agency, Access Home, to develop needed residential resources for the individuals they serve. Access Home works with other local housing agencies to increase access to subsidized, accessible, and affordable housing for individuals with disabilities. FNRC also works with other housing providers, such as Catholic

Healthcare West/Mercy Housing California and Northern Valley Catholic Social Service to increase consumer access to subsidized, accessible, and affordable housing.

TABLE 5

PERSONS WITH DISABILITIES BY EMPLOYMENT STATUS (2016)		
	Number	Percent of Labor Force
Employed Persons with a Disability	2,258	4.2%
Not Employed Persons with a Disability	343	.6%
Persons with Disability Not in Labor Force	5,300	9.81%
Total Persons with a Disability	7,901	14.6%

Source: ACS 2016 –HCD

Persons with Developmental Disabilities. Senate Bill (SB) 812 (2009-2010) requires the City to include in the "Special Housing Needs Analysis" the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to the intellectual disability or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 269,900 persons with developmental disabilities and their families through a statewide system of 21 nonprofit regional centers, four developmental centers, and two community-based facilities. FNRC provides 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.

The following chart and table from the Far Northern Regional Center (FNRC) and is provided by HCD. FNRC is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. Note that the postal zip codes identified in the chart below are not conterminous with the Redding Corporate limits such that the following numbers are overstated with respect to those that reside in Redding.

DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE.

Redding Zip Codes	Age, In Years		
	0 -17	18+	**Total**
96001	437	261	**698**
96002	434	261	**695**
96003	562	322	**884**

All disabled individuals do not have special housing needs, and many individuals have more than a single disability. However, it is generally accepted that many individuals with a disabling physical handicap require some degree of modification to their housing unit based upon the limitations of their individual handicap.

TABLE 6

Persons with Disabilities by Disability Type		
	Number	Percent of All Disabilities
Total Disabilities Tallied	15,559	100.0%
Total Disabilities for Ages 5-64	**8,888**	**57.1%**
Hearing Disability	1,599	10.3%
Vision Disability	1,510	9.7%
Cognitive Disability	4,713	30.3%

Ambulatory Disability	3,948	25.4%
Self-Care Difficulty	1,918	12.3%
Independent Living Difficulty	3,665	23.6%
Total Disabilities for Ages 65 and Over	**6,671**	**42.9%**
Hearing Disability	2,099	6.6%
Vision Disability	3,857	12.2%
Cognitive Disability	1,375	4.3%
Ambulatory Difficulty	1,134	3.6%
Independent Living Difficulty	2,330	7.3%

Source: ACS 2016 - HCD)

Title 24 of the California Building Code mandates that all ground level multiple-family residential construction projects containing in excess of three units conform to specific disabled adaptability/accessibility regulations. In 1988, the federal government enacted the U.S. Fair Housing Amendment Act; also with the intent of increasing the number of rental units being built that would be accessible to disabled individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. Unfortunately, the actual increase in the number of disabled-accessible units available on the current rental market has been small.

According to City Building Division officials, between three and five percent of the multiple-family units being constructed are, in fact, disabled-accessible. In today's rental market, little, if any, actual incentives exist to encourage a landlord to cover the extra expense of converting these "adaptable" units to "accessible" units.

An increasing number of accessible affordable apartments in a variety of sizes (single-room occupancy units, one- and two-bedroom), rental homes, first-time homebuyer opportunities, and direct rental subsidies are needed to address the needs of this population. There is also a need for units to be retrofitted for disabled accessibility for both renters and homeowners.

The Emergency Repair Program (ERP) has been designed, in part, to address these needs by providing affordable loans to assist, among other things, disabled tenants to improve their rental units to meet their physical needs.

The housing needs of developmentally disabled persons, including the intellectually disabled; and the mentally ill are typically not addressed by Title 24 regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available.

Group-home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within Redding's residential neighborhoods. Larger single-family homes are purchased or leased by the supporting agency and house a small group of disabled clients, along with support personnel. The availability of these larger (four and five bedroom) homes is diminishing, as well as becoming cost-prohibitive to purchase and/or lease. Consistent with state law, residents are limited to six or fewer in number per facility if located within standard single-family-zoned neighborhoods unless supportive services are provided.

The City has successfully partnered with FNRC and NVCSS to provide housing for developmentally disabled individuals within standalone projects as well as integrated into larger affordable housing developments.

A fact that compounds the housing problems of the disabled population is that many fall into several of the special-needs categories. Many of Redding's disabled are also elderly and/or single individuals. Many of these households require units with a second bedroom for live-in attendant care. The larger units are correspondingly more expensive to rent, making housing costs excessively expensive for fixed-income households. Standard move-in costs for rental units in this area include first and last month's rent and a substantial security deposit. These amounts are prohibitive to a lower income household, even if an affordable unit is located.

Large Families. HUD defines "large family" as a family consisting of five or more members. According to the 2012-2016 ACS, there are no households considered as large families of owner-occupied households and 1,587 households considered as large families of the renter households in the City. The owner-occupied estimate appears to represent a significant error in the data as the 2007-2011 ACS indicated there were 1,484 such owner occupied households. For purposes of this Element, the earlier data will be considered to reflect the need for this group. The Census does not break down household income in a manner that correlates with the various income categories (i.e., VLI, LI, MI) used under Housing Element Law. The City, therefore, is not able to allocate the above percentages by income group. As discussed in the previous section on "Overcrowding," as income decreases and family size increases, more and more families reside in overcrowded conditions. There exists in Redding a shortage of large (three+ bedrooms), affordable rental units suitable for housing a "large" family. The current rent figures for the few units of this size make them unaffordable to lower income families. The primary housing need for large families is the development of additional affordable housing units with three and four bedrooms. Development of these units is encouraged through the neighborhood-revitalization programs being undertaken in target neighborhoods.

Female-Headed Households. According to the 2017ACS, 4,638 households in Redding were reported to be headed by a female. Seventy-one percent of these households are living in rental units. Approximately 74 percent of households on the HCV Program have a female head of household. According to a report entitled "A Gender Lens on Affordable" prepared by the Re:Gender (formerly the National Council for Research on Women) in January 2016, nationwide, 75 percent of those living in affordable housing are women. Poverty is listed as the main reason for this high percentage. While women make up approximately 50 percent of the national workforce, they compose 60 percent of the minimum wage workforce and 73 percent of workforce who work for tips. According to the report, almost 60 percent of poor children live in households headed by women.

Continuation of programs, such as Family Self-Sufficiency and affordable-housing construction efforts, will help address this group's need for decent, affordable larger units, as well as provide access to supportive services, such as child care, which is vital to families with children.

Minorities. The breakdown of Redding's population by ethnic group is presented in an earlier section of this document, "Income and Ethnicity." The housing needs of these groups are, for the most part, identical to those of non-minorities in Redding. LI and MI persons, regardless of ethnicity, may face the problem of housing affordability and housing availability. Housing problems existing solely because of race do not appear to be an issue in the community.

Farm Workers. Redding is located at the northern end of the Sacramento Valley, which is north of the major agricultural areas of California. The 2017 USDA Census of Farmworkers reflects farm labor countywide amounting to 642 workers. Seventy-six of these workers were listed as migrant workers – 19 as hired labor and 57 as contract labor. Four hundred seventeen (417) farm workers in Shasta County worked less than 150 days per year. According to the Shasta County 2017 Crop and Livestock Report, the production value of livestock, apiary (bee keeping), field crops, fruit and nut crops, and timber increased. While the production value of nursery stock, including strawberry stock decreased. The apiary industry recorded a 17 percent increase and the wine grape industry increased in value by nearly 60 percent. As these operations are typically not located in or near the Redding area, it is unlikely that a significant number of farmworkers reside in Redding.

The Region 2 Office of Migrant Child Education reports that it does not perceive a need for specific housing for farm workers in the immediate Redding area. That office indicates that the vast majority of farm workers residing in this area are permanent, not migratory, residents. According to Migrant Education, many of the families employed in farm work are of Hispanic or Southeast Asian heritage. Problems may be related to communication difficulties related to non-English-speaking households. In order to mitigate this difficulty on City-sponsored programs, the Redding Housing Authority has access to translators for many of the commonly spoken Southeast Asian dialects, as well as

Spanish. It appears housing needs of households employed in agriculture do not differ from other households of comparable income employed elsewhere in this area. As with all other segments, farm workers have access to lower-cost housing provided by available second dwelling units and mobile homes, both of which are allowed in all residential districts. Health and Safety Codes, including Sections 17021.5 and 17021.6, are applied to all such housing.

Persons or Families in Need of Emergency Shelter, Transitional Housing, and Supportive Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of any special housing needs, including families and persons in need of emergency shelter, such as the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. While the majority of homeless individuals and families may choose to locate in Redding because many of the services offered in the City are not available in nearby jurisdictions, it should be noted that the estimates below are provided at a county level. The City of Redding Police Department or other agencies contacted were unable to provide estimates exclusive to Redding. The estimates may overstate Redding's homeless population counts by an estimated factor of 10 to 15 percent. However, it should also be noted that the survey process itself has an error factor of 5 to 10 percent and misses many "hidden homeless" who may stay in vehicles, unfinished garages, sheds, or other places not intended for habitation. For these and other reasons, it is extremely difficult to obtain accurate data regarding homeless individuals and families. However, through the efforts of Northern California Continuum of Care (NorCal CoC), estimates have been developed that address the requirements of state law to the extent feasible.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the City of Redding, and the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc, the NorCal CoC accomplishes a host of activities and programs vital to the community, including the following:

- Acts as the primary liaison between the U.S. Department of Housing and Urban Development (HUD) and the City of Redding relative to CoC activities.

- Plans, coordinates, and carries out an annual HUD required Point-in-Time (PIT) count of homeless persons who are sheltered in emergency shelters and transitional housing or are unsheltered on a single night in January.

- Plans, coordinates, and carries out an annual HUD required Housing Inventory Count (HIC) as a point-in-time inventory of provider programs within the CoC that provide beds and units dedicated to serve persons who are homeless, categorized by the five, federally defined, Program Types: Emergency Shelter; Transitional Housing; Rapid Re-housing; Safe Haven; and permanent Supportive Housing.

- Completes annual federal CoC reporting requirements including PIT and HIC data reported on the HUD Data Exchange.

- Annually registers the CoC, completes CoC Program Application, reviews the annual HUD Grant Inventory Worksheet, submits Annual Performance Reports and applies for CoC Housing Project Funds

through HUD's Office of Special Needs Assistance Programs.

- Provides technical assistance and referral information to potential applicants seeking funding through the HUD CoC Homeless Assistance Program Notice of Funding Availability (NOFA).

- Creates and administers an equitable rating and ranking process for project applicants as federally required by the Homeless Emergency Assistance and Rapid Transition to Housing Act.

- Applies local strategy in preparing an annual action plan to direct community resources relative to the Federal Strategic Plan to Prevent and End Homelessness, titled "Opening Doors". This plan was presented to the President and Congress on June 22, 2010, and was updated in 2015 to reflect what was learned during the first five years of the plan.

- Provides a Resource Expo for local service providers to share information and opportunities in assisting disadvantaged persons.

- Maintains a website at www.norcalcoc.org which offers a host of services and opportunities for the homeless, as well as other essential information for the general public.

- Meets each month with community members to accomplish annual work-plan goals.

- Establishes liaisons with other statewide CoC jurisdictions on a quarterly basis to share information, improve services, and advocate for the homeless.

- Provides community presentations to service clubs, educational institutions, and other interested groups or organizations to increase public awareness about homelessness.

- Maintains a comprehensive Community Resource Guide.

- Coordinates with other community stakeholders in the creation of CoC Crisis Outreach Teams to assist the homeless during extreme weather events.

- Hosts annual homeless memorial event to honor those without homes who have passed away during the year.

- Coordinates with local law enforcement officials and legal stakeholders' homeless issues impacting jurisdictional law and public safety.

- Collaborates with other local public and private stakeholders to develop real, long-term solutions for unsheltered adults in Shasta County who are experiencing homelessness, chronic homelessness, or are at-risk of homelessness, and are in need of mental health services. This collaboration is part of "No Place Like Home Program" (NPLH), a program established by Governor Brown in July 2016.

HOMELESS ESTIMATES

An estimate of the homeless population in Redding was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuum of Cares nationwide. Those mandates require that a "point-in-time" census be taken during the last week of January. This census allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

According to HUD, a person/household is considered homeless only when they reside in one of the places described below at the time of the count:

- An unsheltered homeless person/household resides in: A place not meant for human habitation, such as, cars, parks, sidewalks, abandoned buildings, or on the street.

- A sheltered homeless person/household resides in: A supervised publically or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs).

"Point-In-Time" Estimate

On January 22, 2019, a one-day point-in-time homeless census was conducted by the CoC using a network of government agencies, community-based organizations, and many local volunteers. According to the 2019 Annual PIT Report, a census taken during the winter months can provide a more precise count of people who are unable or unwilling to access emergency shelter or other crisis response assistance. Unlike other jurisdictions that may see seasonal homelessness fluctuations based on itinerant farm-worker populations or other factors, the demand for homeless services in Shasta County usually peaks in the winter months due to inclement weather conditions.

For Shasta County, the results of the count are as follows:

- A total of 827 individuals, surveyed reported as homeless.
- Of the 21 families identified, there were 44 children counted.
- 156 of the individuals identified met the federal definition of the "Chronically Homeless Subpopulation."
- 296 of the individuals identified were female.
- 55 of the individuals identified were between the ages of 18 to 24.
- 53 of the individuals identified were Veterans.

As noted above, the City has been unable to obtain information on numbers of homeless in need of shelter from other agencies and is relying on Shasta County data as it is acknowledged that the vast majority of homeless individuals in Shasta County are concentrated in the Redding area. As such, the discussion of unmet needs for emergency shelter is conservatively based on countywide data.

"LONG-TERM" ESTIMATE

It is acknowledged that the PIT survey information only provides a snapshot of homelessness in Shasta County. The CoC also conducts a year-round homeless survey using the Homeless Management Information System (HMIS). Utilizing the two surveys provides a more complete understanding of year-to-year trends. Listed below is additional information resulting from the Shasta County homelessness survey conducted for calendar year in 2018. The year-long survey gathers information from 10 organizations. Survey questions are answered by households that are currently homeless. The results from the 2018 survey reflected the following:

- 389 total individuals, representing 336 households, were homeless.
- 89 individuals reported as being chronically homeless.
- There were 42 (11 percent) homeless children.
- 138 individuals had a domestic violence history with 23 reporting they were fleeing domestic violence.
- 108 individuals reported living in places not meant for habitation.
- 212 individuals reported having at least one physical or mental condition.

Emergency Shelter, Transitional, and Supportive Housing Resource Inventory

The most recent inventory of resources available within the community for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Continuum of Care Plan and the housing providers which provided the following data:

Emergency Shelters. The Good News Rescue Mission is the primary emergency shelter

available in the City of Redding. The Emergency Shelter for Men can sleep 202 individuals. The Emergency Shelter for Women and Children can sleep 105 individuals. One SAFE Place has 29 total beds.

During the 2019 PIT, the Good News Rescue Mission shelter facility was at a 69 percent bed-utilization. One SAFE Place was at 52 percent bed utilization during the 2019 PIT count.

Transitional Housing. The following facilities provided, or were authorized to provide, services for a total of 188 beds as shown below:

PROVIDER	CLIENT TYPE	BED
Good News Rescue Mission – New Life Recovery Drug and Alcohol Program	Women with children	36 beds
Good News Rescue Mission – New Life Recovery Drug and Alcohol Program	Men	52 beds
FaithWORKs! Community Coalition – House of Cornelius	Veterans	10 beds
Veteran's Recovery Project – Transitional Housing	Veterans - Men	12 beds
FaithWORKs! Community Coalition – Francis Court	Families with Children	56 beds
Shasta Women's Refuge, Inc. – One Safe Place	Victims of domestic violence and sexual assault	22 beds

Source: 2019 HIC Report

All transitional-housing providers were at the 69 percent bed-utilization rate during the point-in-time survey.

Permanent Supportive Housing. In 2019, Redding had one permanent supportive housing provider that offered the following bed counts:

PROVIDER	CLIENT TYPE	BEDS
NVCSS – New Path Housing	Chronic Homeless	14 individual beds
NVCSS – Partners in Housing	Chronic Homeless	11 individual beds
NVCSS – Partners in Housing II	Chronic Homeless	5 individual beds

Source: 2019 HIC Report

The bed-utilization rates for all three projects were 30 percent during the 2019 PIT survey.

RAPID RE-HOUSING

Rapid Re-Housing is a new program that provides short-term rental assistance and services to individuals who are homeless. The goals of this program are to help people obtain housing quickly, increase self-sufficiency, and stay housed. According to the 2019 Housing Inventory Count, the City has following bed counts:

PROVIDER	CLIENT TYPE	BEDS
Shasta County Health and Human Services Agency (SCHHSA) - Housing Support Program	Families	17 beds

Source: 2019 HIC Report

On the date of the 2019 PIT count, 100 percent of the beds were occupied.

EMERGENCY SHELTER, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING ASSESSMENT OF NEED

Based on the available information, there is an unmet need for additional beds for homeless families and individuals. Overall, the average bed-utilization rate for emergency shelters is 73 percent; 69 percent for transitional housing; and 30 percent for permanent supportive housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for ongoing shelter, transitional, and supportive housing. In 2016, HUD no longer required CoCs to collect or report the unmet need data, though CoCs were charged with continuing to determine what inventory is needed to meet their local needs. Shasta County has the following shortfalls, which were determined by provider opinion through the discussion of surveys, assessment of waiting lists, and other evaluation information.

FACILITY TYPE	BEDS	PIT COUNT	DIFFERENCE
Emergency Shelter	372	264	109
Transitional Housing	188	130	58
Supportive Housing	30	9	21

Even though, on January 22, 2019, there were 188 unused beds, 418 reported being unsheltered. If

all beds had been occupied, 230 individuals would have remained unsheltered.

Current Inventory/Unmet Needs

The NorCal CoC's primary focus is to permanently end homelessness, beginning by leveraging resources around some of the most vulnerable subpopulations in our community: homeless families with children; unaccompanied youth; chronically homeless individuals with severe and persistent mental illness; and homeless veterans. NorCal CoC envisions a homeless response system that uses resources effectively, quickly connecting our neighbors with services to regain and retain housing or to prevent homelessness from occurring. By reducing homelessness, we will improve the quality of life and well-being of everyone in our region. CoC providers have identified the following priorities in their Strategic Plan for 2019-2021:

- Build the emergency shelter and housing system by: increasing the number of Permanent Supportive Housing (PSH) and affordable housing units; expanding the capacity for housing providers; implementing the coordinated entry process, including best practice options for street outreach; and expanding the low-barrier emergency shelter capacity, thereby reducing the number of individuals experiencing homelessness who are unsheltered.

- Developing leadership and coordination effort to reduce homelessness by: developing a regular report that tracks the progress of the CoC towards its priorities and goals; convening a Shasta County leadership and public forum; and developing a sub-committee for outreach. Proposed outcomes include: an increased number of HMIS users and increased financial support for HMIS and the CoC.

- Implement data tracking and prioritization of housing services by: development of a workgroup for Shasta County HMIS; report HMIS progress monthly to the CoC; support and educate local stakeholders and service providers on the importance of HMIS; revise the HMIS process based on user feedback; and identify housing services and gaps. The number one hoped-for outcome: reduce the average length of time persons remain homeless.

The CoC has identified barriers and challenges that currently impact progress for ending homelessness including the following:

- Lack of housing case management services. Without case management support from homelessness to stabilized housing, individuals experiencing homelessness have a difficult time navigating through resources available and remaining stable once placed in housing.

- Lack of a "micro-loan" program, or funding to fill the financial gap that may be keeping someone living in a homeless situation. Often, homeless individuals face credit and financial challenges that leave them just a few hundred dollars short of becoming permanently housed. An unpaid utility bill or a pricey rental deposit can mean the difference between housing and emergency shelter.

- With budget cuts throughout our economic decline, inadequate prevention services, primarily mental health resources, and substance abuse programs have left a gap in our resources.

- There is a lack of employment opportunities with adequate wages.

- The tremendous demand for affordable housing continues to outstrip the local production of this resource. More subsidized rental housing is needed for low income people.

- There is a critical gap of after-care services for people leaving prison, particularly in the areas of housing, employment, job training, life-skills training, and other educational opportunities.

- There is a need for more permanent-housing beds for the chronically homeless

and for willing landlords to participate in the program.

Zoning for Emergency Shelters and Transitional and Supportive Housing Facilities

Homeless Shelters

Background. Senate Bill 2, which became effective on January 1, 2008, requires the identification of one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. Local jurisdictions are required to comply with the law within one year of adoption of the Housing Element update. Redding was proactive in this effort and amended its Zoning Ordinance prior to adoption of the Element. The Homeless Shelter Ordinance allows emergency shelters in the "HC" Heavy Commercial District as a permitted use, subject to standards that were developed in accordance with the law. These standards are intended to encourage development of homeless shelters while ensuring that they meet basic development standards and promote neighborhood compatibility. The following notes the basic parameters of the Zoning Code provisions. Note that Activity 2.11 directs a review of the provisions be undertaken to identify and amend any requirements that are not consistent with current state law. Until such time as that action is completed, any requests to establish a homeless shelter will be reviewed in the context of state law as well as the City's zoning provisions.

- Allowing "by right" homeless shelters up to 24 beds.
- Establishing a 500-foot "overlay buffer" from residential zoning districts to address issues of loitering and noise.
- Establishing a 300-foot "buffer" from another shelter.
- Providing minimal, yet necessary, off-street parking.
- Requiring a facility manager to be on-site whenever the facility is open.
- Establishing a maximum length of stay of 180 days.

These facilities are subject to the same physical development standards (i.e., lot size, building height and setback, landscape, design, and performance criteria) as other allowed uses in the district. The proposed buffer areas operate in much the same manner as other zoning overlays, including the building height, floodplain, planned development, and the design review overlays that are applied in specific locations throughout the city. These overlays put in place additional or alternate development standards from those that exist in the base zoning district.

It is important to note that shelters which do not meet the requirements of the "by right" Homeless Shelter Ordinance (e.g., shelters that are located within a buffer area and/or contain more than 24 beds), may still be established in the "HC" District subject to first obtaining a use permit. The use permit requirement is not unique to homeless shelters. Other uses requiring use permits in the "HC" District include, but are not limited to, community social-service facilities, public safety facilities, residential hotels, and recreational vehicle parks.

Section 18.17.020 of the Zoning Ordinance also addresses emergency shelters and activities. During a declared emergency, temporary emergency shelters or activities are *allowed in any zoning district* provided that the facilities are approved by the Building Official and Fire Marshal prior to use.

Appropriateness/Capacity of the "HC" District. The "HC" District was selected as the appropriate zoning district in which to establish emergency shelters for the following reasons:

- The "HC" District accommodates a variety of uses, such as retail, food services, alternative transportation options, and similar uses and services that can serve a residential population.
- These districts are located in areas that do not have physical features, such as flooding, steep slopes, or other constraints, that would limit the potential for establishing emergency shelters.
- The City's largest shelter (Good News Rescue Mission), which provides many services beyond overnight stays, is

located within the "HC" District, and many homeless persons utilize the parks, library, and transit facilities, which are also located within or adjacent to the "HC" District.

- "HC" Districts are located throughout the community, which provides numerous options for locating new facilities and helps to reduce community concerns that an overconcentration of these facilities may occur in any single neighborhood. As of May, 2019, there were approximately 713 parcels representing 657 acres of land in the City are zoned "HC" District. Of this 170 parcels were undeveloped consisting of approximately 85 acres of undeveloped land.

- The "HC" District as a whole includes a wide range of parcel sizes from approximately 1,307 square feet to 19 acres, allowing the developers of homeless shelters to find suitably sized properties to meet their particular needs.

- There are ample opportunities to develop new shelter facilities "by-right" on vacant lands outside of the residential buffer overlay areas noted above. There are 34 undeveloped parcels outside of the buffer areas, which together contain over 54 acres. These parcels have the following size characteristics, which lend themselves to a variety of shelter sizes and configurations:

PARCEL SIZE	NO. OF PARCELS
12,000 square feet or less	12
12,001 to 0.5 acre	9
0.51 acre to 1 acre	2
1.1 acre +	11

- Opportunities for property reuse are numerous as the "HC" District includes a mix of existing nonconforming residential structures, small retail and service establishments, and large industrial/warehouse buildings. In most instances, reuse is a more cost effective approach than building a new structure, depending on the needs of the service provider. Over 200 developed/underdeveloped parcels are located outside of the residential buffer area and could accommodate shelters of various sizes without having to obtain a use permit.

An estimate of probable building and parcel size has been made to determine if the "HC" District includes a sufficient number of appropriately sized parcels to accommodate "by right" shelters based on the parameters of the City's Zoning Code. A 24-bed facility generally will require a minimum of 4,800 square feet based on California Building Code requirements (200 square feet of floor area per occupant). Based on an assumed floor-area ratio (FAR) of .50, a 9,600-square-foot lot would accommodate this size of shelter, including outdoor common areas. The assumed FAR is appropriate given the limited parking required for this use, as well as the minimal building setbacks required in the "HC" District.

Based on the above analyses, it has been determined that the wide range of parcel sizes (both developed and undeveloped) and the number and type of existing structures in the "HC" District will easily facilitate the development of additional shelters. While the above analysis is useful, it must be recognized that there is not a "one-size-fits-all" shelter. The size of a facility is predicated on such factors as the total number of number of beds desired, the arrangement of the sleeping area(s), and whether or not the facility contains space for the provision of additional services, recreation, and similar activities.

Appropriateness of Development Standards. There is no recognized optimal set of development standards for homeless shelters. The needs of each community are different, as are those of individual service providers. Whether dictated by a provider's financial resources, desired client type or mix, or type of construction (i.e., new construction or a retrofit of an existing building), the options are virtually endless. The standards contained in the Homeless Shelter Ordinance, relating to the number of beds, intake areas, length of stay, common areas, and other requirements, are patterned after the City of Sacramento's successful "Small Temporary Residential Shelter Ordinance," as well as the City of Santa Monica's Homeless Shelter provisions. With respect to Sacramento's provisions, we

understand that this particular ordinance was cited in SB2-stakeholder discussions as having an appropriate set of development standards for implementing the law. Further, Santa Monica's ordinance is referenced in HCD's *Building Blocks for Effective Housing Elements*. We believe that the experience gained by these jurisdictions over the years provides a solid foundation for the development standards contained in Redding's Homeless Shelter Ordinance.

Accommodating the Unmet Need. As noted in the preceding section (*Emergency Shelter, Transitional Housing, and Supportive Housing Assessment of Need*), the current unmet need for emergency-shelter beds is estimated to be 230 beds. Based on the ratio of beds to land area utilized for the existing emergency shelters in the City, approximately three acres of land is needed to accommodate the currently identified unmet need. This land area represents 0.04 percent of all heavy commercial-zoned lands, and 5 percent of vacant lands outside of required buffer areas. Further, a single 24-bed "by-right" facility will satisfy 10 percent of the community's unmet need. Based on the analyses above, Redding has determined that sufficient capacity exists to accommodate the unmet need.

As of May 2019, City staff had no inquiries regarding establishment of additional shelter facilities since adoption of the Homeless Shelter Ordinance. This does not reflect difficulties with the provisions of the ordinance, but a lack of organizational and fiscal means to establish additional facilities by service providers.

Program implementation Activity 2.8 directs the City to amend its Zoning Code within the first year of the Housing Element update to address and implement AB 101 provisions for Low Barrier Navigation Centers. Until such time, the City will process any requests in accordance with AB 101 and implementing statutes.

Transitional and Supportive Housing

The Zoning Ordinance also includes provisions designed to encourage transitional and supportive housing to assist individuals and families in preparing for more permanent-housing opportunities as they arise. Transitional and supportive housing constitute a residential use under the Zoning Ordinance and are only subject to the same development standards as may apply to other residential uses in the same type of structure. These housing types may be established in all districts that accommodate the same residential housing type. For instance, a transitional- or supportive-housing facility that is essentially a single-family residence can be established in any "RS" Residential Single Family District. Those facilities that constitute a multiple-family development, such as an apartment building, are allowed in the "RM" Residential Multiple Family District, as well as the "GC" General Commercial District.

Program implementation Activity 2.9 directs the City to amend its Zoning Code within the first year of the Housing Element update to address and implement AB 2162 provisions for supportive housing. Until such time, the City will process any requests in accordance with AB 2162 and implementing statutes.

ZONING FOR A VARIETY OF HOUSING TYPES

In addition to providing opportunities to establish homeless shelters, transitional housing, and supportive housing within the community as discussed above, the Zoning Code also accommodates a variety of other housing types in order to provide as many opportunities as possible for persons and families with differing needs as addressed below:

Mobile Homes and Factory-Built Housing. These housing types are allowed outright in all zones that allow single-family residences. These include all "RS" Residential Single Family Districts, as well as the "RM" Residential Multiple Family Districts. The same development standards that apply to conventional single-family residential dwellings, including setbacks, height, yard requirements, access, parking, etc., apply to these housing types as well. Minor architectural embellishments, such as skirting and roof overhangs, are required to ensure compatibility with the surrounding neighborhoods.

In addition to these housing types on single-family lots, mobile home parks provide additional affordable housing opportunities. The development standards for mobile home parks are set by the state, with limited ability for local jurisdictions to regulate the design of the facilities. Such parks may be located in the "RM-6" through "RM-10" Residential Multiple Family Districts.

Single-Room Occupancy (SRO) Units. These units, also known as "efficiency dwelling units," can provide a valuable form of affordable housing for lower income individuals, seniors, and persons with disabilities. An SRO unit is usually small and is often a product of hotel renovations in instances where the hotel can no longer effectively compete in the transient-lodging market. Single-room occupancy units are generally considered as a type of multiple-family use and are allowed in the "RM" Residential Multiple Family districts as well as the "GC" General Commercial District. The same approval process is required for SRO's as for other multiple family projects in these zoning districts.

Housing for Farmworkers. Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, orchards, and processing plants, and provide support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

The need for seasonal labor does not necessarily translate to a need for migrant farmworker housing. As noted previously, the Region 2 Office of Migrant Child Education reports that it does not perceive a need for specific housing for farm workers in the immediate Redding area. That office indicates that the vast majority of farm workers residing in this area are permanent, not migratory, residents. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, rather than migrant farm labor camps. Their housing need would be the same as other lower-income households and large families who are in need of affordable housing with three or four bedrooms.

Farmworker housing may be provided in any residential district, as well as the "GC" General Commercial District and "GO", General Office District without differentiation of tenant/household type (i.e. farmworkers are treated as any other household.) Activity 2.12 directs a review of the appropriate Zoning Code provisions to determine compliance with Health and Safety Code Sections 17021.5 to ensure provisions clearly indicate that such employee housing with six or fewer employees are considered a single family residential use allowed by right. That Activity will also review compliance with Health and Safety Code Section 17021.6 and to adopt any necessary Zoning Code amendments to ensure compliance with state law, particularly for on-farm housing.

Multiple-Family Rental Housing. Multiple-family units are allowed in all "RM" Residential Multiple Family Districts, as well as the "GC" General Commercial and "GO" General Office Districts. Densities range from as low as 8 units per acre net (one dwelling unit per 5,500 square feet) in the "RM-6District to 30 units per acre in the "RM-30" District (one dwelling unit per 1,450 square feet). The base density allowed in the "GO" and "GC" Districts is and 12 and 15 dwelling units per acre, respectively.

The Downtown Redding Specific Plan allows multiple family uses as well as mixed use projects. Residential density is unlimited in the Downtown Core District and is limited to 30 units per acre in the Downtown Mixed Use District.

The following generally describes the development entitlement process in these districts:

"RM" Districts. This district allows up to four units to be developed without discretionary action (i.e. these are ministerial projects). Projects of five or more dwellings require approval of a Site Development Permit. This process is intended to ensure that proposed developments conform to Zoning Code regulations and the City's "Design Criteria". A following section of this Element titled "Processing and Permit Procedures" describes the review and approval process. It should be noted that the residential use at densities allowed under the Zoning Code are not a consideration in the review of these permits. The review pertains to how the site is proposed to be developed with respect to the City's standards, regulations, and adopted design criteria. The process requires a single public hearing at the Board of Administrative Review. The City does not have a separate design review process or hearing.

Note that Activity 2.5 will establish a base density for any multiple family developments in the "RM-12" through "RM-18" Districts that reserves at least 20 percent of the units for lower income households. Further, no discretionary permit (i.e.

site development permit) would be required on 13 sites shown in Appendix "A", Table 3, of this Element. These "by right" sites total 93 acres of the 107 acres identified for higher density housing and equates to 72 percent of the potential residential units noted in Table 3 of Appendix "A".

"GC" and "GO Districts. The development regulations in these districts are the same as for multiple family residential projects in the "RM" District as noted above.

Downtown Core and Downtown Mixed Use Districts. In order to incentivize their development, mixed use projects are allowed by right in both of these districts. Consistency with the Downtown Redding Specific Plan's regulations and development standards are reviewed during the building permit application process, though typically, developers have requested the City to review preliminary plans via the "pre-application" process.

Free standing multiple family uses are allowed by right in the Downtown Mixed Use District, subject to compliance with the regulations and standards of the Specific Plan. A use permit is required for such developments in the Downtown Core District (see aforementioned "Processing and Permit Procedures" section for a description of the Use Permit process timelines.)

PROVIDING HOUSING FOR ALL INCOME GROUPS

HCD Regional Housing Needs Allocation Plan

The Department of Housing and Community Development (HCD) has prepared a RHNAP for the City of Redding pursuant to Section 65584 of Article 10.6 of State Housing Element Law. The planning period for which housing needs have been determined extends from January 1, 2018, through April 15, 2028. This Housing Element for the City of Redding covers an eight-year period ending April 15, 2028.

TABLE 7

Table 7 describes the RHNAP numbers for all of Shasta County, including the City of Redding, as prepared by HCD. As noted in this table, the City of Redding's share of the regional allocation is 2,091 dwelling units. This portion constitutes roughly 57 percent of the total housing units for all jurisdictions in the county and is the largest allocation given to any of the jurisdictions.

Regional Housing Needs Allocation by Income Group for the Period of December 31,2018, through April 15, 2028					
Jurisdiction	Very Low	Low	Moderate	Above Moderate	Totals
City of Anderson	54	37	41	109	241
City of Redding	**502**	**336**	**360**	**893**	**2,091**
City of Shasta Lake	56	39	42	101	238
Unincorporated Area of County	273	179	193	460	1,005
Totals	**885**	**591**	**636**	**1,563**	**3,675**

Units approved, permitted, and/or built during the preparation of the document from January 1, 2019 through April 15, 2020 can be credited toward meeting the allocation numbers established by HCD for the eight-year housing element planning period. For purposes of this Element update, only credit for calendar year 2019 will be utilized.

During that period, 134 new units affordable to low income households were approved as follows:

Development	Location	Unit Count	Deed Restricted
Block 7	1495 California St.	78	Yes
K2 Development	1085 Lake Blvd.	48	Yes
Faithworks	3836-3841 Linden Ave.	8	Yes
Total Units	N/A	134	N/A

Table 8 shows the number of units approved by income category and how corresponding adjustments have been made to the RHNAP for the City of Redding. Estimates of housing units constructed, or mobile/modular homes installed, were based on information generated by the City's electronic permit tracking system.

TABLE 8

RHNAP ADJUSTMENTS FOR APPROVED PROJECTS – CITY OF REDDING JANUARY 2019 TO JANUARY 1, 2020					
	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTALS
RHNAP	502	336	360	893	2,091
Approved Units	0	134	0	223	357
Adjusted Housing Needs	502	202	360	670	1,734

GENERAL PLAN AND ZONING CAPACITY

Fundamental to a housing element is the ability of the jurisdiction to ensure that adequate residential land capacity exists in which to accommodate the forecasted housing needs as set forth in an RHNAP. An analysis of the General Plan's residential areas indicates that a variety of such areas in the city have the potential to accommodate approximately 200,000 persons at full buildout. While multiple-family housing is often the most viable source of affordable housing for lower income households, local market trends indicate only a limited interest by local developers for such projects absent financial incentives. No requests have been proposed for General Plan amendments or rezoning applications seeking to expand the amount or number of areas designated for these categories needed to accommodate higher residential densities during the previous Housing Element cycle (2014-2019).

For purposes of estimating the number of units that will be constructed during the planning period, the population is forecasted by the City to be 96,056 in 2028. This represents an increase of approximately 3,217 persons over the estimated 2019 population of 92,839 based on an anticipated average growth rate of approximately .37 percent. Based on the projected 2.38 persons per household this represents a housing demand for approximately 150 new housing units per year, for an nine-year total of 1,352 dwelling units.

Based on market forces in the community and decades of experience, the City believes that without significant subsidies, the new development of affordable housing units for the VLI and LI groups will not meet the RHNAP projections. Neither is it likely that the RHNAP projections for the MI and AMI categories will be achieved as the level of housing production contained in the RHNAP does not appear warranted based on population growth projections utilized by the City of Redding.

Housing Targets - 2020-2028

Table 9 provides the quantified objectives of the City's housing goals for the period 2020-2028. The number of units for each income group is divided among new construction, rehabilitation, and conservation. The City has considered the potential impact of supply and demand factors, type of units available on the local market, economic characteristics of the local and regional economy, and family incomes that will ultimately dictate the outcome of the City's housing efforts. This analysis also includes an evaluation of past program efforts, realistic assumptions regarding the productivity capacity of the local housing market, and probable funding support. The targets are discussed below under the categories of New Construction, Rehabilitation, and Conservation. Within each category, units have been distributed among the four income groups. Note that for the MI and AMI groups, the new construction estimates primarily reflect the private market, not program efforts of the City.

TABLE 9

CITY OF REDDING HOUSING TARGETS PROGRAM PERIOD 2020-2028						
	EL1	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTALS
RHNAP Adjusted Housing Needs – 2020	251	251	202	360	670	1,734
City of Redding Housing Goals						
New Construction	56	80	128	100	986	1,350
Rehabilitation Activity	136	232	152	15	0	536
Conservation*	816	817	0	0	0	1,633
Total Proposed New Units	**56**	**80**	**128**	**100**	**986**	**1,350**
*Annual figure = 1,633 HCV units. No "at-risk" units during Program Period.						

New Construction

Based on projections developed for the City by Economic Sciences Corporation, the anticipated rate of population increase during the planning period will average approximately .37 percent. The City's housing goals indicate 1,350 newly constructed units, 384 fewer units than the adjusted RHNAP estimates, will be constructed during the next eight-year housing period based on population projections, although the vacancy rate for existing units may affect actual housing production as those units become occupied. Further, increased availability of funds for lower income housing construction may also result in additional units being constructed though it is unlikely that RHNA projections will be met. The allocations among income groups generally represent the characteristics of past housing activities and known available funding for affordable housing construction.

Private Sector (Moderate/Above Moderate Income Construction)

New construction related to AMI households is presumed to consist solely of detached single-family dwellings.

The components of new construction in the moderate income category is anticipated to consist of approximately

> 100 new market-rate apartments to be constructed during the planning period, based, in part, on pre-development applications submitted to the City and an analysis of past trends between 2008 through 2018. It is likely that many of these units will be affordable to moderate income households. However, the City does not require housing developers to provide information on anticipated future rents (or ongoing rental rates) for "unsubsidized" apartments or sales prices of single family homes. Nevertheless, the income range of this group (i.e. 101% to 120% of median income) is sufficient to cover the rent payments in a typical newly constructed apartments, accessory dwelling units, modest single family homes, and manufactured homes.

Assisted Construction Activities

The programs described in the 2020 - 2028 action program are expected to result in the construction of 56 ELI units, 80 VLI units, and 128 LI units.

Rehabilitation

Three sources of funding will be utilized for rehabilitation activities. The principal source is HOME funds. However, CDBG funds and the LMIHAF also play a role in the program to a lesser degree. As indicated in Table 9, a total of 536 dwellings are anticipated to undergo some level of rehabilitation during the new planning period, ranging from minor to substantial in scope. Based upon current income statistics of households residing in units rehabilitated utilizing program assistance, it is anticipated that 136 of the 536 units will be occupied by ELI households.

Conservation

The 2020-2028 goals for housing conservation are tied to the success of maintaining, if not expanding, the levels of funding for rental subsidies experienced during the past decade. This is especially critical if the housing needs of the lower income groups are to be met. Therefore, conservation of affordable units will rely heavily on the City's HCV Program or similar funding programs. A total of 1,633 Section 8 units are forecast for conservation during the new housing period. This represents a continuation of recent program efforts. There is nothing on the immediate horizon to suggest that a larger infusion of funding will be forthcoming to substantiate a greater number of housing units being served.

Land Inventory and Site Availability

Residential Classifications Holding Capacity; Land Availability; Inventory of Major Vacant Sites

State law requires that the Element identify (i.e., inventory) land in the community that is suitable for residential development commensurate with the community's share of the regional housing need for all income levels. This Element addresses land availability for these income segments in two ways: (1) "residential holding capacity," based on

vacant lands that are currently zoned for residential uses; and (2) an analysis of specific sites that are appropriate for accommodating the needs of the various income groups within the current planning period.

Residential Zoning District Holding Capacity

Residential holding capacity is a method commonly used to estimate the number of new dwelling units that can be accommodated in the community based on the zoning designations of vacant properties. This analysis takes into consideration parcel size and the assumed residential density based on underlying zoning districts. While deductions are made to account for lands prone to flooding and steep slopes, it does not account for other site characteristics, such as short term infrastructure limitations, the presence of wetlands, or other factors that may limit development potential. Neither does it predict market forces that may influence the residential products that are ultimately planned for these lands. Even with these inherent limitations, it provides an indication of the overall ability of the community to accommodate future residential growth. As can be seen from Table 10, approximately 21,814 units could be developed on currently vacant land designated for residential uses.

As is typical for many if not most suburban-density cities in northern California, the Redding General Plan utilizes a range system to establish residential densities (e.g. "3.5 to 6 units per acre", "10 to 20 units per acre".) Properties in each residential zoning district are zoned to a specific density within the established range taking into consideration such factors as topography, infrastructure availability, characteristics of adjacent development, etc. Utilizing the density range system also allows the Zoning Code to contain provisions to incentivize innovative development and provides the ability to increase project density up to the limits established by the density range. Tools to achieve this include the Planned Development Overlay District and the "density increase" provisions of the Zoning Code.

Generally speaking, the various "RS" Residential Single Family Districts serve to accommodate housing opportunities for AMI households, although lesser income households can also take advantage of opportunities within those districts provided by modest home construction and manufactured housing. As indicated in **Table 10**, vacant "RS" zoned lands could accommodate approximately 11,082 dwelling units.

TABLE 10

Vacant Residential Land Inventory (by Zoning District)

Single-Family District	Vacant Acres	Allowable Density	Total Dwelling Units
RE-1	644	1 du/ac	644
RE-2	111	2 du/ac	222
RS-2	841	2 du/ac	1,682
RS-2.5	1.302	2.5 du/ac	3,255
RS-3	1,367	3 du/ac	4,101
RS-3.5	292	3.5 du/ac	1,022
RS-4	39	4 du/ac	156
Subtotal	4,596		11,082
Multiple-Family Zoning District	**Vacant Acres**	**Allowable Density**	**Total Dwelling Units**
RM-6	166	1 du/5,500 sq ft (8 du/ac)	1,315
RM-9	266	1 du/4,500 sq ft (10 du/ac)	2,575
RM-10	55	1 du/3,500 sq ft (13 du/ac)	685
RM-12	151	1 du/3,000 sq ft (15 du/ac)	2,193
RM-15	216	1 du/2,225 sq ft (18 du/ac)	3,764
RM-18	9	1 du/1,850 sq ft (20 du/ac)	176
RM-20	1	1 du/1,850 sq ft (24 du/ac)	24
RM-30	0	1 du/1,450 sq ft (30 du/ac)	0
Subtotal	864		10,732
Total	**5,460**	**N/A**	**21,814** [i]

[i] Adjusted to provide a 15 percent reduction in total units to account for steep slopes, floodplain, or other constraints.

Moderate income households often reside in housing that is somewhat more compact than the standard single-family lot. Whether this is in "small-lot" subdivisions or apartments, properties zoned "RM-6" through "RM-10" Residential Multiple Family Districts offer excellent opportunities for new homeownership and affordable rental units for these households. The higher-density "RM-12" through "RM-15" Districts also provide opportunities for these households at appropriate locations. As indicated in Table 10, approximately 4,575 dwellings could be accommodated in "RM-6" through "RM-10" zoning districts.

VLI and LI households have fewer choices in housing. For a variety of reasons noted below, it is assumed that these income segments will generally find new housing in developments constructed at higher overall densities. These include the "RM-12" through the "RM-30" zoning districts. Table 10 indicates that over 5,233dwellings can be accommodated in these districts, even assuming a 15 percent reduction for potential abnormal site characteristics.

Under the Zoning Ordinance regulations, local development standards addressing parking, landscape, setbacks, or open space do not require a deduction from gross acreage for these items when calculating the actual development potential of an individual site. Therefore, the assumptions made regarding the development potential indicated in Table 10 are appropriate.

Clearly, the City has an ample supply of residentially zoned lands to accommodate projected needs through, and beyond, the current Housing Element planning period. But in addition to the opportunities afforded by vacant residentially zoned lands, the City's Zoning Code offers a number of other opportunities for housing, including the following.

Default Density of the "RM", Residential Multiple Family District. The "RM" district regulations establish a "base density" of 20 dwelling units per acre for properties that propose development that will reserve a minimum of 35 percent of the dwellings for ELI, VLI and/or LI households. Housing Element law requires by right development on sites identified for lower income households in the previous two Housing Element cycles. As such, the 2020-2028 Action Plan (Activity 2.5) commits the City to amend the "RM" Multiple Family District regulations to establish a base density of 20 units per acre in developments that reserve a minimum of 20 percent of the units for lower income households. Further, the amendment will indicate that sites identified in this Element will be allowed to develop by right in accordance with Government Code Section 65583.2. As noted above, completion of Activity 2.5 will establish a base density for any multiple family development in the "RM-12" through "RM-18" Districts that reserves at least 20 percent of the units for lower income households. Further, no discretionary permit (i.e. site development permit) would be required on 13 sites shown in Appendix "A", Table 3, of this Element. These "by right" sites total 93 acres of the 107 acres identified for higher density housing and equates to 72 percent of the potential residential units noted in Table 3 of Appendix "A".

Commercial Zoning Districts. Unlike many communities, Redding allows housing in its primary commercial district, known as the "GC" General Commercial District as well as the "GO" General Office District. Approximately 490 acres of vacant "GC" and "GO" zoned land is found within the city. If as little as 10 percent of these lands were developed with residential uses at allowable densities of up to 15 units per acre, an additional 735 dwellings could be provided.

Mixed-Use Neighborhoods. The General Plan identifies two specific areas for future mixed-use/ pedestrian-oriented development. The property with the most likely potential to develop under this concept consists of approximately 250 acres. Development up to 24 dwellings per acre is permitted in these neighborhoods. Although development as mixed-use neighborhoods is optional for these areas under the City's General Plan, significant incentives are provided to make such development attractive to investors. These incentives include allowing up to 100,000 square feet of commercial development on the otherwise residentially classified property and providing residential densities that are significantly greater than those otherwise allowed in the area. If developed to full residential potential, the referenced neighborhood could realistically accommodate approximately 6,000 dwellings, 5,000 more units than would be allowed under the base zoning district.

Senior Apartments—Bonus Density. The Zoning Ordinance includes provisions to allow senior citizen projects to be constructed at twice the density otherwise allowed by the zoning of the property if the development is limited to VLI, LI, or MI seniors.

Planned Development Overlay District. This district allows residential development at the top of the density range allowed by the underlying General Plan classification for the property. For instance, a development on property that is zoned "RM-10" (10 dwellings per acre) in a

"Residential, 10- to 20-unit-per-acre" General Plan classification could be approved in the Planned Development Overlay District at a density of up to 20 dwelling units per acre, an increase in density of 100 percent. See following "Relief from Standards" section of this Element for a more complete discussion of the "PD" district.

Accessory Dwelling Units (ADU). The City's provisions for ADUs allow these units on all single-family and multiple-family parcels that have been developed with a single-family residence. The City's ordinance was updated to reflect state law requirements as of January 2018. However, this Element includes program Activity 2.6 that will lead to the update of the ordinance provisions to comply with current state law. A limited number of requests for this dwelling type have been made since adoption/amendment of the ordinance allowing this type of dwelling. Given that the interest in developing ADUs is unknown and untested, such units are not specifically included in the City's housing targets as shown above.

Manufactured Housing/Mobile Homes. Mobile homes are allowed in single-family residential districts as long as they are installed on an approved foundation system, have skirting, and comply with the City's parking requirements. Mobile home parks are allowed by use permit in the "RM-6" through "RM-10" zoning districts. Construction of the parks is under the authority of the California Housing and Community Development Department.

Density Bonus Ordinance. In 2008, the City adopted a new Residential Density Bonus Ordinance that goes beyond the limits provided under the California Government Code. Specifically, the ordinance does not include a "cap" on the number/ratio of bonus units that can be requested by a developer. Important also is that the ordinance does not contain a cap on the number of incentives, concessions, or development-standard waivers that can be requested and approved by the City. Applied appropriately, this flexibility allows the City to approve projects that provide more affordable units than would otherwise be the case under strict application of the State's density bonus law. Since its adoption, the density bonus provisions have facilitated the development of at least one dozen housing projects in the community and has demonstrated it to be an important tool in the development of housing for lower income households. Changes to the state's density bonus law were enacted in 2019 and City has not had the opportunity to review the provisions of its ordinance with any new requirements. Program Activity 2.13 directs a review and amendment of the of the City's ordinance as may be necessary to comply with state law.

Small-Lot Subdivisions. Section 18.31.050 of the Zoning Code includes basic standards for the development of small-lot subdivisions. In addition to allowing reduced lot sizes, it also provides for reductions in building setbacks, lot coverage, and covered-parking requirements. The intent of the provisions is to encourage infill development through the construction of a single-family product at higher densities, and commensurate lower sales prices, than would otherwise occur.

Inclusionary Ordinance. The City has not adopted inclusionary zoning provisions.

Short Term Rentals. The City has two types of short term rentals: **Hosted Homestay.** This type of short term rental requires that the property owner occupy the residence at all times when rooms are rented. As of March 1, 2020 approximately 190 Hosted Homestay locations have been established which require that the property owner file and affidavit with the City acknowledging City requirements.

Vacation Rental. These short term rentals require a Site Development Permit issued by the Development Services Director and are required to be renewed annually. The property owner need not reside on the property during rental periods. As of March 1, 2020, the City had issued 203 permits for this use. This represents 0.7 percent of the single family housing stock and is not perceived to have adversely affect the supply of housing in Redding.

The City's inventory of vacant residential properties, together with the above tools that allow for significant residential development in Redding, far exceeds Redding's share of the regional housing needs for the current planning period and beyond.

Land Inventory and Site Suitability Analysis

In addition to broadly identifying the capacity for residential development in the community, the Housing Element must identify specific sites or parcels that are available for residential development during the current planning period. For purposes of the Element, only vacant lands are identified. The inventory includes all of the following information regarding each identified site:

1. The assessor's parcel number, General Plan and zoning classifications.
2. Parcel acreage and an estimate of the number of dwelling units that can be developed. In cases where adjoining parcels are under common ownership, they have been grouped as a single site. However, individual parcel size and assumed dwelling units are listed.
3. A description of any known environmental constraints.
4. A general description of existing or planned infrastructure to serve the site.
5. A map or maps depicting the locations of each identified site on the City's Land Use Diagram of the General Plan.

Appendix "A" includes detailed tables which provide the required information, as well as a map exhibit that depicts each site identified in the land inventory shown on the City's General Plan Land Use Diagram.

It should be noted that while Table 10 reflects all vacant residential land within the community and estimates development potential at "buildout," the following tables, as well as those contained in Appendix "A," reflect the subset of those vacant lands that are intended to demonstrate that Redding has an adequate supply of land zoned for all income groups for the current Housing Element planning period.

Land Available for Above Moderate Income Households (AMI)

For purposes of the inventory and site analysis, it is assumed that standard single-family developments already approved (but not yet constructed as of April 2019) will be affordable primarily by AMI households. At that time, there was an inventory of 32 approved tentative subdivision maps accommodating 2,027 single-family residential lots that had been approved by the City. None of these maps had yet to record. While these maps have varying expiration dates, their approval clearly establishes: (1) their allowable and feasible density, (2) the availability of necessary infrastructure, and (3) the lack of environmental constraints.

As illustrated in **Table 11** and in Appendix "A", there is sufficient vacant land to accommodate this income group and exceeds the RHNA for AMI households by 1,070 units.

TABLE 11

AMI Approved Lots Inventory	
Unit Type	Above Moderate Income
Approved/Pending SF Lot	2,027
Adjusted RHNAP	893

Land Available for Moderate Income Households (MI)

Land available for moderate income households is represented by vacant lands zoned for medium density development (i.e. RM-6 through RM-10). While there will likely be opportunities for households in this income group to purchase a product such as detached or attached single family/manufactured home in a single family residentially zoned district, for purposes of this assessment, only future construction in medium density-zoned lands is assumed to satisfy the City's RHNAP, This assumption, therefore, is particularly conservative.

The assumed capacity for each of development sites identified in Table 2 of Appendix "A" is based on analyses that utilize a number of data sources available to the City. These include the following:

- Aerial photographic imagery.
- Floodplain mapping.
- Topographic mapping (two-foot contour intervals).
- Vernal pool mapping (General Plan scale).
- Wetland mapping (as available).
- Utility master plans.
- Transportation plans.
- General Plan and Specific Plan environmental impact reports.

Development estimates for each identified site were made based on information obtained from the above sources and examples of recent residential projects constructed within these zoning districts. In the opinion of the City, the estimates represent a realistic development potential of each identified site. As illustrated below, sufficient vacant lands exist in the aforementioned zoning districts to accommodate housing needs of MI households based on development estimates made by the City. Additionally, the City has approved a yet-to-be constructed 72-unit mixed-use project on vacant land within the "GC-V/R" General Commercial Visitor/Retail District which is reflected in the dwelling unit count in **Table 12** and Appendix "A," Table 2.

TABLE 12

MI LAND INVENTORY		
DISTRICT	ACRES	UNITS
RM-6 through RM-10	66.8	388
GC-VR	7.0	72
Total	80.2	460
Adjusted RHNAP		**360**

Appendix "A" (Table 2) provides site-specific details, as well as a map exhibit that identifies specific sites available for development of MI units.

Land Availability for Very Low and Low Income Households (LI)

The development of housing affordable to LI households is generally considered to be more likely to occur at higher densities. Development at higher densities, under most circumstances, can result in overall lower per-unit costs. These savings would be the result of potentially lower per-unit/per-acre land costs; possible lower per-unit on-site costs for shared building components, such as common walls, common tenant areas, parking, landscape, and potentially lower per-unit costs for required off-site infrastructure, such as street improvements or utility extensions. The savings, conceivably, could be passed down to future residents as correspondingly lower housing costs.

Sites that would be appropriate for development of lower income housing are assumed to be those in the higher-density zoning categories. These sites are generally located adjacent to major streets; have water, sewer, and other necessary facilities available; and have acceptable topography (less than 20 percent slopes). These sites are typically unconstrained by airport land use plans, conservation easements, and wetlands. The highest-density sites are generally located near existing or future employment centers and retail sites. *The same data sources and analyses that were utilized to estimate land available for moderate income households were used for this income group as well.*

With the exception of two affordable mixed use projects that were under construction in 2019 in Redding's Downtown, no apartment projects (other than subsidized "senior" projects that have received density bonuses) have been developed in Redding at densities of 20 units per acre and higher in the past 30 years. Nevertheless, the City has "tested" whether its current development standards related to building and parking setbacks, parking ratios, allowable building height, maximum lot coverage, etc., will accommodate development at 20 dwelling units per acre by laying out hypothetical projects on a variety of lot sizes and configurations. Several components of the City's Zoning Code contribute to the ability to develop at these densities, including, but not limited to:

- Allowing building heights of up to 50 feet which result in reduced building footprints and therefore, additional land area to accommodate building setbacks, parking and landscape requirements.
- Providing flexible parking standards that accommodate a variety of parking stall and driveway aisle widths to assist in project design by providing layout options.
- Allowing street trees within the public street right-of-way to be counted toward meeting the parking lot tree planting requirements.
- Utilizing the City's Density Bonus ordinance to waive or modify standards for affordable projects even if a true "density bonus" (i.e. additional units) are not requested.

Based on these hypothetical projects, the City has determined that the standards are not an impediment to such development.

The experiences of affordable housing developers in Redding, such as NVCSS, Christian Church Homes (CCH), LINC Housing, Southern California Presbyterian Homes (SCPH), Community Housing Improvement Program (CHIP), Community Revitalization and Development Corporation (CRDC), K2 Development Companies, and others indicate that while there can be advantages to constructing affordable housing projects at densities of 20 dwelling units per acre (du/ac) in order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), these organizations have successfully constructed a number of affordable housing projects in Redding at significantly lower densities. The following projects located outside of the downtown core have required financial subsidies of various forms, in order to achieve feasibility, regardless of project density.

Project	Acres	Units	Density	Year
Shadowbrook (1835 Hartnell Ave.)	10.3	80	13 u/a	1999
Laurel Glen (555 Leila Ave.)	5.81	64	11 u/a	2000
Woodlands: (2950 Polk St.)	5.92	75	13 u/a	2014
Faithworks (3836-3841 Linden Ave.)	1.2	8	7 u/a	2019
Faithworks (2795-2825 West St.)	3.88	73	18 u/a	2004

Several projects affordable to lower income households approved in the downtown core (which has no density limitations) and a density bonus project outside of Downtown were approved from 2017 through 2019 at the following densities:

Project	Acres	Units	Density
K2-Dickers (1370 Yuba St.)	1.5	82	55 u/a
Block 7 (1495 California St.)	1.6	79	49 u/a
K2 (1081 Lake Blvd)	1.7	47	28 u/a

The City has limited data on the cost of land for projects developed in the City. The following table includes cost data for projects where land costs are known based on the City's participation in the projects. It should be noted that the raw cost of land for each of the projects varies widely and is a factor of project location, the real estate market at any given time, off-site costs that may be associated with development of a given property, and other variables.

Project	Units	Density	Land Cost	Acres	Cost/Unit
Mtn. Vista's I*	56	32 u/a	$300,000	1.7	$5,357
Mtn. Vista's II*	39	45 u/a	$160,000	0.85	$4,103
Francis Court	12	17 u/a	$30,000	0.7	$2,500
Linden Apts.	29	16 u/a	$178,800	1.8	$6,138
LINC housing*	21	21 u/a	$354,000	1	$16,857
St. Clair Court	14	12 u/a	$350,000	1.2	$25,000

* Senior apartment developments

Examples of recent vacant land sales provided by a local land appraiser include the following:

- Acres: 4.03; DU's: 36; $/unit: $4,167
- Acres: 12.41; DU's: 36; $/unit: $6,639
- Acres: 3.52; DU's: 32; $/unit: $6,563
- Acres: 1.0; DU's: 10; $/unit: $7,000
- Acres: 3.0; DU's: 17; $/unit: $7,647
- Acres: 4.4; DU's: 66; $/unit: $9,848

These values are within the range of those affordable housing projects noted above.

Analysis of the above projects, as well as other affordable projects that have been developed in Redding over the past 15 years, indicates that, with the exception of senior apartment projects and those aforementioned projects approved in the Downtown core, affordable housing developers *generally* prefer to construct developments in Redding at densities less than 20 units per acre. The principle factor could well be that land prices in Redding are, and for the current planning period are anticipated to remain, low compared to other regions in the state. Based on land costs per unit, recent experience in multiple-family zones and conversations with for-profit and not-for-profit developers, densities at 12 to 20 units per acre can encourage the financial feasibility of development of housing affordable to lower income households. However, they also note that financial assistance is generally required.

Table 13 illustrates the potential number of dwelling units in the City's high density zoning districts based on the supply of vacant land. Appendix "A" (Table 3), assigns specific densities to individual parcels zoned for high density uses and demonstrates that sufficient capacity currently exists in the "RM-12" through "RM-18" zoning districts to accommodate the need of VLI and LI households. As required by Housing Element Law, only sites of 10 acres or less of developable area and sites larger than one-half acre are included in the inventory found in Appendix A. It should be noted that the City has a significant number of additional vacant sites that exceed the 10 acre size threshold.

To further facilitate the development of housing for lower income households, the City's "RM", Residential Multiple Family District zoning regulations establishes a "base density" of 20 units per acre for any project that reserves at least 35 percent of its units for lower income households although proposed program Activity 2.5 will reduce the threshold to 20 percent. As noted above, this is consistent with the "default density" requirements established by state law for Redding relative to providing adequate sites with appropriate zoning to encourage and facilitate affordable housing.

The assumed capacity of the sites indicated in Appendix "A" is not based on established default densities but, instead represents a very conservative capacity assumption of 10 units per acre for the majority of the sites. It should be noted that General Plan policy establishes the minimum density of 10 units per acre for the sites included in the inventory.

The City has put in place requirements to make information publically available information related to the by right requirements of SB35.

TABLE 13

VACANT HIGH-DENSITY LANDS		
ZONING	ACREAGE	UNITS
RM-12 through RM-18	115.2	1,258
Adjusted RHNAP (VL, L)	**N/A**	**838**

SITES FOR SPECIAL-NEEDS HOUSING

Sites included in the land inventory that can accommodate alternative and special-needs housing are:

- Mobile home parks—"RM-6," "RM-9," and "RM-10" zones. Approximately 487 acres were vacant as of May, 2019.

- Residential care facilities—all residential zones and the "GC" General Commercial District.

- Transitional housing—all "RS" Residential Single Family and "RM" Residential Multiple Family Districts and "GC" General Commercial Districts.

- Supportive Housing —all "RS" Residential Single Family and "RM" Residential Multiple Family Districts and "GC" General Commercial Districts.

- Emergency shelters—all "HC" Heavy Commercial Districts. There are approximately 54 acres of vacant land within this zoning district outside of required buffer areas.

- Accessory Dwelling Units—all residential districts and "GC" General Commercial Districts that allow single-family residences.

- Farmworker housing—all residential districts and "GC" General Commercial Districts subject to the same standards as other housing.

IDENTIFICATION OF SITES APPROPRIATE FOR INTENSIFICATION OF USE

Downtown

The City's Downtown area provides a significant opportunity for redevelopment to higher-density residential uses. The City adopted specific plan for Downtown (updated in 2018) emphasizing mixed-use development and the introduction of higher-density housing opportunities. As of May 2019, 160 affordable units in two mixed use developments have been approved under this Specific Plan with Sustainable Communities program grant funding. At that time, 81 of the units (all affordable to lower income households) were under construction at a project density of 55 units per acre.

Additionally, the General Plan classifies the Downtown area as "Mixed Use Core." This classification allows unlimited residential densities. Under the "Mixed Use Core" designation, residential uses could be combined with a variety of nonresidential uses within a single multistoried building. Given increased density, there would be an emphasis on strong pedestrian orientation, with all amenities located conveniently within walking distance.

Mixed-Use Neighborhood Overlay

Two "Mixed-Use Neighborhood" areas, totaling 240 acres, are identified on the General Plan Diagram. While the zoning will allow single-family development, utilization of the overlay district would permit residential densities up to 24 units per acre.

INFRASTRUCTURE STATUS AND LIMITING FACTORS

The City of Redding provides the majority of utility services to residential units within the city limits, including water, electrical service, solid waste disposal, and wastewater services. A summary of the current status of these services and future capacity is provided below.

Domestic Water

The City of Redding has two major sources of drinking water—surface water and groundwater. The Sacramento River and Whiskeytown Lake provide 71 percent of the water used (approximately 5.61 billion gallons per year). The remaining 29 percent, or 2.32 billion gallons per year, is groundwater which comes from 14 wells drilled into the Redding Groundwater Basin.

Redding has a substantial water-right diversion from the Sacramento River that dates back to 1886. Currently, Redding's contract with the United States Bureau of Reclamation (USBR) allows a maximum annual diversion of 21,000 acre feet (af), or 18.7 million gallons per day (mgd). In addition, the City also has a smaller contract with the USBR for water to serve the Buckeye area—the northwest portion of its service area. Currently, this contract allows for a maximum annual diversion of 6,140 af, or 5.4 mgd, from Whiskeytown Lake. All surface water is treated at one of the two conventional water treatment facilities owned by the City of Redding.

The City's 14 wells are located in the southwest and southeast portions of our service area—the Cascade and Enterprise zones. These wells pump water from an underground aquifer—rock formations through which water filters slowly. These wells are used primarily during the summer when demand is high. Water pumped from the groundwater basin is of good quality and only minimal disinfection and treatment are necessary before the water enters the distribution system.

The City operates two water treatment plants: the Foothill Water Treatment Plant (a 24 mgd plant with expansion capabilities of 42 mgd) and the Buckeye Water Treatment Plan (a 14 mgd plant with expansion capabilities of 28 mgd).

The above water sources and treatment facilities are ample to provide for residential, commercial, and industrial growth as envisioned in the General Plan. These resources provide a capacity far in excess of that required through the current planning period of the Element and, in fact, are sufficient to allow for "buildout" of the General Plan.

State law requires that a copy of the Housing Element be provided to all water- and sewer-service providers in the community to assist in complying with Government Code Section 65589.7. These regulations are intended to ensure that housing developments for lower income households receive service priority. As noted below, sewer service in the city is provided solely by the City of Redding. However, water service is provided by the City and three "community service districts." All providers received a copy of the Housing Element in 2014 and will receive a copy of any amendments in accordance with the referenced Government Code section. The City of Redding adopted written policies and procedures to grant priority service to proposed development that includes housing affordable to lower income households. These policies became effective on July 1, 2006.

Wastewater

The City of Redding provides all wastewater services within the city limits. The City currently relies on two wastewater-treatment facilities—

Clear Creek Treatment Plant and the Stillwater Treatment Plant—for all its wastewater-treatment needs. The two plants have a current combined capacity to process 12.8 million gallons of wastewater daily, or 42,200 residential household equivalents. The Clear Creek Plant has been expanded to 20 million gallons per day (mgd) (8.8 mgd currently) to accommodate planned growth in the City. The Stillwater plant has been expanded to 14.4 mgd as planned growth required additional capacity. With those expansions, the two systems have sufficient capacity to accommodate population growth forecasted to occur well beyond the planning period.

Electric

The City of Redding owns, operates, and maintains a power generation, transmission, and distribution system within its city limits. The City purchases or produces wholesale power and delivers it to its customers. All the power is received at three delivery points: the Western Area Power Administration's (Western) Keswick Dam 115kV switchyard, the Western/City Airport 230/115kV Substation, and the City-owned 13.8kV Redding Power Plant. Power is transmitted from these delivery points over the City-owned 115kV bulk transmission lines to the City's distribution substations. Approximately 85 percent of Redding Electric Utility customers (based on meters) are residential units. To continue to provide electric service to both current and anticipated residents and businesses at the lowest possible rates, while maintaining system reliability in an environmentally responsible manner, the City actively pursues the development of new power resources. Sufficient capacity exists to serve anticipated development through the planning period.

Solid Waste

Solid waste disposal services are provided by the City at competitive rates for all city residents. Shasta County has contracted with the City for the management and operation of a jointly used landfill facility. Under existing state permits, the landfill has sufficient capacity to accommodate the disposal of solid waste at least to the year 2032. In 1995, the City completed construction of a new solid waste transfer station. The facility also has the capability of processing materials collected by curbside recycling programs and contains a household hazardous waste drop-off area and temporary storage facility, a drop-off area for recyclable materials, a green waste drop-off and processing area, and a composting area. The facility is designed to operate at a 750-ton-per-day (tpd) throughput, which is the anticipated peak tonnage at approximately 20 years of operation.

Schools

All school districts within the City of Redding charge school fees to developers to assist with the cost of buildings and facilities to accommodate a growing student population. School capacity will continue to be an issue throughout the planning period. Several overcrowded area school districts have attempted recent bond issues to help finance facility expansion with mixed success. Several other school districts have reported declining enrollments. These latter districts typically are serving a student population drawn from both inside and outside the Redding Planning Area and have little new development occurring within their respective district.

Infrastructure

The City requires developers of all types of projects to contribute to the cost of providing streets; street lighting; curb, gutter, and sidewalk improvements; parkland; and other infrastructure impacted by the development, such as storm drains and sewer lines. Developer contributions can be in the form of impact fees or actual construction or improvement of affected infrastructure. The City actively pursues available state and federal funds for these projects.

In summary, while the cost to provide utility and other services, educational services, and an adequate transportation system will continue to increase over the planning period, all these elements will have adequate capacity to serve the anticipated growth during the Housing Element period, as long as adequate funding is available for necessary improvements and extensions.

Governmental Constraints on Maintenance, Improvement, and Development of Housing

Actions by the City can have an impact on the price and availability of housing in the city. Land use controls, such as the implementation of the City's General Plan, Zoning Code, Building Code enforcement, and on- and off-site improvement requirements, as well as fees and exactions, permit processing, and other local actions intended to improve the overall quality of housing, may serve as a constraint to housing development. This chapter discusses these possible constraints to development and the actions the City will take or has taken to mitigate the negative effects.

The City's role in the housing market is to facilitate and promote the provision of housing affordable for all economic segments of the community. However, housing affordability can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, potentially affecting the availability of affordable housing. Although there are several components of housing production which are beyond the control of local government, such as the cost and availability of mortgage capital, labor and materials, and prevailing wage requirements, etc., there are key elements which are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government which either limit the number of housing units to be built or significantly increase the costs of those units which are built. Governmental constraints can be classified in three basic categories: those which impose regulation, those which add direct costs, and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors falling within the influence of local government are addressed below.

Land Use Controls

General Plan

The City of Redding General Plan sets forth policies applicable to nearly all development. The Community Development and Design (CDD) Element of the General Plan and corresponding zoning provide for a full range of residential types and densities spread throughout the city. Each residential category of the General Plan includes a density range (minimum and maximum densities). Within the residential categories, density ranges from 1 unit per 5 acres to 30 units per acre. Within the "Mixed Use Core" designation, residential density is unlimited.

Variations in density and private market conditions will determine the types of housing produced. Within any given General Plan density range, actual density assigned by the City's Zoning Ordinance and Zoning Map is dependent upon site characteristics and surrounding land uses.

The CDD Element of the General Plan contains 22 broad goals, each with specific underlying policy statements. The goals and policies, in conjunction with the Zoning Ordinance, directs the form and substance of development activities occurring within the city.

Most importantly, the General Plan sets forth a number of bold goals and policies that will ensure long-term stability in the housing market in Redding. Key among these are:

Goal CDD1. This goal and its corresponding policies establish primary and secondary urban growth boundaries. The boundaries are based on the City's ability to feasibly provide services, both from physical and financial standpoints. The continuation of the "leap frog" style development of the past was determined not to be sustainable in the long term and would ultimately lead to increased development costs. Such considerations led to the adoption of these growth boundaries

Goal CDD2. This goal and corresponding policy set ensures that new growth will pay the cost of providing necessary public services. A number of mechanisms are addressed, but fundamentally, it is acknowledged that growth must be self-sustaining if new housing and commercial development are to continue.

Goal CDD10. Under this goal, development emphasis is placed on mixed-use and infill development. This will allow the City to more fully utilize prior infrastructure investments and

will have positive impacts for transportation and air quality.

Other goals and policies address livability and quality of new neighborhoods and the protection and enhancement of older neighborhoods. But it is within the backdrop of sound physical and financial planning that these efforts will be successfully fulfilled.

Finding of No Constraints. The various policies of the General Plan have been adopted to support the development of housing and necessary services and do not constitute a development constraint.

ZONING ORDINANCE

Zoning Districts

The Zoning Ordinance is the City's principal tool for implementing the General Plan. Redding's Zoning Ordinance establishes four "base" residential zoning districts (three single-family districts and one multiple-family district), seven office and commercial districts, two industrial districts, a "Public Facilities" District, and an "Open Space" District. These zoning districts control land use, residential density, and development standards. Additionally, a number of "Overlay" districts, such as the Planned Development Overlay District and the Mixed Use Neighborhood Overlay District, have also been established.

Table 14 depicts the City's residential zoning districts and the density allowed in each, expressed in "dwelling units per acre." As noted below, there are several programs offered by the City that will allow a development to exceed the "base density" of a given zoning district.

TABLE 14

RESIDENTIAL DENSITIES			
BASE DISTRICT	DENSITY	BASE DISTRICT	DENSITY
RL-5	5 a/u	RS-4	4 u/a
RL-2	1 a/u	RM-6	9 u/a
Rl	0.7 a/u	RM-9	10 u/a
RE-1	1 u/a	RM-10	13 u/a
RE-2	2 u/a	RM-12	15 u/a
RS-2	2 u/a	RM-15	18 u/a
RS-2.5	2.5 u/a	RM-18	20 u/a
RS-3	3 u/a	RM-20	24 u/a
RS-3.5	3.5 u/a	RM-30	30 u/a

Table 15 indicates those residential uses, by zoning district, which are permitted by the Zoning Ordinance, either outright or by discretionary permit.

TABLE 15

USE CLASSIFICATION	RE	RS	RM	GC	HC
Single Family	P	P	P	-	-
Duplex	-	S[1]	P	S	-
Manufactured home	P	P	P	-	-
Manufactured Home Park	-	-	U	S	-
Multiple Family	-	-	P[2]	S	-
Group Residential (Boarding House)	-	-	S	-	-
Second Dwellings	P	P	P	-	-
Residential Care (6 or fewer)	P	P	P	S	-
Residential Care Facility	S	S	S	S	-
Transitional Housing	P	P	P	P	S
Supportive Housing	P	P	P	P	S
Homeless/Emergency Shelters	-	-	-	-	P

1."RS 3.5" and "RS-4" Districts
2 5 or more units require Site Development Permit
P=Permitted Use.
S=Requires Site Development Permit.
U=Requires Use Permit.

Finding of No Constraints. The City's residential zoning districts accommodate a wide range of residential densities, as well as a wide variety of housing types from standard single-family and multiple-family dwellings, to residential care facilities, transitional housing, and supportive housing opportunities. Further, the "GC" General Commercial District and the "GO" General Office District allow residential development up to 15 dwelling units per acre. As discussed under "Residential Holding Capacity" above and "Incentives for Residential Development" below, the Zoning Code provides numerous other opportunities to increase residential density, provide a mix of uses, as well as provide flexibility in design and relief from standards. Given the range of densities and uses allowed, the City has determined that the zoning districts/use classifications of the Zoning Code are not a constraint on housing.

Development Standards

The development standards of the Zoning Code address such things as minimum lot size, building height and setbacks, usable open space, and similar development standards. These standards establish the basic building parameters for single-

[1] Only in "RS-3.5" and "RS-4" Districts
[2] Up to four units. Five or more units require site development permit.

family and multiple-family development. Appendix "B" illustrates the general development standards required for the various residential districts. In addition to those items shown in Appendix "B," the Zoning Code also requires that off-street parking be provided for all uses, including residential projects. As it pertains to housing, the ordinance requires that two covered spaces be provided for each single-family residence. For multiple-family developments, uncovered spaces are required in the following amounts: 1.5 spaces for each 1-bedroom unit; 1.75 spaces for each 2-bedroom unit; and 2 spaces for each 3-bedroom unit. One guest space for each five units must be provided beyond the initial 30 units. Recreational vehicle spaces must be provided, totaling at least five percent of the total spaces required. Parking for senior developments may be reduced by 50 percent.

Finding of No Constraints. The City's development standards are viewed as necessary to protect public health, safety, and welfare and to maintain the quality of life and are comparable to those adopted by other communities. As noted above under the discussion of Land Availability for Lower Income Households, the development standards accommodate higher density projects and the City continues to approve affordable residential projects that meet the City's development standards. Further, given the ability to reduce both the number and size of off-street parking spaces, modify building setbacks, modify open-space requirements, etc., using the tools noted below under the Relief from Standards and Incentives for Residential Development discussions (i.e., Zoning Exceptions, Variances, Density Bonus, Density Increase, Accessory Dwelling Units, Condominium Conversion, and the Planned Development Overlay District), the City's parking and other development standards have not represented and are not considered a constraint to development of housing.

Design Criteria

The City Council adopted by resolution a set of "Design Criteria" that provides project applicants with information regarding the City's clear, yet flexible, expectations relative to the physical design of projects. The intent of the criteria is not to dictate design, colors, and materials, etc., but to foster more attractive and livable neighborhoods by listing and illustrating basic design solutions that can lead to better projects throughout the city. The City Council recognizes the importance of gaining broad community acceptance for residential projects of all types. The advantage of using design review to promote affordable housing is that it addresses a major concern of neighbors—the fear that the development will be ugly, too bulky, and out of character with the neighborhood. Since their adoption, the standards and criteria have increased community acceptance of higher-density residential projects, as well as providing a better living environment for those living in and adjacent to these developments.

The criteria was formulated by a task force made up of private-sector representatives from the engineering, architecture, land use planning, and development communities. The effort focused on ensuring that the criteria was clear, yet flexible; not administratively burdensome; and would not appreciably increase the cost of development.

The criteria provide numerous examples of ways in which the design intent can be met, rather than dictating a single treatment. It includes photographs of Redding-area buildings that embody the design concepts covered, as well as numerous diagrams that assist those reviewing the criteria to understand its basic concepts. The criteria include guidance on a number of topics, including:

- Facade and roof articulation
- Unit clustering
- Project entries
- Parking layout
- Pedestrian access
- Open space
- Mechanical equipment

Finding of No Constraints. Administration of the design criteria is seamless and works within the same process as all permits. That is, a separate design review hearing is not required, nor are additional fees, and no special design review board has been established. Consistency with the design criteria is reviewed as part of the permit application, with the approving authority authorized to determine whether the City's criteria has been satisfied. The City's experience is that adoption and publication of the design criteria have reduced, rather than increased, application processing times and have added more certainty to the project-approval process. There is no

indication that the criteria have been an impediment to development or have or have had a negative effect on project costs.

Relief from Standards

The Zoning Ordinance allows administrative relief for numerous standards in the form of *zoning exceptions, variances, planned developments, and for projects affordable to lower income households, the City's Density Bonus ordinance.*

- *Variances/Zoning Exceptions.* Unlike variances, which must be approved by the Planning Commission after a public hearing, zoning exceptions are administrative in nature, resulting in a streamlined approval process (approximately 20 days) for relief from a number of standards, including setbacks, required parking, height, lot size, and similar requirements that may impede otherwise acceptable development on a given property. No requests for a Zoning Exception that is consistent with the City's ordinance have been denied.

- *Planned Development Overlay District.* The Zoning Code provides for "PD" districts to encourage flexibility in development standards. The goal of the "PD" district is to produce a comprehensive development equal to or better than that resulting from traditional lot-by-lot development. The "PD" district may be combined with any zoning district and is an overlay to the base district with which it is combined. In a "PD" area, the permitted uses of the base zoning district apply but the development standards can be modified providing considerable flexibility in project design.

  The ordinance allows the maximum density allowed by the applicable General Plan density range to be achieved, regardless of the density prescribed by the underlying zoning in districts combined with the "PD" Planned Development Overlay. Further, the "PD" overlay provides additional flexibility to allow streets with narrower right-of-ways, reduced sidewalk requirements, building setbacks, increased heights, and other modifications to standards that can serve to reduce overall development costs. Typically, development projects requesting approval under the Planned Development process do so for the flexibility provided and have not sought to obtain residential density above that of the base zoning district.

  Approval of a rezoning application by the City Council is required to establish the "PD" Overlay District. This process requires one additional hearing than a typical development project that requires only Planning Commission approval and can add approximately 60 days to the approval process.

  The City encourages the use of the Planned Development Overlay District and has not denied any request to establish a new "PD" District and thus is compliant with the Housing Accountability Act. The review and approval process for proposed projects and the required rezoning to "PD" are processed concurrently. The additional project density allowed by the District (if requested) in addition to the design flexibility it affords, ensures that this tool supports housing and is not a constraint to housing production. Since 2010 the City has approved 7 residential planned developments facilitating the development 529 dwellings. No applications have been denied

- *Density Bonus Ordinance.* The City's Ordinance provides as much flexibility as possible in assisting "affordable" projects. The ordinance does not establish a cap on density, nor does it limit the number of concessions, incentives, or waivers of development standards that can be granted. In practice, the City has used this tool to modify or eliminate development standards even for "affordable" projects that have not requested additional dwelling units beyond base zoning district allowances. As previously noted, program Activity 2.13 will result in a review of state requirements for this program. The City's provisions will be amended as may

be necessary to address any inconsistencies.

- *SB 35.* This legislation establishes a streamlined process for the review and approval of residential development projects in instances where a local jurisdiction's housing production has not kept pace with the allocation provided by HCD. Redding has established an internal process for implementing SB35 and has made that process available for public review on its website.

Incentives for Residential Development

An important tool to ensure development of adequate housing is providing a range of incentives to develop needed residential units. The following tools are included in the Zoning Ordinance and Subdivision Ordinance as incentives to development and as a means to counteract any real or perceived constraints to development:

- *Accessory Dwelling Units.* These units are allowed in single-family and multiple-family residential districts without discretionary review. Further, duplexes and other residential dwelling types are allowed within certain single-family zoning districts when in character with the neighborhood.
- *Density Increase.* Residential density may be doubled for affordable senior housing projects in the "RM" Residential Multiple Family Districts.

Further, maximum General Plan densities in single-family developments may be allowed if a project contains a number of amenities designed to lead to the development of more livable and attractive neighborhoods. Using the amenity package is optional, and the items have not been demonstrated to increase development costs given the value of the additional lots that can be obtained.

- *Reduced Parking.* Parking for senior citizens' developments may be reduced by 50 percent from that required of non-senior projects.
- *Net vs. Gross Density.* Density in the "RM" Districts is based on a "net" rather than "gross" acreage. The ordinance factors in the density that would normally be attributable to public streets, easements, etc. For instance, this allows up to 15 units per acre to be developed in the "RM-12" District; 18 units per acre in the "RM-15" District, and 20 units per acre in the "RM-18" District (see Table 14).

Finding of No Constraints. Given the above, it can be seen that many of the provisions of the Zoning Ordinance were crafted to have a positive effect upon the number of dwellings constructed in Redding, including affordable multiple-family developments. The intent is also to increase overall project quality, improve accessibility, and increase on-site amenities, such as open space, parking, storage, landscape, and recreational facilities. As noted above, the standards and design criteria do not act as a constraint to the development of housing. Further, the various provisions identified above that allow increases in allowable density can serve to offset increased costs that may result from other aspects of zoning requirements or criteria.

Subdivision Ordinance

Subdivision applications have the most extensive and technical requirements for a complete submittal. Applicants who utilize the "pre-application" process are usually better able to determine the extent of information required for a complete submittal because of the initial review with staff and utility representatives. Once a complete subdivision application is submitted, state law establishes timelines for completing environmental determinations and project approval under the California Environmental Quality Act (CEQA) and the Permit Streamlining Act. This process can be completed in as few as 50 days for smaller infill projects to more than one year for projects that require preparation of the environmental impact report.. The Planning Commission usually considers a subdivision map 30 days after environmental review has been completed and noticed for public review.

Finding of No Constraints. The land division process and associated timelines are governed by the State Subdivision Map Act, Permit

Streamlining Act as well as CEQA) requirements. The City's ordinance establishes local authority and processes for the subdivision of land as required by the Map Act and does not constitute a constraint on development of housing.

Building Code Enforcement

Residential building construction standards in Redding are based on the latest addition of the California Residential Building Code. Generally, the City does not require stricter construction standards than are contained in these codes except as necessary to address structural issues such as snow loads. These revisions are not considered constraints to development, since the cost factors in meeting the heightened requirements are minor. Redding does not enforce a stricter seismic code than required by state law.

Over the past several years, the City has established a proactive approach to the enforcement of Building Code standards for existing dwelling units. In the past, existing units were inspected only when complaints were received by the City or when an owner sought a permit for additional construction. In 1998, the City amended the Redding Municipal Code to reflect the community's desire to address the problem of blight and unsafe buildings scattered throughout the community. The Code Enforcement staff of the Building Division is charged with the responsibility of identifying commercial and residential properties citywide that pose a serious threat to the health, safety, and welfare of the community and resolving the situation. Property owners are expected to comply with requests to cure identified code violations within a reasonable time frame. To the extent possible, all existing program resources are made available to interested owners to help resolve the code-violation issues.

The overall objective of Code Enforcement is to promote and maintain a safe and desirable living and working environment. The City of Redding does this by working in partnership with City residents and business owners by applying a fair and unbiased enforcement program designed to increase public awareness of City's Municipal Codes (e.g. zoning, public nuisance and building codes), and to facilitate the correction of said code violations as they arise.

The following are some common code violations:

- Building Code violations such as construction without permits; including but not limited to room additions, garage conversions, construction of patio covers, re-roofs, electrical, plumbing and mechanical improvements such as water heater installations and HVAC installations.
- Accumulation of junk and debris in public view in residential and commercial areas.
- Unpermitted businesses in residential neighborhoods.
- Inoperable or abandoned vehicles on private property.
- Zoning violations for structures and land use requirements, including the use of the structure, size and location.
- Hazardous and overgrown vegetation which can be a fire hazard.
- Vacant and unsecured properties.
- Commercial tenant improvements without permits; including but not limited to installation of interior walls or additions and electrical, plumbing and mechanical improvements such as water heater installations and HVAC installations.

Code-enforcement efforts support the stated General Plan goals of preserving and enhancing existing neighborhoods; maintaining Redding's basic quality of life, including the availability of affordable and decent housing; and reversing the trend of deterioration in some of Redding's neighborhoods.

In 2019, the Code Enforcement Division had approximately 850 active individual cases, however, these include general complaints regarding illegal camping, blight, building permit expirations, marijuana cultivation, and similar non-building related issues. The vast majority of units subject to code compliance action are brought into compliance with applicable codes, resulting in improved living conditions for tenants and owners. Demolition is always a last-resort action. The City makes every effort to gain compliance without demolition and has been successful in its efforts. Since 2016 no residential

demolitions resulting from Code Enforcement action have occurred which affirms the commitment of the City to work with property owners to achieve compliance.

The City takes a variety of proactive actions to assist property owners in rectifying substandard conditions, including education regarding code compliance issues, holding enforcement action in abeyance as long as efforts are made to comply with code requirements, and referring property owners to the rehabilitation programs of the City's Housing and Community Development Division's programs (i.e. Activities 1.2 and 1.3).

Finding of No Constraints. Given the City's track record in working with property owners to resolve building code issues without requiring demolition of residential units, the activities of the Code Enforcement Division are not considered a constraint to housing.

On- and Off-Site Improvements

Redding, like most cities in California, requires developers to provide a full complement of on- and off-site improvements. The cost of these improvements is passed on to the eventual buyers or tenants in the purchase price or rent that they pay. The typical residential street is required to incorporate a minimum of 36 feet of pavement, curb, gutter, and 4-foot-wide sidewalks. Where parking on both sides of the street is not necessary or desirable, pavement width can be reduced to 32 feet. Storm-drainage systems, fire hydrants, and sewer and electric systems must also be provided. Street widths and pedestrian amenities, however, may be modified under the provisions of the Planned Development Overlay District or by requesting modifications of development standards through the City's density bonus program.

Finding of No Constraints. The City's improvement requirements are similar to most other jurisdictions of comparable size in the state, do not pose an undue burden on development and are seen as necessary to preserve the health safety and welfare of the community. Given the ability to modify the basic requirements, the City does not consider improvement requirements as a development constraint.

FEES AND EXTRACTIONS

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities and infrastructure. Infrastructure fees (i.e. development impact fees for water, waste water and transportation) are required to be based on a "nexus study" conducted by the City to determine the actual cost of providing improvements or facilities and to establish fair share requirements for payment of said fees. The 2017 nexus study (typically they are updated every five years as development impacts fees are reviewed) concludes that the City of Redding fees are appropriate and justified and also that the impact fee program complies with state law regarding development impact fees. Clearly these fees contribute to the cost of housing and may constrain the development of lower-priced units. It should be noted that the fees assessed in 2019 are approximately 3 percent lower than those required in 2014. Further, based on a comparison of 11 comparable cities in the Northstate, Redding's impact fees rank in the lower one third of those jurisdictions.

In order to mitigate potential effect on affordable housing projects, other programs—such as density bonuses, density increases, use of the Planned Development District, state and federally funded construction programs, and tax free Mortgage Revenue Bond Financing, which all serve to greatly reduce overall production costs—are promoted by the City. Further, the City defers impact fees payment until a certificate of occupancy is requested, rather than at the time of building permit application. Deferral of the fees lowers the amount of up-front financing that would otherwise be required.

Table 16 presents typical development fees associated with the construction of a single-family house of two sizes. The fees may be increased yearly to reflect any increases in the cost of living.

Similarly, **Table 17** summarizes the typical development fees associated with the construction of a four-plex. The fees include various building permits and plan check fees, development fees, water and sewer fees, traffic impact fees, and school impact fees.

TABLE 16

Projected Fees for Single-Family Dwelling Construction		
Fee Description	**1,200 S.F.**	**1,500 S.F.**
Building Fees		
Building	1314	1523
Electric	121	121
Plumbing	194	194
Mechanical	120	120
Plan Check	854	990
SMIP/microfilm	55	62
Development Fees	5304	5304
Parks	100	100
Electric	954	954
Fire		
Traffic	6074	6074
Water/Sewer		
Sewer	5358	5358
Water Meter	143	143
Water Connect	4517	4517
School Impact	4548	5685
Technology	132	149
Surcharge		
Total	**$29,788**	**$31,294**

Fees collected on zoning and subdivision applications presently do not fully cover staff costs for processing the application and are subsidized by the City's General Fund. Building fees represent the estimated cost of service for processing, plan check, inspection, etc. In addition to building and development, zoning, and subdivision application fees, sub-dividers are required to dedicate land to be developed into neighborhood parks or pay a per-unit fee in lieu thereof (or both) as a condition of approval of a final map or parcel map (Redding Municipal Code Chapter 17.42).

TABLE 17

ESTIMATED FEES FOR MULTIPLE-FAMILY PROJECT (2-STORY, FOURPLEX WITH 1,000 SQ.FT. UNTS – 600 SQ.FT. ON BOTTOM, 400 SQ.FT. ON TOP, 2-BEDROOM, 2-BATHROOM)				
	SQ. FT.	$ COST/SQ. FT.		VALUATION
MULTIPLE-FAMILY	4,000 x	$150	=	$600,00
FEES				
PERMIT				
Building		$3,810		
Plan Check		2,909		
Electrical		297		
Mechanical		405		
Plumbing		612		
SMIP/Mircrofilm		162		
Technology Surcharge		387		
Subtotal				$8,582
DEVELOPMENT				
Fire Facilities		$3,276		
Electric		400		
Parks		16,052		
Traffic		14,576		
Subtotal				$34,304
WATER AND SEWER				
Water Meter		$380		
Water Connect		11,292		
Sewer Connect		13,614		
Subtotal				$25,286
SCHOOL				
School		$15,160		
Subtotal				$15,160
Total				**$83,332**

Finding of No Constraints. While fees can have an impact on the cost of housing, the City has implemented a number of programs, as noted above, to mitigate the impact to the extent feasible. Further, the aforementioned nexus study determined that to be legally defensible, projects must be assessed in a manner that represents the "fair share" of the projects' impacts on the City's street and utility infrastructure system. Given the above, the City has determined that its fee structure does not represent a constraint on development that is dissimilar to other jurisdictions in California. It should be noted that impact fees for water and wastewater were reduced in the City's 2017 fee update as one means to facilitate development of certain multiple family residential units and that transportation impacts fees are reduced for downtown development in recognition that the mix and proximity of uses results in a reduction in vehicle trips and vehicle miles traveled.

Processing and Permit Procedures

Development within the City of Redding is subject to a review process overseen by the City's Development Services Department. Some form of discretionary approval (tentative subdivision map, site development permit, use permit, variance, etc.) must be obtained prior to initiation of many, but not all, construction activities. Historically, residential development proposals are approved at the requested density level, provided that the request is consistent with the site's General Plan land use classification and zoning.

The review process in Redding is governed by four levels of decision-making authority: the City Council, Planning Commission, Board of Administrative Review, and the Development Services Director. In order to expedite the processing of routine and simple discretionary permits (i.e., certain site development permits and zoning exceptions), the City utilizes an administrative permit procedure. These permits may be processed and approved by the Development Services Director, instead of the Board of Administrative Review or Planning Commission, and do not require a public hearing. Approval typically can be obtained in approximately 4 weeks. Appendix "C" addresses the processing procedures for these discretionary permits. Appendix "D" lists the application fees in effect on September 1, 2019, for such permits. The City has also initiated a "pre-application" process that allows staff to advise program proponents on various City requirements, potential site problems, and other issues early in the application process. This serves to provide more certainty in the development process and often leads to shortened processing timelines.

Residential developments of up to four dwelling units are considered to be ministerial in nature, and no discretionary review is required. To ensure that larger developments conform to the regulations of the Zoning Ordinance, but also address the above noted Design Criteria, a *site development permit* is required for developments that exceed this threshold.

The Board of Administrative Review is the hearing body for these projects, resulting in faster approval than would be required at the Planning Commission which requires an approximate approval period of six and eight weeks, respectively. While extremely variable and dependent on financing, market demand and other forces, the typical timeframe between when a project receives full entitlements and a developer requests a building permit is approximately four to six months for a multiple family development. This process can take up to two years for a single family subdivision that requires development of improvement plans and construction and acceptance of public improvements such as streets and utilities before homes can be constructed.

It should be noted that the City's practice has been to handle permits expeditiously. The permit process is not used to disallow residential uses, rather to provide a process whereby residential uses can be facilitated in a manner that will result in projects that are consistent with City standards and are compatible with surrounding land uses as appropriate. The vast majority of commercial/industrial uses also require that a site development permit be obtained for the same reason. It is important to note that a site development permit pertains to how a site is developed and ensures that the development complies with adopted standards. The *uses* subject to these permits are not in question. The process is the same for all uses requiring a site development permit. Therefore, the process does not unduly constrain the development of residential uses.

Most permits can be approved in four weeks, although larger, more complicated projects may take up to four months. If an Environmental Impact Report (EIR) or other study is required, the time frame is considerably longer. This processing time is well within the time limits established by the Permit Streamlining Act (Public Resources Code Section 21100, et seq.). The City has developed a set of explanatory handouts regarding each type of application and its review process. Checklists of needed information/materials to be provided are included with permit application materials.

The City Building Division has established a two-week turnaround for processing building permits that do not require engineering review. This typically applies to single-family dwelling units. Where engineering review is necessary, as is the case for most multiple-family development, a four-week review period is generally required. The City provides developers the option of having building application plan check performed by an

outside consultant retained by the City in cases where the developer wishes to expedite the review process. Approximately 90 percent of permit requests are processed within the allotted time.

Finding of No Constraints. Due to the City's efforts to expedite the approval process, including allowing concurrent application processing, the amount of time necessary for processing applications and following existing permit procedures is not a constraint to development of housing.

CONSTRAINTS—PERSONS WITH DISABILITIES

Under Senate Bill (SB) 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

Actual and Potential Constraints

Constraints can take many forms, including inflexibility within zoning and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The City's analysis of actual and potential governmental constraints in each of these areas is discussed below.

Zoning and Land Use

In general, the land use and zoning regulations of the City support reasonable accommodations for the disabled as described below:

Group Homes. The City allows group homes (aka residential care homes) consistent with the Community Care Facilities Act, serving six or fewer persons, regardless of age, in all residential zones. Group homes for more than six persons (also known as residential care facilities), unrestricted by age, are permitted with a site development permit in all residential districts and in the "GC" General Commercial District. There are no standards in the zoning regulations that specify a minimum distance between group homes; however, concentrations of such facilities in any one neighborhood or area could be a consideration during the permitting process.

Transitional and Supportive Housing. Transitional and Supportive housing facilities also provide a valuable source of housing for those with various disabilities. The Zoning Code classifies such facilities as permitted uses in all residential districts.

Definition of Family. The definition of "family" under the zoning regulations does not restrict those living in a residence to occupants related by blood or marriage and is consistent with the Fair Housing Law. The number of unrelated individuals living together is not regulated by the zoning code.

Reasonable Accommodation. The zoning code establishes setback-encroachment standards for stairs and similar architectural features. However, in recognition of the need to provide for "reasonable accommodations," the Zoning Code allows the Development Services Director to waive setback requirements for ramps, lifts, or other structures required for access by those with disabilities.

Permits and Processing. The building permit process to retrofit a building to add ramps or other changes to remove architectural barriers to access by a disabled person (e.g., widen doorways, modify bathroom facilities, and redesign kitchen sinks and countertops) is the same as for other building alterations—an application for a building permit is required and plans may be necessary depending on the scope of the work; and the construction is inspected for conformance with the building regulations. To further assist persons in need of access modifications, Section 18.04.030 of the Zoning Code provides the Development Services Director with the authority to grant encroachments into required building-setback areas as previously noted.

Group homes for more than six persons will require the proponent of the facility to obtain a site development permit. This is a discretionary permit process and requires a showing that the proposal conforms to the General Plan; is consistent with the zoning regulations, including development standards; and is not detrimental to

public health, safety, or welfare. Environmental review under the provisions of CEQA may also be required. While this process does subject the project to neighborhood review via a public hearing process and involves some added time and expense, the permitting process is a legitimate and necessary function of local government. To ensure that such developments proceed smoothly through the approval process, the City works closely with project proponents to encourage development of a project that anticipates and addresses—through scale and operational controls—all legitimate neighborhood concerns up-front. The City's track record in this regard has been extremely positive as no projects have been reduced in size or rejected.

Building Codes and Regulations

The City has adopted and follows the latest edition of the California Residential Code and follows state accessibility standards and guidance regarding ADA compliance. The City has developed and implemented several programs to assist those with accessibility problems. These include:

1. *Express Permit Program.* This program gives permit priority to projects needed to provide accessibility to a building (commercial or residential). Permits are issued within 7 days.

2. *Building Inspections.* Building inspectors are available at no charge to visit sites and make recommendations on how access problems can be resolved.

3. *Complaint Action.* If accessibility complaints are received, a building inspector is dispatched to work with the property owner to achieve compliance with accessibility laws.

4. *Consultation on Demand.* Questions regarding accessibility are given priority at the Permit Center, which makes staff available to answer accessibility questions.

Finding of No Constraints. The flexibility provided by the Zoning Code with respect to housing persons with disabilities (including provisions for group homes, supportive housing facilities, and administrative waivers of setback requirements to meet access needs) indicates that the provisions of the Zoning Code are not an impediment to housing persons with disabilities. Further, the programs identified above that have been established to assist those with disabilities during the building permit process successfully mitigate any constraints associated with that process.

NONGOVERNMENTAL CONSTRAINTS ON MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

Nongovernmental or "market" constraints are those factors which limit the availability and affordability of housing, but over which the local government has little or no control. State law requires that the Housing Element contain a general analysis of these constraints as a basis for possible actions by the local government to offset the effect of these constraints. The three market factors which directly affect the availability and cost of housing in Redding are the price of land, the cost of construction, and the availability of financing.

PRICE OF LAND

Residential land prices within the City of Redding vary considerably depending upon several factors. The primary factors are: (1) the specific location of the property, (2) the availability of utility services to the property, (3) the topography of the property, and (4) the existence of adequate paved access.

Based on listings of single family lots for sale in the spring of 2019 in the Redding area, the cost can vary significantly. For instance, an average one third acre finished residential lot generally sells for $65,000 to $105,000, although some locations and developments command even higher prices while bulk lot purchases of bank-owned subdivisions command lower prices. It should be noted that individual lot sales have been limited in Redding since the end of the "Great Recession". The vast majority of sales for single family residential use are for finished homes.

With regard to multiple family land, information provided by a local appraiser indicates that land sales in 2018 and 2019 ranged from $37,221 to $99,170 per acre and $4,167 to $7,750 per unit. The price differential is predicated on a number of items, including, but not limited to, location, allowed density per acre, and anticipated on-site and off-site development costs.

To assist in housing development, the City's Housing Division will consider requests for development partnerships that include below-market interest rate land loans and/or forgivable land loans in exchange for affordability covenants that secure housing units for income qualifying households.

COST OF CONSTRUCTION

The cost of construction is comprised of four major components: fees, material, labor, and financing. Of these, material and labor costs make up the bulk of the development cost, followed by fees and financing costs. However, other factors also affect the cost of building. These include the type of construction, custom versus tract development, site conditions, finishing details, amenities, square footage, and structural configuration. These factors create a wide variation in construction costs, from as little as $170 per square foot to as much as $300 per square foot, or more. Sales of new homes in Redding in 2019, indicates prices ranging from $170 to $255 per square foot for tract and semi-custom homes.

As with single family construction costs, the cost to construct multiple family (apartment) projects vary by type of construction, number of floors, amenities provided, and whether the project is subject to prevailing wage requirements. Typically, market rate per unit costs generally exceed those of affordable units given the additional amenities and upgraded finishes provided.

Construction costs for a 40+-unit, three-story, affordable project approved in 2019 was estimated to be approximately $150 per square foot. By comparison, construction costs for a 70+-unit affordable project located in Redding's downtown area that was subject to prevailing wage was estimated to be approximately $250 per square foot. Prevailing wage requirements, in addition to construction type, resulted in a significant increase in construction costs. Generally, affordable project construction costs ranged from $150 to $200 per square foot in 2019.

In order to help reduce the upfront costs of construction, the Redding Municipal Code Section 16.20 and associated resolution No. 2017-113 provide for a three-year deferral of specific impact fees. The City's Housing Division may consider development partnership agreements that could utilize affordable housing financing to finance the deferred impact fees with below market interest rates and favorable terms in exchange for

affordability covenants that secure housing units for income qualifying households.

AVAILABILITY OF FINANCING

Competitive financing is generally available for properties within the City of Redding, regardless of location, for both residential construction projects and home purchase. Private financing is the primary source for most potential homeowners. Home purchase loan data for the Redding Metropolitan Statistical Area (MSA) from the Home Mortgage Disclosure Act (HMDA) indicates that only 11.3 percent of loans were denied in 2017, indicating that financing is available. There has been no indication of discriminatory lending practices based on property location within the city limits. The interest rates for financing the cost of construction, as well as for long-term home financing, have widely fluctuated over the past 30 years, from 17–18 percent during the 1980s to the dramatically low rates (3.5 to 4.5 percent) of 2013-2019. This single factor plays a major role in the affordability of housing. In the previous section on Housing Cost, the effect various interest rates have on the ability of LI and MI households to purchase a home is explored.

As with financing for new construction, financing for remodeling or rehabilitation of existing structures is readily available to qualified borrowers throughout the City. Standard factors taken into consideration for this type of loan are: (1) existing equity in the property and (2) ability of the loan recipient to repay the increased debt. Lower-income families have a difficult time meeting commercial lenders' debt-to-value criteria, as well as having difficulty meeting the income requirements necessary for repayment of the loan.

In order to reduce this constraint, the City offers a variety of rehabilitation loan programs to assist the lower income homeowner with necessary repairs. The funding sources for these programs include local redevelopment LMIHAF, CDBG, HOME, and CalHome.. Redding also offers a homebuyer program to assist eligible individuals to purchase a home within the City as well as the HOME Rental Program that provides long-term, low-interest loans to owner-investors and not-for-profit organizations to upgrade or construct housing units occupied by low-income Redding tenants.

Further, developers of projects that will be affordable to lower income households may submit a request to utilize the City's Affordable Housing Loan Fund (AHLF) to serve as a short-term bridge loan until permanent financing is secured and closed.

REQUESTS TO DEVELOP AT BELOW MAXIMUM DENSITIES

Builders and developers at times submit applications to build residential projects at densities below the maximum density for the zoning district. These applications are treated in the same manner as any application to the City so long as minimum density levels specified by the General Plan Land Use Diagram are achieved in the project submittals.

COMMUNITY SENTIMENT

Community attitudes toward housing play a role in determining the type and cost of housing that will be built in the City. City staff works proactively with the community to help all understand the nature and impacts of the housing crisis on local families. Staff also works to inform the developer of community goals regrading design as expressed in the Citywide Design Criteria.

The City often holds a pre-application workshop with the community/neighborhood so that nearby property owners understand the project details prior to advancing to the public hearing process.

SHORT TERM RENTAL IMPACTS

The City had issued a total of 176 permits for short term (vacation-type) rentals through December 31, 2019. This represents approximately .4 percent of Redding's housing stock. These rental types are typically single family residences, often in locations and/or with amenities suggesting that rents would be in excess of those affordable for lower income households. It appears unlikely that this housing type has an effect on the cost and supply of residential development.

ENERGY-CONSERVATION OPPORTUNITIES

Housing Element law requires local jurisdictions to address opportunities for energy conservation with respect to residential development and to consider programs within their purview to promote energy efficiency improvements particularly as part of publically subsidized housing rehabilitation projects.

Redding Electric Utility (REU) provides virtually all the electricity supplied to customers within the Redding city limits; a very small number of customers are served by Pacific Gas & Electric Company. The City has a well-planned transmission and distribution system, as well as the ability to produce a significant portion of citywide electric demand.

Since 1998, REU has provided more than $30 million in rebates and incentives programs to increase the energy efficiency in the Redding community. These programs have raised customer awareness and improved energy efficiency with the installation of high-efficiency measures through increased education. REU's programs have reduced peak demand by more than 15 megawatts, with an associated cumulative annual energy savings of 33,000 megawatt-hours. More than 60 percent of the incentives and associated savings have been directed to and achieved from the residential sector of REU's customers.

REU either leads or participates in a number of programs designed to increase energy efficiency of residences in the City and to provide services targeted to lower income households and those that may have special health care equipment needs that are dependent on electricity. Regulatory and legislative changes update rapidly in the electric industry and will continue to do so throughout the eight years that this update of the Housing Element will be in effect. The City of Redding will continue to evaluate, update, and add or remove programs to ensure they provide energy savings to all customers (especially low income households) and meet regulatory and mandated goals.

The following provides a brief description of selected REU programs.

Low-Income Energy Efficiency Program (LIEEP)

REU, in partnership with the local Self Help Home Improvement Project (SHHIP), developed the LIEEP which provides income-qualified owners and renters with a variety of measures designed to increase energy efficiency in their homes. This may include installation of ceiling fans, smart thermostats, ceiling insulation, LED lights, plug load controllers, refrigerators, duct upgrades, window replacements, HVAC upgrades, heat pump water heater upgrades, as well as many other energy saving measures. Over the past several years, the City has worked with homeowners, tenants, and low-income housing providers to increase energy efficiency in their homes leading to real savings in monthly energy expenditures. This has resulted in efficiency upgrades to over 1,200 residences. In addition to energy efficient measures, the program also provides an electrification option for low income home owners. As part of LIEEP, Low-Income Electrification allows customers to have a ductless mini-split installed without removing their current single-source natural gas heating unit (i.e. wall furnace) to give the customer the option to use either unit. Over time, it is expected that customers would utilize the electrified unit once the monetary (elimination of natural gas bill) and non-energy benefits (indoor air quality, greater comfort, etc.) are realized.

Residential Energy Discount Program

This program is available to income-qualified customers which provides discounts on the "Network Access Charge" and savings on the first 450 kilowatt hours (kwh) of electricity used each month.

Community Assistance for Redding Electric Service (CARES) Program

This program helps income-qualified customers who have suffered a temporary financial hardship bring their account current by providing up to $300 of emergency assistance for the electric service portion of a customers' utility bill.

Life Support Program

To assist and help protect individuals who could face a life threatening situation if there was a loss of power to their home, registering for the Life Support Program authorizes REU to notify customers in advance whenever a temporary interruption of electrical power is scheduled in their area.

Simply Helping Another Receive Energy (SHARE) Program

The SHARE program, working with other community organizations, delivers funding to the Power to Seniors Program, providing emergency assistance to low-income seniors, 62 years of age or older, where the power has been shut off or is in jeopardy of being disconnected.

Shade Trees

In collaboration with City of Redding Community Services Department, and the Arbor Day Foundation, the Shade Tree program assists customers to find the best areas to shade their home for maximum energy savings and delivers up to four trees at no cost to the customer.

Residential Energy Advisor Program

This program provides a free billing analysis to customers who have concerns of high usage or general energy related questions. It also offers a free home energy survey or audit to assist customers in determining key drivers of their energy bill, identify highest return on investment upgrades, and provide low cost and no cost ways to save energy.

- *Heating Ventilation and Air-Conditioning (HVAC) & Thermostat Rebate Program.* REU provides financial incentives for HVAC systems that exceed federal and state standards with a Seasonal Energy Efficiency Ratio (SEER) of 15 or greater. REU's HVAC program provides incentives for air conditioners and heat pump units, Wi-Fi enabled smart thermostats, and whole-house fans.

- *Water Heating Rebate Program.* REU provides financial incentives for both heat pump and electric storage water heaters to improve water heating efficiency.

- *Appliance Rebate Program.* To date, REU has provided more than 22,000 rebates to its customers for their purchase of ENERGY STAR approved refrigerators, variable speed pool pumps, room air conditioners, and ceiling fans.

- *Building Shell Rebate Program.* REU supports the installation of ceiling insulation, "drill-and-fill" wall insulation, and replacement of single-pane windows with dual pane to improve the thermal integrity of building envelopes through rebate programs for all its customers.

In addition to these programs, which can result in a significant reduction on utility bills for both renters and homeowners, other opportunities are provided by the City that can result in overall reductions in energy use per dwelling. These include the higher density allowed in the Downtown core, mixed-use developments, and planned developments. This is because higher densities can reduce the "per unit" amount of energy required to construct each unit, while attached dwelling (i.e., common wall) construction is generally more energy-efficient in terms of heating and cooling demands than standalone units.

In addition to the efforts of REU, other programs/opportunities exist within the City's regulatory framework to encourage energy conservation. These include the following:

- Density increases can be granted for single-family developments that include participation in the Earth Advantage, LEED, or similar programs.

- Use of density bonus and planned development provisions to increase density and to allow zero lot line construction.

- Allowing unlimited residential density Downtown.

PROGRAM/ACTIVITY ACCOMPLISHMENTS 2014—2019

1.1 Activity. Moderate/Substantial Rehabilitation, Owner-Occupied Units

Objective. To rehabilitate 10 single-family homes per year. Of these, one is anticipated to be an ELI homeowner, three are anticipated to be VLI homeowners, four are anticipated to be LI homeowners, and two are anticipated to be MI homeowners (81 and 120 percent of AMI).

Accomplishments. As of December 31, 2018, a total of nine owner-occupied units were rehabilitated through this program using HOME and CDBG funds. Of these units three were ELI homeowners, two were VLI homeowners, and four were LI homeowners. It does not appear the projected production goals will be met for this activity. All participants were self-referred in response to staff marketing efforts regarding rehabilitation programs. Income verification is obtained during the application process to determine eligibility of participants.

Proposed Changes. Despite the outcomes of the previous reporting period, the goal for the following planning period will remain constant - to rehabilitate 10 single-family homes. Staff will continue to market this program to homeowners. Activity 1.3 and this activity share the same limited funding source. The projected numbers for minor rehabilitation activities, indicated in Activity 1.3, have been decreased, with the goal that activity in this program will increase.

1.2 Activity. Moderate/Substantial Rehabilitation, Rentals Units

Objective. To rehabilitate 14 rental units per year. Of these, six are anticipated to be occupied by VLI households and eight by LI households.

Accomplishments. During the reporting period, 11 units were rehabilitated. Of these units, one was occupied by an ELI household, seven were occupied by VLI households, and three were occupied by LI households. Although the average unit production per year did not meet the intended goals during the reporting period, the addition of units occupied by ELI households was achieved. The City is concentrating its efforts and available funding in development partnerships with the Downtown Loop and Affordable Housing Project and the Block 7 Net Zero Housing and Downtown Activation Project. The City has entered into negotiations to preserve affordable housing with these projects. The City is also participating in the revitalization of the Heritage Plaza Apartments by assisting with the rehabilitation of 180 existing residential apartment units. This rehabilitation project began in the summer of 2019.

Proposed Changes. Given the dissolution of Redevelopment agencies across the State of California, which occurred in 2011, financial resources, such as the LMIHAF, will be available in a limited capacity for the construction of new affordable rental units. There is limited funding available through other sources including HOME funds, CDBG, and local affordable housing funds. These funds can be used to leverage additional funding resources towards this and other affordable housing activities. Given the current financial constraints for the next planning period, it would be appropriate to set a goal of two units per year, which will be affordable to households with incomes below 81 percent of AMI.

1.3 Activity. Minor Rehabilitation, All Units

Objective. To rehabilitate a minimum of 20 units per year under the ERP program and complete a minimum of 135 repairs per year under the SRP effort. It is anticipated that 46 households will be ELI, 70 households will be VLI, and 39 households will be LI.

Accomplishments. During the reporting period, 40 ERP units were rehabilitated. The annual average of eight ERP units did not meet the stated goal of 20 ERP units per year. Additionally, 479 repairs were completed through the SRP. The annual average of 96 units per year did not meet the stated as the goal of 135 units for the reporting period. Of these units, 97 were ELI households,

195 were VLI households, and 187 were LI households. All participants were self-referred in response to staff marketing efforts regarding minor rehabilitation programs. Income verification is obtained during the application process to determine eligibility of participants.

Proposed Changes. The annual goal for the upcoming planning period will be to rehabilitate 45 units through the SRP and 10 units through the ERP. Staff will continue to actively market owner-occupied housing rehabilitation programs in the community.

1.4 Activity. Code Enforcement

Objective. To minimize the number of dwellings demolished through the abatement process by working closely with property owners and to provide program assistance, where appropriate and available.

Accomplishments. The Code Enforcement Division works closely with property owners to resolve Building Code violations in a manner that preserves the housing stock of the city to the fullest extent feasible. To highlight the success of the effort, it should be noted that at the end of December 2019, the Code Enforcement Division had approximately 850 active cases. The vast majority pertained to minor blight and nuisances, although several cases pertained to health and safety violations. During the period of 2014 through 2019, three units were demolished as a result of code-enforcement efforts. The Division works closely with the City Housing Division's rehabilitation programs to assist property owners in rehabilitating properties, where without subsidy, it would not make economic sense to do so.

Proposed Changes. None contemplated.

1.5 Activity. Conservation of At-Risk Units

Objective. To conserve 120 affordable rental units. The City monitors at-risk units and interacts with the affordable complexes' project managers and owners to establish which affordable housing units may convert to market-rate units. Property owners are contacted on an annual basis to confirm continued program participation. Any property at risk is assessed and identified for preservation assistance. The City will identify possible funding resources that could be used to preserve at-risk units. The City will respond by contacting owners regarding any federal and/or staff notices, including *Notice of Intent to Prepay,* owner *Plans of Action,* or *Opt-Out* notices filed on a project within the City's jurisdiction, and discuss opportunities and possible City-preservation efforts.

Accomplishments. Annually, owners/managers of the identified at-risk units are contacted by staff to determine ongoing program participation. None of the identified units converted to market rate.

Proposed Changes. At this time, there are no sites identified as at-risk units subject to termination under the Federal Mortgage Program. There are, however, 38 units previously rehabilitated under the HOME program that have affordability periods expiring at various dates throughout the next planning period. The City has no hopes to preserve these 38 at-risk affordable rental units in the next planning period. The City proposes no changes.

2.1 Activity. Development of New Affordable Rental Units

Objective. To facilitate the development of 12 new units of multiple-family housing affordable to lower and moderate income households annually. It is also the goal of the City of Redding to leverage resources that may become available, such as tax credit and HUD financing. It is anticipated that all development will be in conjunction with either a for-profit or not-for-profit development partner. Projects serving ELI households will receive priority weighting in the City's project application-scoring process. The City will continue its ongoing outreach to not-for-profit and other providers as potential projects both in the target neighborhoods and citywide are identified.

Accomplishments. During the reporting period, 55 new multiple-family housing units were developed. The Housing Division collaborated with development partners to accomplish this goal. The City is currently in various stages of development with seven development partners on seven housing projects. The Downtown Loop and Affordable Housing Project is a mixed-use building featuring 81 multi-family rental units for income-eligible families. Construction began in May of 2018 and is anticipated to be completed in the fall of 2020. The City has partnered with The McConnell Foundation and K2 Land and Investment LLC to jointly secure additional funding for the development of a mixed-use building featuring 70 multi-family rental units for income-eligible families. The City has also conditionally awarded 149 Project-Based Vouchers to facilitate new affordable housing developments.

Proposed Changes. While the actual number of units developed was lower than the stated objective of 12 units annually, there still is a large amount of interest in continuing development of additional affordable units over the upcoming planning period. It is likely that federal and state tax credits will be viable over the next couple of years. The significant challenge will be in identifying and securing sufficient outside financial resources to be coupled with available local funding, as local resources are simply insufficient to be the sole source of financing on new construction projects. Financial resources such as the LMIHAF will be available, in a limited capacity, for the construction of new affordable rental units. There is also limited funding available through other sources including HOME funds and local affordable housing funds. These funds can be used to leverage additional funding resources towards this and other affordable housing activities. Given the current financial constraints for the next planning period, it would be appropriate to set a goal of 30 units per year, which will be affordable to households with incomes below 81 percent of AMI.

2.2 Activity. Partnerships with Local Not-for-Profit Housing Development Entities

Objective. To enter into mutually beneficial partnerships with a wide range of housing providers serving a broad spectrum of the community. This effort may include supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will continue ongoing outreach with not-for-profit providers as potential projects are identified to solidify partnerships as early in the planning and development process as possible. For many activities, the City will utilize a Request for Qualifications (RFQ) or a Request for Proposals (RFP) process to identify interested and qualified developers. Both for-profit and non-profit developers are solicited through the RFQ or RFP notices. The notices may be very specific, such as soliciting interest in development of a well-defined project at a certain location, or simply requesting ideas on conceptual development. In addition, the City maintains an open application policy for affordable housing proposals. An online application is available, which can be completed and submitted for any prospective project for which the developer anticipates requesting City-funding assistance.

Accomplishments. The City has established working partnerships with a variety of entities, including CRDC; FaithWORKs!; NVCSS; K2 Land and Investment LLC; The McConnell Foundation; Christian Church Homes; Heritage Plaza; and Central California Housing Corporation; and BV Holdings.

Proposed Changes. None.

2.3 Activity. HUD Section 8 Rental Assistance Program

Objective. To maintain a lease-up rate between 95 and 100 percent of allocated subsidies. With the Board of Commissioners' consent, the RHA will apply for additional vouchers if vouchers become available under a Notice of Funding Availability.

Accomplishments. During the reporting period, the RHA maintained a 95.6 percent lease up rate on average for the reporting period and expended over $7.3 million per year in Housing Assistance Payments (HAP). The RHA has been continually rated as a High Performing Agency during the reporting period. In an effort to utilize its HUD allocated budget in the most fiscally prudent manner, payment standards are set at 96% of Fair Market Rent. Policy changes have enabled the RHA to maximize the number of assisted families, even in a period of reduced budget allocations. The RHA was awarded, and now administers, 65 vouchers reserved for veterans.

Proposed Changes. At the time this document was being prepared the 2020-21 budget for the HCV Program has not been officially published. It is anticipated that the budget will include operating efficiencies such as Housing Quality Standards inspections biennially, utility allowances limited to the voucher unit size in affordability calculations, and streamlined implementation strategies by HUD. Prospectively, the RHA will continue to change procedures and policies to streamline program administration and place downward pressures on program cost.

2.4 Activity. New Construction of Ownership Units

Objective. To facilitate the development of three new ownership units annually throughout the community by seeking out both for-profit and not-for-profit developers to assist in housing construction as opportunities present themselves. These units will be available to LI homebuyers. .

Accomplishments. Over the planning period, a total of four new single-family units were constructed utilizing local funding assistance. All of these units were subsequently sold. Three were sold to very-low-income homebuyers. The fourth was sold to a moderate-income household. All four units maintain long-term resale restrictions to ensure continued affordability over 45 years. Issues that affected the number of units constructed included the lack of private construction funding available at a reasonable cost; development costs, in general, associated with the development of new single-family units; and limited public resources available for this purpose.

Proposed Changes. Prior to the dissolution of Redevelopment agencies in the State of California, LMIHF was the primary local funding source for development of new ownership units. As a result, limited funding will be available for this activity in the subsequent planning period. It is anticipated that new development opportunities and partnerships will continue to be explored on a citywide basis. It is anticipated that additional private not-for-profit developers may be encouraged to consider the development of affordable units within larger subdivision developments throughout the community. A target goal of three new ownership units per year will be maintained for the planning period. These units will be made affordable to households with incomes below 81% of the AMI.

3.1 Activity. Increase Homeownership Opportunities

Objective. To assist 10 households to purchase homes annually. Of these, it is anticipated that one very-low-income household and nine low-income households will be assisted.

Accomplishments. During the reporting period, 25 home-buyers (one extremely-low-income household, four very-low-income households, and twenty low-income households) were assisted in the purchase of a home. The projected production goals will not be met for this activity during the planning period. This shortfall is primarily due to the loss of Redevelopment funding after the Governor of California dissolved those agencies.

Proposed Changes. CalHome funding, combined with HOME program funding, will continue to be used to support home-buyer activities through the next planning period; however these funding programs will only be able to serve participants with incomes below 81 percent of AMI. It is anticipated that activity levels will remain constant. It is believed that maintaining a goal of

processing an average of five loans per year to lower-income participants is reasonable, given the current housing market and funding available for this activity.

3.2 Activity. Target Neighborhood Incentive Package

Objective. To provide incentives for existing and future property owners within the target neighborhoods to participate in the neighborhood revitalization process as allowed by available funding.

Accomplishments. No activity since the dissolution of Redevelopment agencies in 2011. LMIHF funds were not available for the continuation of this activity.

Proposed Changes. Until adequate funding for this activity is available, no changes are anticipated during the upcoming planning period.

4.1 Activity. Marketing of City-Owned Parcels within Target Neighborhoods

Objective. Objective. Market the City-owned parcels in target neighborhoods to support the goals of the existing neighborhood plans.

Accomplishments. Upon dissolution of Redevelopment Agencies, properties of the City's Successor Housing Agency (SHA) marketed its available properties for sale and subsequent development. Currently, two SHA properties and one Successor Agency property are in escrow for the development of affordable housing projects. The actual number of affordable housing units is unknown at this time. During the planning period, one SHA property was sold for an affordable housing project. This housing project is being developed in two phases. The first phase consists of 47 affordable housing units.

Proposed Changes. Currently, SHA owns three parcels within target neighborhoods. The City will continue marketing of available SHA properties.

5.1 Activity. Fair Housing Referral and Information Program

Objective. To educate the public regarding the Fair Housing Law, including antidiscrimination regulations.

Accomplishments. Since 1998, it has been the policy of the City to maintain and support educational outreach to the public, real estate, and lending and property management companies in the promotion of fair housing activities and the reduction of the impediments to fair housing choice. Outreach activities include public-service announcements, referral services, display booths at local exhibitions, public notices, provision of website information, and partnership with Legal Services of Northern California (LSNC) for an annual fair housing workshop. In April 2019, the 23rd Annual Fair Housing Workshop was held at City Hall. From 2014 through 2018, the program assisted approximately 403 households with fair housing information.

Proposed Changes. The City plans no changes to this activity. The Housing Division has been an active participant in the dissemination of information to the public regarding fair housing issues.

5.2 Activity. Homeless Assistance

Objective. To assist in the provision of shelter and services to the area's homeless population.

Accomplishments. Initiated in 1999, the local Continuum of Care Council (CoC), comprised of area providers of services to the homeless population, meets on a regular basis to coordinate and collaborate in the provision of homeless services throughout the community. The CoC has expanded from addressing the needs of the homeless and at-risk of homeless population within the City of Redding and Shasta County, to include the homeless population in the counties of Siskiyou, Lassen, Plumas, Del Norte, Modoc and Sierra. The CoC facilitates year-round planning, coordination of services, access to funding resources, and ongoing data collection and survey

information to evaluate local performance. The operational aspects of the CoC continue to be administered by a consultant who is paid, in part, by the City of Redding to perform all required activities to ensure that meetings are held in a timely manner and to coordinate the funding-application cycle.

To date, the local CoC has been successful in partnering with local organizations to develop outreach groups that address the needs of the recent parolees, housing for the chronic mentally ill, and dissemination of information to the community regarding homeless issues. Annually, the CoC conducts a community-needs assessment meeting to glean from services providers the gaps in homeless services. Additionally, the CoC facilitates an annual Point-In-Time (PIT) count of sheltered and unsheltered persons. The CoC continues to participate in the Housing Management Information System (HMIS), which compiles data for the purposes of understanding the characteristics and service needs of homeless and at-risk of becoming homeless individuals.

During the reporting period, a total of $217,334 in CDBG funding was allocated for various activities/agencies benefitting the homeless and at-risk of becoming homeless: (1) One Safe Place (formerly, Shasta Women's Refuge) - $48,600, (2) Northern Valley Catholic Social Service - $54,180, (3) FaithWORKs! -$117,690, (4) Bridges to Housing - $60,264, (5) Empire Recovery - $28,800, (6) YMCA - $11,200, and (7) Shasta CAPCC - $7,000. Additionally, $80,000 in funding was allocated for Continuum of Care administrative costs. In this current year, $5.1 million has been allocated for infrastructure improvements in the Downtown target area and in the Carr Fire restoration area. When these infrastructure improvements are complete, the goal is to build affordable homeowner and rental housing units.

Proposed Changes. The City plans to continue funding assistance for a consultant to oversee the operational aspects of the CoCC. The City is also working with the community to develop a low-barrier homeless shelter.

5.3 Activity. Occupancy SRO Units

Objective. To continue to support the development of SROs within the "RM" Residential Multiple Family District and the "GC" General Commercial District. The City will prioritize and leverage federal, state, and local funding for the development of SRO units. This is an ongoing program.

Accomplishments. No SRO requests were received during the Housing Element period. The City will continue to support development requests if they are received.

Proposed Changes. None.

6.1 Activity. Family Self-Sufficiency (FSS) Program

Objective. To assist all participants achieve the highest possible level of self-sufficiency and economic independence, free from public assistance.

Accomplishments. The RHA maintains the FSS Program. During the reporting period, 210 households were assisted (average of 42 households per year) and 20 participants successfully graduated from FSS. In order to graduate, the household must be free from public-assistance benefits for a 12-month period preceding their graduation. Approximately $144,045 in escrow disbursements were made to the graduates for meeting their FSS goals. One of the graduates became a homeowner.

Proposed Changes. The RHA will continue to apply for FSS funding on an annual basis.

7.1 Activity. Energy Efficiency

Objective. To provide the means to lower energy costs, thereby reducing housing costs.

Accomplishments. Since 1998, REU has provided more than $30 million in rebates and incentives programs to increase the energy efficiency in the Redding community. These programs have raised customer awareness and improved energy efficiency with the installation of high-efficiency measures through increased education. REU's programs have reduced peak demand by more than 15 megawatts, with an associated cumulative annual energy savings of 33,000 megawatt-hours. More than 60 percent of the incentives and associated savings have been directed to and achieved from the residential sector of REU's customers. Over the past several years, the City has worked with homeowners, tenants, and low-income housing providers to increase energy efficiency in their homes leading to real savings in monthly energy expenditures. This has resulted in efficiency upgrades to over 1,200 residences.

Proposed Changes. Continue to explore new technologies and develop new programs that will further reduce REU customers' energy consumption.

7.2 Activity. Low Income Energy Efficiency Initiative

Objective. The Housing Division anticipates partnering with non-profit and for-profit developers to rehabilitate residential units to a standard that supports energy efficiency and renewable energy technologies.

Accomplishments. During this planning period, the Housing Division has assisted an average of five to six homeowners per year with energy efficient upgrades to their units. These upgrades include weatherization and installation of energy-efficient appliances. The Division is currently partnered with REU for solar power measures exceeding Title 24 Building Code and other efficiency measures for a 79-unit new construction project on Market Street. These units, upon completion, will be available for rent to lower-income households.

Proposed Changes. Continued partnership with REU.

GOALS AND POLICIES

Housing Element Law requires that a community set forth in the Housing Element a statement of its goals and policies relative to the maintenance, improvement, and development of housing. This section identifies eight primary goals and related policies. These goals and policies will serve to guide the actions of the City of Redding over the next planning period in regard to its identified housing needs.

For the most part, these goals and polices reflect those adopted for the previous planning period. The City has found them to be sufficiently broad to accommodate a large variety of program activities and to allow the City to respond to changing conditions throughout the planning period that may result from funding uncertainties, changes in the ownership or rental market, etc.

GOAL H1
PRESERVE AND IMPROVE THE EXISTING HOUSING STOCK

Policies to achieve this goal are to:

H1A. Encourage the private rehabilitation of housing.

H1B. Develop and maintain effective housing rehabilitation programs funded through federal, state, and local funding sources, requiring that assisted units remain affordable for the longest feasible time.

H1C. Support effective code-enforcement activities in existing residential neighborhoods.

GOAL H2
FACILITATE THE CREATION OF NEW AFFORDABLE HOUSING OPPORTUNITIES

Policies to achieve this goal are to:

H2A. Develop and maintain efficient and effective Rental Assistance Programs.

H2B. Develop and maintain funding sources for new affordable housing development.

H2C. In accordance with state law, provide density bonuses and other incentives as cost-saving development concessions to encourage the private development of affordable housing.

H2D. Develop working partnerships with other community providers of housing services in order to increase affordable housing opportunities.

H2E. Develop and maintain funding programs that are responsive to identified community housing needs.

H2F. Ensure that adequate residentially classified lands at all density levels are identified on the General Plan Diagram and zoned appropriately to meet existing and projected housing needs.

H2G. Facilitate the construction of "Accessory Dwelling Units" (ADUs) as a viable means of providing affordable housing.

H2H. Promote infill development where adequate public services exist.

GOAL H3
ENHANCE THE QUALITY OF LIFE WITHIN RESIDENTIAL NEIGHBORHOODS

Policies to achieve this goal are to:

H3A. Promote and encourage homeownership for all income levels and utilize available federal, state, and local resources to achieve this end.

H3B. Support neighborhood-based efforts, such as community-oriented policing, neighborhood clean-up drives, and watch programs.

H3C. Develop and maintain programs that support the development of culturally diverse, integrated, safe, healthy, and attractive neighborhoods.

H3D. Develop neighborhood revitalization plans for target neighborhoods.

H3E. Implement comprehensive housing programs for each target neighborhood.

GOAL H4
ACT AS A CATALYST FOR INCREASED PRIVATE INVESTMENT IN THE COMMUNITY

Policies to achieve this goal are to:

H4A. Identify opportunities for new private investment in targeted neighborhoods and other opportunity areas within the City limits.

H4B. Encourage and promote the development of projects that leverage housing funds into needed public improvements and infrastructure. Where feasible, these efforts should help facilitate mixed-use, infill and economic development objectives of the General Plan.

GOAL H5
IDENTIFY AND ADDRESS THE HOUSING NEEDS OF SPECIAL POPULATION GROUPS WITHIN THE COMMUNITY

Policies to achieve this goal are to:

H5A. Develop and maintain programs that ensure a wide range of housing choices to all in the community.

H5B. Develop and maintain effective linkages with community service providers to special populations.

GOAL H6
PROMOTE ACHIEVEMENT OF ECONOMIC SELFSUFFICIENCY FOR ALL PROGRAM PARTICIPANTS

Policies to achieve this goal are to:

H6A. Support program efforts that assist in the elimination of barriers to economic self-sufficiency.

H6B. Support program efforts that are "hand-up" rather than "hand-out" oriented.

GOAL H7
PROVIDE OPPORTUNITIES FOR ENERGY CONSERVATION IN NEW AND EXISTING RESIDENCES

Policies to achieve this goal are to:

H7A. Continue existing programs that provide incentives for energy conservation.

H7B. Seek opportunities to broaden energy-conservation programs to include retrofit of existing residences.

2020–2028 ACTION PROGRAM

IMPLEMENTATION PROGRAMS AND QUANTIFIED OBJECTIVES

The following section sets forth the schedule of actions that the City of Redding is undertaking or intends to undertake within the current planning period in order to implement the previously listed policies and achieve the community's stated housing goals. Included within most action/program descriptions is a quantified objective, which the City anticipates being able to accomplish over the planning period; a description of anticipated funding levels and sources; and other information pertinent to the specific activity.

Table 18 is a summary of the number of units expected to be constructed, rehabilitated, or conserved through implementation of the activities described in this section over the planning period. In order to achieve the stated quantified objectives, the City will utilize funding from a variety of sources. The current funding sources utilized by the City on a regular basis for its housing activities include CDBG program, Federal HOME program, Federal HCV Program, local LMIHF, state CalHome, and the AHLF. The combined total available from these sources is approximately $9.3 million annually. To the extent that these and/or other funding sources remain available at the anticipated levels, the listed objectives are believed to be achievable. However, the availability of funding is not within the City's direct control and will adversely impact the City's ability to meet its program targets if anticipated funds are not available. A brief description of the primary local sources follows:

- *Federal CDBG Funds.* The CDBG program was created by Congress in 1974 to permit local government to devise flexible and constructive approaches to prevent and/or correct physical, economic, and social deterioration. The program is directed toward neighborhood revitalization, creation of housing opportunities, economic development, and the provision of improved community facilities and services. Activities funded through this source must meet one of the following three national objectives: (1) primarily benefit lower income persons, (2) eliminate slums or blight, or (3) meet other urgent local community development needs. The City is considered an "entitlement" community by HUD for this program. This means that CDBG funding is received by the City on a formula basis and does not require a competitive application. Approximately $705,000 annually is available from this source.

SUMMARY OF PROJECTED HOUSING ACTIVITIES ANNUALLY FY 2020-2028						
Type	# Units with Program Assistance	ELI	VLI	Affordable to Low	Affordable to Mod	Affordable to Above
Housing New Construction (Programs 2.1, 2.4)	33	7	10	16	0	0
Housing Rehabilitation (Programs 1.1, 1.2, 1.3)	67	17	29	19	2	0
Housing Conservation (Programs 1.5, 2.3)	1,633	This figure represents 1,633 HCV participants annually.				
Direct Assistance for Home Purchase (Program 4.1)	5	0	1	4	0	0

TABLE 18

- *Federal HOME Funds.* The HOME program was included as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. The legislation authorized funding to state and local governments to provide incentives to develop and support affordable rental housing and homeownership opportunities. Eligible activities include: real property acquisition, rehabilitation, and construction of affordable housing. Distribution of HOME funds is, by formula, based upon a variety of measures, including local housing market factors, local housing stock conditions, cost of producing housing in the local market, and the extent of poverty in the community. Since 2003, the City has participated in the HOME Program as a Participating Jurisdiction (PJ). Annual HOME funding as a PJ is anticipated to be $400,000 with an additional estimate

of $500,000 in program income. To date, the required 25 percent local match has been provided by private financing, other nongovernmental financing, and the former Redding Redevelopment Agency's Low- and Moderate- Income Housing Fund.

- *Federal HCV Program Funds.* These funds make up the largest portion of funds available to the City for housing purposes. However, the funds are restricted for the administration of the HCV Program and direct rental assistance payments on the 1,633 HCV Program and VASH Program rental subsidies administered through RHA. Approximately $8million is available annually through this program. Administrative funds total approximately 15 percent of the funds available. To the extent that administrative costs do not total the full 15 percent, excess funds are able to be utilized on other types of housing activities. It is not anticipated that excess administrative funding will be available during the planning period.

- *Low and Moderate Income Housing Asset Fund.* In January 2012, the City elected to serve as the SHA. The SHA is responsible for assuming the housing functions of the former Redding Redevelopment Agency and retained certain housing assets that included properties and loan portfolio. These assets are maintained in the Low- and Moderate Income Housing Asset Fund, or LMIHAF. A primary obligation of the SHA is to ensure that the LMIHAF is used to develop, acquire, rehabilitate, acquire long term affordability covenants for, or preserve lower income housing that is affordable to households earning 80 percent of median income or less. At least 30 percent of the funds must be spent on extremely low income housing (30 percent of median income or less) and no more than 20 percent may be spent on housing for households earning between 60 and 80 percent of median income. These requirements must be met over a 5-year period of time. Approximately $145,000 in LMIHAF is generated on an annual basis. The SHA oversees the allocation of these funds.

- *CalHome.* The City was allocated 2011 and 2012 CalHome funding in the amount of $1 million per funding cycle for a combined total of $2 million. CalHome funding is from the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The intent of the funding is to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize use of existing homes. The City makes the funding available for homebuyer mortgage assistance and owner-occupied rehabilitation project financing.

- *Affordable Housing Loan Fund.* In February 2013, the Master Participation Agreement governing the Redding Affordable Housing Fund expired. Funds were returned to the City of Redding. Currently, the City Housing Division administers the funds, now known as the Affordable Housing Loan Fund (AHLF). The intent of the new funding source will be to provide loans to developers for creating and preserving affordable housing units.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H1, PRESERVE AND IMPROVE THE EXISTING HOUSING STOCK:

1.1 Activity. Moderate/Substantial Rehabilitation, Owner-Occupied Units

Description. Rehabilitation loans are available to owner-occupants citywide. A variety of secured loans such as, below-market interest rate, fully amortized, partially amortized or deferred-payment are provided to eligible ELI, VLI, and LI homeowners to upgrade residential property. Repairs may include roofing, pest control work, plumbing, electrical, flooring, painting, and other types of general property improvements. Energy-conservation work (i.e., weather stripping and insulation) is also encouraged and required by some funding sources. The CDBG-funded rehabilitation activity was established in 1975, with Redevelopment LMIHF added in 1987 and HOME funds in 1992. Other federal, state, and local funding sources are utilized as they become available. One such state funding source is

CalHome. The City has competed and has been awarded CalHome funding in three rounds since 2007 and continues to apply when funding is available.

Objective. To rehabilitate 10 single-family homes per year. Of these, approximately 10 percent are anticipated to be ELI homeowners, 30 percent are anticipated to be VLI homeowners, 40 percent are anticipated to be LI homeowners and 20 percent are anticipated to be MI homeowners.

Funding/Administration. The City is an entitlement community for CDBG and HOME and a portion of each allocated budget is set aside for owner-occupied housing rehabilitation program activities. In addition, CalHome funding is a state funding resource used to assist with these program activities. Affordable housing funding administration is through the City's Housing Division.

1.2 Activity. Moderate/Substantial Rehabilitation, Rentals Units

Description. Rehabilitation of the community's existing rental stock is available to private and nonprofit developers through the City's Rental Rehabilitation Program (RRP). The RRP utilizes below-market interest rate loans to rehabilitate rental units for low-income households. Affordability covenants are recorded on the assisted properties to ensure affordable rent restrictions are enforced for periods of time generally ranging from five to 55 years. Approximately 542 units throughout the City have been rehabilitated under the RRP. Funding is also available to assist in the acquisition of rental units, with or without subsequent rehabilitation, in return for long-term affordability. Not-for-profit organizations that provide permanent or transitional-living opportunities with support services partner with the City through these programs to address housing needs for their clients. It is anticipated that the City will continue to focus efforts in our target neighborhoods and market these programs to property owners to improve the existing housing stock.

Objective. To rehabilitate two rental units per year. Of these 16 units projected to be rehabilitated throughout the reporting period, six units are anticipated to be occupied by VLI households and ten units to be occupied by LI households.

Funding/Administration. The City utilizes HOME, LMIHAF and CDBG funding resources to create affordable rental units. Local administration of the activity is through the City's Housing Division.

1.3 Activity. Minor Rehabilitation, All Units

Description. The City offers two programs, the Minor Home Repair Program for Seniors (SRP) and the Emergency Repair Program (ERP). The SRP assists lower income senior-citizen (62+) homeowners (including owners of manufactured or mobile homes) in need of minor property repairs who do not have the financial resources to complete the repairs. Typical repairs include plumbing problems (leaking, broken, non-operating sinks, toilets, and faucets); small electrical hazards (lights, outlets, and switches); maintenance repairs to evaporative coolers, furnaces, roofing, gutters, steps, railings, and hazardous trees; and weatherization assistance that may include weather stripping and caulking around doors. The maximum SRP grant is currently $500 with a lifetime cap of $1,500. Based on increased construction costs, the Housing Division is currently discussing the need to increase the SRP grant to $750 with a lifetime cap of $2,250. The ERP is designed to provide small deferred loans to eligible lower-income owners, including manufactured or mobile home owners, as well as small grants to owner/investors of rental properties with lower-income tenants. The purpose of the ERP is to provide assistance to homeowners who are otherwise unable to obtain other financing to fix basic health and safety problems. The ERP loan is typically an unsecured loan at three percent simple interest up to a maximum of $4,000. Under most conditions, loan repayment is deferred with continued occupancy. Landlords participating in the program may receive a grant of up to $4,000 to assist with costs of accessibility improvements to a unit occupied by a lower-income disabled tenant in exchange for a good faith effort to continue to rent to disabled individuals. The Housing Division is also considering an increase in the ERP loan amount to a maximum of $7,500 per loan.

Objective. To rehabilitate a minimum of 10 units per year under the ERP program and complete a minimum of 45 repairs per year under the SRP

effort. It is anticipated that 30 percent of these will be ELI, 45 percent will be VLI, and 25 percent will be LI.

Funding/Administration. Funding for this effort is through the CDBG program. These activities are administered by the City's Housing Division.

1.4 Activity. Code Enforcement

Description. The Redding Municipal Code provides for City abatement of hazardous properties/structures through a multi-phased hearing process. For residential properties, the goal is to restore units to a livable condition if at all possible. Upon initiation of the abatement process, owners are instructed to cure subject properties/structures of the hazardous conditions. Ultimate action by the City upon noncompliance of the owner is to remove the offending structure or condition from the property. The great majority of code-enforcement cases are able to be resolved prior to abatement of the structure.

Objective. To minimize the number of dwellings demolished through the abatement process by working closely with property owners and to provide program assistance, where appropriate and available. Assistance may be provided by the City's Housing Division through low-interest loans to qualified homeowners for rehabilitation of their residential property. The Residential Repair Program helps to finance health and safety repairs that are often the focus of code enforcement actions such as roofing, pest control work, plumbing, electrical, and flooring. Repairs may be minor in nature to substantial rehabilitation with an aim to place the property into code compliance with the City. This is an ongoing activity with a goal to achieve compliance without any residential units being removed.

Funding/Administration. The code-enforcement activity is administered by the Code Enforcement Division of the City's Building Division and by the City Attorney. Funding for the citywide effort is through the City's General Fund.

1.5 Activity. Conservation of At-Risk Units

Description At this time, there are no sites identified in Table 1, *Inventory of Low Income Rental Units in the City of Redding Subject to Termination of Federal Mortgage and/or Rent Subsidies by July 2029,* that are at-risk units.

Objective. There are no at-risk units subject to termination of Federal Mortgage during the reporting period. There are, however, 38 units previously rehabilitated under the HOME program that have affordability periods expiring on various dates throughout this same period. At the end of the expiration date, these units will no longer have to meet the HOME-prescribed rent factors. If the owners of these units do not contact the City for affordable housing financing, the owners of these units will more than likely convert their rents to market rate.

Funding/Administration. The activity will be undertaken by the City's Housing Division. See discussion in the *Community Profile, Affordable Housing Units Eligible to Convert to Open Market During 2020–2028* regarding several possible funding sources for activity.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H2, FACILITATE THE CREATION OF NEW AFFORDABLE HOUSING OPPORTUNITIES:

2.1 Activity. Development of New Affordable Rental Units

Description. The City will continue to actively support the development of new affordable multiple-family housing units throughout the community, with a priority on new development occurring within its target neighborhoods.

Objective. To facilitate the development of 30 new units of multiple-family housing affordable to lower and moderate- income households annually. It is also the goal of the City of Redding to leverage resources that may become available, such as tax credit and HUD financing, in the following prioritization: 20 percent of the potential unit production of affordable units to ELI households; approximately 30 percent to VLI households; 50 percent to LI households. It is anticipated that all development will be in conjunction with either a for-profit or not-for-profit development partner. Projects serving ELI households and special needs households will receive priority weighting in the City's project application-scoring process. The City will continue its ongoing outreach to not-for-profit and

other providers as potential projects both in the target neighborhoods and City-wide are identified.

Funding/Administration. As funding is available, federal HOME, CDBG, LMIHAF will be supplemented with other federal funding sources Project-based Vouchers will be utilized to leverage state and federal tax credit resources. To the extent that these funding sources remain available at the needed levels, the new construction goals stated above are believed to be realistic. Strong consideration is given to projects which target special groups, such as large families, the homeless, the mentally or physically disabled, or other at-risk populations. Private lenders have partnered with our local non-profit and for profit developers to provide financing with favorable terms. The City plans to continue these types of financial partnerships so that we can leverage our limited resources and continue to produce affordable housing units for lower-income households.

2.2 Activity. Partnerships with Local Not-for-Profit Housing Development Entities

Description. The City actively partners with a number of not-for-profit housing service providers in order to accomplish its housing goals. During the upcoming planning period, it is anticipated that these organizations will undertake a variety of activities to increase the availability of affordable housing in the community. These efforts include acquisition and/or rehabilitation of existing housing units, development of new housing units, and the provision of homeownership opportunities. Partnerships with organizations that address specific housing needs will allow limited resources—both staff and money—to be maximized.

Objective. To enter into mutually beneficial partnerships with a wide range of housing providers serving a broad spectrum of the community. This effort may include supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will continue ongoing outreach with not-for-profit providers as potential projects are identified to solidify partnerships as early in the planning and development process as possible. For many activities, the City will utilize a Request for Qualifications (RFQ) or a Request for Proposals (RFP) process to identify interested and qualified developers. Both for-profit and non-profit developers are solicited through the RFQ or RFP notices. The notices may be very specific, such as soliciting interest in development of a well-defined project at a certain location, or simply requesting ideas on conceptual development. In addition, the City maintains an open application policy for affordable-housing proposals.

Funding/Administration. These groups will pursue development and administrative funding from all appropriate local, state, federal, and private sources. Each entity will administer its individual projects.

2.3 Activity. HUD Housing Choice Voucher Rental Assistance (HCV) Program

Description. The HUD HCV Program provides direct rental assistance to VLI individuals and families. It can be anticipated approximately 50 percent of eligible households will initially qualify as an ELI household. Assistance is offered to eligible applicants based on the date and time of application. City of Redding residents are offered assistance before nonresidents. In addition, preferences are provided for various special needs populations.

Objective. To maintain a lease-up rate between 95 and 100 percent of allocated subsidies. With the Board of Commissioners' consent, the RHA will apply for additional vouchers if vouchers become available under a Notice of Funding Availability and satisfy a documented community need.

Funding/Administration. Funding is received directly from HUD for the rental subsidy paid on behalf of eligible participants. Local administration of the program is through the RHA. A total of 1,633 rental subsidies are currently administered by this office. During the last several years, the RHA budget has been static hovering around $7.3 million for HAP and approximately $1.2 million for administrative fee payments.

2.4 Activity. New Construction of Ownership Units

Description. Quality, new, single-family owner-occupied units are a development priority throughout the City where such projects are

financially feasible. It is the City's goal to assist both private and public entities to undertake development of new single-family for-sale units. During the planning period, the City anticipates participating with private developers interested in undertaking subdivision-level development.

Objective. To facilitate the development of three new ownership units annually throughout the community by seeking out both for-profit and not-for-profit developers to assist in housing construction as opportunities present themselves. Considering the housing market coupled with the funding sources available, it is anticipated that all of the units will be available to a variety of income-eligible homebuyers. Due to the current status of the housing industry, it is anticipated that new construction activities, especially in the single-family area, will be constant during the planning period.

Funding/Administration. It is anticipated that CalHome, HOME, and the LMIHAF will be the primary sources of local public financing for the new development efforts. Private financing will also be utilized for construction financing, with long-term conventional mortgages secured separately by the home purchasers. The administration of the activities will be through the City's Housing Division.

2.5 Activity. Zoning Code Amendment: "RM", Residential Multiple Family District.

Description. Housing Element law/California Government Code establishes "default densities" that local jurisdictions must establish on vacant lands that can accommodate higher density housing for lower income households. The default density established for Redding is 20 dwelling units per acre. Through previous amendment of the "RM" District regulations, this default density is applied to any proposed development in the"RM-12" through "RM-18"district if a minimum of 35% of the proposed dwelling units were reserved for lower income households. More recent Government Code provisions (CGC section 65583.2) requires "by right" development (i.e. no discretionary permit required) on any parcel of land depicted on the previous two Housing Element cycles that reserves at least 20 percent of the dwelling units for lower income households if those lands have yet to be developed. This City does not currently have a mechanism in place to implement this requirement.

Objective. To amend the "RM" district regulations to establish a base density of 20 units per acre for any residential development in the "RM-12" through "RM-18" Districts that reserve a minimum of 20 percent of the residential units for lower income households. The amendments will establish that those parcels specifically identified in the 2020-2028 Housing Element will be allowed to develop without discretionary action by the City in accordance with GCC 65583.2. This activity will be completed in FY 2020-2021.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.6 Activity. Amend the City's Accessory Dwelling Unit (ADU) Ordinance.

Description. A number of recent laws were enacted that affect the approval and construction of accessory dwelling units in the state. The City's current regulations are inconsistent with several of the new provisions, including, but not necessarily limited to, the size and number of accessory dwelling units allowed on a property, parking requirements, and ownership requirements.

Objective: To evaluate the ADU provisions of the Zoning Ordinance compliance with state law and amend as necessary within one year of adoption of the Housing Element update. The evaluation should also examine whether development standards or guidelines for ADUs should be established. . Note that since this is a state mandate, any proposals for such uses will be allowed in accordance with state requirements while the required revisions to the Zoning Code are being made.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding is currently contemplated.

2.7 Activity. Establish Affordable Housing Land Use Availability Tracking System.

Description. To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category and to ensure compliance with the no net loss provisions of Government Code section 65863, develop and implement a formal, ongoing (project-by-project) evaluation procedure. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on sites identified in this Element to determine the remaining site capacity by income category and will be updated continuously as developments are approved.

Objective: To develop and implement the tracking program within one year of adoption of the Housing Element update.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.8 Activity. Zoning Code Amendment to Facilitate Development of Low Barrier Navigation Centers.

Description. Assembly Bill AB 101, among other things, requires local jurisdictions to allow, by right, Low Barrier Navigation Centers in areas zoned for mixed uses and nonresidential zones permitting multiple family uses if it meets requirements specified in its implementing legislation. The City's Zoning Code does not currently define these uses or identify zoning districts where they may be allowed consistent with current law.

Objective: To amend the Zoning Code to establish necessary guidance to address the new requirements within one year of adoption of the Housing Element update. Note that since this is a state mandate, any proposals for such uses will be allowed in accordance with state requirements while the required revisions to the Zoning Code are being made.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.9 Activity. Zoning Code Amendment to Provide Increased Opportunities for Development of Supportive Housing.

Description. Assembly Bill AB 2162 requires that supportive housing be a use by right in zoning districts where multiple family and mixed uses are permitted, including nonresidential zoning districts permitting multiple family uses if requirements specified in the implementing regulations are met.

Objective: To amend the Zoning Code within one year of adoption of the Housing Element update to establish necessary guidance to address the new requirements. Note that since this is a state mandate, any proposals for such uses will be allowed in accordance with state requirements while the required revisions to the Zoning Code are being made.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.10 Activity. Review residential use limitations of the "LO", Limited Office Zoning District.

Description: At the public outreach community meeting for the Housing Element update, one commenter requested that the City consider allowing residential uses in the "LO" District as a primary use rather than limiting such uses to secondary or accessory uses.

Objective: ,To review the current provisions of the ordinance to determine whether the regulations should be retained or modified or whether rezoning certain parcels currently zoned "LO" should be considered for multiple family zoning given their location and the context of surrounding land uses. Adopt any recommended changes to the Zoning Code and/or Zoning Map by December 31, 2022.

Funding/Administration. The activity will be completed by the City's Development Services

Department staff. No special/additional funding will be required.

2.11 Activity. Review the Homeless Shelter provisions of the Zoning Code for consistency with state law.

Description. The provisions of SB2 (2007) require local jurisdictions to identify at least one zoning district where emergency shelters are allowed without approval of a discretionary permit. The law allows objective standards to be adopted, but also places limits to requirements, including distance between homeless shelters and "buffers" from residential neighborhoods.

Objective: To review the provisions of Zoning Code Section 18.43.160 to determine compliance with Government Code Section 65583(a)(4)(A). Adopt any required amendments of Section 18.43.60 by December 31, 2022.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.12 Activity. Amend the Zoning Code to accommodate farmworker housing in appropriate zoning districts in accordance with state law.

Description. Sections 17021.5 and 17021.6 of the state Health and Safety Code requires that provisions be made to accommodate employee housing as defined in those Sections.

Objective: To review and amend the provisions of Zoning Code Chapters 18.30 through 18.33 pertaining to residential zoning districts and other sections of the Zoning Code as may be applicable, to determine compliance with ~~the~~ Health and Safety Code Section 17021.5 by considering employee housing with six or fewer employees to be a single family use allowed by right. Further, amend the Zoning Code to establish that employee housing consistent with Health and Safety Code Section 17021.6 shall be considered an agricultural use. Adopt any required amendments of the zoning code to achieve consistency with state law by December 31, 2022.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

2.13 Activity. Review the Density Bonus provisions of the Zoning Code for consistency with state law.

Description. California Government Code Sections 65915-65918 requires local jurisdictions to provide residential density and other incentives to encourage the development of additional affordable housing. The City adopted is current Density Bonus Ordinance in 2008 and has not been reviewed for consistency with 2019 legislation.

Objective: To review the provisions of Zoning Code Chapter 18.26 to determine compliance with Government Code Sections 65915-65918. Adopt any required amendments of Chapter 18.26 by December 31, 2022.

Funding/Administration. The activity will be completed by the City's Development Services Department staff. No special/additional funding will be required.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H3, ENHANCE THE QUALITY OF LIFE WITHIN RESIDENTIAL NEIGHBORHOODS:

3.1 Activity. Increase Homeownership Opportunities

Description. Since July 1988, with the implementation of the Homebuyer Program (HP), the City has recognized the need for homeownership assistance for eligible first-time homebuyers. The existing program offers assistance with the down-payment required when purchasing a home. Eligible participants must be first-time homebuyers buying a home in the City of Redding and be MI or less. However, the State is presently concerned about these income groups. Assistance is in the form of an equity-sharing mortgage or a simple three percent interest loan recorded as a second lien on the newly purchased property. All payoffs on existing HP loans go into a revolving loan fund in order to be utilized in support of City affordable housing activities. Even though mortgage interest rates remain relatively low, HP loan assistance continues to be needed by most lower-income homebuyers. It is anticipated that HP assistance will continue to be available

throughout the planning period. As stated previously, homeownership has been identified as an important tool to be utilized in the stabilization of older, declining neighborhoods. In addition, to encourage the purchase of homes that initially are not able to meet program housing conditions standards, a companion rehabilitation loan program is available through the HP. At the time of an eligible purchase utilizing HP assistance, a rehabilitation assessment is completed and post-rehabilitation value is determined. A rehabilitation loan can assist in bringing the home up to housing standards. While not restricted to bank-owned property, it is anticipated that the combined acquisition/rehabilitation activity acts as an incentive for prospective homebuyers to consider the purchase of these homes.

Objective. To assist 5 households to purchase homes annually. Of these, it is anticipated that one will be a very low-income household and four will be low-income households. To the extent home prices and interest rates on primary mortgages remain relatively low over the planning period, this objective may be exceeded.

Funding/Administration. Current funding for HP activities is through HOME, CalHome and LMIHAF. The programs are administered by the City's Housing Division.

3.2 Activity. Target Neighborhood Incentive Package

Description. The City provides funding for a package of financial incentives designed to encourage private investment in neighborhoods. The intent is to provide financial assistance to those property owners who desire to participate in the revitalization of their neighborhood. Programs within the package include below-market-rate rehabilitation-loan assistance for both homeowners and rental-property owners; down-payment assistance loans for first-time homebuyers wanting to purchase homes in the neighborhoods; lease-option assistance to encourage homeownership; and construction loans for residential development on infill lots. Many of the programs feature forgivable loan portions; minimal interest; flexible repayment/amortization terms; minimal owner-contribution requirements; and flexible underwriting. Although the programs provided are available city-wide, enhanced programs may be targeted for those areas that are designated Opportunity Zones.

Objective. To provide incentives for existing and future property owners to participate in neighborhood revitalization. The City's Housing Division offers first-time homebuyers and Family-Self Sufficiency participants' debt-consulting education services so that they may make informed decisions regarding their financial future. Education topics include the steps to homeownership, the importance of good credit and household budgeting. These services are available to all Housing Division client's regardless of which Redding neighborhood they decide to purchase their home in.

Funding/Administration. The City plans to utilize LMIHAF, HOME, CalHome, and CDBG funding to maintain our target neighborhood Incentive Package activities. All Incentive Package activities are administered by the City's Housing Division.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H4, ACT AS A CATALYST FOR INCREASED PRIVATE INVESTMENT IN THE COMMUNITY:

4.1 Activity. Marketing of City-Owned Parcels

Description. The City will market properties acquired by various means for the purpose of creating affordable housing opportunities.

Objective: Market City-owned parcels to potential developers to increase the number of affordable housing units within the community. Between the City and the Redding Housing Authority, about 70 surplus parcels are available for purchase and are continually marketed to potential buyers. Many of these parcels are ideal for affordable housing. The City offers flexible purchase agreement terms and conditions. The goal is to sell up to two parcels per year, resulting in at least 15 units of affordable housing per year.

Funding/Administration. The sale of surplus properties will be completed through the City's Housing Division and the City Manager's office. Possible funding sources are carry back financing on eligible surplus properties as well as anticipated funding through the LMIHAF and HOME programs.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H5, IDENTIFY AND ADDRESS THE HOUSING NEEDS OF SPECIAL POPULATION GROUPS WITHIN THE COMMUNITY:

5.1 Activity. Fair Housing Referral and Information

Description. Provides basic information about fair housing rights to property owners, landlords, and tenants. Referrals are made for discrimination in housing complaints to the State Department of Fair Employment and Housing. Special outreach efforts are made to include groups likely to experience discrimination in housing, including minorities, the elderly, individuals with disabilities, limited English proficient persons and lower income families. The City's website provides a wealth of information, including enforcement rules and resources, various fair housing topics, and legal/general research avenues. In addition, the Fair Housing Information and Referral Program is also provided by the Redding Housing Authority regarding complaints, education, and general information for the general public and all tenants and landlords participating in the HCV Program.

Objective. To educate the public regarding Fair Housing Law, including antidiscrimination regulations.

Funding/Administration. Funding for this program is through the City's Community Development Block Grant Program. Local administration is by the City's Housing Division.

5.2 Activity. Homeless Assistance

Description. Since 1999, area-wide homeless services providers have come together under the NorCal Continuum of Care (NorCal CoC) (formerly the City of Redding and Shasta County Homeless Continuum of Care Council), which meets on a regular basis to promote comprehensive planning and coordination efforts for delivery of homeless services. The NorCal CoC maintains a website; conducts homelessness surveys; and is responsible for the development of a comprehensive plan for addressing homeless issues, including housing countywide. The purpose of the plan is to actively manage emergency services, homeless programs, and supportive services to assist homeless families and individuals transition to a stable and self-sufficient lifestyle with permanent housing.

Objective. To assist in the provision of shelter and services to the area's homeless population.

Funding/Administration. It is anticipated that over the planning period, a variety of local not-for-profit service agencies will apply for nonlocal monies from state or federal sources. Even if successful in receiving a funding award from these sources, most projects will also require some level of local funding. The LMIHAF and HOME have been utilized in the past to support development of both transitional facilities and permanent housing, with supportive services for homeless families, veterans, and single homeless individuals suffering from mental illnesses. These same sources are anticipated to be available for similar activities over the planning period. The City's CDBG funds will also continue to be utilized for a variety of homeless programs.

5.3 Activity. Occupancy SRO Units

Description. Single-room occupancy units can be a valuable source of housing for ELI households within a community. These units by their very nature are smaller than a typical apartment and, for this reason, are generally more affordable than a typical apartment or small single-family residence.

Objective. To continue to support the development of SROs within the "RM" Residential Multiple Family District and the "GC" General Commercial District. The City will prioritize and leverage federal, state, and local funding for the development of up to four SRO units over the planning period.

Funding/Administration. City-funded staff; state, federal, and local funding, as available.

THE FOLLOWING ACTIVITY PERTAINS TO GOAL H6, PROMOTE ACHIEVEMENT OF ECONOMIC SELF-SUFFICIENCY FOR ALL PROGRAM PARTICIPANTS:

6.1 Activity. Family Self-Sufficiency (FSS) Program

Program Description. Family Self-Sufficiency is a component of the HCV Program that strives to

assist VLI households by providing opportunities for education, job training, counseling and other social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency.

Objective. To assist FSS participants achieve the highest possible level of self-sufficiency and economic independence, free from public assistance and commits to assisting four graduates to purchase homes over the planning period.

Funding/Administration. The RHA obtains program funding through HUD. RHA staff administers the program to eligible HCV participants.

THE FOLLOWING ACTIVITIES PERTAIN TO GOAL H7, PROVIDE OPPORTUNITIES FOR ENERGY CONSERVATION IN NEW AND EXISTING RESIDENCES

7.1 Activity. Energy Efficiency

Program Description. (1) Continue to enforce energy standards required by the State Energy Building Regulations for residential development and reduce long-term housing costs through planning and applying energy-conservation measures; (2) Promote energy-efficient building techniques by providing incentives to developers who incorporate green building techniques and energy-efficient appliances into their projects; (3) Continue the HVAC, weatherization, and "Earth Advantage Green Building Program," or similar program geared to reducing energy costs for homeowners and renters.

Objective. To provide the means to lower energy costs, thereby reducing housing costs.

Funding/Administration. Local administration is by the Redding Electric Utility (REU) and the Development Services Department. Funding for energy efficiency measures are through various REU and State programs.

7.2 Activity. Low Income Energy Efficiency Initiative

Description. Energy-efficiency upgrades to existing housing units has been determined by federal and state government entities to be the single most efficient means to reduce energy consumption. Not only does this help to address the global aspects of energy use, but more energy-efficient housing units will result in real savings to low income households.

Objective. The Housing Division anticipates partnering with non-profit and for-profit developers to rehabilitate residential units to a standard that supports energy efficiency and renewable energy technologies.

Funding/Administration. The City of Redding Housing Division will incorporate energy efficiency improvements and measures into our housing rehabilitation program efforts. Home, CalHome, LMIHAF, REU, and CDBG funds will be used to fund energy efficiency eligible improvements.

APPENDIX "A"
TABLE 1
LOW-DENSITY VACANT RESIDENTIAL SITES
(Approved Tentative Subdivision Maps – AMI Households)

ID No.	Assessor's Parcel No.	Tentative Map	Assumed Capacity	Acres	Residential Zoning	General Plan
L1	204-030-073	S-5-03	94	174.3	RS-2.5-PD	Res. 2 to 3.5 u/ac
L2	113-190-032/113-190-030/112-020-002/ 112-020-001	S-1-01	87	96.2	RS-2	Res. 2 to 3.5 u/ac
L3	112-010-025/112-010-026/112-010-030/112-010-004/112-010-005	S-20-04	23	120.7	RS-2	Res. 2 to 3.5 u/ac
L4	117-070-006	S-24-05	28	8.9	RS-3	Res. 2 to 3.5 u/ac
L5	113-190-019	S-21-04	55	18.5	RM-9-PD	Res. 6 to 10 u/ac
L6	116-160-002	S-13-06	43	4.9	RM-9-PD	Res. 6 to 10 u/ac
L7	204-020-041/204-020-015	S-10-04	15	13.9	RS-3	Res. 2 to 3.5 u/ac
L8	077-290-005	S-20-05	15	5.3	RS-3	Res. 2 to 3.5 u/ac
L9	107-240-001	S-11-06	10	2.9	RS-3.5	Res. 3.5 to 6 u/ac
L10	074-240-001/074-410-001	S-17-04	219	59.9	RS-3 RM-6	Res. 2 to 3.5 u/ac Res. 6 to 10 u/ac
L11	073-410-027	S-15-05	5	1.9	RS-2	Res. 2 to 3.5 u/ac
L12	108-010-010/108-010-008	S-16-06	30	5.1	RM-9	Res. 6 to 10 u/ac
L13	048-180-031	S-12-06	9	2.6	RS-2	Res. 2 to 3.5 u/ac
L14	113-190-014	S-6-98	70	47.8	RS-3 OS	Res. 1 to 2 u/ac Res. 2 to 3.5 u/ac
L15	074-230-031	S-10-05	79	13.5	RM-6-PD	Res. 6 to 10 u/ac
L16	203-190-022/204-430-011	S-19-03	132	155	RS-3 OS	Res. 2 to 3.5 u/ac

ID No.	Assessor's Parcel No.	Tentative Map	Assumed Capacity	Acres	Residential Zoning	General Plan
L17	203-170-002	S-4-04	66	76	RS-3 OS	Res. 2 to 3.5 u/ac
L18	049-300-066/049-300-064	S-4-06	37	3.5	RM-18	Res. 10 to 20 u/ac
L19	054-160-033	S-16-03	7	6.7	RE-1	Res. 2 to 3.5 u/ac
L20	116-160-003	S-7-07	79	16.2	RM-9-PD	Res. 6 to 10 u/ac
L21	054-510-035	S-9-05	118	34.2	RS-3	Res. 2 to 3.5 u/ac
L22	306-560-033	S-14-06	93	68.5	RE-1-PD RE-2	Res. 1 to 5 a/u Res. 1 to 2 u/ac
L23	048-110-046/048-110-047/047-110-048	S-13-05	78	29.4	RS-3.5 OS	Res. 3.5 to 6 u/ac
L24	074-220-005/074-230-024	S-4-05	85	32.3	RS-3 RM-6	Res. 2 to 3.5 u/ac Res. 6 to 10 u/ac
L25	075-220-017/075-220-018/075-220-019	S-10-06	150	154.3	RS-3	Res. 2 to 3.5 u/ac
L26	073-100-081/073-100-081	S-10-07	30	73.7	RS-3	Res. 2 to 3.5 u/ac
L27	049-160-017/049-160-018/049-180-004/049-180-003	S-19-05	55	24.8	RM-15	Res. 10 to 20 u/ac
L28	115-170-014	S-2-07	35	9.3	RM-9-PD	Res. 6 to 10 u/ac
L29	054-510-043/054-510-030	2019-00280	218	40	RS-3	Res. 2 to 3.5 u/ac
L30	112-250-007	S-11-04	20	29	RM-10 OS	Res. 6 to 10 u/ac
L31	110-360-008	S-3-07	35	2.6	RM-15-PD	Res. 10 to 20 u/ac
L32	077-560-032	S-17-06	7	2.21	RS-3	Res. 2 to 3.5 u/ac
TOTAL			2,027	1,334.1		

Note: The adjusted RHNA (Table 8) establishes an obligation to accommodate 670 units.

APPENDIX "A"
TABLE 2
MEDIUM-DENSITY VACANT RESIDENTIAL SITES
(MI Households)

ID	Assessor's Parcel No.	Zone	General Plan	Developable Acres	Allowable Density	Assumed Capacity	Infrastructure Availability	Known Constraints
M1	074-220-016 074-230-005	RM-6	Res. 6 to 10 u/a	7.9 .75	6 to 10 u/a	40 4	Yes	None
M2	114-110-014 114-110-015 114-120-025	RM-6	Res. 6 to 10 u/a	2.5 1.6 .6	6 to 10 u/a	20 10 6	Yes	None
M3	108-350-063	RM-9	Res. 6 to 10 u/a	2.1	6 to 10 u/a	20	Yes	None
M4	117-170-018 117-170-016	RM-9	Res. 6 to 10 u/a	9.5 .5	6 to 10 u/a	75 15	Yes	Slopes (limited area)
M5	048-320-041 048-320-045	RM-9	Res. 6 to 10 u/a	3.2 2.1	6 to 10 u/a	21 15	Yes	None
M6	204-030-072	RM-9	Res. 6 to 10 u/a	8.0	6 to 10 u/a	40	Yes	None
M7	112-240-030	GC-VR	General Commercial	7.0	18 u/a	72 (Approved)	Yes	None
M8	104-680-004 104-900-016 104-680-003 104-900-010 104-900-003	RM-9-PD	Res. 6 to 10 u/a	1.9 3.8 2.9 .7 .7	6 to 10 u/a	10 20 15 5 4	Yes	None
M9	049-470-003 049-470-005	RM-9	Res. 6 to 10 u/a	2.4 .45	6 to 10 u/a	18 3	Yes	None
M10	113-320-027	RM-10	Res. 6 to 10 u/a	3.0	6 to 10 u/a	18	Yes	Slopes (limited)
M11	116-460-020	RM-15	Res. 10 to 20 u/a	2.7	10 to 20 u/a	17 (approved)	Yes	None
M12	113-100-018	RM-10	Res. 6 to 10 u/a	.60	6 to 10 u/a	4	Yes	None
M13	113-100-013 113-100-014	RM-10	Res. 6 to 10 u/a	.57 .45	6 to 10 u/a	4 4	Yes	None
M14	067-480-080	RM-6	Res. 6 to 10 u/a	.93	Res. 6 to 10 u/a	6	Yes	None
Total				**66.85**		**466**		

Note: The adjusted RHNAP (Table 8) establishes an obligation to accommodate 360 units

APPENDIX "A"
TABLE 3
HIGH-DENSITY VACANT RESIDENTIAL SITES
(LI Households)

ID	ASSESSOR'S PARCEL NO.	ZONE	GENERAL PLAN	DEVELOPABLE ACRES	ALLOWABLE DENSITY	ASSUMED CAPACITY	INFRASTRUCTURE AVAILABILITY	KNOWN CONSTRAINTS
H1*	074-160-016	RM-15	Res. 10 to 20 u/a	9.8	10 to 20 u/a	98	Yes	Floodplain (limited area)
H2	071-270-021 071-270-012 071-280-001	RM-12	Res.10 to 20 u/a	8.0	10 to 20 u/a	64	Yes	None
H3	071-280-002	RM-12	Res. 10 to 20 u/a	2.6	10 to 20 u/a	20	Yes	None
H4	108-150-007 108-150-006 108-150-001	RM-15	Res. 10 to 20 u/a	1.9 3.0 .5	10 to 20 u/a	19 30 5	Yes	Slopes (limited area)
H5	107-610-008	RM-10	Res. 10 to 20 u/a	4.6	10 to 20 u/a	97	Yes	None
H6*	110-440-008 110-440-007	RM-15	Res. 10 to 20 u/a	5.2 5.6 (8.4 Developable)	10 to 20 u/a	36 35	Yes	Power line easement
H7*	067-040-008	RM-12	Res. 10 to 20 u/a	5.6	10 to 20 u/a	56	Yes	None
H8*	067-120-038 067-120-040	RM-15	Res. 10 to 20 u/a	1.4 2.1	10 to 20 u/a	12 21	Yes	None
H9*	108-100-019 108-400-021	RM-18	Res. 10 to 20 u/a	4.5 .9	10 to 20 u/a	45 9	Yes	None
H10*	108-050-044 108-050-041	RM-15	Res. 10 to 20 u/a	2.2 1.7	10 to 20 u/a	22 17	Yes	Slopes (limited area) None
H11*	109-080-013	RM-12	Res. 10 to 20 u/a	8.0	6 to 10 u/a	80	Yes	None
H12*	117-150-012	RM-12	Res. 10 to 20 u/a	5.0	10 to 20 units per acre	46	Yes	None

H13*	117-200-005 117-200-006	RM-12	Res. 10 to 20 u/a	6.0 2.0	10 to 20 u/a	60 20	Yes	Floodplain (limited area)
H14*	114-060-032 114-070-006	RM-12	Res. 10 to 20 u/a	3.0 3.5	10 to 20 u/a	30 35	Yes	None
H15*	112-240- 025	RM-12	Res. 10 to 20 u/a	10.0 (developable)	10 to 20 u/a	120	Yes	None
H16*	110-450-005 110-450-003 110-450-004	RM-15	Res. 10 to 20 u/a	3.9 1.4 1.2	10 to 20 u/a	39 14 12	Yes	None
H17*	110-450-007	RM-15	Res. 10 to 20 u/a	1.7	10 to 20 u/a	17	Yes	None
H18	101-290-034	DCD-SP	MUC	1.7	Unlimited	79)	Yes	Yes
Total				**107**		**1,138**		

Note: The adjusted RHNAP (Table 8) establishes an obligation to accommodate 704 units.

*Development allowed without discretionary review if a minimum of 20 percent of the dwelling units are reserved for lower income households in accordance with the requirements of California Government Code Section 65583.2

Appendix "B"

* add Boundary SP

APPEI X "B"

SUMMARY OF RESIDENTIAL DISTRICT STANDARDS

DENSITY		MIN. LOT AREA (S.F. UNLESS NOTED)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH	FRONT YARD	SIDE YARD	CORNER SIDE	REAR	MAX. HEIGHT	LOT COV. (PERCENTAGE)	SKY PLANE
RL	See Schedule 18.30.030-B	1 acre	150	-	25	20	20	20	*40	-	-
RE-1 *	See Schedule 18.31.030-B	30,000	100 [2]	100	25	Aggregate 30'; no side less than 10'	15	15	35	40	-
RE-2 *	See Schedule 18.31.030-B	14,000	85 [2]	100	25	Aggregate 30'; no side less than 10'	15	15	35	40	-
RS-2 *	See Schedule 18.31.030-B	10,000	80 [2]	100	15	15 feet total; no side less than 5' [3]	15	15	35	40	-
RS-2.5 *	See Schedule 18.31.030-B	8,000	75 [2]	100	15	15 feet total; no side less than 5' [3]	15	15	35	40	-
RS-3 *	See Schedule 18.31.030-B	7,000 (8,000 for corner lot)	70 [2]	100	15	15 feet total; no side less than 5' [3]	15	15	35	40	-
RS-3.5 *	See Schedule 18.31.030-B	6,000 [1] (7,000 for corner lot)	65 (70 for corner lot) [2]	100	15	15 feet total; no side less than 5' [3]	15	15	35	40	-
RS-4 *	See Schedule 18.31.030-B	6,000 [1] (7,000 for corner lot)	60 (70 for corner lot) [2]	100	15	15 feet total; no side less than 5' [4]	15	15	35	40	-
RM-6 *	See Schedule 18.31.030-B	10,000 [1]	80 [2]	100	15	5; 10 for 2 or more stories	15	15	45	60 [4]	-
RM-9 *	See Schedule 18.31.030-B	10,000 [1]	80 [2]	100	15	5; 10 for 2 or more stories	15	15	45	65 [4]	45° [5]
RM-10 *	See Schedule 18.31.030-B	10,000 [1]	80 [2]	100	15	5; 10 for 2 or more stories	15	15	45	70 [4]	45° [5]
RM-12 *	See Schedule 18.31.030-B	10,000 [1]	80 [2]	100	15	5; 10 for 2 or more stories	15	15	45	70 [4]	45° [5]
RM-15 *	See Schedule 18.31.030-B	10,000 [1]	80 [2]	100	15	5; 10 for 2 or more stories	15	15	45	75 [4]	45° [5]
RM-18 *	See Schedule 18.31.030-B	15,000	100 [2]	100	15	5; 10 for 2 or more stories	15	15	45	75 [4]	45° [5]
RM-20 *	See Schedule 18.31.030-B	15,000	100 [2]	100	15	10	15	15	50	80 [4]	45° [5]
RM-30 *	See Schedule 18.31.030-B	30,000	100 [2]	100	15	10	15	15	50	85 [4]	45° [5]

Notes:

* Subject to Additional Regulations. Please refer to Schedule 18.31.030-C.

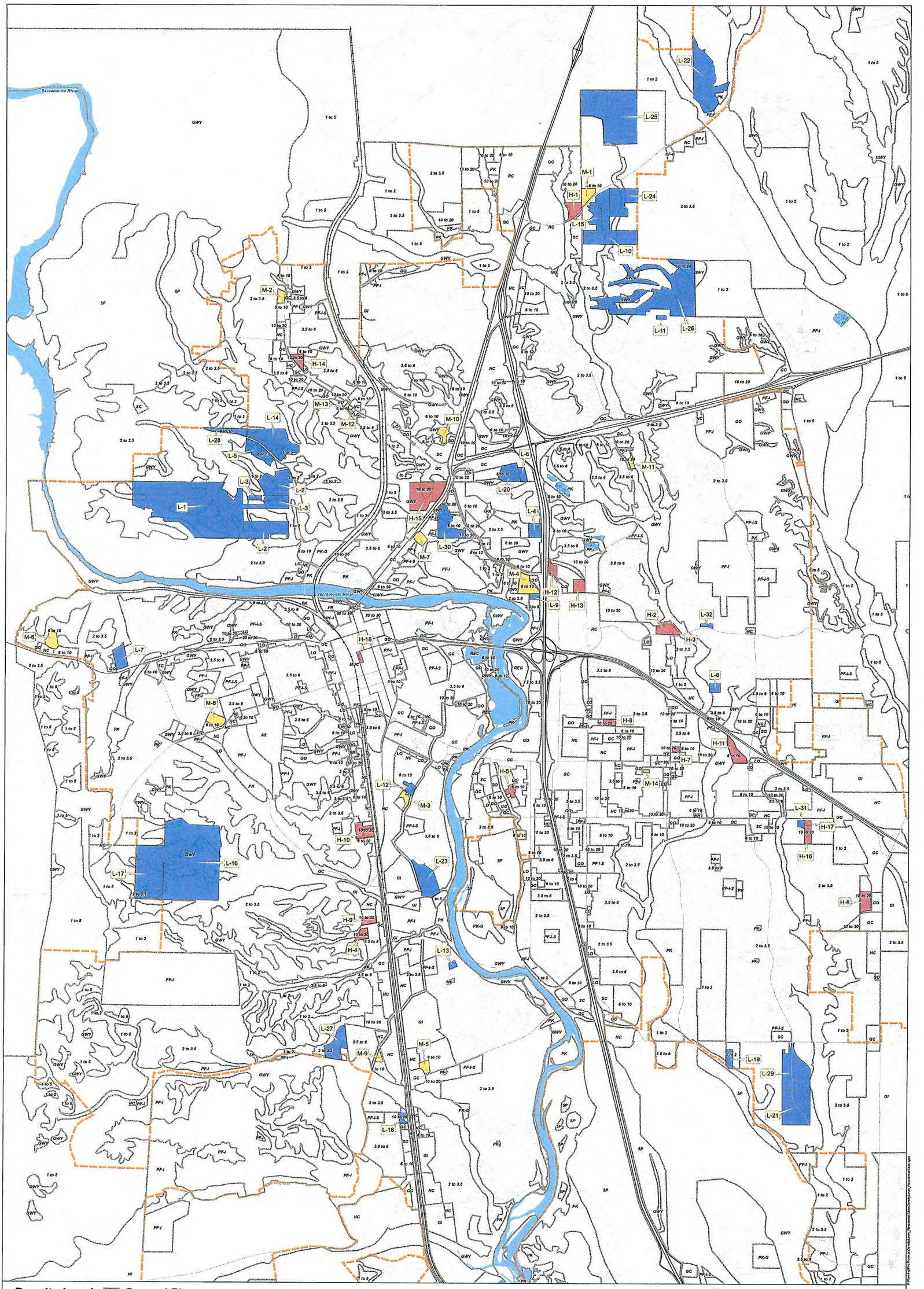
1 Lot sizes may be reduced for small-lot subdivisions in accordance with Section 18.31.050.

2 Applies to street frontage; cul-de-sac lot width may be reduced to 35 feet; flag lots must have a minimum street frontage of 20 feet for a single flag lot; and 15 feet for each adjacent flag lot.

3 Except small-lot subdivisions. Please refer to Section 18.31.050.

4 Maximum lot-coverage calculations in the "RM" Districts include buildings, driveways, parking areas, and trash-enclosure areas.

5 The sky plane establishes maximum building heights for multiple-family districts where they abut an "RL," "RE," or "RS" district. The sky plane is represented by a line drawn at 45 degrees, originating at the common property line at ground level, extending for a horizontal distance of 45 feet.



Density Level
- High
- Low
- Medium

- General Plan Parcels
- City Limit

Vacant Residential Sites

City of Redding

0 0.5 1 Miles

Print Date: November 26, 2019

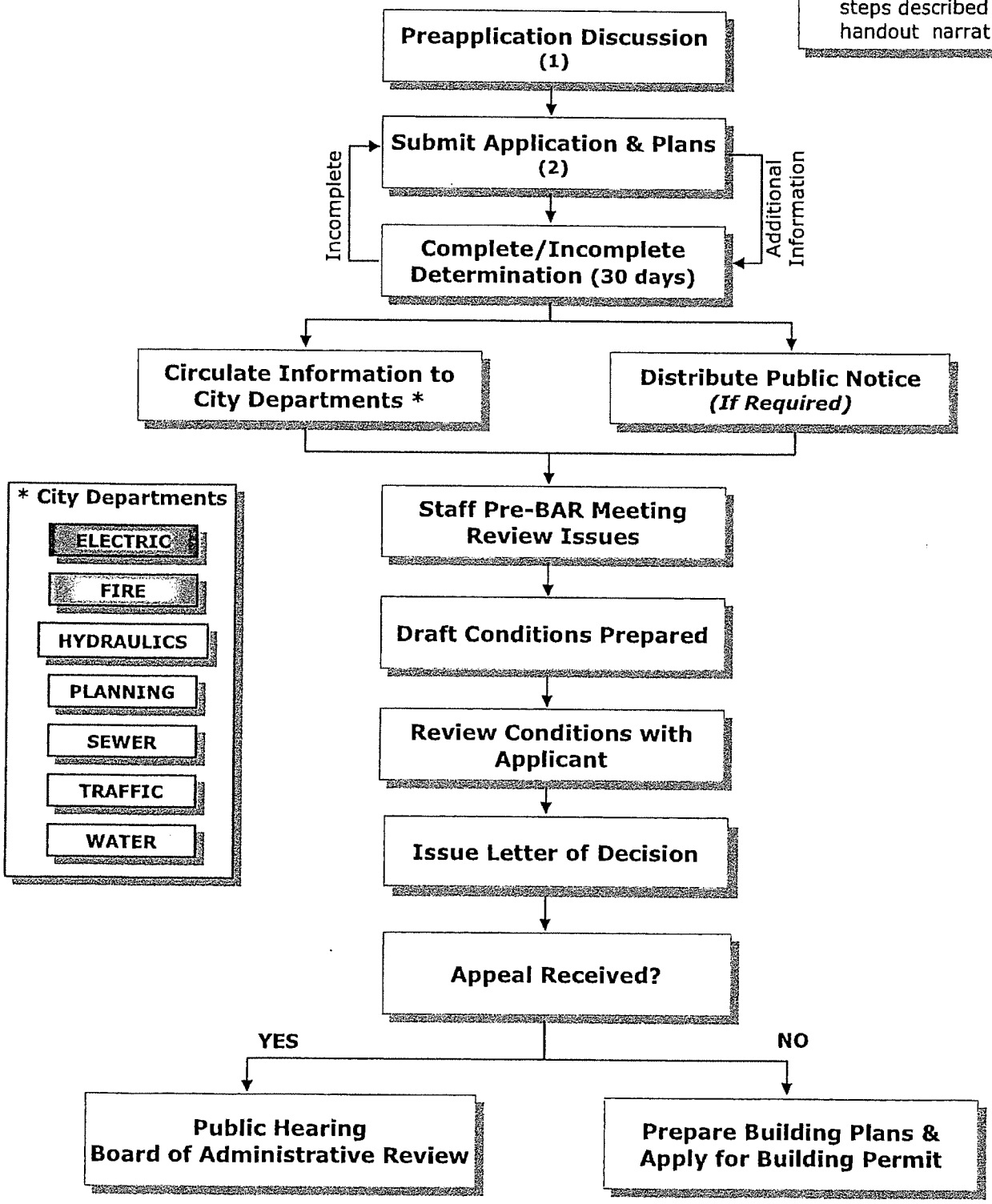
Appendix "C"

Permit Center

Site Development Permit Process
STAFF REVIEW
Exempt from Environmental Review Requirements

REDDING CALIFORNIA
City of Redding
777 Cypress Avenue
Redding CA 96001
Telephone:
(530) 225-4020
FAX: (530) 225-4495

( ) Refer to numbers in steps described on handout narrative



Permit Center

Site Development Permit Process
Board of Administrative Review
Subject to Environmental Review

REDDING CALIFORNIA
City of Redding
777 Cypress Avenue
Redding CA 96001
Telephone:
(530) 225-4020
FAX: (530) 225-4495

( ) Refer to numbers in steps described on handout narrative

Preapplication Discussion (1)

Submit Application & Plans (2)

Incomplete

Complete/Incomplete Determination (30 days)

Additional Information

Request Special Studies from Applicant

Staff Prepares Environmental Review, Analysis, & Documentation (3)

Circulate Information to Departments & Agencies

Applicant Agreement & Environmental Mitigations Accepted

Staff Pre-BAR Meeting Review Issues

Circulate Document to Departments & Agencies#

Prepare Mitigation Monitoring Program

Draft Conditions Prepared

45 DAYS

Review Conditions with Applicant

PUBLIC HEARING Board of Administrative Review (4)

Appeal to Planning Commission

Notice of Approval

Prepare Building Plans; Apply for Building Permit and/or Land Development Approvals

City Departments

- BUILDING
- ELECTRIC
- FIRE
- HYDRAULICS
- PLANNING
- SEWER
- SOLID WASTE
- TRAFFIC
- WATER

Agencies

- CALTRANS
- DEPT/FISH & GAME
- CORPS OF ENGINEERS
- REGIONAL WATER QUALITY

Permit Center

USE PERMIT PROCESS

REDDING CALIFORNIA
City of Redding
777 Cypress Avenue
Redding CA 96001
Telephone:
(530) 225-4020
FAX: (530) 225-4495

( ) Refer to numbers in steps described on handout narrative

Preapplication Discussion (1)

Submit Application & Plans (2)

Incomplete

Complete/Incomplete Determination (30 days)

Additional Information

Request Special Studies from Applicant

Staff Prepares Environmental Review, Analysis, & Documentation (3)

Circulate Information to Departments & Agencies

Applicant Agreement & Environmental Mitigations Accepted

Staff Pre-BAR Meeting Review Issues

Circulate Document to Departments & Agencies

Prepare Mitigation Monitoring Program

Draft Conditions Prepared

45 DAYS

Review Conditions with Applicant

PUBLIC HEARING Planning Commission (4)

Appeal to City Council

Notice of Approval

Prepare Building Plans; Apply for Building Permit and/or Land Development Approvals

City Departments

- BUILDING
- ELECTRIC
- FIRE
- HYDRAULICS
- PLANNING
- SEWER
- SOLID WASTE
- TRAFFIC
- WATER

Agencies

- CALTRANS
- DEPT/FISH & GAME
- CORPS OF ENGINEERS
- REGIONAL WATER QUALITY

Appendix "D"

Planning Division Fee Schedule

Effective September 1, 2019

City of Redding
777 Cypress Avenue
Redding CA 96001
Telephone:
(530) 225-4020
FAX: (530) 225-4495

Permit Type	Initial Deposit for Deposit-Based Fees	Fee Amount	5% Technology Surcharge	Total Fee
ANNEXATION				
Annexation (Does not include LAFCO/State Fees)	$3,983		$199.15	$4,182.15
ABANDONMENT				
Summary Vacation		$286	$14.30	$300.30
Right of Way		$4,500	$225	$4,725
Easement		$500	$25	$525
ADMINISTRATIVE SIGN PERMIT				
Temporary promotional advertising sign		$383	$19.15	$402.15
Permanent advertising sign		$713	$35.65	$748.65
APPEAL				
Applicant		$1,000	$50	$1,050
Administrative Permit (appeal by applicant) to BAR		$1,000	$50	$1,050
CANNABIS				
Residential Cannabis Cultivation (Recreational)		$100	$5	$105
Residential Cannabis Cultivation (Recreational) RENEWAL		$20	$1	$21
Residential Cannabis Cultivation (Medical)	**Medical Marijuana State ID Card Required**			
Residential Cannabis Cultivation (Medical) RENEWAL	**Medical Marijuana State ID Card Required**			
Cannabis Retail		$5,000	$250	$5,250
Commercial Cannabis Cultivation		$5,000	$250	$5,250
Cannabis Manufacturing		$5,000	$250	$5,250
Cannabis Distribution		$5,000	$250	$5,250
Cannabis Processing		$5,000	$250	$5,250
Cannabis Testing		$5,000	$250	$5,250
Cannabis Storage		$5,000	$250	$5,250
Cannabis Microbusiness		$5,000	$250	$5,250
All Cannabis Businesses - Annual Renewal		$2,550	$127.50	$2,677.50
Commercial Change of premises		$7,500	$375	$7,875
Annual License Fees				
All Cannabis Businesses		$27,900	$1,395	$29,295
Cannabis Microbusiness		$60,000	$3,000	$63,000
DEVELOPMENT AGREEMENT APPLICATION				
Development Agreement Application		$6,514	$325.70	$6,839.70
ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION/DE MINIMIS	**20% of Total Application Fee**			
ENVIRONMENTAL IMPACT REPORT PROCESSING				
0.1 acre to 5 acres	$4,759		$237.95	$4,996.95
5.1 to 10 acres	$5,771		$288.55	$6,059.55
10.1 to 20 acres	$7,396		$369.80	$7,765.80
20.1 to 40 acres	$12,241		$612.05	$12,853.05
40.1 to 100 acres	$16,246		$812.30	$17,058.30
For each 25 acres or fraction in excess of 100 acres	$1,927		$96.35	$2,023.35
CEQA Mitigation Monitoring[2]	$550		$27.50	$577.50
FLOODPLAIN DETERMINATION/ZONING CONFIRMATION				
Floodplain Determination/Zoning Confirmation Letter		$170	$8.50	$178.50
Letter of Map Amendment (LOMA)		$327	$16.35	$343.35
Letter of Map Revision (LOMR)	$563		$28.15	$591.15
Elevation Certificate		$156	$7.80	$163.80
GENERAL PLAN AMENDMENT/SPECIFIC PLAN				
1 acre or less		$10,000	$500	$10,500
1.1 to 10 acres		$12,000	$600	$12,600
10.1 to 100 acres		$15,000	$750	$15,750
Over 100 acres		$20,000	$1,000	$21,000
GENERAL PLAN AMENDMENT (TEXT)				
General Plan Amendment (Text)	$3,305		$165.25	$3,470.25
LAND USE HISTORY/TOXIC HAZARD REVIEW				
Land Use History/Toxic Hazard Review/Qualified Historic Property Designation (Mills Act) ***(plus time and materials)***		$345	$17.25	$362.25

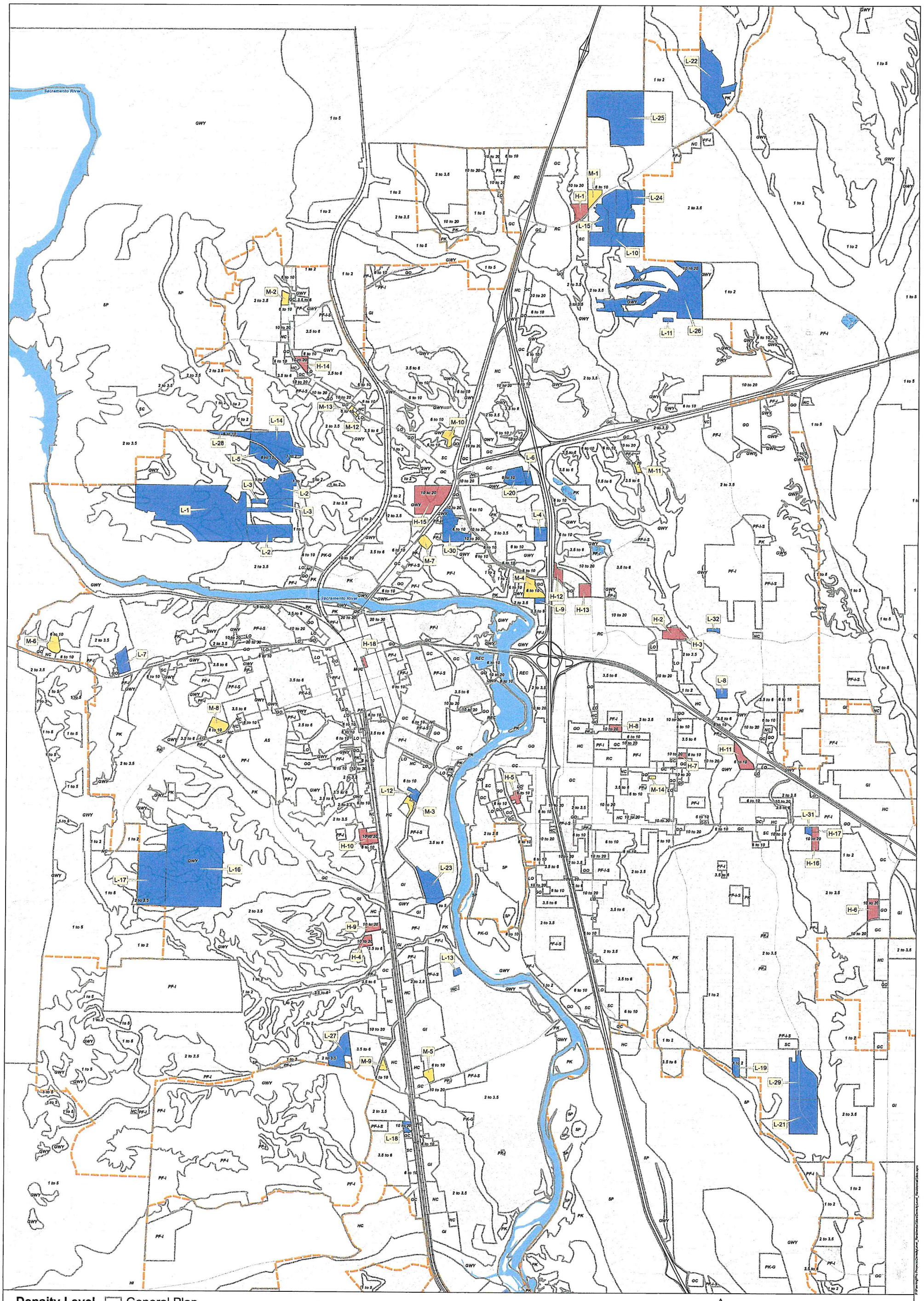
ORDINANCE AMENDMENT (TEXT)				
Ordinance Amendment (Text)	$3,305		$165.25	$3,470.25
PARCEL MAPS/PROPERTY LINE ADJUSTMENTS				
Administrative Parcel Map		$3,673	$183.65	$3,856.65
Parcel Map/Commercial Parcel Map		$7,000	$350	$7,350
Property Line Adjustment/Lot Merger ***($1014.30 total** including Eng. final map Check of $203.70)		$772	$38.60	$810.60
Parcel Map Amendment or Extension		$3,000	$150	$3,150
Administrative Parcel Map Amendment or Extension		$2,000	$100	$2,100
Certificate of Compliance Letter		$1,500	$75	$1,575
PARK IN-LIEU FEES				
Subdivision and Parcel Map Park In-Lieu Fee (paid at Final Map Submittal)		$1,928/unit		$1,928/unit
PRE-APPLICATION REVIEW FEE/TRAFFIC OR SPECIAL STUDY REVIEW	**10% of Total Application Fee**			
REZONING				
Planned Development Overlay District Only		$3,500	$175	$3,675
1 acre or less		$5,500	$275	$5,775
1.1 to 10 acres		$8,500	$425	$8,925
10.1 to 100 acres		$15,000	$750	$15,750
Over 100 acres		$20,000	$1,000	$21,000
SITE DEVELOPMENT PERMIT/USE PERMIT/PLANNED DEVELOPMENT				
Residential New Construction Project:				
First 4 units		$4,000	$200	$4,200
5 to 49 units		$10,000	$500	$10,500
50 or more units		$15,000	$750	$15,750
Mobile Home Park		$10,000	$500	$10,500
Commercial/Industrial New Construction Project:				
1 acre or less		$6,000	$300	$6,300
1.1 to 5 acres		$10,000	$500	$10,500
5.1 to 10 acres		$13,000	$650	$13,650
Over 10 acres		$16,000	$800	$16,800
General:				
Final Plan Review		$2,000	$100	$2,100
Miscellaneous (Plus $500 per additional locations)		$1,464	$73.20	$1,537.20
Site Development Permit - Director		$3,000	$150	$3,150
Site Development Permit - Director, Amendment		$2,000	$100	$2,100
Short Term Rental (Site Development Permit - Director)		$1,000	$50	$1,050
Temporary Use Permit (Plus $250 per additional location)		$897	$44.85	$941.85
Tree Permit (per tree)		$50	$2.50	$52.50
Use Permit Amendment		$2,000	$100	$2,100
Use Permit Extension		$1,000	$50	$1,050
STREET RENAMING REQUEST				
0-1,000 feet		$1,257	$62.85	$1,319.85
Over 1,000 feet		$1,482	$74.10	$1,556.10
SUBDIVISION				
Subdivision and Condominium Conversions:				
5 to 25 Lots	$10,701		$535.05	$11,236.05
26 to 50 Lots	$13,544		$677.20	$14,221.20
51 to 100 Lots	$18,410		$920.50	$19,330.50
101 or more Lots	$20,177		$1008.85	$21,185.85
Extension	$2,422		$121.10	$2,543.10
Amendment	$4,759		$237.95	$4,996.95
Reversion to Acreage	$626		$31.30	$657.30
Final Map				
SURFACE MINING/RECLAMATION				
Surface Mining/Reclamation Plan		$5,351	$267.55	$5,618.55
Annual Surface Mining Inspection Administration Fee		$883	$44.15	$927.15
VARIANCE				
Zoning Exception		$1,000	$50	$1,050
Zoning Exception Amendment		$1,200	$60	$1,260
Major variance		$6,349	$317.45	$6,666.45
Variance amendment		$4,048	$202.40	$4,250.40
Recreation Vehicle Parking Exception		$500	$25	$525
Recreation Vehicle Parking Exception Renewal		$250	$12.50	$262.50

The fee for these applications is determined upon the actual cost of processing (staff time and overhead). Upon application submittal, a deposit will be collected based upon the fee schedule. Staff costs will be charged to this deposit until processing of the application is complete. At that time, an accounting of total costs will be compared to the deposit amount and additional fees collected or a refund processed accordingly.

[2] Deposits to be paid prior to issuance of a building permit or approval of engineering improvement plans.

Note 1 A project requiring multiple applications will pay the highest application fee and 50% of additional application fees. An EIR is considered an application. The 50% fee reduction does not apply to Environmental Assessment and Negative Declaration/De Minimis Fees.

Note 2 When a project requires multiple applications, including a deposit-based fee, the entire project becomes deposit-based and the deposit will be based on the amount calculated under Note 1 above.



Vacant Residential Sites

City of Redding