bae urban economics

City of Redding

Analysis of Impediments to Fair Housing Choice

December 2015

December 15, 2015

Nicole Smith, Housing Program Supervisor
Redding Housing Authority
City of Redding
777 Cypress Avenue
Redding, CA 96001

Dear Ms. Smith:

Enclosed please find a copy of the revised City of Redding Analysis of Impediments to Fair Housing Choice (AI).

The document was revised in accordance with the two comment letters issued by the Office of Fair Housing and Equal Opportunity (FHEO) on July 9 and December 8 of 2015. Per the most recent comment letter, the FHEO's acceptance of the draft AI is conditional on the addition of one additional action. To comply with this request, the revised AI includes Action 14, which directs the City to:

"Promote and encourage the development of new affordable rental and ownership housing, and larger housing units, outside of areas with above average concentrations of minority residents, lower-income residents, and subsidized housing units."

The revised AI also includes one small change to Action 15, which identifies that development proposals promoted under Action 14 should be included among those that would receive preference when seeking public funds.

It has been a pleasure working with the City of Redding and its community partners. Please do not hesitate to contact us if you have any questions regarding the final AI or its contents.

Sincerely,

Matt Kowta

Matt Kowta, MCP
Principal

Aaron Nousaine

Aaron Nousaine, MCRP
Senior Associate

Table of Contents

Table of Tables iv
Table of Figures vi
Executive Summary 7
Section 1 – Introduction 1
1.1 – Purpose 1
1.2 – Regulatory Setting 3
1.3 – Key Terms 3
1.4 – Methodology 4
1.5 – Outreach and Public Participation 5
Section 2 – Existing Conditions 7
2.1 – Population and Age trends 7
2.2 – Racial and Ethnic Characteristics 10
2.3 – Household Income and Poverty Trends 17
2.4 – Household Characteristics 24
2.5 – Special Needs Populations 25
2.6 – Housing Profile 35
2.7 – Assisted Housing Resources 58
2.8 – Economic Profile 68
2.9 – Community Assets Profile 72
Section 3 – Identification of Impediments to Fair Housing Choice 81
3.1 – Impediments in the Public Sector 81
3.2 – Impediments in the Private Sector 96
Section 4 – Fair Housing Assessment 102
4.1 – Fair Housing Compliance and Enforcement 102
4.2 – Fair Housing Services, Education and Outreach 107
4.3 – Evaluation of 2010-2014 AI Report Actions 109
Section 5 – Recommended Actions 110
5.1 – General Recommendations 110
5.2 – Fair Housing in the Rental Market 112
5.3 – Home Purchase, Lending, and Foreclosure 112
5.4 – Fair Housing and New Development 113
5.5 – Access to Transportation and Amenities 113
5.6 – Fair Housing Enforcement and Testing 113
Appendix A – Outreach and Public Participation Materials 115
Appendix B – Community Development Needs Assessment Survey 125
Appendix C – Key Informant Interview Participants 171
Appendix D – HCV Participant Survey 172

Appendix E – Geographic Distribution of Residents by Race and Ethnicity 182
Appendix F – Low- and Moderate-Income Block Groups 191
Appendix G – Redding Area Bus Authority System Information 192
Appendix H – Voluntary Compliance Agreement and Associated Documents 195
Appendix I – Fair Housing Packet 231

Table of Tables

Table 1: Population Change, City of Redding and Shasta County, 2000 to 2015 8
Table 2: Age Distribution, City of Redding and Shasta County, 2000 and 2013 9
Table 3: Population by Race and Ethnicity, City of Redding and Shasta County, 2000 and 2013 11
Table 4: Dissimilarity Index Scores, City of Redding, 2009-2013 15
Table 5: Isolation Index Scores, City of Redding, 2009-2013 17
Table 6: Household Income Distribution, 2000 and 2013 18
Table 7: Households by Income Category, City of Redding and Shasta County, 2007-2011 19
Table 8: Poverty by Race and Ethnicity, City of Redding, 2009-2013 21
Table 9: Household Characteristics, City of Redding and Shasta County, 2000 and 2007-2011 25
Table 10: Households by Age of householder and Tenure, 2013 26
Table 11: Population by Age and Poverty Status, 2013 27
Table 12: Persons with Disabilities by Age and Disability Type, 2013 28
Table 13: Sheltered and Unsheltered Homeless by Population Type 30
Table 14: Family and Non-Family Households by Size, 2013 33
Table 15: Population by Language Spoken at Home and Percent of Households with Limited English Proficiency, City of Redding and Shasta County, 2013 34
Table 16: Hired Farm Labor, Shasta County, 2012 35
Table 17: Housing Stock Characteristics, 2000 and 2013 36
Table 18: Housing Units by Size and Tenure, 2013 37
Table 19: Housing Units by Year Built, 2013 39
Table 20: Occupied Housing Units by Tenure, 2000 and 2013 40
Table 21: Occupancy and Vacancy Status, 2000 and 2013 43
Table 22: Median Sales Price by Unit Size and Associated Income Requirements 45
Table 23: Rental Market Overview, Shasta County, Q1 2015 46
Table 24: Households Overpaying for Housing by Tenure and Type, City of Redding, 2007-2011 47
Table 25: Housing Problems by Tenure and Type, City of Redding, 2007-2011 48
Table 26: Housing Problems by Race and Ethnicity, City of Redding, 2007-2011 50
Table 27: Multifamily Housing with Four or More Units Built Since March 1991 52
Table 28: Home Rental Rehabilitation Program Units 54
Table 29: Housing Choice Voucher (HCV) Participants by Type 59
Table 30: Publicly Assisted Housing Units 63
Table 31: Employment Projections, Shasta County, 2015-2040 68
Table 32: Major Employers, Shasta County, 2015 70
Table 33: Academic Performance Index Scores by School, City of Redding, 2011-2013 74

Table 34: General Plan Land Use Designations Allowing Residential Uses 84
Table 35: Vacant Sites Inventory and Development Capacity 85
Table 36: Summary of Voluntary Compliance Agreement Components 95
Table 37: Disposition of Home Loans by Income Category and Race/Ethnicity, 2013 98
Table 38: FHEO Fair Housing Complaints by Resolution Type, 2010-2014 102
Table 39: DFEH Fair Housing Complaints by Class, Practice and Resolution Type, July 2012-May 2015 104
Table 40: Hate Crime Statistics, City of Redding, 2010-2013 107

Table of Figures

Figure 1: Block Groups by Percent Minority, City of Redding, 2009-2013 12
Figure 2: Block Groups by Percent Hispanic or Latino, City of Redding, 2009-2013 13
Figure 3: Block Groups by Percent of Households that are Low and Moderate Income, City of Redding, 2006-2010 22
Figure 4: Percent of the Population Living In Poverty, City of Redding, 2009-2013 23
Figure 5: Percent of Housing Units by Type, City of Redding, 2009-2013 38
Figure 6: Percent of Occupied Housing Units by Tenure, City of Redding, 2009-2013 41
Figure 7: Median Single-Family Sales Price Trends, Jan. 2000 to Sept. 2013 43
Figure 8: Multifamily Housing with Four or More Units Built Since March 1991 53
Figure 9: Home Rental Rehabilitation Program Units 57
Figure 10: Distribution of Housing Choice Vouchers by Race and Ethnicity, 2015 59
Figure 11: Housing Choice Vouchers by Census Tract, City of Redding, 2013 62
Figure 12: Publicly Assisted Housing Units 65
Figure 13: Licensed Community Care Facilities, 2015 67
Figure 14: Major Employers, City of Redding Area, 2015 71
Figure 15: School Facilities by Type, City of Redding, 2015 75
Figure 16: Healthcare Facilities, City of Redding, 2015 77
Figure 17: Redding Area Bus Authority System Map, 2015 79
Figure 18: Redding Area Bus Authority Demand Response Area, 2015 80
Figure 19: Loan Origination and Denial Rates by Race and Ethnicity, 2013 97
Figure 20: Number of Loans Originated Per 1,000 Housing Units, 2014 99

Executive Summary

OVERVIEW

The purpose of the *Analysis of Impediments to Fair Housing Choice (AI)* is to identify barriers to fair housing choice, present recommendations that may be adopted to overcome those barriers, and monitor progress in achieving the adopted recommendations. The AI serves as the logical basis for fair housing planning and coordination, providing essential information to policy makers, planning staff, housing providers, developers and property managers, lending institutions, and fair housing advocates. Stakeholders can use this information to identify and address impediments as they arise, and to build support for both public and private sector fair housing initiatives.

It is also important to note that the AI functions to support the certification, made by the City of Redding in the 2015 Consolidated Plan, that it will affirmatively further fair housing. The AI provides reasonable evidence for and against the existence of impediments to fair housing choice within the City of Redding. It also identifies the actions necessary to eliminate all identified impediments. As the City's Fair Housing Plan, the AI will be made available for inspection and comment by the Secretary of the U.S. Department of Housing and Urban Development (HUD), the Inspector General, and the public at large.

What is an Impediment to Fair Housing Choice?

While there are many factors in the public and private domains that have the potential to prevent or delay equal access to housing, HUD defines impediments to fair housing choice as:

1) Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice;

2) Any actions, omissions, or decisions that have this effect.

An evaluation of impediments to fair housing choice must distinguish between a lack of access to housing based on cost and affordability, versus a lack of access to housing based on discrimination made illegal under the Fair Housing Act. Affordability is not, in and of itself, a fair housing issue. When households have difficulty accessing housing due to cost alone, no fair housing law is violated. However, when affordability disproportionately impacts members of protected classes, additional analysis is necessary to identify whether impediments to fair housing exist, and whether or not illegal discrimination has occurred.

Existing Conditions and Socioeconomic Context

The City of Redding represents the largest urban population center in the Shasta Cascade Region of northern California, north of the Sacramento Metropolitan Area. The City was

originally incorporated in 1887 and was the center for a robust mining and timber industry. The population residing within the City of Redding expanded rapidly through the 1970s and 80s, though since the year 2000, the City grew somewhat slower than the state as a whole. Available data from the U.S. Census Bureau indicate that the overall population is aging somewhat, with the median age increasing from 37 years in 2000 to 38 years in 2013. On a racial and ethnic basis, the majority of the Redding community is non-Hispanic White, with most minority populations accounting for a relatively small share of the overall population. An analysis of dissimilarity and isolation index values indicates relatively low levels of racial and ethnic segregation, with most residents living in fairly integrated settings. Additional analysis identified small concentrations of lower-income residents, including two areas exhibiting extreme poverty, which is defined to include areas where the poverty rate exceeds 40 percent. The analysis did not identify any racially or ethnically concentrated areas of poverty, based on the definitions recommended by HUD. The background analysis identifies a variety of special needs populations that may require special consideration with regard to fair housing issues. These generally include seniors, persons with disabilities, persons diagnosed with AIDS and related diseases, homeless persons, female-headed households, large households, persons with limited English proficiency, and farmworkers, among other populations at special risk for housing discrimination or unequal treatment.

Housing Characteristics and Condition

Like many central valley communities, the Redding housing stock is generally skewed toward lower-density single-family housing units. Multifamily housing units comprise just over one quarter of the housing stock, which is below the statewide average of 31 percent. In terms of unit composition, more than one-quarter of the total housing stock is comprised of 2-bedroom and 3-bedroom units. One-bedroom units, which represent an important affordable housing option, account for 8.6 percent, while studio apartments account for only one percent of all housing units. Larger housing units with four or more bedrooms account for around 13.9 percent of the total housing stock in the Redding. Comparison with the available data on housing demand indicate that there is generally a sufficient stock of larger housing units to accommodate larger households within the City; however, households with greater than six members (particularly if they are renter households) may struggle to locate suitable housing at affordable cost.

Through the mid- to late-2000s, the City of Redding and Shasta County experienced a boom and bust cycle in the housing market. Though less pronounced than the pattern experienced statewide, Shasta County median housing prices increased consistently from a low of $112,307 in January of 2000 to a high of $314,925 in March 2006. In late 2011 and early 2012, home prices in Shasta County reached the low-point in the cycle and by early 2013 prices began to rise. The most recent available data, published by the California Association of Realtors, indicates that the median sales price for single-family homes in Shasta County was $230,930 as of April 2015. Corresponding with these overall price increases, the proportion of single-family home sales that were distressed also decreased considerably over the past

year, from 20 percent in March 2014 to 14 percent in March 2015. Additional data provided by CoreLogic, a private data vendor, indicate that the median single-family sales price in Redding, between May 2015 and October of 2014, was approximately $184,250, including both new and resale units. Based on standard industry loan terms for mortgages backed by the Federal Housing Administration (FHA), the purchase of a median-priced unit in the Redding area would require an annual household income of approximately $59,100.

RealAnswers, a private data vendor, reports that the average rental rate for apartment units in Shasta County increased from $842 in the first quarter of 2014 to $872 as of the first quarter of 2015. This represents an increase of $30 per month, or around 3.6 percent. Between 2013 and 2014, the average rental rate increased by around 1.4 percent, but between 2014 and 2015 the rate increased by 3.6 percent. Occupancy remains relatively stable, hovering at around 96 percent, while overall vacancy among surveyed multifamily complexes remains at around 4.0 percent. Based on the utility allowance schedule published by the Redding Housing Authority, assuming no more than 30 percent of income is spent housing, the minimum income necessary to afford the average priced one-bedroom rental unit is roughly $3,000 per month, or $36,036 per year. Though not a perfect comparison, the 2013 ACS indicates that 48.1 percent of all households in Redding had incomes of less than $35,000.

Overpayment for housing was the most prevalent housing problem within the City of Redding, according to the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data. A household is considered "cost-burdened" if it spends more than 30 percent of gross income on housing-related costs. Households are "severely cost burdened" if they pay more than 50 percent of their income for housing costs. An average of 65.4 percent of renter households and 56.0 percent of owner households overpaid for housing in the City of Redding between 2007 through 2011. Small family renter households were generally the most deeply impacted, followed by elderly households. In addition to an above average prevalence of high housing cost burdens, lower-income households were considerably more likely to experience other housing problems, such as overcrowding or occupying substandard housing units. On a racial and ethnic basis, the analysis indicates that African American, Asian, American Indian, and Hispanic households experienced housing problems at rates that, at some income levels, exceeded the citywide average by at least 10 percentage points. This was the case for all housing problems, including those deemed "severe," such as cost burdens in excess of 50 percent of gross income and overcrowding involving more than 1.5 persons per room.

Assisted Housing Resources

The federal Housing Choice Voucher (HCV) program, previously known as Section 8, is a rental subsidy program designed to assist very low-income households to secure adequate and affordable housing provided by private sector property owners. The HCV program is administered by the City of Redding. According to the Redding Housing Authority, a total of 1,541 households participated in the HCV program in the City of Redding in 2015. All of the issued vouchers are tenant-based, meaning that vouchers are issued to individual households,

who are then responsible for locating suitable housing. There were no vouchers issued through the Veterans Affairs Supportive Housing program or the Family Unification program; although there were 29 vouchers issued to disabled households. Throughout the history of the program, local demand for HCVs has constantly exceeded the number of vouchers available, with more than 7,000 households applying for vouchers in 2013. At that time, the Redding Housing Authority closed the waiting list, due to a backlog of requests for vouchers. The Housing Authority reopened the waitlist on June 8th, though it was promptly closed again on June 13th in order to prevent an overrun of waitlist applications. Overall, the distribution of HCVs by race and ethnicity of the participant householder indicates that the HCV program reflects the racial and ethnic composition of the City of Redding fairly well. While the data on the number of HCVs issued by Census Tract show a fairly even distribution, there were two tracts that contained greater than 10 percent of the citywide pool of HCVs, which corresponded to areas with high concentrations of low- and moderate-income households and at least one area of extreme poverty.

While the City of Redding does not own or operate any public housing, there are 1,384 housing units located within the City of Redding that were developed with assistance from various City, State, and Federal funding sources. There are eight properties that were developed using Low-Income Housing Tax Credits (LIHTC), which contain a total of 539 housing units, 533 of which are set aside for occupancy by low-income households. There are also 16 publicly assisted housing projects that are subject to FHA mortgage insurance or project-based subsidies, both of which subject the property to the requirement to affirmatively further fair housing choice. These properties include a total of 690 housing units, of which 686 are set aside for occupancy by low-income households. In addition, there are an additional 36 housing projects that were assisted using other local funding sources. These properties include an assortment of single-family homes and smaller multifamily projects with up to 15 housing units. Based on the available inventory, the publicly assisted housing in the City of Redding appears relatively well distributed throughout the City's core urban area, where each property provides access to transportation and, subsequently, employment opportunities, public services, and retail shopping destinations. The largest concentration of assisted housing includes those units located in the City's greater downtown area, which features a mix of primarily small and mid-sized apartment complexes. By and large, the majority of the publicly assisted housing units within the City of Redding are located in low- and moderate-income block groups, with only a few notable exceptions. Just over half are located in areas where the proportion of minority residents is equal to, or less than, the citywide average. All identified assisted housing projects are located either immediately adjacent to, or within one quarter mile of, an existing RABA bus route. All identified properties are located within the existing RABA Demand Response area and are within Zone 2.

Economic Profile

According to projections provided by the Shasta Regional Transportation Agency (SRTA), there are approximately 68,387 jobs in Shasta County in 2015. An estimated 68.7 percent of those are located within the City of Redding, making Redding the largest employment center in the County. The City of Redding hosts 20 out of the 25 largest employers in Shasta County. Based on the information currently available, nearly all of Redding's major employers are located on existing bus routes and most are located in, or adjacent to, areas with above average concentrations minority residents and low- and moderate-income households. Those areas with above average concentrations of minority and low- and moderate-income households that are located further from major employment centers are generally located along existing bus lines which provide access to major employers and service centers located throughout the City of Redding.

Community Assets Profile

Based on the location of housing, among other attributes, residents gain access to social networks and community amenities that influence a person's exposure to socioeconomic opportunity. Because things like educational attainment and health can factor heavily in household employment and career outcomes, these factors can also have a direct influence on housing choice. An analysis of weighted three-year average Academic Performance Index scores found that average scores for schools in Redding ranged from a low of 421 to a high of 906, with an average of 776, which was notably below the statewide goal of 800. There were 11 schools located in areas with above average concentrations of minority residents, which had an average score of 770. Six of these schools had scores equal to, or greater than, 800, while the remaining five (45 percent) had scores below 800. There were 24 schools located in areas with above average concentrations of low- and moderate-income households, which had an average score of 774. Seventeen (71 percent) of those schools had scores of 800 or more, while the remaining seven had scores of less than 800.

In addition to offering access to employment and educational opportunities, the location of housing can also impact one's access to healthcare services, which can significantly impact quality of life, as well as one's employment and housing options. As a hub for healthcare services in northern California, the relative accessibility of health care services in Redding is above average, compared to many more rural communities. Shasta County has a slightly lower percentage of uninsured residents, compared to the state as a whole, with a ratio of patients per primary care physician that is comparable to the statewide average. There are two hospital facilities located within the City of Redding, including the Mercy Medical Center and the Shasta Regional Medical Center, both of which are located in the downtown area.

Public transportation services in the greater Redding area are provided by the Redding Area Bus Authority (RABA), which provides fixed route, regularly scheduled local bus services, as well as curb-to-curb Paratransit for persons with disabilities and mobility impairments. RABA operates 10 regular fixed routes within its Demand Response Area, as well as three express

lines known as the Airport Express, the Burney Express, and the School Express. RABA operates in three "zones," with all travel within the majority of the City of Redding falling within Zone 2. Those traveling outside of the City of Redding via Route 1 and Route 9 must pass between zones, which comes with an additional cost of $0.75. All but one of the Block Groups with above average concentrations of low- and moderate-income households are located within the RABA Demand Response Area, as are the majority of the Block Groups with above average minority concentrations. Lower-income households with limited access to private vehicle transportation that reside in portions of the City of Redding located outside the RABA Demand Response Area, and those that are not as well served by the fixed route network, may face limited transportation options to facilitate access to jobs, community services, or amenities, which may constitute an impediment to fair housing choice, in some cases.

Public Sector Impediments

Public policies, established at all levels of government, can affect the nature and extent of housing development and, therefore, may impact the type, location, and relative affordability of the available housing stock. Fair housing laws are designed to encourage an inclusive residential environment. To this end, a periodic assessment of public policies and procedures can facilitate the identification of real and potential impediments to fair housing opportunity and choice.

According to a letter issued to the City of Redding by the California Department of Housing and Community Development (HCD), the City's adopted housing element is in full compliance with State housing element law. A thorough review of the Housing Element, and all associated General Plan documents, indicates that the land use designations established under the 2020 General Plan permit a range of residential development types and densities, which are sufficient to offer ample opportunities for the development of affordable housing in a diversity of appropriate locations. For example, the Housing Element indicates that the City of Redding contains sufficient vacant land to accommodate up to 21,217 new dwelling units. Land zoned at lower densities, such as those in the RE and RS districts, could potentially accommodate up to 12,170 new housing units, and would be reasonably affordable to some moderate- and above moderate-income households. Housing affordable to moderate income households could also likely be accommodated in the RM-6 through RM-10 zoning districts, which have a capacity for up to 608 new housing units. Housing for very low- and low-income households could be accommodated in the RM-12 through RM-30 districts, which have a capacity for up to 7,120 new housing units.

In addition to identifying the type and intensity of use permitted in a given area, the zoning ordinance also outlines a set of development standards that address minimum lot size, building height and setbacks, and open space requirements, among other items. These standards represent the basic parameters within which development is allowed to occur. While no multifamily units have been constructed in the City of Redding in the past 30 years at densities equal to, or greater than, 20 dwelling units per acre (du/ac), the City tested whether

its current development standards related to building and parking setbacks, parking ratios, allowable building height, maximum lot coverage, etc. will allow for financially feasible development at higher densities. Based on an analysis of multiple hypothetical projects, the City determined that such standards and requirements do not represent an impediment to such developments.

Consultations with housing advocates and social service providers active in the Redding area occasionally indicated that the rate structure and administrative policies associated with the Redding Electric Utility (REU) can constitute a barrier to securing safe and affordable housing for certain low-income and special needs populations, particularly those suffering from mental illness and homelessness. In 2010, the REU initiated a six-year plan to progressively increase rates by 7.84 percent per year. This plan was primarily intended to offset reduced electrical usage associated with energy efficiency improvements, other usage reductions, and changes in market conditions. In early 2014, REU announced that it was pursuing a comprehensive rate restructuring designed to realign the utility's rate structure with its cost structure. The change would increase the residential network access charge from $13 per month to $42 per month and decrease the per kWh energy charge from $0.15 to $0.12. While the REU offers two important assistance programs, and plans to phase in the new network access charge for low-energy users, additional assistance may be necessary to ensure that these changes do not create an excessive burden for lower-income and special needs populations.

In March of 2012, HUD Office of Fair Housing and Equal Opportunity (FHEO) issued a Letter of Preliminary Findings to the City of Redding, following a review of the City's CDBG and HOME programs. The purpose of the review was to determine whether the programs administered by the City of Redding were in compliance with the non-discrimination provisions of Section 109, Title VI, Section 504, and Section 3, of the HUD regulations. While the City was generally found in compliance with applicable regulations, the review identified a number of specific areas in which the City was out of compliance with particular provisions of Section 109, Title VI, Section 3 and Section 504 implementing regulations at 24 CFR Parts 6, 1, 8, and 135. The FHEO had additional concerns, though those were not so severe as to constitute non-compliance. The City was also commended in a number of areas for implementing best practices, demonstrating the City's overall good-faith effort. Following the completion of the review, the City and the FHEO entered into a Voluntary Compliance Agreement that outlines the steps to be taken to bring the City into full compliance with applicable regulations.

Private Sector Impediments

Mortgage lending is governed by both state and federal statutes, including the Federal Fair Housing Act and the Home Mortgage Disclosure Act (HMDA). The HMDA mandates that most mortgage lenders report on the details associated with each mortgage application, including identifying how each application was resolved, any reason for the denial of the application, and details regarding the borrower and the subject property. Analysis of the HMDA data indicates that some of the areas with the lowest lending rates include much of downtown and

central Redding, as well as portions of north Redding around the intersection of SR 273 and Lake Boulevard. The data indicate that areas with high concentrations of low- and moderate-income households generally have below average mortgage lending rates. Two of the five areas of "extreme poverty" show below average lending rates, though three out of five show moderate to above average levels, indicating that these areas are more mixed-income.

Overall, prospective borrowers submitted 2,513 applications for mortgage financing to financial institutions in Shasta County in 2013. Broken down by racial group, non-Hispanic White applicants were notably over represented among loan applicants, accounting for nearly 84 percent of all applications. By comparison, non-Hispanic White individuals accounted for approximately 81 percent of the population in Shasta County, according to the 2013 ACS. No other racial or ethnic group is as well-represented. The data also indicate that non-Hispanic White applicants experienced the highest origination rates (72 percent) and the lowest overall denial rates (less than nine percent). Non-White applicants, by comparison, had a below average origination rate (65 percent) and an above average denial rate (13 percent).

Assessment of Fair Housing Services

Complaints alleging housing discrimination can be filed with either the state or federal government. Federal housing complaints are filed with the FHEO, while state housing complaints are filed with the California Department of Fair Employment and Housing (DFEH). While the analysis of submitted fair housing complaints indicated that there are relatively few fair housing complaints submitted regarding violations that allegedly occurred within the City of Redding, the analysis also indicated that the number of complaints submitted can fluctuate significantly from year to year. The characteristics of the alleged discrimination also changed somewhat, expanding to include allegations of discrimination based on gender and sexual orientation.

It is also not clear whether the relatively small number of complaints is due to a lack of fair housing violations, a lack of knowledge among residents regarding their fair housing rights, a lack of accessibility to fair housing services and assistance, or other factors that might limit the ability of willingness of someone to file a complaint (e.g., intimidation, etc.). As a result, the assessment of fair housing services is somewhat inconclusive, indicating that the City should take steps to improve fair housing education, outreach, and enforcement.

Direct fair housing assistance and counseling services in the greater Redding area are primarily provided by Legal Services of Northern California (LSNC), which offers assistance with the filing of fair housing complaints and subsequent litigation, but also provides important education, outreach, training, and tenant-landlord mediation services, as funding permits. As a non-profit agency, LSNC is frequently the best suited to assist residents with fair housing issues; however, with as the only service provider offering fair housing legal assistance, conflicts may occasionally arise that may limit the ability of LSNC to provide services, leaving low-income residents with few alternatives means of assistance. Additional, though limited,

fair housing services are also provided by the RHA, which administers the City's HCV program and other housing programs. As described previously, the primary role of the City of Redding in the provision of fair housing services is the dissemination of information, referral to agencies that can provide appropriate assistance, assistance with fair housing complaints to State and federal enforcement agencies, and assisting households with locating and securing safe and appropriate housing.

Recommended Actions

Following are actions recommended to address fair housing issues within the City of Redding during the 2015-2019 time period:

Action 1: Use the Consolidated Plan and AI as mechanisms to increase awareness and participation in fair housing issues.

Action 2: Monitor ongoing progress toward implementation of the AI recommendations and the Voluntary Compliance Agreement.

Action 3: Implement all aspects of the Voluntary Compliance Agreement and maintain full compliance with all state and federal fair housing laws.

Action 4: Develop and implement an affirmative marketing plan designed to encourage members of protected classes to participate in fair housing services and affordable housing programs, including the HCV program.

Action 5: Maintain links on appropriate pages of the City's website that direct visitors to housing services and resources, fair housing information, and consumer information.

Action 6: Ensure the fair housing information and educational materials are available to LEP households and persons with hearing or visual impairments upon request.

Action 7: Conduct annual trainings, seminars, and information sessions with key City staff who administer and oversee housing programs and code enforcement activities.

Action 8: Continue to support and, where possible, expand programs that provide fair housing education, credit counseling, homebuyer education, and education on tenant rights.

Action 9: Expand efforts to recruit participation of property owners, property managers, and others in higher-income and higher-opportunity areas to participate in the HCV program.

Action 10: Monitor and promptly investigate alleged fair housing violations, in rental housing, placing priority on those cases associated with HCV program participants.

Action 11: Work with financial institutions to encourage marketing of financial services to all segments of the community.

Action 12: Work with lenders, non-profit groups, social service providers, and fair housing advocates to conduct ongoing homebuyer and consumer education.

Action 13: Distribute information on Federal Fair Housing Act Accessibility Requirements in New Construction to proponents of new multifamily housing projects.

Action 14: Promote and encourage the development of new affordable rental and ownership housing and larger housing units outside of areas with above average concentrations of minority residents, lower-income residents, and subsidized housing units.

Action 15: Provide preference (e.g., extra points) to development proposals seeking public funds that would help to expand housing choice in areas of higher opportunity and/or outside areas of minority and low-income concentration.

Action 16: Monitor implementation of Federal Fair Housing Act Accessibility Requirements, including documenting the number of units built in compliance with the legislation.

Action 17: Work with RABA to expanded public transportation services to include all areas within the City limits, to ensure the availability of public transportation services in higher opportunity areas, and to expand the hours of operation, where appropriate and feasible.

Action 18: Work with REU to identify funding sources to maintain and expand the availability of financial assistance through the existing Lifeline and Lifeline Plus+ programs.

Action 19: Collaborate with other local jurisdictions to explore additional funding sources to develop and maintain a comprehensive fair housing testing program.

Section 1 – Introduction

1.1 – Purpose

The U.S. Department of Housing and Urban Development (HUD) – under Title 24, Part 91, of the Code of Federal Regulations – requires that communities receiving entitlement funds under the Community Planning and Development (CPD) grant programs must submit a certification that they are affirmatively furthering fair housing.[1] To provide support for this certification, each Entitlement jurisdiction is required to conduct an *Analysis of Impediments to Fair Housing Choice (AI)* and to outline the actions that would be appropriate to overcome the impediments identified in the analysis. Each jurisdiction is required to maintain records verifying that the AI was conducted and identifying the actions that were taken.

The purpose of the AI is to analyze public and private policies, practices, and procedures that influence housing choice within the jurisdiction. The AI subsequently serves as the logical basis for fair housing planning and coordination, providing essential information to policy makers, planning staff, housing providers, lending institutions, and fair housing advocates. Stakeholders can use this information to identify and address impediments as they arise, and to build support for both public and private sector fair housing initiatives.

The following AI, for the City of Redding, California, identifies actions to be taken between 2015 and 2019. The AI will be submitted along with the City of Redding Consolidated Plan to the HUD to support grant applications for CPD entitlement funding for housing programs. The AI is divided into five distinct sections, which are as follows:

Section 1 – Introduction and overview of the Analysis of Impediments to Fair Housing Choice

Section 2 – Analysis of demographic, economic, and housing characteristics

Section 3 – Assessment of public and private sector impediments

Section 4 – Assessment of fair housing policies, procedures, and practices

Section 5 – Findings and recommended action items for the 2015 to 2019 reporting period

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[1] U.S. Department of Housing and Urban Development. (1996). Fair Housing Planning Guide (HUD-1582B-FHEO). Available at: http://www.hud.gov/offices/fheo/images/fhpg.pdf

What is an Impediment to Fair Housing Choice?

While there are many factors in the public and private domains that can prevent or delay equal access to housing. HUD defines an impediment to fair housing choice as:

3) Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice;

4) Any actions, omissions, or decisions that have this effect.[2]

According to HUD's 1996 *Fair Housing Planning Guide*, an impediment to fair housing choice constitutes a violation, or potential violation, of the Fair Housing Act, and is counterproductive to fair housing choice, having the effect of restricting housing opportunities for members of federally protected classes (i.e., race, color, religion, national origin, age, sex, pregnancy, citizenship, familial status, disability, veteran status, genetic information).

The Unruh Civil Rights Act – Section 51 of the Civil Code of California – ensures equal status and protection from discrimination by all business establishments, including in housing and among providers of overnight accommodations. It expands the list of Federal protected classes to also include ancestry, medical condition, HIV or AIDS status, and sexual orientation. The Supreme Court of California has further clarified that protections under the Unruh Act are not necessarily restricted to the above characteristics. The Act subsequently covers all arbitrary and intentional discrimination by a business establishment on the basis of any personal characteristics, similar to those listed above.

Affordability is Not a Fair Housing Issue

An evaluation of potential impediments to fair housing choice must distinguish between a lack of access to housing based on cost and affordability, versus a lack of access to housing based on illegal discrimination. Affordability is not, in and of itself, a fair housing issue. When a household has problems accessing housing due to cost, no fair housing law is violated. However, when affordability disproportionately impacts members of protected classes (as described above), additional analysis is necessary to identify whether impediments to fair housing choice exist and whether legal discrimination has occurred. The degree to which protected classes are impacted by housing affordability is documented (to the extent practicable based on the available data) later in this report. This is accompanied by an evaluation of the degree to which affordability constitutes an impediment to fair housing.

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[2] *Ibid.*

1.2 – Regulatory Setting

Federal Fair Housing

The Federal Fair Housing Act (1968) and the Fair Housing Amendments Act (1988) represent federal fair housing legislation that prohibits discrimination in all aspects of housing, including the sale, rental, lease, or negotiation for real property. The 1968 Fair Housing Act prohibits discrimination based on race, color, national origin, religion, or sex (i.e., protected classes). The 1988 Fair Housing Act was amended to also prohibit discrimination based on familial status and physical or mental disability. The amendment to the Fair Housing Act also instituted housing code standards for new multifamily dwellings to accommodate persons with disabilities and establishes the right to "reasonable accommodations." The reasonable accommodations rule ensures the rights of tenants to make reasonable modifications to a dwelling, at their own expense, to accommodate the needs of persons with disabilities, and prohibits landlords from refusing reasonable requests for modifications to rules, policies, practices, or services, if they are necessary to accommodate persons with disabilities.

State Fair Housing

The Fair Employment and Housing Act (FEHA) – Part 2.8 of the California Government Code – and the Unruh Civil Rights Act – Section 51 of the California Civil Code – represent the principal legislative statutes in the State of California that prohibit discrimination against protected classes and which promote fair housing. The FEHA prohibits housing discrimination and harassment in all its forms, including all practices, policies, and regulations relating to the rental and sale of real property, eviction, mortgage lending, and insurance, as well as land use and zoning. The FEHA also prohibits retaliation against individuals or entities who have filed a complaint with the California Department of Fair Employment and Housing, participated in a Department investigation, or opposed any prohibited activity.

1.3 – Key Terms

Fair Housing: A condition in which individuals of similar income levels in the same housing market have a like range of housing choices available to them, regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Impediments: HUD defines impediments to fair housing choice as: 1) any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status or national origin, which restrict housing choice or the availability of housing choices; 2) any actions, omissions, or decisions that have the effect of restricting housing choices on the basis of race, color, religion, sex disability, familial status or national origin.

Persons with Disabilities: Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activity;

has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Reasonable Accommodations: A reasonable accommodation is a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. A housing provider should do everything possible to assist, but is not required to make changes that would fundamentally alter the program or create an undue financial and administrative burden. Reasonable accommodations may be necessary at all stages of the housing process, including application, tenancy, or eviction.

Protected Class: A characteristic of a person, which cannot be used as the basis for discrimination or discriminatory actions or omissions. The following are protected classes:

<u>Under Federal Law</u>

- Race
- Color
- Religion
- National Origin
- Age
- Sex
- Pregnancy
- Citizenship
- Familial Status
- Disability
- Veteran Status
- Genetic Information

<u>Under California Law</u>

- Race
- Color
- Religion
- National Origin
- Sex
- Disability
- Age
- Ancestry
- Medical Condition
- HIV or AIDS Status
- Marital Status
- Source of Income
- Sexual Orientation
- Other Arbitrary Characteristics

1.4 – Methodology

The format of the AI report and the analysis contained herein adheres to recommendations contained in HUD's Fair Housing Planning Guide and the 2004 Analysis of Impediments Memorandum. It also incorporates additional analysis intended to ensure basic compatibility with the proposed rule to Affirmatively Further Fair Housing (AFFH), as published in the Federal Register on July 19, 2013. The analysis recognizes the direction that HUD is taking with regard to AFFH, as evidenced in the documents that HUD made available for public comment on September 26, 2014 and January 15, 2015. Though this analysis does not apply the new

Fair Housing Assessment Tool, since it was not yet complete or required under HUD regulations as of this writing, this analysis incorporates those components of the assessment tool that can be practicably adapted for use in the City of Redding AI, based on the data currently available from a variety of sources, including the U.S. Census Bureau (Census), the California Department of Finance (DoF), the California Department of Housing and Community Development (HCD), U.S. Department of Housing and Urban Development (HUD), and the Federal Financial Institutions Examination Council (FFIEC), among others.

1.5 – Outreach and Public Participation

The analysis incorporates information collected through an extensive and ongoing public participation process, which was conducted in two phases. The first phase included public meetings and workshops intended to collect the public input necessary for the development of the City of Redding 2015-2019 Consolidated Plan, the 2015-2016 Action Plan, and the 2015 City of Redding Housing Element. The public outreach and engagement process for the efforts mentioned above was consolidated in order to provide greater efficiencies to the City, which was working within a constrained budget environment. However, because these three efforts involved deeply interrelated issues, the combined public participation process provided an opportunity for a more robust public engagement process. The second phase targeted the collection of supplementary information, as necessary, to facilitate the assessment of potential impediments to fair housing choice.

The public participation process was officially initiated in December 2013 with a direct mailing campaign that distributed notices to 90 unique agencies that work directly with minority residents, persons with disabilities, persons with limited-English proficiency, and other members of protected classes. The mailings included a notice of funding availability under the CDBG program, as well as information regarding the anticipated timing of public meetings intended to collect input for the Consolidated Plan, Annual Action Plan, and Housing Element development processes. The City also published notices on its website, in a local newspaper, and at known gathering places throughout the community, as described in Appendix A.

The first public meeting was held in February 2014, with a second public workshop held in November 2014. In addition to these public workshops and meetings, the Redding City Council also appointed a Community Development Advisory Committee (CDAC) to provide executive level guidance and input to the Consolidated Plan planning process. The CDAC held publicly noticed meetings on January 14, March 11, March 12, and March 18 of 2015. The City Council also conducted a public hearing in June 2015, which provided an additional forum for public testimony on the 2015-2019 Consolidated Plan and the 2015-2016 Action Plan.

As part of the Consolidated Plan planning process, the City of Redding also implemented a Housing and Community Development Needs Assessment Survey, which was advertised in conjunction with the community meetings described above. The City received 261 unique

responses to the survey, which gathered public opinions regarding perceived needs and priorities for housing, community services, and economic development, as well as information on the supportive services necessary to address the identified needs. For a summary of the survey response information, please refer to Appendix B.

The second phase of the public outreach and participation program included qualitative interviews, a second survey, and a public meeting specifically designed to collect additional public input regarding fair housing issues within the City of Redding. For a complete list of those organizations active in affordable and fair housing issues within the City of Redding that were invited to participate in the key informant interviews, please refer to Appendix C. In addition to qualitative interviews, the Redding Housing Authority (RHA) also conducted a survey of Housing Choice Voucher (HCV) program participants to collect information on the experiences of program participants with regard to discrimination and fair housing. For more information on the HCV Program Participant Survey, including a copy of the survey tool and a summary of responses, please refer to Appendix D. Prior to completion of the Draft AI, the City of Redding also hosted a public workshop in May 2015, to present the preliminary findings and collect feedback from the community regarding the identified impediments to fair housing.

On an ongoing basis, the City of Redding also participates in an annual Fair Housing workshop, which was most recently held on April 30th, 2015. The workshop is open to the public, but is typically attended primarily by local real estate professionals, property owners, tenant's rights advocates, and social service providers, with limited attendance by area residents. The 2015 Fair Housing Workshop included presentations on state and federal fair housing law, discrimination associated with source of income and the use of HCVs, a review of requirements associated with the Violence Against Women Act and a discussion of fair housing issues associated with domestic violence, discrimination based on sexual orientation, gender identity and gender expression, and reasonable accommodations.

Section 2 – Existing Conditions

The following section reports data on existing conditions in the City of Redding and Shasta County, including population and household trends, age, race and ethnicity, household characteristics, and income levels, among other socioeconomic characteristics. Data sources primarily include DoF current population estimates, 2010 Census, 2013 American Community Survey (ACS), and the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, among others. Data are reported for the City of Redding as a whole. Where appropriate, comparison data are also provided for Shasta County, which includes the incorporated cities.

2.1 – Population and Age trends

According to Census and DoF data, Shasta County was the 29th fastest growing county in California, between 2000 and 2010. During this period, the county gained around 13,330 new residents. With an average annual growth rate of 0.8 percent, the countywide population grew around one-tenth of a percentage point slower the statewide population. The City of Redding, by comparison, added approximately 8,873 new residents at an average annual rate of 1.0 percent, which was one-tenth of a percentage point higher than the statewide average. Reflecting new economic realities, such as the national economic recession and housing crisis, population growth in both the City of Redding and Shasta County occurred more slowly between 2010 and 2015. During this period, the population in both areas grew at an average annual rate of around 0.4 percent. The City of Redding added approximately 1,063 new residents, while Shasta County added around 1,157 new residents during this period.

Corresponding with broader trends throughout California and the nation, both the City of Redding and Shasta County show signs of an aging population, though the population in the City of Redding appears somewhat younger, on average, compared to the county as a whole. For example, the median age in the City of Redding in 2000 was 37 years, which increased to 38 years by 2013. The median age in Shasta County as a whole was 39 years in 2000, which increased to 42 years by 2013. The City of Redding shows two clear waves moving through the age categories. For example, the proportion of residents who are under the age of 18 declined by 3.8 percentage points between 2000 and 2013, while the proportion who are between 18 and 24 years of age increased by 2.6 percentage points, and the proportion who are age 25 to 34 increased by 0.8 percentage points. There is a similar shift among middle-aged residents, with a distinct decrease in the proportion of the population between 35 and 54 years of age, which corresponds to an increase in the proportion of residents who are between 55 and 74 years of age. Additional data for Shasta County as a whole, shown in Table 2, show a similar trend.

Table 1: Population Change, City of Redding and Shasta County, 2000 to 2015

Year	City of Redding	Shasta County
2000	80,950	163,256
2001	82,619	165,590
2002	84,430	168,304
2003	85,550	170,782
2004	86,470	172,729
2005	87,152	173,862
2006	87,662	174,747
2007	88,343	175,546
2008	88,898	176,240
2009	89,343	176,756
2010	89,861	177,223
Annual Change 00'-10'	**1.0%**	**0.8%**
2011	90,047	177,516
2012	90,160	177,712
2013	90,632	178,440
2014	90,950	178,742
2015	91,110	178,673
Annual Change 10'-15'	**0.4%**	**0.2%**

Sources: U.S. Census Bureau, 2000 Census and 2010 Census, 2015: DoF, 2015; BAE, 2015.

Table 2: Age Distribution, City of Redding and Shasta County, 2000 and 2013

	City of Redding			
	2000		2013	
Age Range	Number	Percent	Number	Percent
Under 18	21,115	26.1%	20,295	22.3%
18-24	7,835	9.7%	11,191	12.3%
25-34	9,575	11.8%	11,520	12.6%
35-44	11,779	14.6%	9,054	9.9%
45-54	10,805	13.4%	11,550	12.7%
55-64	7,187	8.9%	11,292	12.4%
65-74	6,077	7.5%	8,674	9.5%
75-84	4,770	5.9%	5,240	5.8%
85 years & over	1,722	2.1%	2,308	2.5%
Total, All Ages	**80,865**	**100%**	**91,124**	**100%**

	Shasta County			
	2000		2013	
Age Range	Number	Percent	Number	Percent
Under 18	42,674	26.1%	38,814	21.7%
18-24	13,326	8.2%	16,601	9.3%
25-34	16,842	10.3%	20,626	11.5%
35-44	24,433	15.0%	19,016	10.6%
45-54	24,056	14.7%	23,750	13.3%
55-64	17,064	10.5%	26,006	14.5%
65-74	12,929	7.9%	19,586	10.9%
75-84	9,057	5.5%	10,183	5.7%
85 years & over	2,875	1.8%	4,398	2.5%
Total, All Ages	**163,256**	**100%**	**178,980**	**100%**

Sources: U.S. Census Bureau, 2000 Census and 2013 American Community Survey, 2015; BAE, 2015.

2.2 – Racial and Ethnic Characteristics

Compared to California as a whole, the City of Redding and Shasta County feature relatively small minority populations, on a proportionate basis. For example, the 2013 ACS reports that an estimated 46.7 percent of the statewide population were non-Hispanic White, while the remaining 53.3 percent belonged to one of seven other major racial and ethnic groups. In Shasta County, approximately 81.1 percent of the population was reported as non-Hispanic White, with only 18.9 percent belonging to one of the seven minority groups. In the City of Redding, non-Hispanic Whites accounted for 79.3 percent of the population, with 20.7 percent of the total residential population belonging to one of the seven minority groups. However, non-Hispanic Whites accounted for a smaller proportion of the overall population in 2013, compared to the year 2000. For example, the proportion of the population that identified as non-Hispanic White in 2013 was 6.4 percentage points lower than in the year 2000, when 85.7 percent of the population identified as non-Hispanic White. The data indicate a similar, though slightly less pronounced, trend in Shasta County as a whole, where the proportion of non-Hispanic Whites decreased by 5.4 percentage points between 2000 and 2013.

Among the seven racial and ethnic minority groups identified in Table 3, Hispanic or Latino residents accounted for the largest overall share within the City of Redding, at 8.1 percent. This represents an increase over the year 2000, when the proportion of Redding residents who identified as Hispanic or Latino was estimated at 5.4 percent. Other notable minority groups include American Indians, Asians, and persons of two or more races. Multi-racial individuals represent the second largest minority cohort in the City of Redding, as of 2013, accounting for 4.5 percent of the population. This represents an increase of 1.9 percentage points from 2000. Asians were the third largest minority cohort in Redding in 2013, accounting 4.1 percent of the population, which represents a 1.1 percentage point increase over 2000. American Indians were the fourth largest minority cohort, accounting for 2.4 percent of the population in 2013, which represents an increase on only 0.4 percentage points over 2000. These concentrations appear similar to those in Shasta County as a whole, though the City of Redding appears to feature a somewhat higher proportion of minority residents compared to the county as a whole.

The available data indicate that the City of Redding features relatively low levels of minority concentration. HUD defines “areas of minority concentration” to include those Census Block Groups where a single racial or ethnic group comprises at least 50 percent of the population, other than non-Hispanic Whites. According to data from the 2009-2013 ACS, none of the Block Groups located within the City of Redding had any minority populations that accounted for 50 percent or more of the total Block Group population. Non-Hispanic Whites, by comparison, accounted for between 62.6 and 97.3 percent of the population in all 76 Block Groups.

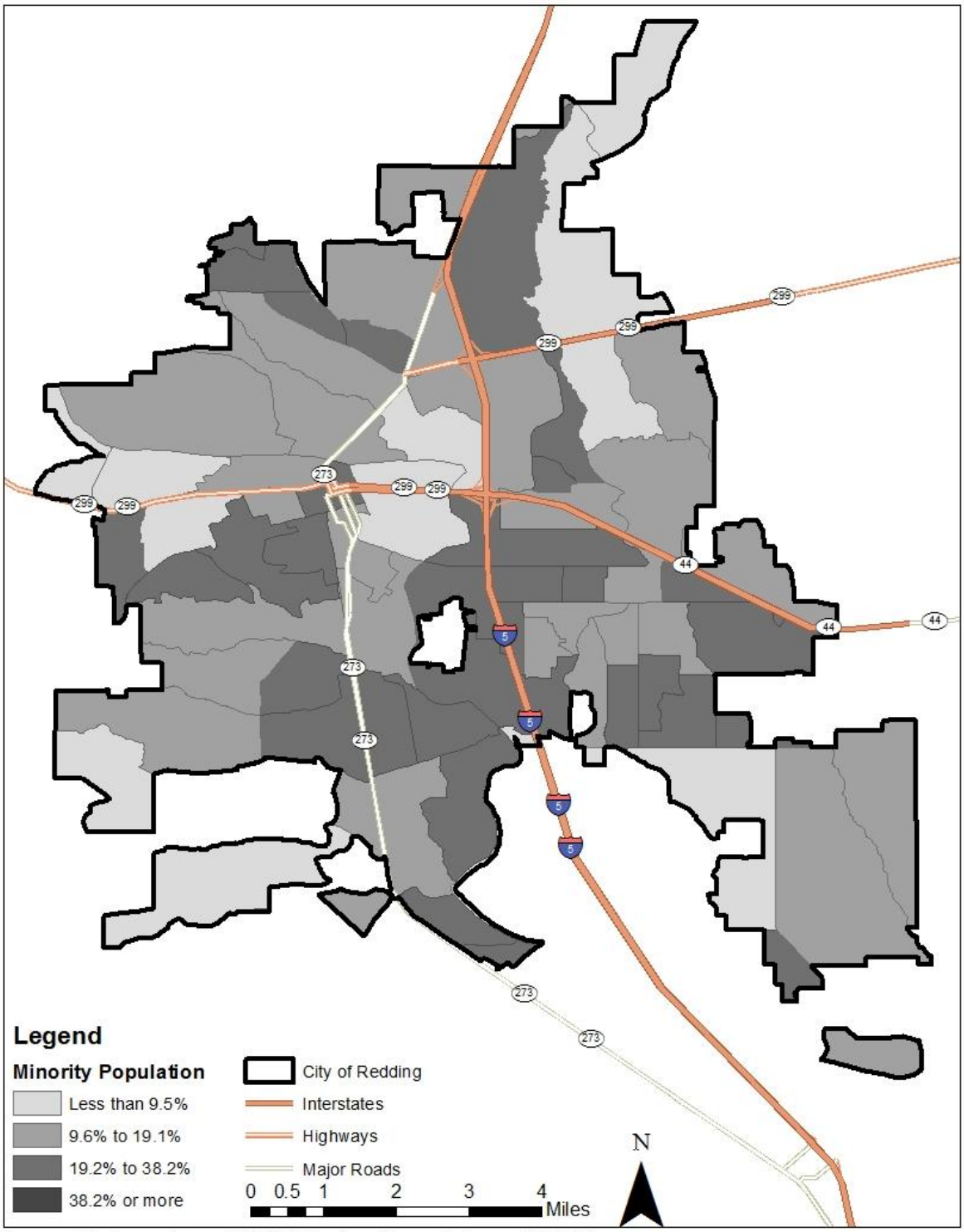
Table 3: Population by Race and Ethnicity, City of Redding and Shasta County, 2000 and 2013

	City of Redding			
	2000		2013	
Hispanic or Latino by Race	Number	Percent	Number	Percent
Non-Hispanic or Latino				
White alone	69,293	85.7%	72,272	79.3%
Black or African American alone	828	1.0%	1,314	1.4%
American Indian and Alaska Native alone	1,625	2.0%	2,223	2.4%
Asian alone	2,372	2.9%	3,720	4.1%
Native Hawaiian and Other Pacific Islander alone	79	0.1%	0	0.0%
Some other race alone	142	0.2%	57	0.1%
Two or more races	2,133	2.6%	4,127	4.5%
Subtotal, All Non-Hispanic or Latino	**76,472**	**94.6%**	**83,713**	**91.9%**
Hispanic or Latino				
White alone	2,434	3.0%	2,607	2.9%
Black or African American alone	23	0.0%	0	0.0%
American Indian and Alaska Native alone	177	0.2%	173	0.2%
Asian alone	14	0.0%	73	0.1%
Native Hawaiian and Other Pacific Islander alone	15	0.0%	0	0.0%
Some other race alone	1,182	1.5%	4,002	4.4%
Two or more races	548	0.7%	556	0.6%
Subtotal, All Hispanic or Latino	**4,393**	**5.4%**	**7,411**	**8.1%**
Total, All Races and Ethnicities	**80,865**	**100%**	**91,124**	**100%**

	Shasta County			
	2000		2013	
Hispanic or Latino by Race	Number	Percent	Number	Percent
Non-Hispanic or Latino				
White alone	141,097	86.4%	145,080	81.1%
Black or African American alone	1,179	0.7%	1,609	0.9%
American Indian and Alaska Native alone	4,025	2.5%	4,129	2.3%
Asian alone	3,014	1.8%	5,048	2.8%
Native Hawaiian and Other Pacific Islander alone	154	0.1%	0	0.0%
Some other race alone	245	0.2%	57	0.0%
Two or more races	4,544	2.8%	6,724	3.8%
Subtotal, All Non-Hispanic or Latino	**154,258**	**94.5%**	**162,647**	**90.9%**
Hispanic or Latino				
White alone	4,729	2.9%	9,086	5.1%
Black or African American alone	46	0.0%	0	0.0%
American Indian and Alaska Native alone	503	0.3%	249	0.1%
Asian alone	34	0.0%	73	0.0%
Native Hawaiian and Other Pacific Islander alone	24	0.0%	59	0.0%
Some other race alone	2,545	1.6%	6,051	3.4%
Two or more races	1,117	0.7%	815	0.5%
Subtotal, All Hispanic or Latino	**8,998**	**5.5%**	**16,333**	**9.1%**
Total, All Races and Ethnicities	**163,256**	**100%**	**178,980**	**100%**

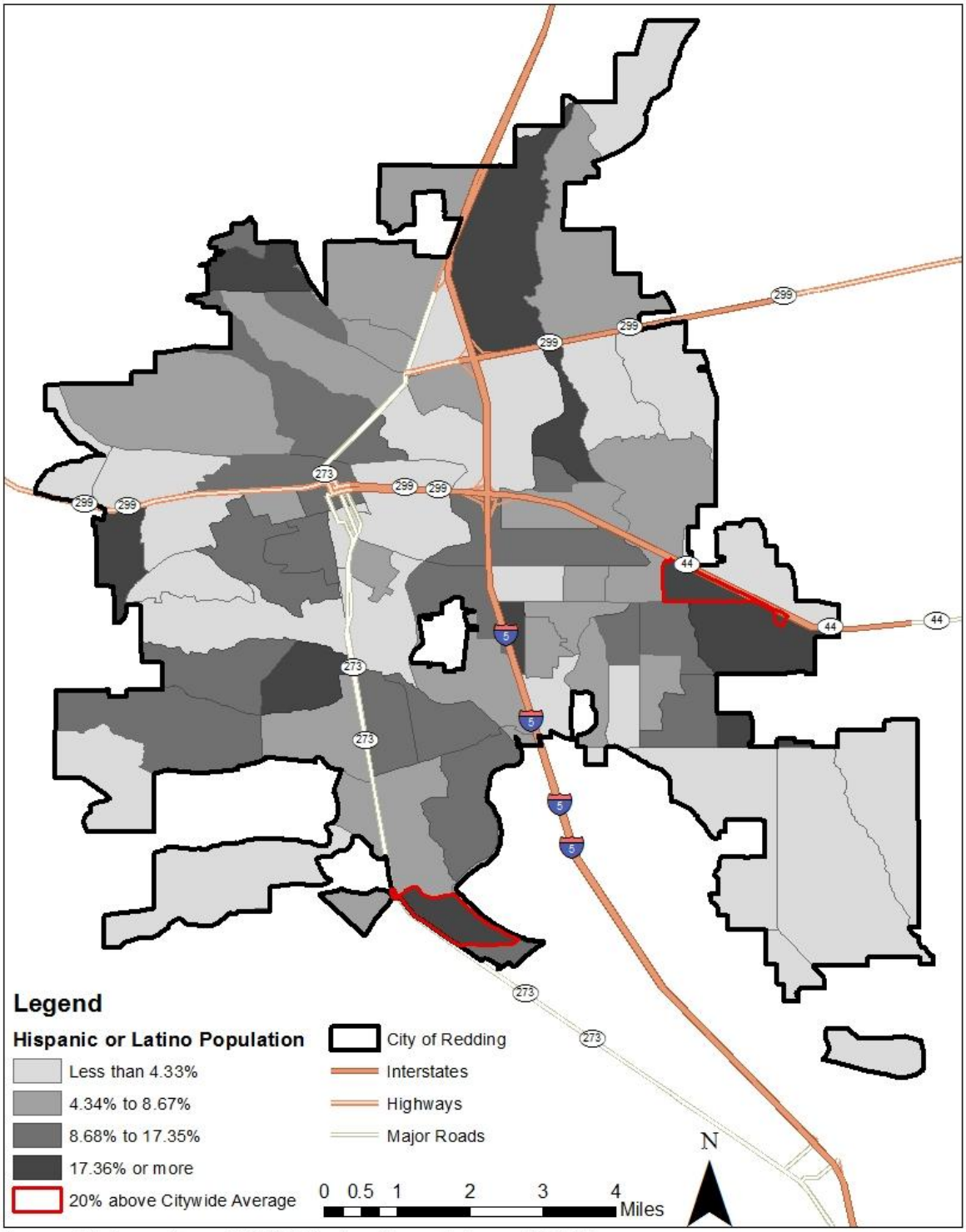
Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

Figure 1: Block Groups by Percent Minority, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Figure 2: Block Groups by Percent Hispanic or Latino, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

As an alternative, HUD also considers areas of minority concentration to include Block Groups where the share of a given minority group is 20 percentage points higher than the citywide average. According to the 2009-2013 ACS, only two Block Groups meet this criteria.[3] These two areas featured Hispanic or Latino populations that represented around 30 percent of the total population in the Block Group, which was more than 20 percentage points higher than the citywide average of 8.7 percent. Figure 1 illustrates the Block Groups throughout the City of Redding that have minority concentrations that are greater than the citywide average. Figure 2 illustrates those Block Groups with concentrations of Hispanic or Latino residents that are greater than the Citywide average. For additional detailed maps illustrating the concentration of other racial and ethnic minority groups, please refer to Appendix E.

Measures of Segregation

In addition to simply identifying areas of minority concentration, HUD recommends the use of two quantitative metrics to analyze the relative extent of racial and ethnic segregation in CPD entitlement jurisdictions.[4] [5] These are known as the dissimilarity index and the isolation index.

Dissimilarity Index

The dissimilarity index is a primary quantitative metric used for identifying patterns of geographic segregation. This index measures the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units that make up a larger area, such as Block Groups within a city. The index ranges from 0 to 100, with 0 meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move to produce an even distribution. An index score above 60 is considered high, while 30 to 60 is considered moderate, and below 30 is considered low.[6]

The formula for calculating the dissimilarity index for the City of Redding, by Census Block Group, is as follows: $D= 0.5 \Sigma \mid P_{ig}/P_g-P_{ih}/P_h \mid$

- P_{ig} is the population of group g in Census Block Group i
- P_{ih} is the population of group h in Census Block Group i
- P_g is the total population of group g in the City
- P_h is the total population of group h in the City

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[3] These include Block Group 4 in tract 113 and Block Group 2 in tract 123.01.
[4] HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf
[5] Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: http://www.brookings.edu/es/urban/census/glaeser.pdf
[6] Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

Table 4, below, reports the dissimilarity index scores for each minority group within the City of Redding based on Block Group level data collected from Census 2000 and the 2009-2013 ACS. Note that all dissimilarity index scores are calculated in relation to the share of non-Hispanic White residents within the Block Group. Based on these data, racial and ethnic segregation was more prevalent between 2009 and 2013 than it was in the year 2000. For example, in the year 2000, all but three minority groups had dissimilarity index values less than 30. Those minority groups showing moderate levels of segregation (i.e., dissimilarity index scores between 30 and 60) included Asians, Native Hawaiian and Other Pacific Islanders, and persons of Some Other Race. Data for 2009-2013 indicate that all seven racial and ethnic minority groups had dissimilarity index scores greater than 30 during the more recent period, with two groups showing scores greater than 60. The two minority groups showing the highest levels of segregation (i.e., dissimilarity index scores greater than 60) included Native Hawaiian and Other Pacific Islanders and persons of Some Other Race. All of the other five racial and ethnic groups had dissimilarity index scores between 30 and 60, reflecting a moderate degree of segregation. It is notable that the dissimilarity index scores for African Americans, American Indians, and Asians are all greater than 50, suggesting a somewhat higher degree of segregation. Hispanic or Latino residents, and persons of Two or More Races, had scores in the 30s, suggesting more moderate levels of segregation.

Table 4: Dissimilarity Index Scores, City of Redding, 2009-2013

Racial and/or Ethnic Group	Dissimilarity Index Score	
	2000	2009-2013
Black or African American alone	27.1	59.1
American Indian and Alaska Native alone	22.1	54.7
Asian alone	32.3	51.5
Native Hawaiian and Other Pacific Islander alone	44.0	84.3
Some other race alone	38.1	93.5
Two or more races	13.7	39.5
Hispanic or Latino	10.8	31.1

Sources: U.S. Census Bureau, 2000 Census and 2009-2013 ACS, 2015; BAE, 2015.

It should be noted, however, that the minority populations described above account for a relatively small proportion of the total population; therefore, even small concentrations of residents may result in high dissimilarity index scores. For example, the data indicate that the number of residents who identify as Native Hawaiian or Pacific Islander, or as Some Other Race, may have declined to near zero during the 2009-2013 period. With fewer than 100 residents residing in a City of more than 90,000, the presence of only one or two households within a given Block Group may result in an exceptionally high dissimilarity index score. Also, it should be recognized that analysis of these data alone are insufficient to identify the cause of the geographic concentration. For example, members of a given racial or ethnic group may cluster together due to discrimination in housing. They may also cluster together due to a variety of other non-discriminatory factors, such as to maintain important cultural and/or social ties.

Isolation Index

Another common quantitative metric for identifying patterns of geographic segregation is the isolation index, which compares a group's share of the overall population to the average share within a given Block Group. Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a Block Group where the average resident of that group lives, correcting for the fact that this number increases mechanically with that groups share of the overall citywide population. Using Hispanic or Latino residents as an example, an aggregate isolation index of 40 indicates that the average Hispanic or Latino resident lives in a Block Group where the Hispanic share of the population exceeds the overall citywide average by roughly 40 percent. Isolation index values that equal close to zero indicate that members of that minority group live in relatively integrated neighborhoods.[7] [8]

The formula for calculating the isolation index for the City of Redding, by Census Block Group, is as follows: $I = \Sigma \mid P_{ig}/P_g * P_{ig}/P_{it} - P_g/P_t \mid / 1 - P_g/P_t$

- P_{ig} is the population of group g in Census Block Group i
- P_{it} is the total population in Census Block Group i
- P_g is the total population of group g in the City
- P_t is the total population in the City

Table 5 reports the isolation index scores for each major racial and ethnic group within the City of Redding based on Block Group level data collected from Census 2000 and the 2009-2013 ACS. According to this metric, the City of Redding exhibits relatively low levels of racial and ethnic segregation. The isolation index values for non-Hispanic Whites decreased from 42.2 in 2000 to an average of 28.4 between 2009 and 2013. The decrease in the isolation index value indicates that White residents lived in more highly integrated neighborhoods during the 2009-2013 period. The isolation index values for the seven racial and ethnic minority groups were calculated to equal less than 5.0 during both time periods, indicating that most lived in fairly integrated neighborhoods. While the isolation index values for most racial and ethnic minority groups remained relatively stable, the value for persons of Two or More Races increased by 0.5, while the index value for persons of Hispanic or Latino heritage increased by 1.4. While the relative magnitude of these changes was relatively small, these results indicate that while these two groups were slightly more concentrated between 2009 and 2013, members of both groups primarily reside in communities characterized by a high degree of racial and ethnic integration.

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[7] HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

[8] Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: http://www.brookings.edu/es/urban/census/glaeser.pdf

Table 5: Isolation Index Scores, City of Redding, 2009-2013

Racial and/or Ethnic Group	Isolation Index 2000	Isolation Index 2009-2013
Non-Hispanic White	42.2	28.4
Black or African American alone	0.4	0.6
American Indian and Alaska Native alone	1.0	1.0
Asian alone	1.2	1.4
Native Hawaiian and Other Pacific Islander alone	0.0	0.1
Some other race alone	0.1	0.1
Two or more races	1.3	1.8
Hispanic or Latino	2.6	4.0

Sources: U.S. Census Bureau, 2000 Census and 2009-2013 ACS, 2015; BAE, 2015.

2.3 – Household Income and Poverty Trends

Household Income Distributions

Income is a primary indicator of standard of living and is a critical factor in determining the ability of a household to balance housing costs with other basic needs, such as food and transportation. While housing affordability, in and of itself, does not constitute a fair housing issue, income bias (e.g., the denial of housing due to negative perceptions of lower income individuals and households) can represent an important fair housing concern.

According to the data provided in Table 6, the median income for households residing in the City of Redding increased, in nominal dollars, from $34,194 in 1999 to $40,376 in 2013. The median income in Shasta County similarly increased, in nominal terms, from $34,335 in 1999 to $40,332 in 2013. Once adjusted for inflation using the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI), it appears the median income in both Redding and Shasta County decreased in real terms during this period. Specifically, the inflation-adjusted median annual income declined by an estimated $8,194 in Redding, which equals a decrease in purchasing power of approximately 16.9 percent. Shasta County experienced a similar drop in median income of $8,438, which corresponds to a decrease in purchasing power of 17.3 percent.

Table 7 reports the number of households by income category. Extremely low-Income households are defined as those with incomes equal or less than 30 percent of the HUD Adjusted Median Family Income (HAMFI). Very low-income households have income above 30 but less than 50 percent of HAMFI, while low-income households have income above 50 percent but less than 80 percent of HAMFI, and moderate-income households are above 80 percent, but less than 120 percent of HAMFI, while above moderate-income households have incomes greater than 120 percent HAMFI. An average of 14,445 Redding households (40.8 percent) were categorized as extremely low-, very low-, or low-income between 2007 and 2011. By comparison, there were 20,960 moderate- and above moderate-income households (59.2 percent). Overall, lower income households are more likely to rent housing, while moderate and above moderate households are more likely to own their own homes.

Table 6: Household Income Distribution, 2000 and 2013

	City of Redding			
	1999		2013	
Household Income (a)	Number	Percent	Number	Percent
Less than $14,999	6,412	20.0%	5,862	16.7%
$15,000 to $24,999	5,544	17.3%	4,834	15.1%
$25,000 to $34,999	4,397	13.7%	5,256	16.4%
$35,000 to $49,999	5,399	16.8%	4,551	14.2%
$50,000 to $74,999	5,565	17.3%	6,007	18.7%
$75,000 to $99,999	2,364	7.4%	3,643	11.3%
$100,000 to $149,999	1,594	5.0%	3,224	10.0%
$150,000 and above	829	2.6%	1,710	5.3%
Total Households	**32,103**	**100%**	**35,087**	**108%**
Median Household Income	**$34,194**		**$40,376**	
Inflation Adjusted (b)	*$48,570*		$40,376	

	Shasta County			
	1999		2013	
Household Income (a)	Number	Percent	Number	Percent
Less than $14,999	12,728	20.1%	11,200	16.1%
$15,000 to $24,999	10,535	16.6%	10,028	14.4%
$25,000 to $34,999	8,955	14.1%	10,213	14.6%
$35,000 to $49,999	10,861	17.1%	9,816	14.1%
$50,000 to $74,999	11,076	17.5%	12,620	18.1%
$75,000 to $99,999	4,701	7.4%	5,981	8.6%
$100,000 to $149,999	3,035	4.8%	6,347	9.1%
$150,000 and above	1,536	2.4%	3,524	5.1%
Total Households	**63,426**	**100%**	**69,729**	**100%**
Median Household Income	**$34,335**		**$40,332**	
Inflation Adjusted (b)	*$48,770*		$40,332	

Note:

(a) Total household figures for 1999 are those reported in Summary File 1, w hile the proportion of households falling into each income category are based on data reported in Summary File 3.

(b) 1999 figures are adjusted to 2013 dollars using an inflation factor of 1.42 based on California Consumer Price Index published by the U.S. Bureau of Labor Statistics.

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; Bureau of Labor Statistics, 2015; BAE, 2015.

Table 7: Households by Income Category, City of Redding and Shasta County, 2007-2011

	City of Redding					
	Owner Households		Renter Households		All Households	
Income Category (a)	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income *(30% of HAMF or Less)*	975	2.8%	3,215	9.1%	4,190	11.8%
Very Low Income *(30% to 50% of HAMFI)*	1,370	3.9%	2,960	8.4%	4,330	12.2%
Low Income *(50% to 80% of HAMFI)*	2,535	7.2%	3,390	9.6%	5,925	16.7%
Moderate Income *(80% to 120% of HAMFI)*	3,665	10.4%	2,865	8.1%	6,530	18.4%
Above Moderate Income *(Above 120% of HAMFI)*	11,120	31.4%	3,310	9.4%	14,430	40.8%
All Income Levels (b)	**19,665**	**55.6%**	**15,735**	**44.4%**	**35,400**	**100%**

	Shasta County					
	Owner Households		Renter Households		All Households	
Income Category (a)	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income *(30% of HAMF or Less)*	2,610	3.8%	5,220	7.5%	7,830	11.3%
Very Low Income *(30% to 50% of HAMFI)*	3,850	5.6%	4,395	6.4%	8,245	11.9%
Low Income *(50% to 80% of HAMFI)*	6,455	9.3%	5,065	7.3%	11,520	16.7%
Moderate Income *(80% to 120% of HAMFI)*	8,690	12.6%	4,600	6.7%	13,290	19.2%
Above Moderate Income *(Above 120% of HAMFI)*	23,545	34.1%	4,715	6.8%	28,260	40.9%
All Income Levels (b)	**45,150**	**65.3%**	**23,995**	**34.7%**	**69,145**	**100%**

Notes:
(a) CHAS data reflect HUD-defined household income limits for various household sizes, which are calculated for Shasta County.
(b) Figures may not sum to totals due to rounding.

Sources: HUD, 2007-2011 CHAS, 2015; BAE, 2015.

Geographic Concentrations of Low- and Moderate-Income Households

Figure 3 identifies the Block Groups within the City of Redding based on the proportion of low- and moderate-Income households. The maps feature data from the HUD fiscal year 2014 Low and Moderate Income Summary Data (LMISD), which is based on the 2006-2010 ACS. For the purpose of this analysis, a high concentration of low- and moderate-income households is considered to be anything greater than the citywide average of 39.9 percent. Where possible, the map identifies those Block Groups with concentrations that are more than twice the citywide average. Based on these data, there are clear concentrations of low- and moderate-income households in downtown Redding, with areas of twice the average concentration near the intersection of State Routes (SRs) 44, 273, and 299. Much of north Redding, east of SR 299, contains above average concentrations of lower-income residents, with the Buckeye and Keswick Estates neighborhoods showing concentrations that are more than twice the citywide average. The area surrounding Interstate 5 (I-5) south of SR 44 also shows high

concentrations of low- and moderate income households, with one Block Group located east of Churn Creek Road and south of Hartnell Avenue showing double the average concentration. The data also indicate that much of the area surrounding SR 273, south of the intersection with Buenaventura Boulevard has an above average concentration of low- and moderate income households, though none of the Block Groups in this area show percentages equal to, or greater than, twice the citywide average. While the nature of this association is not entirely clear, the data indicate that two out of the three Block Groups with the highest percentages of low- and moderate-income households also host larger than average minority populations. For a complete list of low- and moderate-income Block Groups, please refer to Appendix F.

Poverty Characteristics

According to the 2009 to 2013 ACS,[9] an average of 18.2 percent of the population in the City of Redding lived below the poverty line, representing an average of approximately 16,000 impoverished residents. Table 8 reports the average poverty rate between 2009 and 2013 by race and ethnicity.[10] Note that the figures for each racial group include persons of Hispanic or Latino descent, while figures for Hispanic or Latino residents include persons of all racial groups. According to these data, six out of the seven identified racial and ethnic groups have poverty rates that are above the citywide average for all residents. The minority groups with the highest poverty rates include persons of Some Other Race and Two or More Races, as well as Hispanics and Asians. Native Hawaiian and Other Pacific Islanders were the only minority group with a poverty rate below the citywide average. An evaluation of the distribution of persons in poverty by race and ethnicity indicates that Whites were underrepresented by approximately six percentage points. Hispanic or Latino residents, by comparison, were overrepresented by around 3.3 percentage points, compared to their share of the population as a whole. Persons of Some Other Race or Two or More Races were overrepresented by two percentage points each, while Asians were overrepresented by 1.3 percentage points. African Americans and American Indians were overrepresented by less than one full percentage point.

An additional evaluation of the relative geographic concentration of poverty by Block Group throughout the City of Redding identified five areas where the proportion of the population living below the poverty level exceeded 40 percent. HUD considers Census Tracts or Block Groups with 40 percent or more of the population living at or below the poverty line to be areas of "extreme poverty."[11] Based on Block Group level data from the 2009-2013 ACS, an average of 42 to 53 percent of the population in five Block Groups were living below the poverty line. This represented a total of more than 2,300 individuals. As illustrated in Figure

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[9] Note that the 2009-2013 ACS is the most recent available data source that provided full detail on the number of individuals living in poverty by racial and ethnic group. The poverty rate may differ from that reported elsewhere

[10] For additional information regarding the relative prevalence of poverty among sensitive populations other than the identified racial and ethnic minority groups, please refer to the section entitled *Special Needs Populations*.

[11] HUD. (2013). AFFH Data Documentation. FR-5173-P-01. Available at: http://www.huduser.org/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

4, these Block Groups include downtown Redding, as well as the Buckeye neighborhood, the neighborhood to the northeast of the intersection of Dana Road and Churn Creek Road, the area south of South City Park, and the neighborhood to the southeast of the intersection of Churn Creek Road and Hartnell Avenue. The first three neighborhoods listed represent areas of above average minority concentration, while the latter two do not.

Table 8: Poverty by Race and Ethnicity, City of Redding, 2009-2013

	Below Poverty Line			Total Population		Share in Poverty Minus Share of Total Population
Hispanic or Latino by Race	Number	Poverty Rate	Share of Total Pop. in Poverty	Number	Percent	
White	12,871	16.9%	80.1%	76,170	86.1%	-6.0%
Black or African American	247	23.9%	1.5%	1,033	1.2%	0.4%
American Indian and Alaska Native	364	19.1%	2.3%	1,905	2.2%	0.1%
Asian	700	25.6%	4.4%	2,739	3.1%	1.3%
Native Hawaiian and Other Pacific Islander	18	12.1%	0.1%	149	0.2%	-0.1%
Some other race	768	32.6%	4.8%	2,359	2.7%	2.1%
Two or more races	1,102	26.8%	6.9%	4,116	4.7%	2.2%
Total, All Races (a)	**16,070**	**18.2%**	**100%**	**88,471**	**100%**	
Hispanic or Latino	1,913	25.2%	11.9%	7,599	8.6%	3.3%
Not Hispanic or Latino	14,157	16.0%	88.1%	80,872	91.4%	-3.3%
Total, All Ethnicities (a)	**16,070**	**18.2%**	**100%**	**88,471**	**100%**	

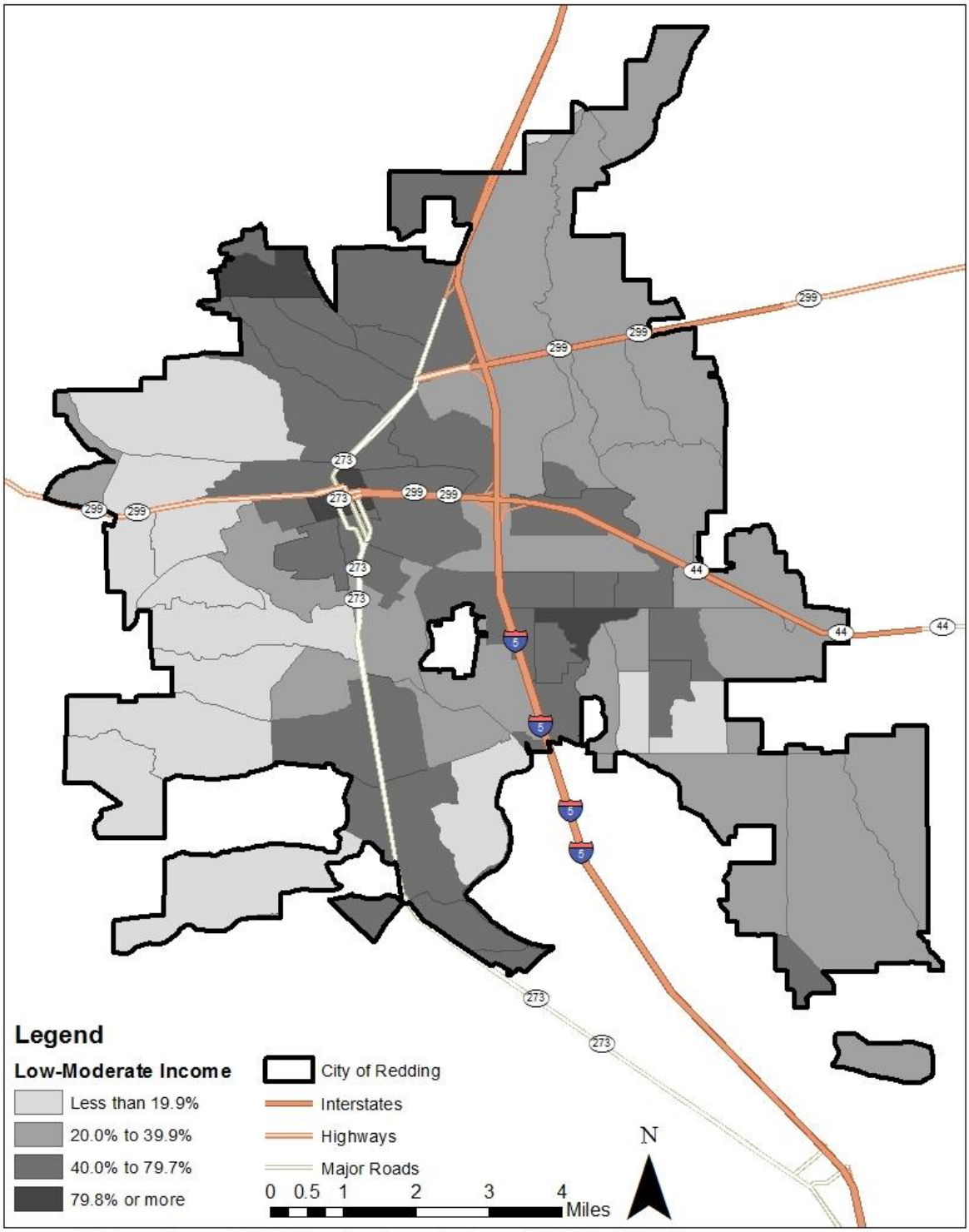
Note:
(a) Includes only those residents for whom poverty status was determined.

Sources: U.S. Census Bureau, 2009-2013 ACS, 2015; BAE, 2015.

Racially and Ethnically Concentrated Areas of Poverty (RCAP and ECAP)

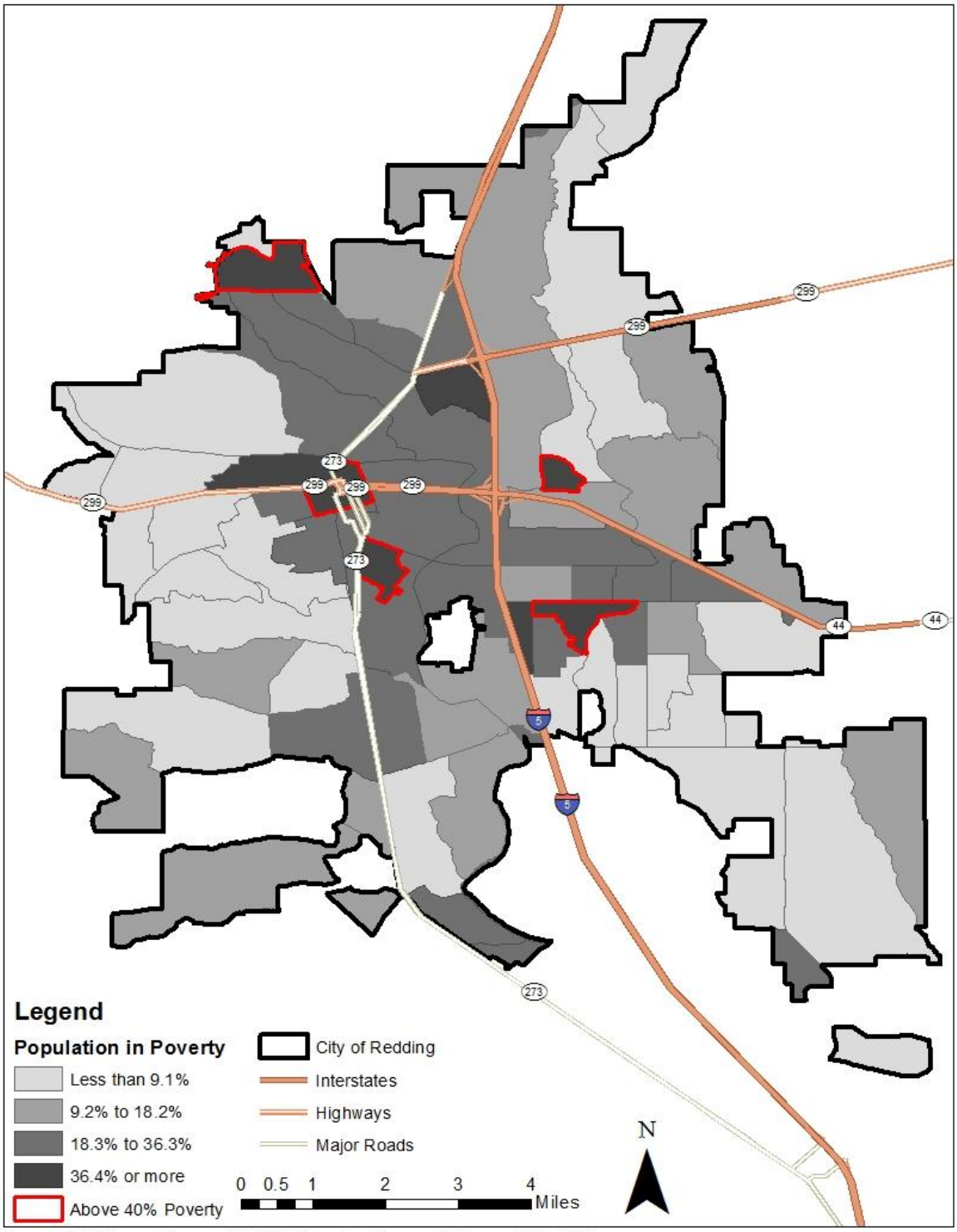
To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50 percent or more. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. Based on these criteria, there are no RCAP or ECAP areas located within the City of Redding. This is due to the relatively small size of the minority populations located in the City of Redding, since there were no Block Groups where minority residents equaled, or exceeded, 50 percent of the population.

Figure 3: Block Groups by Percent of Households that are Low and Moderate Income, City of Redding, 2006-2010



Sources: U.S. Census Bureau, 2006-2010 American Community Survey; HUD, 2015; BAE, 2015

Figure 4: Percent of the Population Living In Poverty, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

2.4 – Household Characteristics

Household Size and Type

Household characteristics, such as type and size, can often affect access to housing. For example, communities with large numbers of family households (especially households with children) often have above average household sizes.[12] With a greater prevalence of large households, these communities often exhibit greater demand for large housing units that can better accommodate multiple residents. However, due to the higher cost of developing larger units, many communities face a relative shortage of housing suitable to accommodate large family households. Subsequently, many communities with a preponderance of large households also exhibit a greater prevalence of residential overcrowding, which occurs when households occupy quarters that are too small to adequately suit their needs. These communities may also often benefit from other improvements geared toward increasing access to schools, open space, and recreational opportunities for children.

As reported in Table 9, the City of Redding gained approximately 2,984 new households between 2000 and 2013. This equals an absolute change of 9.3 percent, but an average annual growth rate of only 0.7 percent. Nearly all of this household growth occurred among non-family households, which now comprise approximately 42.0 percent of all households within the city, compared to 34.6 percent in 2000. More specifically, the City gained approximately 3,639 non-family households during this period, which represents an increase of 32.8 percent over the year 2000, with an annual average growth rate of 2.2 percent. During this same period, the city lost a net total of 655 family households, representing a decrease of 3.1 percent, or around 0.2 percent per year. Perhaps corresponding to the aging of the local resident population, as well as other demographic factors, the number of households that contained children under the age of 18 decreased by more than 1,600 during this period. Despite this, the average household size in the City of Redding increased somewhat during this period, from 2.44 persons in 2000 to 2.53 persons in 2013.

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[12] According to the U.S. Census Bureau, a household includes "all persons who occupy a housing unit."[12] Note that, according to official definitions, households exclude persons living in group quarters facilities, such as residence halls, treatment centers, group homes, nursing facilities, military barracks, correctional facilities, and workers' dormitories. A family is a type of household that includes "a householder and one or more people living in the same household who are related by birth, marriage, or adoption."[12] A non-family household may contain only one person (i.e. a single-person living alone), or may contain additional persons who are not related – by birth, marriage, or adoption – to the householder.

Table 9: Household Characteristics, City of Redding and Shasta County, 2000 and 2007-2011

	City of Redding			
	2000		2013	
Household Type	Number	Percent	Number	Percent
Family Households	20,994	65.4%	20,339	58.0%
With own Children Under 18	*10,251*	*31.9%*	*8,628*	*24.6%*
Non-Family Households	11,109	34.6%	14,748	42.0%
Single Person	*8,865*	*27.6%*	*11,785*	*33.6%*
Total, All Households	**32,103**	**100%**	**35,087**	**100%**
Average Household Size	**2.44**		**2.53**	

	Shasta County			
	2000		2013	
Household Type	Number	Percent	Number	Percent
Family Households	44,002	69.4%	43,687	62.7%
With own Children Under 18	*20,095*	*31.7%*	*16,869*	*24.2%*
Non-Family Households	19,424	30.6%	26,042	37.3%
Single Person	*15,650*	*24.7%*	*21,235*	*30.5%*
Total, All Households	**63,426**	**100%**	**69,729**	**100%**
Average Household Size	**2.52**		**2.52**	

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

2.5 – Special Needs Populations

Due to a variety of constraints, certain types of households often have greater difficulty locating suitable housing that both meets their needs and their budget. Various factors can contribute to a household's inability to locate suitable housing, such as the presence of elderly relatives or a household member's physical or mental handicap. The remainder of this subsection provides information regarding populations that often have special housing needs, including seniors, persons with disabilities, persons diagnosed with HIV or AIDS, homeless persons, large households, persons with limited English proficiency, and farmworkers.

Seniors

Often living with fixed incomes, limited mobility, physical or mental impairments or disabilities, and numerous other constraints, seniors often face special housing needs. For example, fixed incomes and often high health care costs can place a strain on household budgets, making affordability an important issue. With limited mobility, the design of housing units can significantly impact quality of life by making it easier, or more difficult, to enter and exit the unit, access kitchen and bathroom facilities, and access various parts of the unit, such as upstairs bedrooms.

According to the 2013 ACS, there were approximately 10,269 households in the City of Redding headed by persons age 65 and over. This accounted for roughly 29.3 percent of all

households in the city. Overall, the majority of elderly households (i.e., 78.8 percent) owned their own home, while less than one-quarter (i.e., 21.2 percent) rented their accommodations. In Shasta County as a whole, there were 21,922 elder headed households, which accounted for roughly 31.4 percent of all households countywide. The data indicate that the county as a whole featured a lower proportion of elderly renter households, who accounted for 17.1 percent of all elder headed households, and an above average share of elderly homeowners.

Table 10: Households by Age of householder and Tenure, 2013

	City of Redding					
	Owner Households		Renter Households		All Households	
Age of Householder	Number	Percent	Number	Percent	Number	Percent
15 to 24 years	240	0.7%	1,861	5.3%	2,101	6.0%
25 to 34 years	1,078	3.1%	4,109	11.7%	5,187	14.8%
35 to 44 years	1,187	3.4%	3,606	10.3%	4,793	13.7%
45 to 54 years	3,837	10.9%	2,591	7.4%	6,428	18.3%
55 to 59 years	1,736	4.9%	1,299	3.7%	3,035	8.6%
60 to 64 years	2,016	5.7%	1,258	3.6%	3,274	9.3%
65 to 74 years	4,393	12.5%	1,056	3.0%	5,449	15.5%
75 to 84 years	2,883	8.2%	681	1.9%	3,564	10.2%
85 years and over	821	2.3%	435	1.2%	1,256	3.6%
Total, All Households	**18,191**	**51.8%**	**16,896**	**48.2%**	**35,087**	**100%**
Age 65 and Over	**8,097**	**23.1%**	**2,172**	**6.2%**	**10,269**	**29.3%**

	Shasta County					
	Owner Households		Renter Households		All Households	
Age of Householder	Number	Percent	Number	Percent	Number	Percent
15 to 24 years	467	0.7%	2,417	3.5%	2,884	4.1%
25 to 34 years	2,267	3.3%	6,899	9.9%	9,166	13.1%
35 to 44 years	3,123	4.5%	5,929	8.5%	9,052	13.0%
45 to 54 years	8,474	12.2%	4,296	6.2%	12,770	18.3%
55 to 59 years	5,485	7.9%	1,961	2.8%	7,446	10.7%
60 to 64 years	4,693	6.7%	1,796	2.6%	6,489	9.3%
65 to 74 years	10,568	15.2%	2,106	3.0%	12,674	18.2%
75 to 84 years	5,631	8.1%	1,018	1.5%	6,649	9.5%
85 years and over	1,973	2.8%	626	0.9%	2,599	3.7%
Total, All Households	**42,681**	**61%**	**27,048**	**39%**	**69,729**	**100%**
Age 65 and Over	**18,172**	**26.1%**	**3,750**	**5.4%**	**21,922**	**31.4%**

Sources: U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015.

Additional data from the ACS indicates that there were around 15,677 individuals age 65 or over residing in the City of Redding in 2013,[13] which represented 17.5 percent of the total population. Of those, 1,487 elderly individuals (around 9.5 percent) reported having incomes that were below the federal poverty level in 2013. The remaining 14,190 elderly individuals (90.5 percent) had incomes that were at, or above, the federal poverty level. Countywide, a

[13] Figures include only those persons for whom poverty status was determined.

total of 2,558 elderly households (7.6 percent) had incomes below the poverty level, while 30,989 households (92.4 percent) had incomes at, or above, the federal poverty level.

Table 11: Population by Age and Poverty Status, 2013

	City of Redding					
	Below Poverty Level		At or Above Poverty Level		Total, All Persons	
Age	Number	Percent	Number	Percent	Number	Percent
Under 15 years	4,990	26.2%	11,910	16.9%	16,900	18.9%
15 to 24 years	5,593	29.4%	8266	11.7%	13,859	15.5%
25 to 34 years	2,074	10.9%	9,237	13.1%	11,311	12.6%
35 to 44 years	1,885	9.9%	7,067	10.0%	8,952	10.0%
45 to 54 years	1,969	10.4%	9,547	13.6%	11,516	12.9%
55 to 64 years	1,016	5.3%	10,196	14.5%	11,212	12.5%
65 to 74 years	845	4.4%	7,592	10.8%	8,437	9.4%
75 years and over	642	3.4%	6,598	9.4%	7,240	8.1%
Total, All Persons	**19,014**	**100%**	**70,413**	**100%**	**89,427**	**100%**

	Shasta County					
	Below Poverty Level		At or Above Poverty Level		Total, All Persons	
Age	Number	Percent	Number	Percent	Number	Percent
Under 15 years	10,030	28.3%	21,618	15.3%	31,648	17.9%
15 to 24 years	7,438	21.0%	14918	10.6%	22,356	12.7%
25 to 34 years	4,854	13.7%	15,550	11.0%	20,404	11.6%
35 to 44 years	3,884	10.9%	15,030	10.7%	18,914	10.7%
45 to 54 years	3,961	11.2%	19,663	14.0%	23,624	13.4%
55 to 64 years	2,776	7.8%	23,150	16.4%	25,926	14.7%
65 to 74 years	1,373	3.9%	17,930	12.7%	19,303	10.9%
75 years and over	1,185	3.3%	13,059	9.3%	14,244	8.1%
Total, All Persons	**35,501**	**100%**	**140,918**	**100%**	**176,419**	**100%**

Sources: U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015.

As is illustrated in Table 12 in the following subsection, there were approximately 6,048 elderly persons living with some type of disability in the City of Redding in 2013. This accounts for around 37.3 percent of the total senior population. Of those, 61.7 percent reported some degree of ambulatory difficulty, [14] while 58.6 reported facing difficulty performing tasks associated with independent living and 36.9 percent identified having difficulty conducting self-care activities. A total of 51.4 percent reported some hearing difficulty, while 22.1 percent reported having difficulty with their vision, and 34.3 percent reported having some cognitive difficulty. Data for Shasta County suggest a similar distribution overall.

Persons with Disabilities

A variety of factors can influence housing choice for persons with disabilities, including the nature of the disability, among others. For example, persons with physical disabilities may

[14] Note that an individual can have more than one disability, meaning that the percentages reported here will sum to more than 100 percent.

face discrimination due to biases and misperceptions about the use of adaptive equipment, such as wheelchairs and walkers. Additional issues can arise in instances when modifications, or other reasonable accommodations, are necessary to provide or improve accessibility, when an owner or property manager is concerned over the possibility of damage being caused by the use of adaptive equipment (e.g., wheelchair), and/or when the property owner must provide reasonable accommodation for the use of a service animal, especially when the property would normally enforce a no-pet policy. Not only do some landlords refuse to rent to prospective tenants with a history of mental illness, whole neighborhoods may object to the establishment of group homes for persons with disabilities. Some jurisdictions have also applied restrictive zoning measures which restrict the housing for persons with disabilities.

Table 12: Persons with Disabilities by Age and Disability Type, 2013

	City of Redding		Shasta County	
Age Range and Disability Type	Number	Percent	Number	Percent
Persons with One or More Disability, Ages 5-17				
With a hearing difficulty	180	12.1%	537	21.9%
With a vision difficulty	67	4.5%	292	11.9%
With a cognitive difficulty	1273	85.8%	1,892	77.1%
With an ambulatory difficulty	226	15.2%	226	9.2%
With a self-care difficulty	298	20.1%	556	22.7%
Subtotal, Ages 5-17 (a)	**1,484**	**9.0%**	**2,454**	**7.4%**
Persons with One or More Disability, Ages 18-64				
With a hearing difficulty	1,249	14.0%	3,177	18.6%
With a vision difficulty	952	10.7%	1,745	10.2%
With a cognitive difficulty	4,235	47.6%	8,196	47.9%
With an ambulatory difficulty	4,280	48.1%	8,171	47.7%
With a self-care difficulty	2,587	29.1%	4,744	27.7%
With an independent living difficulty	5,016	56.4%	7,971	46.5%
Subtotal, Ages 18-64 (a)	**8,900**	**54.0%**	**17,124**	**51.3%**
Persons with One or More Disability, Ages 65+				
With a hearing difficulty	3,110	51.4%	7,310	53.3%
With a vision difficulty	1,339	22.1%	2,758	20.1%
With a cognitive difficulty	2,077	34.3%	3,991	29.1%
With an ambulatory difficulty	3,731	61.7%	7,721	56.3%
With a self-care difficulty	2,229	36.9%	4,154	30.3%
With an independent living difficulty	3,543	58.6%	6,765	49.4%
Subtotal, Ages 65 and over (a)	**6,048**	**36.7%**	**13,708**	**41.1%**
Total, All Ages (a)(b)	**16,476**	**18.3%**	**33,374**	**18.8%**

Notes:
(a) Totals may be less than sum of list of disabilities, since a person may have more than one disability.
(b) Figures may not sum to totals due to rounding.

Sources: U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015.

According to data from the ACS, there were 16,476 individuals with one or more disability in the City of Redding in 2013. There were approximately 1,484 residents, ages five to 17, who

reported having one or more disabilities. Residents in this age group primarily reported some type of cognitive difficulty (85.8 percent) and difficulty with self-care (20.1 percent). An estimated 8,900 disabled residents fell into the 18 to 64 age group. Of these, approximately 48.1 percent had ambulatory difficulty and 47.6 percent had cognitive difficulty, while 56.4 percent had difficulty with independent living. As discussed in the prior subsection, there were an estimated 6,048 disabled residents in the 65 and over age group.

Persons Diagnosed with AIDS and Related Diseases

Due largely to popular misconceptions, persons living with HIV and AIDS, and their families, can often be subject to housing discrimination. Though no reliable statistics exist regarding the degree of housing discrimination that occurs with regard to this population, the available statistics from the California Department of Public Health indicate that there have been a total of 57 cases of HIV (non-AIDS), and 198 cases of AIDS, in Shasta County since 1983.[15] Though many of those individuals have moved out of Shasta County, or have passed away, there remain a total of 54 individuals living with HIV (non-AIDS) in Shasta County, and 78 individuals living with AIDS, as of June 30, 2014. This suggests that Shasta County has some of the lowest rates of HIV and AIDS in California. Though detailed data regarding the demographic characteristics of HIV/AIDS patients are not available at the county or sub-county level, statewide trends suggest that more than 87 percent of all living HIV and AIDS cases involve male individuals. The data also indicate that whites are generally the most affected, accounting for 43 percent of all living cases, followed by Hispanics and African Americans, who account for 33 percent and 18 percent, respectively.

Homeless Persons

HUD generally defines homeless persons as those who lack fixed, regular, and adequate nighttime residence, as well as those residing in shelters or places not designed as regular sleeping accommodations.[16] Most individuals and families become homeless because they are unable to afford adequate housing in a particular community. The majority of the homeless population is typically comprised of single adults, who enter and exit the social support network fairly quickly. The remainder include homeless adults and families who remain a part of the homeless assistance system over longer periods of time, primarily residing in shelters and on the street. Though representing a minority of the overall homeless population, unaccompanied minors represent an important and vulnerable sub-population.

Table 13 identifies the estimated number of unsheltered and sheltered homeless individuals and families located in Shasta County. The figures represent those reported in the 2015-2019

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[15] California Department of Public Health. (June 2014). *California HIV/AIDS Surveillance Statistical Reports.* Available at: http://www.cdph.ca.gov/data/statistics/Pages/OAHIVAIDSStatistics.aspx

[16] U.S. Department of Housing and Urban Development. (2013). *Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs (Notice PIH 2013-15).* Available at: http://portal.hud.gov/hudportal/documents/huddoc?id=pih2013-15.pdf

Consolidated Plan and are based on figures reported by the Shasta County Continuum of Care. According to this data, there were 851 homeless individuals identified on a given night (date not specified). Roughly three quarters of the point-in-time homeless population were identified as adults, with the remainder being individuals living in families that include both adults and children. The data indicate that there were more than 100 "chronically homeless," which is typically defined to include those persons who have been homeless for a year or more, or who experienced at least four episodes of homelessness in the past three years. Nearly 70 percent of the chronically homeless population were single individuals, while the remainder were families. Nearly one-quarter of the homeless population were veterans, while less than one percent were persons with HIV/AIDS. The data indicate that there no unaccompanied homeless youth were identified. Additional data presented in the Consolidated Plan indicates that the majority of the homeless population was non-Hispanic White, with Hispanic and Latino individuals accounting for the second largest cohort.

Table 13: Sheltered and Unsheltered Homeless by Population Type

	On a Given Night		Total
Persons in Households	Unsheltered	Sheltered	**Annual (a)**
With Adults Only	361	270	1,963
With Adults and Children	143	77	2,366
With Children Only	0	0	0
Total, All	**504**	**347**	**4,329**
Chronically Homeless			
Individuals	54	17	304
Families	15	18	46
Total, All	**69**	**35**	**350**
Special Populations			
Veterans	117	86	n.a.
Persons with HIV/AIDS	2	1	35

Sources: Shasta County Continuum of Care, 2015; BAE, 2015.

The current research indicates that persons who have experienced homelessness at some point in the past are considerably more likely to experience homelessness again at some point in the future. While economic challenges characterize the core problem of homelessness, there are a variety of other factors that contribute to the likelihood that an individual or household will experience homelessness, many of which may also impact their ability to secure adequate replacement housing. These often include, but are not limited to, a history of domestic violence, substance abuse, mental illness, outstanding debts, and criminal activity, among other factors. In addition to these issues, there is often considerable stigma in many communities that can mean that formerly homeless persons may feel less welcome in certain settings, or may experience outright discrimination in housing. Consultations with social service providers and housing advocates in the greater Redding area indicated that issues such as poor credit and criminal history are often cited as reasons to disqualify formerly homeless rental housing applicants, though the perception is that these factors are used as

the justifiable basis to screen out prospective tenants who might otherwise be perceived as undesirable or potentially problematic. Multiple key informants also indicated that landlords often require above average security deposits for formerly homeless applicants.

Female-Headed Households

According to research conducted by the National Women's Law Center, the poverty rate among women and children reached near historically high levels between 2011 and 2012.[17] This new research supplements a substantial body of literature that indicates that single female headed households are often among those most in need of housing assistance and have limited options for housing due to the need to accommodate the needs of children. For example, households with children may require larger units with multiple bedrooms, as well as access to amenities like play yards, schools, and libraries. These households may also be more sensitive to potential safety and security issues that are sometimes present in lower cost areas. According to the 2013 ACS, nearly 71 percent of family households in the City of Redding are married couples, while 7.9 percent are male-headed single-parent families and 21.7 percent are female-headed single-parent families. This equals a total of approximately 4,400 single-female headed family households. The average household size of these households is notably higher than the citywide average, at 3.46 persons per household, compared to an average of 3.17 persons for all family households and 2.53 for all households, including both families and non-families. Compared to all family households, as well as male-headed single-parent households, female-headed single-parent households are considerably more likely to rent their housing and to reside in multi-unit structures (e.g., apartments). For example, in the City of Redding in 2013 an estimated 67.1 percent of female-headed single-parent households occupied rental housing units, compared to 29.8 percent of male-headed single-parent households and 34.4 percent for married-couple family households. The data also indicate that female-headed households are more likely to be living in poverty. For example, the 2013 ACS indicates that the poverty rate among all family households was 14.7 percent, while the poverty rate among family households with children was 17.7 percent. The comparative poverty rate among female-headed households was 30.7 percent, while the poverty rate among female-headed single-parent households was 38.4 percent.

Large Households

HUD defines large households, and large family households, as those which include five or more members. Large households are often families with two or more children, or households that include extended family members, such as in-laws or grandparents. Large households are often considered a special needs group due to the frequent undersupply of adequately-

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[17] Entmacher, Joan, Gallagher-Robbins, Katherine, Vogtman, Julie, and Frohlich, Lauren. (September 2013). *Insecure & unequal: poverty and income among women and familis 2000-2012.* Washington, D.C.: National Women's Law Center. Available at: http://www.nwlc.org/sites/default/files/pdfs/final_2013_nwlc_poverty report.pdf

sized, affordable housing units. Due to the higher costs associated with larger housing units, lower-income large households are often more likely to experience excessive housing costs (i.e., exceeding 30 percent of income). Most conventional apartment complexes also do not offer units with three, four, or five bedrooms, and many multifamily developers dedicate only a small portion, if any, of the unit mix to units with three or more bedrooms, such as would be suitable for such families or, if available, the larger units can cost substantially more to rent than smaller units. As a result, large households often occupy housing units that are smaller than would otherwise be suitable, which can often result in overcrowded conditions. Families with children can also face discrimination and differential treatment in the housing market, such as denying to rent to families outright, as well as requiring higher rent or security deposits and the imposition of special restrictions, such as special quite hours or stipulations on where children are, or are not, allowed to be.

According to the data presented in Table 14, approximately 33.6 percent of all households in the City of Redding included only a single individual, while 58.6 percent were smaller multi-person households with between two and four members. Only an estimated 7.8 percent of households contained five or more persons, representing approximately 2,704 households. The majority of the city's large family households, around 94.6 percent, were family households. Between 2000 and 2013, the city gained approximately 23 new large households, most of which were families. Despite this, large households accounted for a slightly smaller share of the total pool of households in 2013, compared to 2000.

Compared to the distribution of housing units by size, discussed in greater detail in the following section, there appears to be a generally sufficient supply of housing units to accommodate the City's larger households, with some caveats. For example, housing units with three or more bedrooms accounted for 63.0 percent of the total housing stock in 2013, representing approximately 22,122 housing units. This included 15,694 owner-occupied units (44.7 percent) and 6,428 renter-occupied units (18.3 percent). While this indicates that there is a sufficient stock of housing to accommodate the City's 2,704 large households, households with greater than six members may still have difficulty locating housing, due to the smaller stock of four- and five-bedroom units, which account for 13.4 and 0.5 percent of the housing stock, respectively. Also, because larger housing units tend to be owner-occupied single-family structures, large renter households are also more likely to have difficulty finding housing. Lastly, there are often other factors that can make it difficult for large households to secure housing, such as the restrictions under some housing programs that stipulate that a child cannot occupy the same bedroom as an adult.[18]

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[18] Meaning, for example, that a two-person single-parent household would need to secure a two-bedroom unit.

Table 14: Family and Non-Family Households by Size, 2013

	City of Redding				Shasta County			
	2000		2013		2000		2013	
Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family Households								
2-person Household	9,592	29.9%	9,982	28.4%	20,295	32.0%	22,750	32.6%
3-person Household	4,701	14.6%	4,782	13.6%	9,536	15.0%	9,387	13.5%
4-person Household	4,034	12.6%	2,983	8.5%	8,275	13.0%	6,054	8.7%
5-person Household	1,678	5.2%	1,395	4.0%	3,661	5.8%	3,280	4.7%
6-person Household	602	1.9%	960	2.7%	1,371	2.2%	1,728	2.5%
7-or-more person Household	387	1.2%	237	0.7%	864	1.4%	488	0.7%
Subtotal, Family Households	**20,994**	**65.4%**	**20,339**	**58.0%**	**44,002**	**69.4%**	**43,687**	**62.7%**
Nonfamily Households								
1-person Household	8,865	27.6%	11,785	33.6%	15,650	24.7%	21,235	30.5%
2-person Household	1,791	5.6%	1,960	5.6%	3,058	4.8%	3,622	5.2%
3-person Household	304	0.9%	449	1.3%	466	0.7%	584	0.8%
4-person Household	99	0.3%	406	1.2%	159	0.3%	453	0.6%
5-person Household	24	0.1%	43	0.1%	45	0.1%	43	0.1%
6-person Household	22	0.1%	75	0.2%	33	0.1%	75	0.1%
7-or-more person Household	4	0.0%	30	0.1%	13	0.0%	30	0.0%
Subtotal, Nonfamily Households	**11,109**	**34.6%**	**14,748**	**42.0%**	**19,424**	**30.6%**	**26,042**	**37.3%**
Total, All Households	**32,103**	**100%**	**35,087**	**100%**	**63,426**	**100%**	**69,729**	**100%**

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

Limited English Proficiency

Persons with a limited knowledge of the English language can often experience discrimination in housing due to racial, ethnic, or cultural bias. Due to their limited language abilities, these persons can also face unscrupulous leasing and lending practices that take advantage of their inability to read, interpret, and/or understand leasing agreements and loan documents. Persons with limited proficiency with the English language can also face difficulties once housing is secured, such as the difficulties with interpreting posted notices and correspondence. As a result, persons with limited English proficiency (LEP) are identified as a protected class under the Fair Housing Act, as well as applicable California law.

Table 15 reports the total population in the City of Redding and Shasta County by primary language spoken and identifies the proportion of LEP households in each jurisdiction. Based on these data, the primary language spoken at home for 90.1 percent of City of Redding residents was English, as of 2013. An estimated 9.8 percent primarily spoke another language when at home. This represents a total of around 8,364 individuals. The most prevalent language spoken at home other than English was Spanish, followed by Asian and Pacific Island languages and other Indo-European languages. The table also reports the percent of households where no one age 14 or over spoke English “very well.” These data indicate that approximately 40 percent of households where Asian or Pacific Island languages were spoken had limited English proficiency, compared to 12.2 percent of Spanish speaking

households, and 15.0 percent of households who primarily spoke Indo-European languages. While very little attribute data are available regarding LEP households, the information available from the 2013 ACS indicates that households who spoke a language other than English at home were considerably more likely to be in poverty (i.e., a poverty rate of 43.4 percent for non-English speakers, compared to 18.0 for English speaking households) and less likely to have completed high school (i.e., 8.9 percent of persons in English speaking households had less than a high school education, compared to 24.0 percent in non-English speaking households).

Table 15: Population by Language Spoken at Home and Percent of Households with Limited English Proficiency, City of Redding and Shasta County, 2013

	City of Redding			
	Population by Primary Language Spoken (a)		Population with Limited English	Households with Limited English
Language Spoken	Number	Percent	Proficiency (b)	Proficiency (c)
Spanish or Spanish Creole	4,353	5.1%	27.9%	12.2%
Other Indo-European languages	1,451	1.7%	25.4%	15.0%
Asian and Pacific Island languages	2,390	2.8%	64.3%	40.0%
Other languages	171	0.2%	20.2%	0.0%
Total, All Non-English	**8,364**	**9.8%**	**37.7%**	**n.a.**
English Only	**76,902**	**90.1%**	**n.a.**	**n.a.**
Total, All Languages (d)	**85,352**	**100%**	**3.7%**	**1.7%**

	Shasta County			
	Population by Primary Language Spoken (a)		Population with Limited English	Households with Limited English
Language Spoken	Number	Percent	Proficiency (b)	Proficiency (c)
Spanish or Spanish Creole	8,411	5.0%	34.8%	7.4%
Other Indo-European languages	2,523	1.5%	24.2%	25.0%
Asian and Pacific Island languages	3,701	2.2%	55.4%	33.8%
Other languages	336	0.2%	17.3%	0.0%
Total, All Non-English	**14,972**	**8.9%**	**37.8%**	**n.a.**
English Only	**153,248**	**91.1%**	**n.a.**	**n.a.**
Total, All Languages (d)	**168,220**	**100%**	**3.4%**	**1.6%**

Notes:
(a) Represents the population age five years and over by the primary language spoken at home.
(b) Percent of population age five years and over who does not speak English, or speaks English less than "very well."
(c) Percent of households where no one age 14 and over speaks English only, or speaks English "very well."
(d) Figures may not sum to totals due to rounding.

Sources: U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015.

Farmworkers

Unlike many parts of California, Shasta County does not feature a significant agricultural industry and, therefore, relies less heavily on hired farm labor. However, in many communities across the state, farmworkers face unique housing challenges due to high poverty rates, large household sizes, linguistic isolation, and intimidation and fear over citizenship status. According to HCD, farmworker housing conditions are typically characterized by overcrowding,

overpayment, substandard conditions, geographic isolation, and lack of access to transit, services, and shopping, as well as an above average risk for homelessness. As a result, farmworkers and laborers constitute an important special needs population.

Table 16 reports figures from the Census of Agriculture. According to these data, there were an estimated 1,067 hired farm laborers in Shasta County in 2012, which represents a 32.7 percent increase over 2007, when the county hosted only 804 farmworkers. An estimated 61.5 percent of farmworkers in 2012 worked less than 150 days. Additional data provided in the 2013 Shasta County Crop and Livestock Report indicate that 57 percent of countywide agricultural production was in traditional agricultural sectors, such as field crops and livestock, with additional activity in the apiary, nursery, and fruit and nut crop categories. The remaining 43 percent represents production in the timber and forest products category.[19] According to the City of Redding Housing Element, the majority of farm operations in the greater Redding area primarily employ year-round labor and most agricultural workers are permanent residents.[20] The analysis indicates that most farmworkers are of Hispanic or Southeast Asian heritage, which generally corresponds to an above average prevalence of large family households, residential overcrowding, and limited English proficiency. Those individuals employed in forestry often have permanent housing that they return to on a daily basis, or are housed by the timber company at the job site.

Table 16: Hired Farm Labor, Shasta County, 2012

	2007		2012	
Hired Farm Labor	Number	Percent	Number	Percent
Less than 150 days	496	61.7%	656	61.5%
150 days or more	308	38.3%	411	38.5%
Total, Hired Workers	**804**	**100%**	**1,067**	**100%**
Number of Farms	*231*		*282*	

Sources: U.S. Census of Agriculture, 2007 and 2012, 2015; BAE, 2015.

2.6 – Housing Profile

The following section provides an overview of the characteristics of the local and regional housing markets, including the nature and condition of the existing housing stock, estimated occupancy and vacancy rates, and the cost of housing. For the purposes of this analysis, a housing unit is defined to include a house, apartment, mobile home, group of rooms, or single room that is occupied or intended for occupancy as a separate and independent living space.

[19] Pfeiffer, Mary. (2014). *2013 crop and livestock report*. Redding, CA: Department of Agriculture/Weights and Measures. Available at: http://www.co.shasta.ca.us/docs/Ag/crop-reports/shasta-county---2013-crop-livestock-report.pdf?sfvrsn=2

[20] "Housing Element." *City of Redding 2000-2020 General Plan.* (2014). Redding, CA: City of Redding. Available at: http://www.ci.redding.ca.us/planning/genplan/housing.pdf

Housing Stock Characteristics

According to the 2013 ACS data reported in Table 17, there were a total of 37,973 housing units located within the City of Redding in 2013. Of those, an estimated 63.9 percent were single-family units, both attached and detached. The remainder were primarily multifamily apartments, which accounted for more than 28.9 percent of all housing units within the city. Of the 10,987 reported multifamily housing units present within the city, 58.0 percent were located in smaller structures with between two and four units, while 42 percent were located in larger residential complexes containing five or more housing units. Mobile home units also represent an important component of the local housing stock, with approximately 2,696 units or around 7.1 percent of the total housing inventory. As illustrated in Figure 5, the majority of the multifamily housing stock is concentrated in the downtown area, as well as in areas to the north and east of the Sacramento River. While the multifamily properties are relatively well distributed between lower-income and higher-income areas, as well as in both high minority and predominantly white neighborhoods, the lack of multifamily rental housing options in the southern portions of the City may present barriers to fair housing choice for some households.

Table 17: Housing Stock Characteristics, 2000 and 2013

	City of Redding			
	2000		2013	
Units in Structure	Number	Percent	Number	Percent
Detached Single Family	21,703	64.2%	23,702	62.4%
Attached Single Family	949	2.8%	557	1.5%
2 to 4 units	4,288	12.7%	6,368	16.8%
5 or more units	4,437	13.1%	4,619	12.2%
Mobile Homes	2,281	6.7%	2,696	7.1%
Boats, RV's, Vans, Other	145	0.4%	31	0.1%
Total Housing Units	**33,802**	**100%**	**37,973**	**100%**

	Shasta County			
	2000		2013	
Units in Structure	Number	Percent	Number	Percent
Detached Single Family	46,170	67.1%	54,557	70.4%
Attached Single Family	1,457	2.1%	828	1.1%
2 to 4 units	5,261	7.6%	7,937	10.2%
5 or more units	5,305	7.7%	5,673	7.3%
Mobile Homes	10,115	14.7%	8,357	10.8%
Boats, RV's, Vans, Other	502	0.7%	181	0.2%
Total Housing Units	**68,810**	**100%**	**77,533**	**100%**

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

As noted earlier, Table 18 reports the number of occupied housing units in the City of Redding and Shasta County by size and tenure. According to these data, 2-bedroom and 3-bedroom units comprise more than one-quarter of the total housing. One-bedroom units, which represent an important affordable housing option, account for 8.6 percent, while studio apartments account for only one percent of all housing units. Larger housing units with four or more bedrooms account for around 13.9 percent of the total housing stock in the Redding. In terms of household tenure, owner-occupied housing units are clearly skewed toward the two-

to four-bedroom range, with the majority of owner-occupied units containing three-bedrooms. Renter-occupied units are more heavily skewed toward one- to three-bedroom units, with the majority of renters occupying two-bedroom housing units.

Table 18: Housing Units by Size and Tenure, 2013

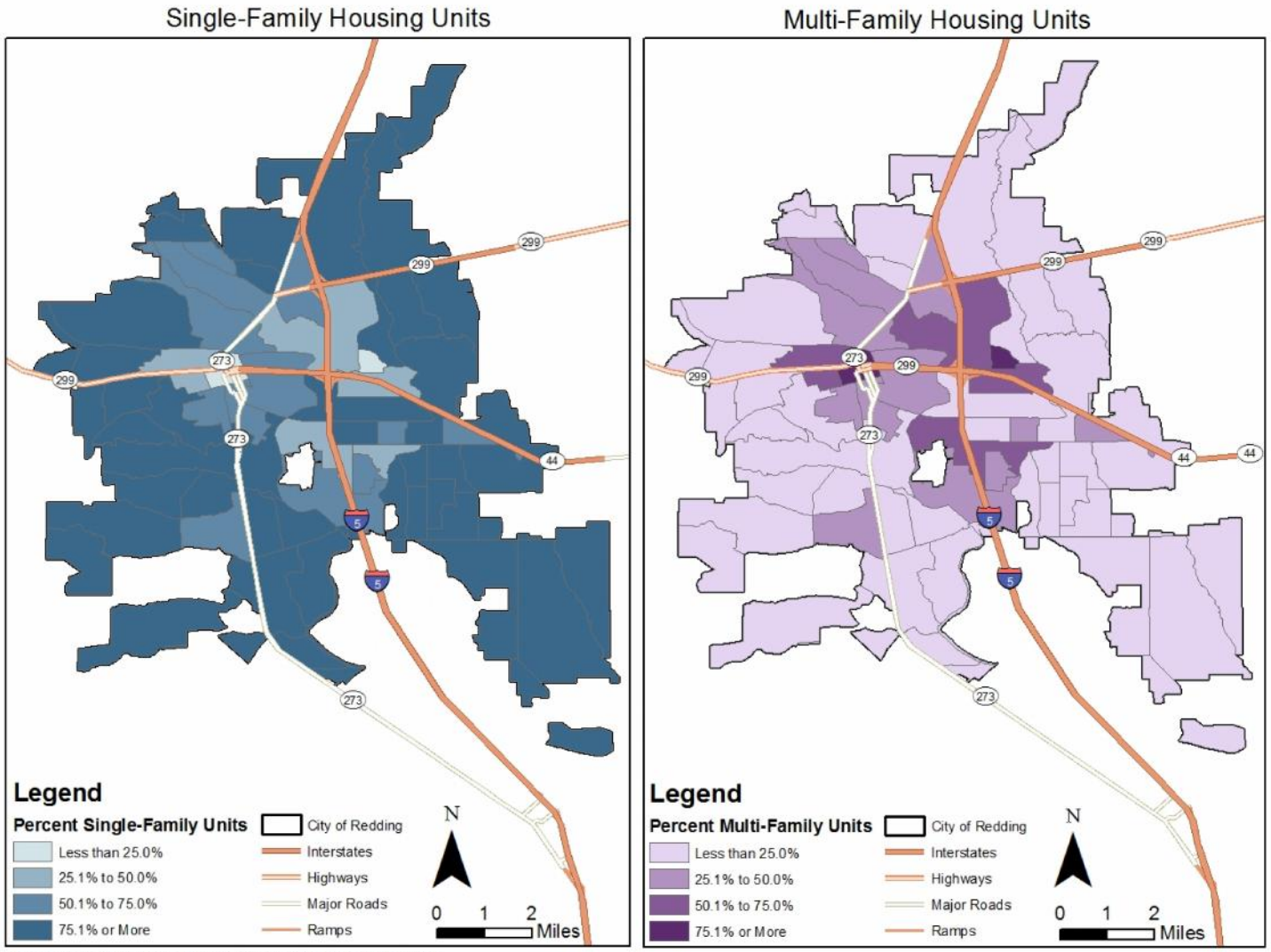
	City of Redding				Shasta County			
	2000 (a)		2013		2000 (a)		2013	
Housing Units by Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied								
No Bedroom	76	0.2%	0	0.0%	299	0.4%	92	0.1%
1 Bedroom	720	2.1%	175	0.5%	2,376	3.5%	1,273	1.8%
2 Bedroom	3,395	10.0%	2,322	6.6%	10,782	15.7%	7,462	10.7%
3 Bedroom	11,878	35.1%	11,643	33.2%	25,589	37.2%	25,262	36.2%
4 Bedroom	2,907	8.6%	3,901	11.1%	5,807	8.4%	7,694	11.0%
5 Bedroom More	216	0.6%	150	0.4%	656	1.0%	898	1.3%
Subtotal, Owner Occupied	**19,192**	**56.8%**	**18,191**	**51.8%**	**45,510**	**66.1%**	**42,681**	**61.2%**
Renter Occupied								
No Bedroom	585	1.7%	367	1.0%	839	1.2%	731	1.0%
1 Bedroom	3,577	10.6%	2,845	8.1%	5,276	7.7%	4,376	6.3%
2 Bedroom	6,508	19.3%	7,256	20.7%	10,230	14.9%	11,501	16.5%
3 Bedroom	3,389	10.0%	5,602	16.0%	5,952	8.6%	9,177	13.2%
4 Bedroom	488	1.4%	795	2.3%	860	1.3%	1,199	1.7%
5 Bedroom More	63	0.2%	31	0.1%	143	0.2%	64	0.1%
Subtotal, Nonfamily Households	**14,610**	**43.2%**	**16,896**	**48.2%**	**23,300**	**33.9%**	**27,048**	**38.8%**
Total, All Households	**33,802**	**100%**	**35,087**	**100%**	**68,810**	**100%**	**69,729**	**100%**

Note:

(a) Total household figures for 2000 are those reported in Summary File 1, while the proportion of households by size and tenure are based on data reported in Summary File 3.

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

Figure 5: Percent of Housing Units by Type, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 ACS; BAE, 2015.

Table 19 reports the number of housing units by year built, in Redding and Shasta County. These data indicate that around 14.2 percent of the 2013 housing stock in Redding was constructed since the year 2000, while 58.0 percent was constructed during the 1970s through the 1990s. Development that occurred in the 1950s and 1960s accounted for around 22.5 percent, while development that occurred prior to 1950 accounted for only 5.4 percent. Data for Shasta County show a similar trend, with the bulk of the existing housing stock constructed from 1970 onwards. This generally corresponds with the population growth trends identified earlier and aligns with a number of key historical events, such as the construction of the Shasta Dam and the development of Shasta County as a center for the timber industry in northern California.

Table 19: Housing Units by Year Built, 2013

	City of Redding		Shasta County	
Year Built	Number	Percent	Number	Percent
1939 or earlier	953	2.5%	2,053	2.6%
1940 to 1949	1,094	2.9%	2,742	3.5%
1950 to 1959	4,281	11.3%	7,866	10.1%
1960 to 1969	4,247	11.2%	9,232	11.9%
1970 to 1979	7,443	19.6%	17,582	22.7%
1980 to 1989	7,270	19.1%	14,311	18.5%
1990 to 1999	7,308	19.2%	13,698	17.7%
2000 to 2009	5,251	13.8%	9,753	12.6%
2010 or later	126	0.3%	296	0.4%
Total, All Years	**37,973**	**100%**	**77,533**	**100%**

Sources: U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015.

Lead-Based Paint Hazards

Lead-based paints were banned from use in 1978. As a result, all units constructed prior to 1980, which are occupied by households with children, are considered to pose potential lead-based paint hazards. According to the data presented in Table 19, approximately 47.4 percent of the Redding housing stock was constructed prior to 1980. Though not reported in the table, renter-occupied housing units are somewhat more likely to have been constructed prior to this cut-off point, with 55.4 percent built before 1980. Owner-occupied housing units are somewhat less likely to have been constructed prior to 1980, with only around 38.3 percent. Lower-income households are also somewhat more likely to occupy older housing units that may contain potential lead-based paint hazards due to the lower costs associated with older, less well-maintained housing units.

Household Tenure

Table 20 reports the number of occupied housing units by tenure in Redding and Shasta County. According to these data, owner-occupied housing units accounted for a total of 56.7 percent of the total occupied housing stock in 2000. However, the owner-occupied housing stock decreased to 51.8 percent as of 2013, indicating that owner households are becoming somewhat less prevalent in the City of Redding. By comparison, renter-occupied housing units accounted for 43.3 percent of the occupied housing stock in 2000, increasing to 48.2 percent as of 2013. While the countywide proportion of owner-occupied housing units also declined during this period, the current share is roughly ten percentage points higher than in Redding. Additional data reported in Figure 6 illustrate the relative geographic concentrations of owner-occupied and renter-occupied housing throughout the City of Redding. The data indicate clear concentrations of renter households concentrated in the Redding downtown area, as well as along Hilltop Drive between SR 299 and I-5, between SR 273 and the Sacramento River, south of the intersection with East Cypress Avenue, and in the neighborhood south of Hartnell Avenue east of Churn Creek Road. Note that these are all areas with above average concentrations of low- and moderate-income households. Higher income areas in Redding typically feature fewer renter households, which often occupy single-family units. Many of the areas with lower percentages of renter households also correspond with those areas that are outside the RABA Demand Service area. As a result, locating housing in these areas may be challenging for lower-income renter households due to a limited stock of available rental units (both single-family and multifamily), as well as more limited transportation options.

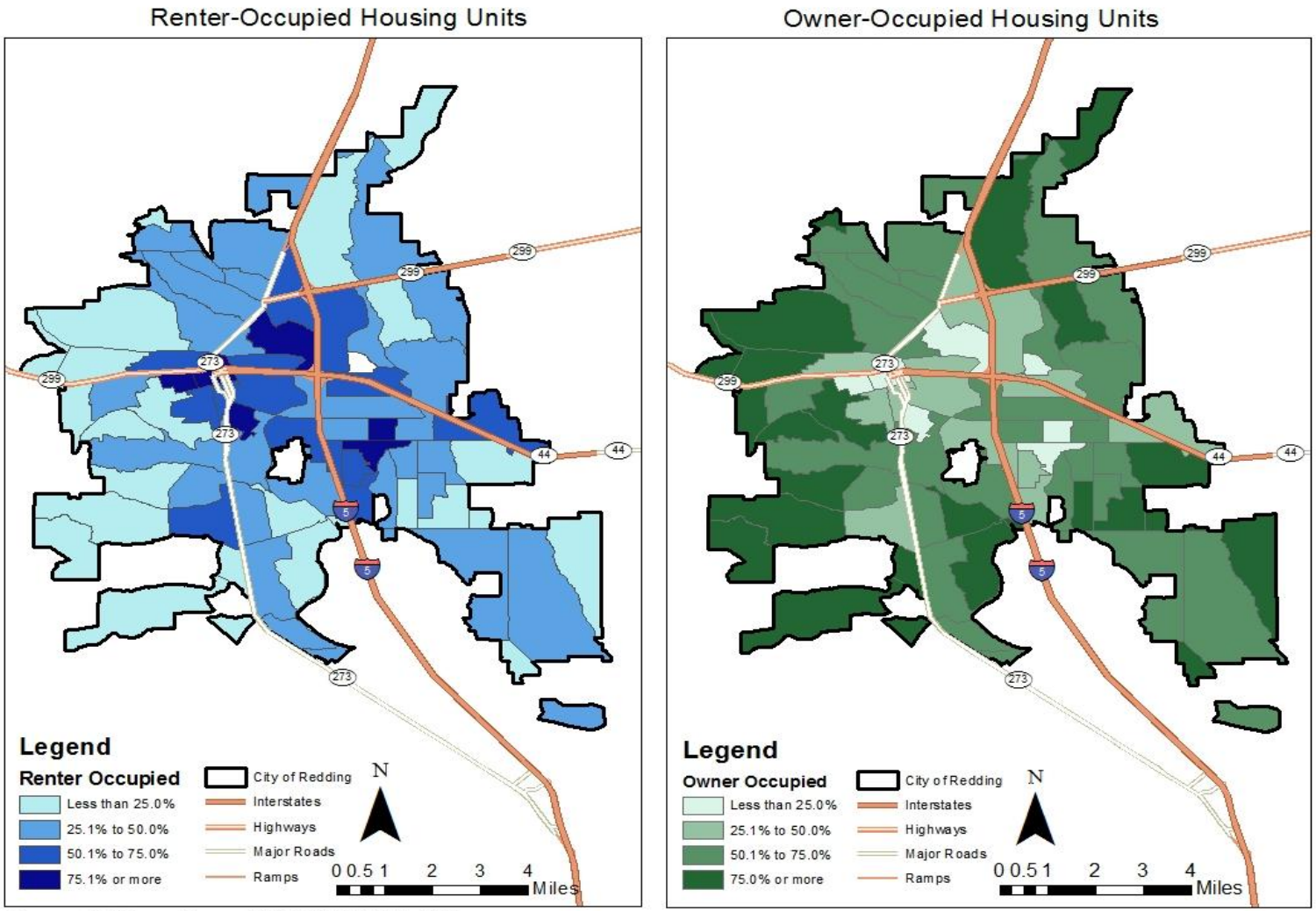
Table 20: Occupied Housing Units by Tenure, 2000 and 2013

	City of Redding			
	2000		2013	
Tenure	Number	Percent	Number	Percent
Owner Occupied	18,200	56.7%	18,191	51.8%
Renter Occupied	13,903	43.3%	16,896	48.2%
Total, All Households	**32,103**	**100%**	**35,087**	**100%**

	Shasta County			
	2000		2013	
Tenure	Number	Percent	Number	Percent
Owner Occupied	41,910	66.1%	42,681	61.2%
Renter Occupied	21,516	33.9%	27,048	38.8%
Total, All Households	**63,426**	**100%**	**69,729**	**100%**

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

Figure 6: Percent of Occupied Housing Units by Tenure, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 ACS; BAE, 2015.

Occupancy/Vacancy Status

Table 21 reports the occupancy and vacancy rates for housing units located in Redding and Shasta County in both 2000 and 2013. According to these data, the residential vacancy rates in both areas increased modestly during this period. In the year 2000, there were an estimated 1,699 vacant housing units in Redding, which represented around 5.0 percent of the housing stock. As of 2013, ACS estimates indicate that there were 2,886 vacant housing units, which represented approximately 7.6 percent of the total housing stock. What is notable is that the total housing stock expanded during this period by an estimated 4,171 units. The increase in the number of vacant units represents approximately 28.5 percent of this total. Shasta County experienced similar trends, with a total vacancy rate of 7.8 percent in 2000, which grew to 10.1 percent as of 2013. Though these figures clearly indicate an increase in overall vacancy, they do not fully reflect the recent declines in vacancy associated with reductions in the number of foreclosed housing units and the overall improvement in the local housing market. Though vacancy remains somewhat above what is typically considered normal (i.e., five to six percent), these elevated vacancy rates provide valuable opportunities for improved access and affordability.

Housing Prices

Through the mid- to late-2000s, the City of Redding and Shasta County experienced a boom and bust cycle in the housing market. Though less pronounced than the pattern experienced statewide, Shasta County median housing prices increased consistently from a low of $112,307 in January of 2000 to a high of $314,925 in March 2006. Interestingly, single-family home prices in Shasta County began to decline somewhat, before the onset of the national housing crisis and the global economic recession. For example, the median single-family home price in January 2007 was down 15 percent from one year earlier, while home prices statewide were stable or increasing. While home prices statewide decreased dramatically beginning in August 2007, the decline in home prices in Shasta County occurred far less abruptly, as illustrated in Figure 7. In late 2011 and early 2012, home prices in Shasta County reached the low-point in the cycle and by early 2013 prices began to rise. The most recent available data, published by the California Association of Realtors, indicates that the median sales price for single-family homes in Shasta County was $230,930 as of April 2015. This represents a 14.2 percent increase over one year earlier, when the median sales price was $202,270. Corresponding with these overall price increases, the proportion of single-family home sales that were distressed also decreased considerably over the past year, from 20 percent in March 2014 to 14 percent in March 2015.

Table 21: Occupancy and Vacancy Status, 2000 and 2013

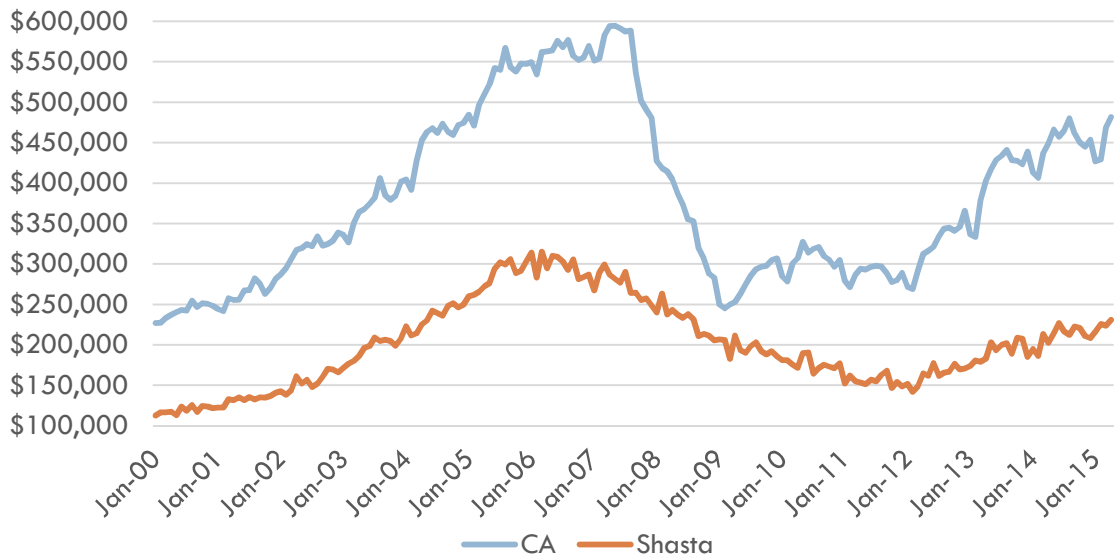
	City of Redding			
	2000		2013	
Occupancy Status	Number	Percent	Number	Percent
Occupied Housing Units	32,103	95.0%	35,087	92.4%
Vacant Housing Units	1,699	5.0%	2,886	7.6%
For Rent	*673*	*2.0%*	*795*	*2.1%*
For sale only	*358*	*1.1%*	*403*	*1.1%*
Rented or sold, not occupied	*176*	*0.5%*	*0*	*0.0%*
For seasonal or occasional use	*167*	*0.5%*	*118*	*0.3%*
For migrant workers	*0*	*0.0%*	*0*	*0.0%*
Other vacant (a)	*325*	*1.0%*	*1,570*	*4.1%*
Total, All Housing Units	**33,802**	**100%**	**37,973**	**100%**

	Shasta County			
	2000		2013	
Occupancy Status	Number	Percent	Number	Percent
Occupied Housing Units	63,426	92.2%	69,729	89.9%
Vacant Housing Units	5,384	7.8%	7,804	10.1%
For Rent	*1,341*	*1.9%*	*1,041*	1.3%
For sale only	*934*	*1.4%*	*1,190*	1.5%
Rented or sold, not occupied	*378*	*0.5%*	*7*	0.0%
For seasonal or occasional use	*1,580*	*2.3%*	*2,709*	3.5%
For migrant workers	*10*	*0.0%*	*0*	0.0%
Other vacant (a)	*1,141*	*1.7%*	*2,857*	3.7%
Total, All Housing Units	**68,810**	**100%**	**77,533**	**100%**

Note:
(a) If a vacant unit does not fall into any of the classification specific above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held by the owner for personal reasons.

Sources: U.S. Census Bureau, 2000 Census and 2013 ACS, 2015; BAE, 2015.

Figure 7: Median Single-Family Sales Price Trends, Jan. 2000 to Sept. 2013



Sources: California Association of Realtors, 2015; BAE, 2015.

Table 22: Median Sales Price by Unit Size and Associated Income Requirements

Unit Size	# of Sales	Median Price	Downpayment/ Upfront Insurance	Principal and Interest	Mortgage Insurance	Property Taxes	Property Insurance	Monthly Payment	Income Requirement
1 Bedroom	2	$110,500	$5,801	$509	$78	$105	$38	$730	$29,203
2 Bedroom	46	$168,000	$7,308	$774	$119	$160	$57	$1,110	$44,399
3 Bedroom	396	$218,500	$10,138	$1,007	$155	$208	$75	$1,444	$57,746
4 Bedroom	97	$276,000	$10,792	$1,272	$196	$262	$94	$1,824	$72,942
5+ Bedroom	7	$385,000	$13,475	$1,774	$273	$366	$132	$2,544	$101,749
All Sizes (a)	582	$223,500	$7,823	$1,030	$158	$212	$76	$1,477	$59,067

Notes:
(a) Includes data from property sales with no unit size information.
(b) Home ownership cost assumptions include:

% of Income for housing costs	30%	of gross annual income
Downpayment	3.50%	of home value
Annual interest rate	4.00%	fixed
Loan term	30	years
Upfront mortgage insurance	1.75%	of home value
Annual mortgage insurance (c)	0.85%	of mortgage
Annual property tax rate	1.14%	of home value
Annual hazard insurance (d)	0.41%	of home value

(c) Reflects reductions in the annual mortgage insurance rate for FHA backed loans from 1.35 percent, effective January 26, 2015.
(d) Annual hazard insurance rate is based on quoted insurance premiums from the Homeowners Premium Survey, published by the California Department of Insurance, for a home valued at $250,000

Sources: CoreLogic, 2015; California Department of Insurance, 2015; Bloomberg.com, Consumer Interest Rates, 2015; BAE, 2015.

Additional data provided by CoreLogic, a private data vendor, indicate that the median single-family sales price in Redding, between October 2014 and May 2015, was approximately $184,250, including both new and resale units. Based on standard industry loan terms for mortgages backed by the Federal Housing Administration (FHA), the purchase of a median-priced unit in the Redding area would require an annual household income of approximately $59,100. This assumes that all housing costs would not exceed 30 percent of income, a down payment value of 3.5 percent of the purchase price, an annual interest rate of 4.0 percent, a 30 year loan term, an upfront mortgage insurance rate of 1.75 percent of purchase price and an annual rate of 0.85 percent of purchase price, a property tax rate of 1.14 percent of purchase price, and an annual hazard insurance rate of 0.41 percent of purchase price. Compared to the existing distribution of households by income, as reported by the 2013 ACS, the median priced for-sale unit would likely be unaffordable to more than 60 percent of households in the City of Redding, though only around 30 percent of households would struggle to afford a median priced one-bedroom housing unit.

Rents

RealAnswers, a private data vendor, reports that the average rental rate for apartment units in Shasta County increased from $842 in the first quarter of 2014 to $872 as of the first quarter of 2015. This represents an increase of $30 per month, or around 3.6 percent. Between 2013 and 2014, the average rental rate increased by around 1.4 percent, but between 2014 and 2015 the rate increased by 3.6 percent. Occupancy remains relatively stable, hovering at around 96 percent, while overall vacancy among surveyed multifamily complexes remains at around 4.0 percent, according to the RealAnswers. According to the 2013 ACS, the vacancy rate for the whole of the housing market was around 7.6 percent (including units for rent and for sale).

Based on the utility allowance schedule published by the RHA, and the average rent data discussed above, Table 23 identifies the income that would be required in order to afford an average priced rental housing unit, assuming no more than 30 percent of household income is spent on rent and utilities. According to these calculations, the minimum income necessary to afford the average priced one-bedroom rental unit is roughly $3,000 per month, or $36,036 per year. Though not a perfect comparison, the 2013 ACS indicates that there are approximately 15,952 households in Redding with incomes of less than $35,000. These households represented approximately 48.1 percent of all households within the city. Therefore, it can be inferred that nearly one-half of all households within the city would likely struggle to reasonably afford the average priced one-bedroom rental apartment unit.

Table 23: Rental Market Overview, Shasta County, Q1 2015 (a)

Unit Size	Total Units	Average Square Footage	Average Rent	Average Rent per Square Foot	Utility Allowance (b)	Required Income (c)
1 Bedroom	238	655	$788	$1.20	$203	$3,003
2 Bedroom	351	987	$907	$0.92	$243	$3,484
3 Bedroom	37	1,302	$1,092	$0.84	$283	$4,167
Total, All Units	**626**	**879**	**$872**	**$0.99**	**$243**	**$3,380**
			0			

Notes:
(a) Includes data for housing complexes with 50 units or more.
(b) Figures are based on the utility allowance schedule for tenant-furnished utilities and other services for apartment and high rise tenants published by the Redding Housing Authority.
(c) Assumes that households pay 30 percent of income for housing.

Sources: RealAnswers, 2015; BAE, 2015.

Overpayment

According to HUD standards, a household is considered "cost-burdened" (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are "severely cost burdened" if they pay more than 50 percent of their income for housing costs. Table 25, in the following subsection, presents a breakdown of the prevalence of housing problems, including overpayment, among households with incomes equal to, or less than, the area median. According to these data, an average of 65.4 percent of renter households and 56.0 percent of owner households overpaid for housing in the City of Redding between 2007 through 2011. Based on detailed data reported in Table 24, 70 percent of lower-income households (i.e., 80% of AMI or less) that overpay for housing were renters. Small family renter households were generally the most deeply impacted, accounting for 40.8 percent of lower-income households that were overpaying for housing. Elderly households made up the second largest cohort, with the exception of "other" households, which accounted for 23.2 percent of lower-income households that were overpaying for housing.

Table 24: Households Overpaying for Housing by Tenure and Type, City of Redding, 2007-2011

	Renter-Occupied Household							
	0-30% AMI		30-50% AMI		50-80% AMI		Total (a)	
Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Small Related	2760	16.1%	1385	8.1%	1240	7.2%	5385	31.4%
Cost Burden (b)	*1390*	*8.1%*	*865*	*5.0%*	*970*	*5.7%*	*3225*	*18.8%*
Severe Cost Burden (c)	*1370*	*8.0%*	*520*	*3.0%*	*270*	*1.6%*	*2160*	*12.6%*
Large Related	200	1.2%	140	0.8%	325	1.9%	665	3.9%
Cost Burden (b)	*100*	*0.6%*	*85*	*0.5%*	*280*	*1.6%*	*465*	*2.7%*
Severe Cost Burden (c)	*100*	*0.6%*	*55*	*0.3%*	*45*	*0.3%*	*200*	*1.2%*
Elderly	415	2.4%	895	5.2%	530	3.1%	1840	10.7%
Cost Burden (b)	*225*	*1.3%*	*580*	*3.4%*	*405*	*2.4%*	*1210*	*7.0%*
Severe Cost Burden (c)	*190*	*1.1%*	*315*	*1.8%*	*125*	*0.7%*	*630*	*3.7%*
Other	1720	10.0%	1615	9.4%	815	4.7%	4150	24.2%
Cost Burden (b)	*890*	*5.2%*	*875*	*5.1%*	*650*	*3.8%*	*2415*	*14.1%*
Severe Cost Burden (c)	*830*	*4.8%*	*740*	*4.3%*	*165*	*1.0%*	*1735*	*10.1%*
Subtotal, Renter Households (d)	**5,095**	**29.7%**	**4035**	**23.5%**	**2910**	**17.0%**	**12040**	**70.1%**

	Renter-Occupied Household							
	0-30% AMI		30-50% AMI		50-80% AMI		Total (a)	
Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Small Related	535	3.1%	255	1.5%	835	4.9%	1625	9.5%
Cost Burden (b)	*275*	*1.6%*	*140*	*0.8%*	*505*	*2.9%*	*920*	*5.4%*
Severe Cost Burden (c)	*260*	*1.5%*	*115*	*0.7%*	*330*	*1.9%*	*705*	*4.1%*
Large Related	60	0.3%	15	0.1%	420	2.4%	495	2.9%
Cost Burden (b)	*30*	*0.2%*	*15*	*0.1%*	*230*	*1.3%*	*275*	*1.6%*
Severe Cost Burden (c)	*30*	*0.2%*	*0*	*0.0%*	*190*	*1.1%*	*220*	*1.3%*
Elderly	700	4.1%	925	5.4%	510	3.0%	2135	12.4%
Cost Burden (b)	*395*	*2.3%*	*630*	*3.7%*	*350*	*2.0%*	*1375*	*8.0%*
Severe Cost Burden (c)	*305*	*1.8%*	*295*	*1.7%*	*160*	*0.9%*	*760*	*4.4%*
Other	270	1.6%	180	1.0%	380	2.2%	870	5.1%
Cost Burden (b)	*115*	*0.7%*	*95*	*0.6%*	*245*	*1.4%*	*495*	*2.9%*
Severe Cost Burden (c)	*155*	*0.9%*	*85*	*0.5%*	*135*	*0.8%*	*375*	*2.2%*
Subtotal, Owner Households (d)	**1605**	**9.4%**	**1375**	**8.0%**	**2145**	**12.5%**	**5125**	**29.9%**
Total, All Households	**6,700**	**39.0%**	**5,410**	**31.5%**	**5,055**	**29.4%**	**17,165**	**100%**

Notes:
(a) Includes all households with incomes at or below the 80% of the area median income.
(b) Housing costs greater than 50% of gross income.
(c) Housing costs greater than 30% of gross income.
(d) Figures may differ from those reported elsewhere due to rounding.

Sources: HUD, 2007-2011 CHAS; BAE, 2015.

Table 25: Housing Problems by Tenure and Type, City of Redding, 2007-2011

	Renter-Occupied Household									
	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI		Total (a)	
Housing Problem Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Substandard Housing (b)	85	0.5%	195	1.1%	60	0.3%	25	0.1%	365	2.0%
Severely Overcrowded (c)	45	0.3%	50	0.3%	110	0.6%	10	0.1%	215	1.2%
Overcrowded (d)	200	1.1%	80	0.4%	50	0.3%	85	0.5%	415	2.3%
Severe Housing Cost Burden (e)	2,235	12.5%	1,435	8.1%	570	3.2%	65	0.4%	4,305	24.2%
Housing Cost Burden (f)	90	0.5%	675	3.8%	1,640	9.2%	470	2.6%	2,875	16.1%
Zero/Negative Income	365	2.0%	0	0.0%	0	0.0%	0	0.0%	365	2.0%
Subtotal, Housing Problems	**3,020**	**16.9%**	**2,435**	**13.7%**	**2,430**	**13.6%**	**655**	**3.7%**	**8,540**	**47.9%**
Subtotal, Renter Households	**3,215**	**18.0%**	**2,960**	**16.6%**	**3,390**	**19.0%**	**1,415**	**7.9%**	**10,980**	**61.6%**

	Owner-Occupied Household									
	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI		Total (a)	
Housing Problem Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Substandard Housing (b)	10	0.1%	0	0.0%	10	0.1%	0	0.0%	20	0.1%
Severely Overcrowded (c)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Overcrowded (d)	0	0.0%	0	0.0%	40	0.2%	60	0.3%	100	0.6%
Severe Housing Cost Burden (e)	750	4.2%	500	2.8%	790	4.4%	345	1.9%	2,385	13.4%
Housing Cost Burden (f)	110	0.6%	385	2.2%	490	2.7%	465	2.6%	1,450	8.1%
Zero/Negative Income	45	0.3%	0	0.0%	0	0.0%	0	0.0%	45	0.3%
Subtotal, Housing Problems	**915**	**5.1%**	**885**	**5.0%**	**1,330**	**7.5%**	**870**	**4.9%**	**4,000**	**22.4%**
Subtotal, Owner Households	**975**	**5.5%**	**1,370**	**7.7%**	**2,535**	**14.2%**	**1,965**	**11.0%**	**6,845**	**38.4%**
Total, All Households	**4,190**	**24%**	**4,330**	**24%**	**5,925**	**33%**	**3,380**	**19%**	**17,825**	**100%**

Notes:
(a) Includes all households at or below the median income level.
(b) Lacking complete plumbing or kitchen facilities.
(c) Greater than 1.5 persons per room.
(d) 1.01 to 1.5 persons per room.
(e) Housing costs greater than 50% of gross income.
(f) Housing costs greater than 30% of gross income.

Sources: HUD, 2007-2011 CHAS; BAE, 2015.

Other Housing Problems

In addition to overpayment (including severe overpayment), HUD reports data on relative prevalence of a variety of other housing problems, including overcrowding and substandard housing. Overcrowding is defined as the condition of having more than one person residing per room in a residence, excluding bathrooms, porches, foyers, halls, or half-rooms. Severe overcrowding is defined as the condition of having more than 1.5 persons per room. Substandard housing conditions exist when a housing unit lacks hot and cold piped water, and/or a flush toilet and a bathtub or shower; and/or kitchen facilities that lack a sink with piped water, and/or a range, stove, or refrigerator. According to the data reported in Table 25 an average of 70.4 percent of households with incomes equal to, or less than, the area median experienced at least one of the four reported housing problems. This included approximately 77.8 percent of reported renter households and 58.4 percent of owner households. The relative prevalence of housing problems is inversely related to household income, with the lowest income households showing the highest incidence of housing problems. The most prevalent type of housing problem is overpayment (i.e., cost burden). The other three housing problems impact less than 13 percent of households.[21]

Table 26 reports the relative prevalence of housing problems among households with incomes equal to, or less than, the area median by race and ethnicity. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (10 percentage points or more), than do households within the same income level as a whole, regardless of race or ethnicity. For example, 83 percent of all extremely low-income households (i.e., incomes equal to, or less than, 30 percent of AMI) in Redding experienced at least one of the four housing problems between 2007 and 2011, as did 98 percent of extremely low-income Hispanic households. In this case, extremely low-income Hispanic households had a disproportionately greater need for housing assistance that could help to eliminate the current housing problems. According to these data, African American, Asian, American Indian, and Hispanic households experienced housing problems at rates that, at some income levels, exceeded the citywide average by at least 10 percentage points. This was the case for all housing problems, including those deemed "severe," such as cost burdens in excess of 50 percent of gross income and overcrowding consisting of more than 1.5 persons per room.

[21] Households may experience multiple housing problems; however, the data report the number of households according to the most severe housing problem present within the household.

Table 26: Housing Problems by Race and Ethnicity, City of Redding, 2007-2011

Housing Problems (a)

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI		Total (b)	
Race/Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	3,285	18.4%	2,540	14.3%	3,060	17.2%	1,180	6.6%	10,065	56.5%
Black/African American	70	0.4%	120	0.7%	0	0.0%	55	0.3%	245	1.4%
Asian	75	0.4%	130	0.7%	60	0.3%	0	0.0%	265	1.5%
American Indian	120	0.7%	50	0.3%	170	1.0%	45	0.3%	385	2.2%
Pacific Islander	10	0.1%	0	0.0%	0	0.0%	0	0.0%	10	0.1%
Hispanic	260	1.5%	290	1.6%	245	1.4%	35	0.2%	830	4.7%
Subtotal, Housing Problems	**3,890**	**21.8%**	**3,170**	**17.8%**	**3,595**	**20.2%**	**1,355**	**7.6%**	**12,010**	**67.4%**
Total, All Households (d)	**4,185**	**23.5%**	**4,330**	**24.3%**	**5,925**	**33.2%**	**3,380**	**19.0%**	**17,820**	**100%**

Severe Housing Problems (c)

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI		Total (b)	
Race/Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	2,905	16.3%	1,575	8.8%	1,170	6.6%	395	2.2%	6,045	33.9%
Black/African American	70	0.4%	120	0.7%	0	0.0%	15	0.1%	205	1.2%
Asian	55	0.3%	65	0.4%	40	0.2%	0	0.0%	160	0.9%
American Indian	120	0.7%	50	0.3%	55	0.3%	0	0.0%	225	1.3%
Pacific Islander	10	0.1%	0	0.0%	0	0.0%	0	0.0%	10	0.1%
Hispanic	255	1.4%	170	1.0%	120	0.7%	25	0.1%	570	3.2%
Subtotal, Housing Problems	**3,490**	**19.6%**	**2,020**	**11.3%**	**1,380**	**7.7%**	**445**	**2.5%**	**7,335**	**41.2%**
Total, All Households (d)	**4,185**	**23.5%**	**4,330**	**24.3%**	**5,925**	**33.2%**	**3,380**	**19.0%**	**17,820**	**100%**

Notes:
(a) Housing problems include: Lack of complete kitchen facility; Lack of complete plumbing facility; More than one person per room; Cost burden exceeds 30% of income.
(b) Includes all households with incomes at or below the 80% of the area median income.
(c) Housing problems include: Lack of complete kitchen facility; Lack of complete plumbing facility; More than one person per room; Cost burden exceeds 50% of income.
(d) Figures may not sum to total due to rounding.

Sources: HUD, 2007-2011 CHAS; BAE, 2015.

Housing Accessibility

On March 6, 1991, HUD published the final Fair Housing Accessibility Guidelines, which provide housing developers with technical guidance on how to comply with the accessibility requirements of the Fair Housing Act. Under the Fair Housing Act, certain multifamily housing projects with four or more units, intended for first occupancy after March 13, 1991, must be designed and constructed in such a way as to make them readily accessible to, and usable by, persons with disabilities. Only multifamily buildings with four or more units are covered by the Fair Housing Act accessibility requirements. The requirements cover all ground floor units, as well as all units served by an elevator. While units are not required to be "fully accessible", they are required to include improvements in the following seven categories:

1) Accessible building entrance on an accessible route
2) Accessible common and public use areas
3) Usable doors (usable by a person in a wheelchair)
4) Accessible route into and through the dwelling units
5) Switches, outlets, and environmental controls in accessible locations

6) Reinforced walls for grab bars
7) Usable kitchens and bathrooms

The design specifications outlined in the Fair Housing Accessibility Guidelines represent recommendations only. Developers are permitted to seek alternative methods for demonstrating that they have met the requirements of the Fair Housing Act; however, the adherence to the guidelines constitutes a safe harbor mechanism within HUD's administrative enforcement process for compliance with the Fair Housing Act.

Upon the receipt of a proposal for the construction of multifamily housing units, the City of Redding distributes information regarding the accessibility requirements of the Fair Housing Act. According to information provided by the City of Redding, there were 76 housing projects with four or more units built within the City of Redding since March 1991. These properties contain a total of 1,674 housing units. Nearly half of the units built during this period are two story townhomes, without elevators, which are not covered by the Fair Housing Act. There were a total of 33 covered multifamily properties developed during this period, which contain 917 units. Based on the available information, City staff were unable to determine how many of those units are located on the first floor, and how many are served by an elevator, which would subject them to the Fair Housing Act accessibility requirements. These properties are listed in Table 27 and mapped in Figure 8. The units are fairly well distributed throughout the City, with properties located in high minority and low-income areas, as well as in other higher opportunity neighborhoods. There are some notable concentrations of units in the downtown area, near the intersection of I-5 and East Cypress Avenue, near the Turtle Bay Exploration Park, and along State Route 299 near Simpson University. All of these units are located within the existing RABA Demand Response area and are either immediately adjacent to, or within one quarter mile of, an existing RABA bus route.

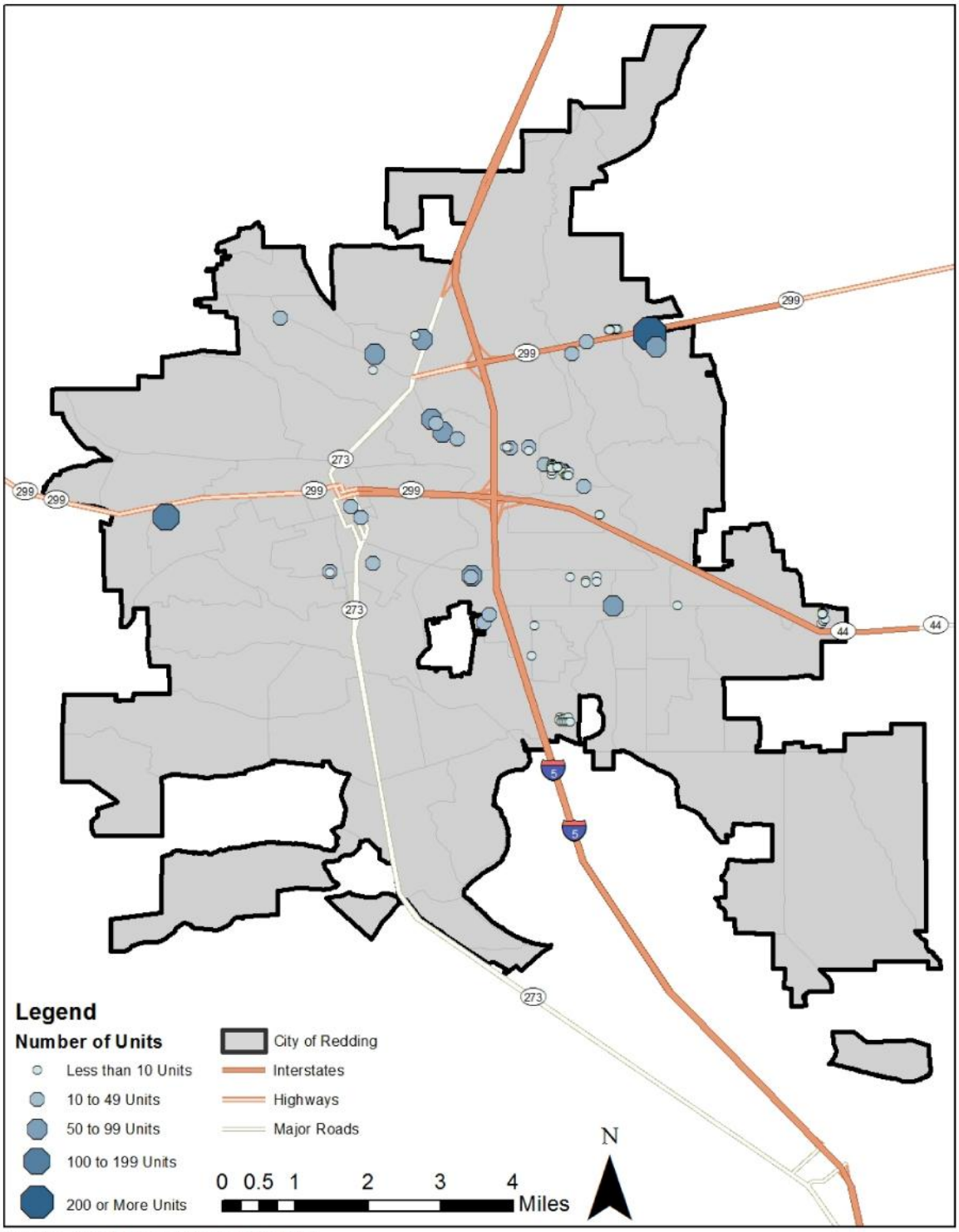
In addition to those housing units that are required to include certain accessibility features under the Fair Housing Act, the City of Redding assists property owners with the installation of accessibility improvements through its Home Rental Rehabilitation Program. In order to participate, property owners are required to commit to making efforts to re-rent units to persons who need accessibility features, where possible. Since 2000, the City of Redding Housing Division has assisted with the installation of accessibility improvements in more than 230 housing units. While the majority of assisted units are located in existing multifamily housing developments, the list also includes 13 single-family housing units and seven group housing units. While the total number of units assisted each year fluctuates considerably, between 2000 and 2015, the City of Redding provided assistance to an average of six units each year. For additional detail regarding the units assisted during this period, please refer to Table 28. As illustrated in Figure 9, the majority of these units are located in lower-income areas, though the units are fairly well distributed both inside and outside of areas with high minority concentrations. All of these units are located within the existing RABA Demand Response area and are either adjacent to, or within one quarter mile of a RABA bus stop.

Table 27: Multifamily Housing with Four or More Units Built Since March 1991

Address	City	State	Units	Year Built
1050 Del Sol Pl	Redding	CA	4	2002
1100 Brandon Ct	Redding	CA	32	2005
1225 South St	Redding	CA	21	2010
1350 Buenaventura Blvd	Redding	CA	118	2007
1625 Pine St	Redding	CA	14	2011
1750 Collyer Dr	Redding	CA	22	2007
1920 Linden Ave	Redding	CA	4	2011
2211 College View Dr	Redding	CA	212	1994
2355 McAuley Way	Redding	CA	63	2004
2475 Beverly Dr	Redding	CA	12	2009
2530 Hartnell Ave	Redding	CA	8	1995
2550 Lanning Ave	Redding	CA	12	2011
2550 Reservoir Ln	Redding	CA	4	2006
2655 Oxford Rd	Redding	CA	4	1997
2668 Bunker St	Redding	CA	7	2002
2685 Oxford Rd	Redding	CA	4	1998
3221 Bechelli Ln	Redding	CA	20	1997
3716 Churn Creek Rd	Redding	CA	4	1992
385 Hilltop Dr	Redding	CA	40	2005
4440 Dogw ood Ln	Redding	CA	4	2001
4500 Albert St	Redding	CA	61	1996
500 Hilltop Dr	Redding	CA	80	1992
555 Leila Ave	Redding	CA	62	2000
580 Wilshire Dr	Redding	CA	16	1995
675 Peppertree Ln	Redding	CA	57	2003
802 Cally Ct	Redding	CA	4	1993
811 Cally Ct	Redding	CA	4	1994
820 Cally Ct	Redding	CA	4	1993
832 Cally Ct	Redding	CA	4	1993
838 Cally Ct	Redding	CA	4	1993
866 Cally Ct	Redding	CA	4	1993
869 Cally Ct	Redding	CA	4	1995
900 Canby Rd	Redding	CA	4	2000

Sources: City of Redding, 2015; BAE, 2015.

Figure 8: Multifamily Housing with Four or More Units Built Since March 1991



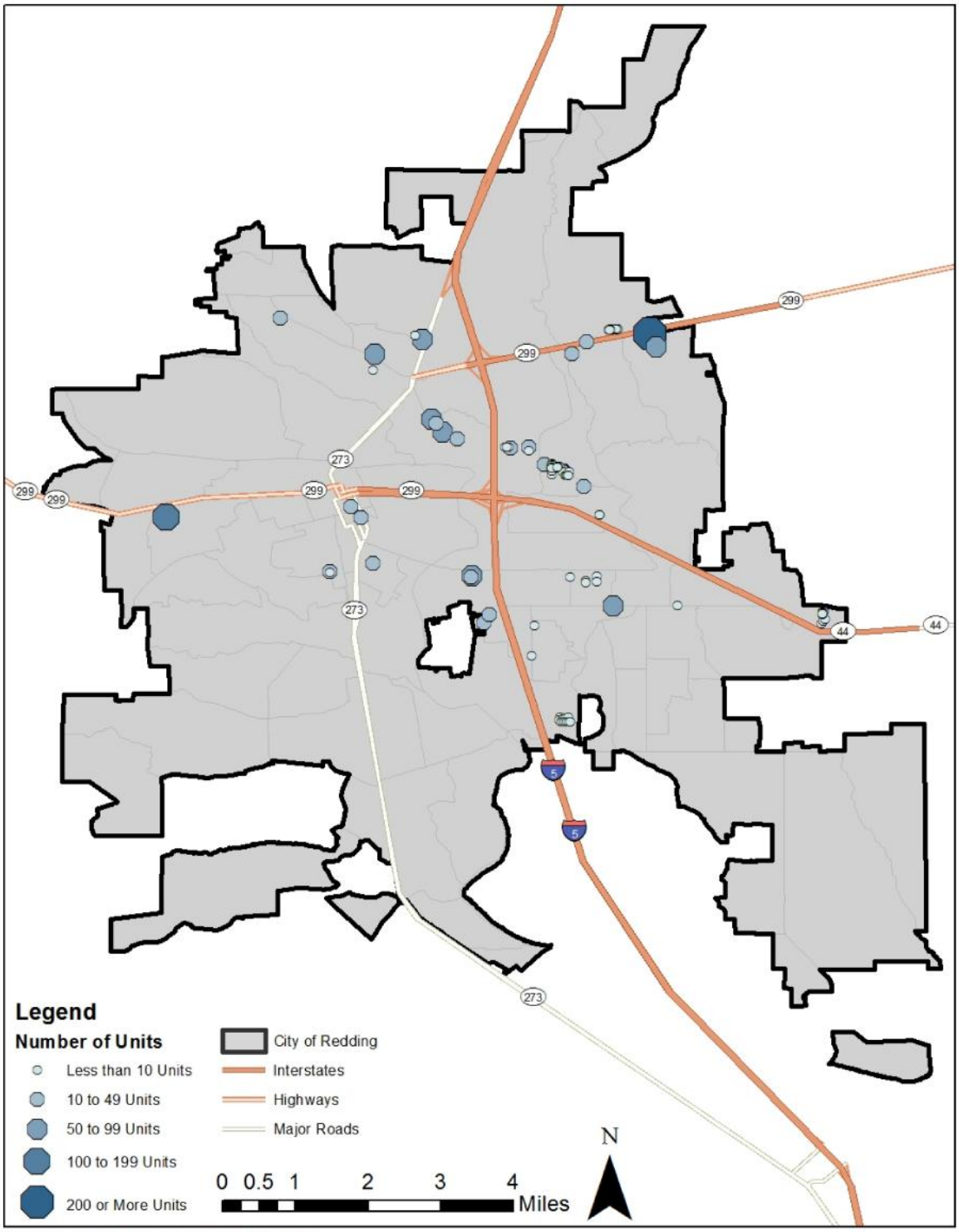
Sources: City of Redding, 2015; BAE, 2015.

Table 28: Home Rental Rehabilitation Program Units

ADDRESS	Year Complete	Units	Bedrooms	Unit Type	OWNER
1015 South Street	n.a.	1	1 Bedroom	SF	Wesley Neighborhood Inc
1021 South Street	2001	1	2 Bedroom	SF	Wesley Neighborhood Inc.
1027 South Street	2001	1	2 Bedroom	SF	Wesley Neighborhood Inc.
1052 South Street	2008	1	2 Bedroom	SF	Wesley Neighbor Hood
1055 & 1061 Center Street	2011	3	2 Bedroom	MF	K2 - River Place Apartments
1080 Delta Street, Unit C2	2002	1	2 Bedroom	MF	Heritage Plaza
1120 South Street	n.a.	3	1 & 2 Bedroom	MF	Wesley Neighborhood Inc
1136 Orange Avenue	2008	1	2 Bedroom	SF	Robert Moseman
1180 Delta Street, Unit A2	2002	1	3 Bedroom	MF	Heritage Plaza
1180 Delta Street, Unit C4	2002	1	3 Bedroom	MF	Heritage Plaza
1225 South Street	2011	20	1 & 2 Bedroom	MF	LINC - East Street Senior
1312 Orange Ave	2008	1	2 Bedroom	MF	George Russell
1407 Olive Avenue, Unit #5	2001	1	1 Bedroom	MF	Julie Bortoletto
1435 Lincoln Street	2008	1	2 Bedroom	MF	COMPASS
1615 Olive Street #28	2006	1	1 Bedroom	MF	Ceferina Montesclaros
1748 Market Street, Unit #219	2002	1	1 Bedroom	MF	Christian Church Homes
1748 Market Street, Unit #319	2002	1	1 Bedroom	MF	Christian Church Homes
1750 Milo Avenue, Unit #2	2004	1	2 Bedroom	MF	Community Revitalization Corp
1756 Eugenia Avenue, Unit #2	2004	1	2 Bedroom	MF	Community Revitalization Corp
1825 Benton Drive, Unit #2	2002	1	1 Bedroom	MF	Heritage Plaza
1835 Denton Drive, Unit #6	2002	1	1 Bedroom	MF	Heritage Plaza
1835 Hartnell Avenue	n.a.	40	4 Bedroom	MF	Shadow brook Apartments
1836 Continental Street	2000	1	2 Bedroom	SF	Wesley Neighborhood Inc.
1840 Continental Street	2000	1	2 Bedroom	SF	Wesley Neighborhood Inc.
1845 Benton Drive, Unit #8	2002	1	2 Bedroom	MF	Heritage Plaza
1855 Benton Drive, Unit #12	2002	1	1 Bedroom	MF	Heritage Plaza
2021 El Reno Lane	2005	1	2 Bedroom	SF	JMK Traders, LLC
2269 Shasta Street #2	2010	1	1 Bedroom	MF	Country Properties
2351 Victor Avenue #15	2008	1	2 Bedroom	MF	Campbell Properties
2351 Victor Avenue #9	2010	1	1 Bedroom	MF	Campbell Properties
2381 Vandiver Lane	2004	1	2 Bedroom	SF	Fisher Family Trust
2530 Akard Avenue	2003	1	1 Bedroom	SF	John Bunton
2550 Lanning Avenue	n.a.	1	1 Bedroom	MF	K2 Land and Investment
2705 Akard Avenue #2	2010	1	2 Bedroom	MF	Bill Hoblin Property Mgmt
2705 Akard Avenue #6	2010	1	2 Bedroom	MF	Bill Hoblin Property Mgmt
2795 West Street, Unit 14	2007	1	2 Bedroom	MF	Linden Apartments
2795 West Street, Unit 24	2006	1	2 Bedroom	MF	Linden Apartments
2808 Freebridge Street, Unit #1	n.a.	1	2 Bedroom	MF	Community Revitalization Corp
2905 Mahan Street	2008	1	2 Bedroom	MF	John Seda
2912 Lanning Street	2009	1	2 Bedroom	SF	John Bunton
3173 Bechelli Lane	2004	4	1 Bedroom	Group	Access Home
3221 Bechelli Lane	n.a.	2	1 Bedroom	MF	NVCSS - Della Williams
3615 Churn Creek Rd, Unit #39	2003	1	2 Bedroom	MF	Charles Marx
385 Hilltop Drive	2005	4	1 Bedroom	MF	S. California Presbyterian
500 Wilshire Drive	n.a.	16	1 & 2 Bedroom	MF	NVCSS
555 Leila Avenue, Unit #37	2004	1	3 Bedroom	MF	Laurel Glen Apartments
555 Leila Avenue, Units #1-24	n.a.	24	1 Bedroom	MF	Laurel Glen Apartments
5911 Cedars Road	2004	1	2 Bedroom	MF	Access Home
5921 Cedars Road	2004	1	2 Bedroom	MF	Access Home

Sources: City of Redding, 2015; BAE, 2015.

Figure 8: Multifamily Housing with Four or More Units Built Since March 1991



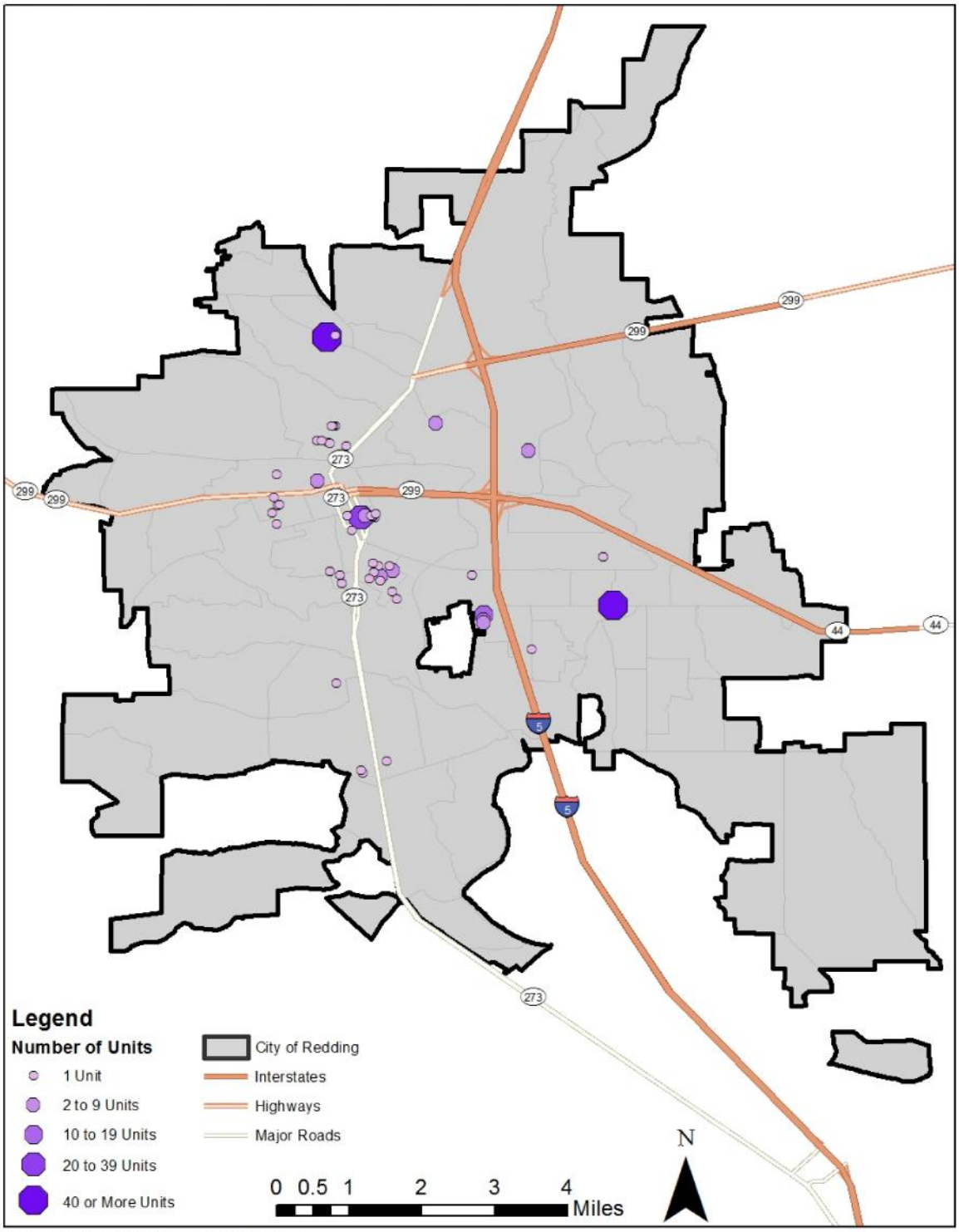
Sources: City of Redding, 2015; BAE, 2015.

Table 28: Home Rental Rehabilitation Program Units (Part 2 of 2)

ADDRESS	Year Complete	Units	# OF BEDROOMS	Unit Type	OWNER
665 State Street	2005	3	1 Bedroom	Group	Access Home
715 Parkview Avenue, Unit #3	2005	1	2 Bedroom	MF	Access Home
715 Parkview Avenue, Unit #4	2006	1	2 Bedroom	MF	Access Home
735 Severtson Drive, Unit #1	2006	1	2 Bedroom	MF	Access Home
735 Severtson Drive, Unit #2	2006	1	2 Bedroom	MF	Access Home
737 B & C Leland Ct	2015	2	Studio	SF	Jeff Garrett
820 West Street	2011	1	1 Bedroom	MF	Real Property Management
830 St Marks Street #53	2015	1	1 Bedroom	MF	Heather Ridge Apartments
885 Loma Street Unit #2	2006	1	2 Bedroom	MF	James Taylor
900 Canby Road	n.a.	2	1 Bedroom	MF	NVCSS
920 Delta Street, Unit D4	2002	1	1 Bedroom	MF	Heritage Plaza
980 Delta Street, Unit C2	2002	1	2 Bedroom	MF	Heritage Plaza
Eight Street	2011	1	1 Bedroom	MF	Eight Street Apartments
740 Lake Boulevard	n.a.	60	Studio & 1 Bedroom	MF	Lorenz Senior Apartments

Sources: City of Redding, 2015; BAE, 2015.

Figure 9: Home Rental Rehabilitation Program Units



Sources: City of Redding, 2015; BAE, 2015.

2.7 – Assisted Housing Resources

Public and Private Assisted Housing

The availability and location of public and private assisted housing often represents a fair housing concern in communities throughout California. By intentionally locating subsidized housing in higher opportunity neighborhoods, local jurisdictions encourage the socioeconomic integration in their communities and promote equitable opportunities for all residents, though the prioritization of affordable housing options in higher opportunity areas should not come at the expense of disinvestment in lower opportunity areas. Residents of these areas, which are often lower-income and feature higher concentrations of minority residents, often value the amenities and sense of community present in their neighborhood and do not necessarily want to leave. Therefore, it is important to encourage the provision of sufficient affordable housing resources within areas that exhibit the highest need, while also ensuring the availability of affordable housing in higher-cost, higher-income areas that can offer greater opportunities for employment, education, healthcare, and a host of other important services and amenities.

Housing Choice Vouchers

The federal Housing Choice Voucher (HCV) program, previously known as Section 8, is a rental subsidy program designed to assist very low-income households to secure adequate and affordable housing provided by private sector property owners. Under the program, participating households are eligible to pay approximately 30 percent of their adjusted income for housing and are permitted to do their own research to identify a housing unit that would most appropriately suit their needs. The maximum housing assistance payment is generally the lesser of the payment standard, minus 30% of the family's monthly adjusted income, or the gross rent for the unit, minus 30% of the monthly adjusted income. Presently, Housing Authorities may set their payment standard anywhere from 90% to 110% of the local area FMR. The payment standard percentage of FMR is determined on a yearly basis and is typically based on the Housing Authority's funding and local rental market analysis.

The HCV program is administered by the Housing Authority of the City of Redding (RHA). According to the RHA, a total of 1,541 households participated in the HCV program in the City of Redding in 2015. All of the issued vouchers are tenant-based, meaning that vouchers are issued to individual households, who are then responsible for locating suitable housing. There were no vouchers issued through the Veterans Affairs Supportive Housing program or the Family Unification program; although 29 vouchers were reserved for disabled households specifically, while an estimated 61 percent of all HCV participant households contained at least one person with a disability. Throughout the history of the program, local demand for HCVs has constantly exceeded the number of vouchers available, with more than 7,000 households applying for vouchers in 2013. At that time, the Redding Housing Authority closed the waiting list, due to a backlog of requests for vouchers. The Housing Authority reopened the waitlist on June 8th, though it was promptly closed again on June 13th in order to prevent an overrun of waitlist applications.

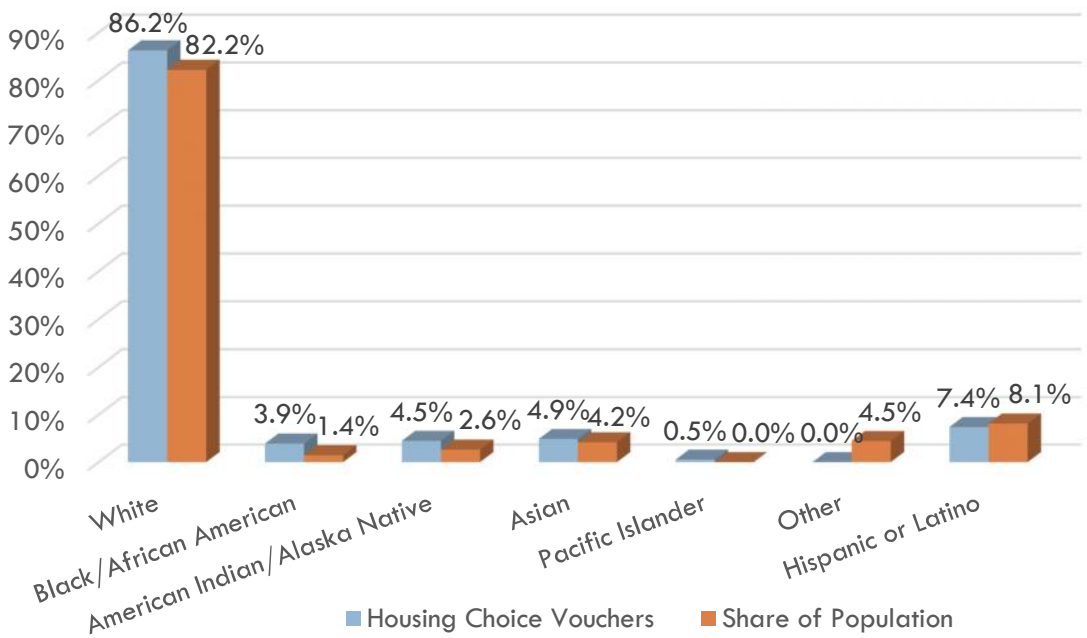
Table 29: Housing Choice Voucher (HCV) Participants by Type

	Vouchers			Special Purpose Vouchers			
Race	Project Based	Tenant Based	Total	Veterans Affairs Supportive	Family Unification Program	Disabled (a)	Total
White	0	1,329	1,329	0	0	24	24
Black/African American	0	60	60	0	0	1	1
Asian	0	75	75	0	0	0	0
American Indian/Alaska Native	0	69	69	0	0	2	2
Pacific Islander	0	8	8	0	0	2	2
Other	0	0	0	0	0	0	0
Total, All Races	**0**	**1,541**	**1,541**	**0**	**0**	**29**	**29**
Ethnicity							
Not Hispanic	0	1,427	1,427	0	0	4	4
Hispanic	0	114	114	0	0	25	25
Total, All Ethnicities	**0**	**1,541**	**1,541**	**0**	**0**	**29**	**29**

Note:
(a) Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition vouchers.

Sources: HUD, PIH Information Center, 2015; BAE, 2015.

Figure 10: Distribution of Housing Choice Vouchers by Race and Ethnicity, 2015



Sources: Redding Housing Authority, 2015; U.S. Census Bureau, 2013 ACS, 2015; BAE, 2015

Consultation with the Veterans Affairs Resource Center of Northern California indicates that the City was not allocated vouchers through the Veterans Affairs program, and that all of the vouchers issued through that program are allocated to Shasta County. Although the majority of the affordable housing stock in Shasta County is located in the City of Redding, a representative of the Veterans Resource Center indicated that there are considerable barriers to the transfer of Veterans Affairs vouchers for use within the City, but that the City of Redding has made a good faith effort to work with Shasta County to facilitate such transfers.

As illustrated in Figure 10, the distribution of HCVs by race and ethnicity of the participant household indicates that the HCV program reflects the racial and ethnic composition of the City of Redding fairly well. For example, White households, both Hispanic and non-Hispanic, represent approximately 82.2 percent of all households in the city and account for 86.2 percent of all HCV participants. While this does reflect an overrepresentation of about 4.1 percentage points, the difference is relatively small compared to many other jurisdictions. The only two racial and ethnic groups that appear underrepresented include households of some other race (underrepresented by 4.5 percentage points) and Hispanic or Latino households (underrepresented by less than one percentage point).

Figure 11 illustrates the distribution of HCVs by Census Tract within the City of Redding, based on the HUD Picture of Subsidized Households data set for 2013. According to these data, the average Census Tract contains around 50 households who participate in the HCV program, representing around 3.0 percent of the citywide stock of HCVs. There are a total of 13 Census Tracts that contain an above average share of the citywide stock of HCVs and six that have twice the average share. Two Census Tracts stand out, in particular. These include Census Tract 105.00 (located contains the western portion of the Redding downtown, south of SR 209 and west of Railroad Avenue) and Tract 112.09 (located east of I-5, between Hartnell Avenue and South Bonnyview road). Each contains 10 percent or more of the citywide pool of HCVs.

Publicly Assisted Housing Developments

While the City of Redding does not own or operate any public housing, there are 1,384 housing units located within the City of Redding that were developed with assistance from various City, State, and Federal funding sources. These properties are listed in Table 30, below.

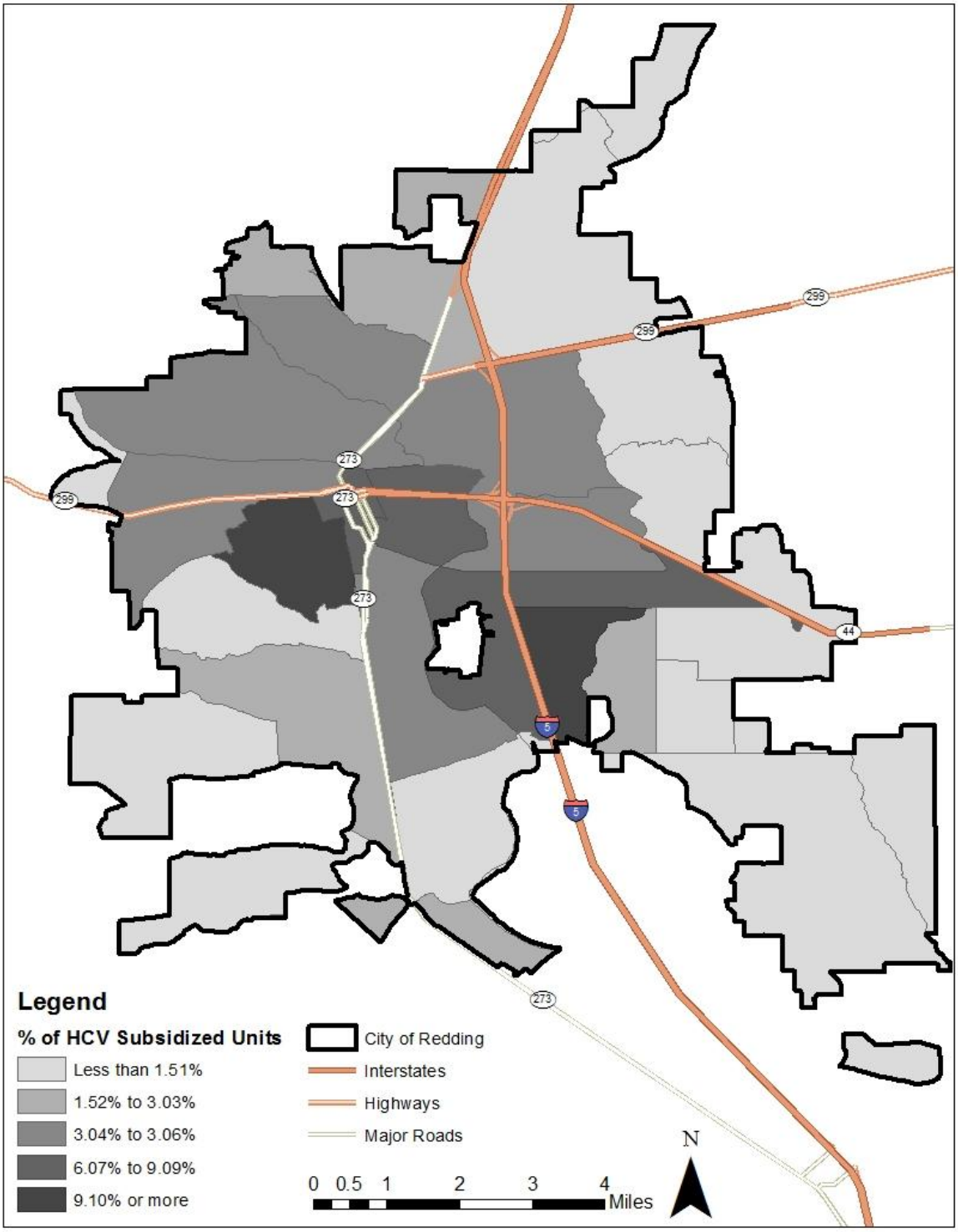
According to data collected from the California Tax Credit Allocation Committee, there are eight properties that were developed using Low-Income Housing Tax Credits (LIHTC), which contain a total of 539 housing units, 533 of which are set aside for occupancy by low-income households. All but one of the LIHTC properties were constructed after the year 2000. The most recently developed property, the East Street Senior Apartments, was built in 2010. Only one LIHTC property, which includes a total of 180 low-income housing units, is non-targeted (i.e., does not restrict housing for use by specified target groups, such as seniors or large families). There are four properties that are targeted toward large-family households, which include a combined total of 230 housing units, 227 of which are designated affordable. There

are two LIHTC funded properties targeted toward seniors, which include a combined total of 69 housing units, including 67 which are designated affordable. The remaining property is targeted to persons at-risk for homelessness and includes 59 low-income housing units.

Information collected from HUD's Integrated Real Estate Management System (iREMS), identified 16 housing projects that are subject to FHA mortgage insurance or project-based subsidies, both of which subject the property to the requirement to affirmatively further fair housing choice, including the submittal of Affirmative Fair Housing Marketing Plans to HUD. These properties include a total of 690 housing units, of which 686 are set aside for occupancy by low-income households. Nine of the identified properties are age-restricted, serving the senior population. These properties contained a total of 600 units, 596 of which are set aside for low-income households. There are three properties dedicated to serving persons with disabilities, which contain a total of 39 low-income housing units. One property, known as Francis Court, contains a total of 16 low-income housing units, which are used for transitional housing. Two additional properties provide a total of 35 low-income housing units, which are not restricted for use by any specific special needs group.

In addition to the 23 publicly assisted housing projects identified above, the City of Redding provided information on an additional 36 housing projects that were assisted using other local funding sources. These properties include an assortment of single-family homes and smaller multifamily projects with up to 15 housing units. The largest properties include those located at 3527 Bechelli Lane (15 units), 1085 Pine Street (10 units), and 5931 Cedars Road (10 units). Combined, these 23 properties contain an additional 154 low-income housing units.

Figure 11: Housing Choice Vouchers by Census Tract, City of Redding, 2013



Sources: HUD, Subsidized Households Database, 2015; BAE, 2015.

Table 30: Publicly Assisted Housing Units (Part 1 of 2)

Address	City	Number of Units	Number of Low-Income Units	Funding Type
101 Quartz Hill Road	Redding	60	60	Other (a)
1061 Center Street	Redding	9	9	Other (b)
1085 Pine Street	Redding	10	9	Other (b)
1092 South Street	Redding	8	8	Other (b)
1120 South Street	Redding	2	2	Other (b)
1135 LeBrun Lane	Redding	8	8	Other (b)
1225 South Street	Redding	21	20	LIHTC (9%)
1300 Market Street	Redding	3	3	Other (b)
1509 Yuba Street	Redding	60	59	LIHTC (9%)
1520 Collyer Drive	Redding	91	91	Other (a)
1625 Pine Street	Redding	6	6	Other (b)
1748 Market Street	Redding	48	47	LIHTC (9%)
1750 Milo Avenue	Redding	3	3	Other (b)
1756 Eugenia Avenue	Redding	3	3	Other (b)
1805 Grant Street	Redding	1	1	Other (b)
1835 Hartnell Avenue	Redding	80	79	LIHTC (9%)
1859 Eugenia Avenue	Redding	1	1	Other (b)
1869 Eugenia Avenue	Redding	6	6	Other (b)
1870 Continental	Redding	8	8	Other (b)
1895 Benton Drive	Redding	180	180 (c)	LIHTC (4%)
1920 Linden Street	Redding	4	4	Other (b)
2052 Placer Street	Redding	4	4	Other (b)
2104 Waldon Street	Redding	1	1	Other (b)
2142 Butte Street	Redding	12	12	Other (a)
2355 McAeuley Way	Redding	62	62	Other (a)
2475 Beverly Drive	Redding	14	14	Other (a)
2490 Court Street	Redding	113	113	Other (a)
2550 Lanning Ave	Redding	8	8	Other (b)
2739 Wilson Avenue	Redding	6	6	Other (b)
2795 West Street	Redding	30	29	LIHTC (4%)
2808 Freebridge Street	Redding	2	2	Other (b)
2810 West Street	Redding	4	4	Other (b)
2825 West Street	Redding	16	16	Other (a)
2903 West Street	Redding	2	2	Other (b)
2909 West Street	Redding	2	2	Other (b)
3173 Bechelli Lane	Redding	1	1	Other (b)
3221 Bechelli Lane	Redding	21	21	Other (a)
3527 Bechelli Lane	Redding	15	15	Other (b)
385 Hilltop Drive	Redding	40	39	Other (a)
395 Hilltop Drive	Redding	65	65	Other (a)
4014 Saffron Way	Redding	1	1	Other (b)
4500 Alder Street	Redding	62	61	Other (a)
457 Buckeye Terrace	Redding	8	8	Other (b)
475 Buckeye Terrace	Redding	2	2	Other (b)
555 Leila Avenue	Redding	64	63	LIHTC (9%)
580 Wilshire Drive	Redding	17	17	Other (a)
5931 Cedars Road	Redding	10	10	Other (b)
645 Parkview Avenue	Redding	2	2	Other (b)
665 State Street	Redding	1	1	Other (b)
675 Peppertree Lane	Redding	57	56	Other (a)
715 Parkview Avenue	Redding	3	3	Other (b)
735 Severtson Drive	Redding	2	2	Other (b)
830 Saint Marks Street	Redding	56	56	LIHTC (9%)
889 July Way	Redding	4	4	Other (b)
900 Canby Road	Redding	10	10	Other (a)
910 Canby Road	Redding	50	49	Other (a)

Sources: California Tax Credit Allocation Committee, 2015; HUD, Integrated Real Estate Management System, 2015; BAE, 2015.

Table 30: Publicly Assisted Housing Units (Part 2 of 2)

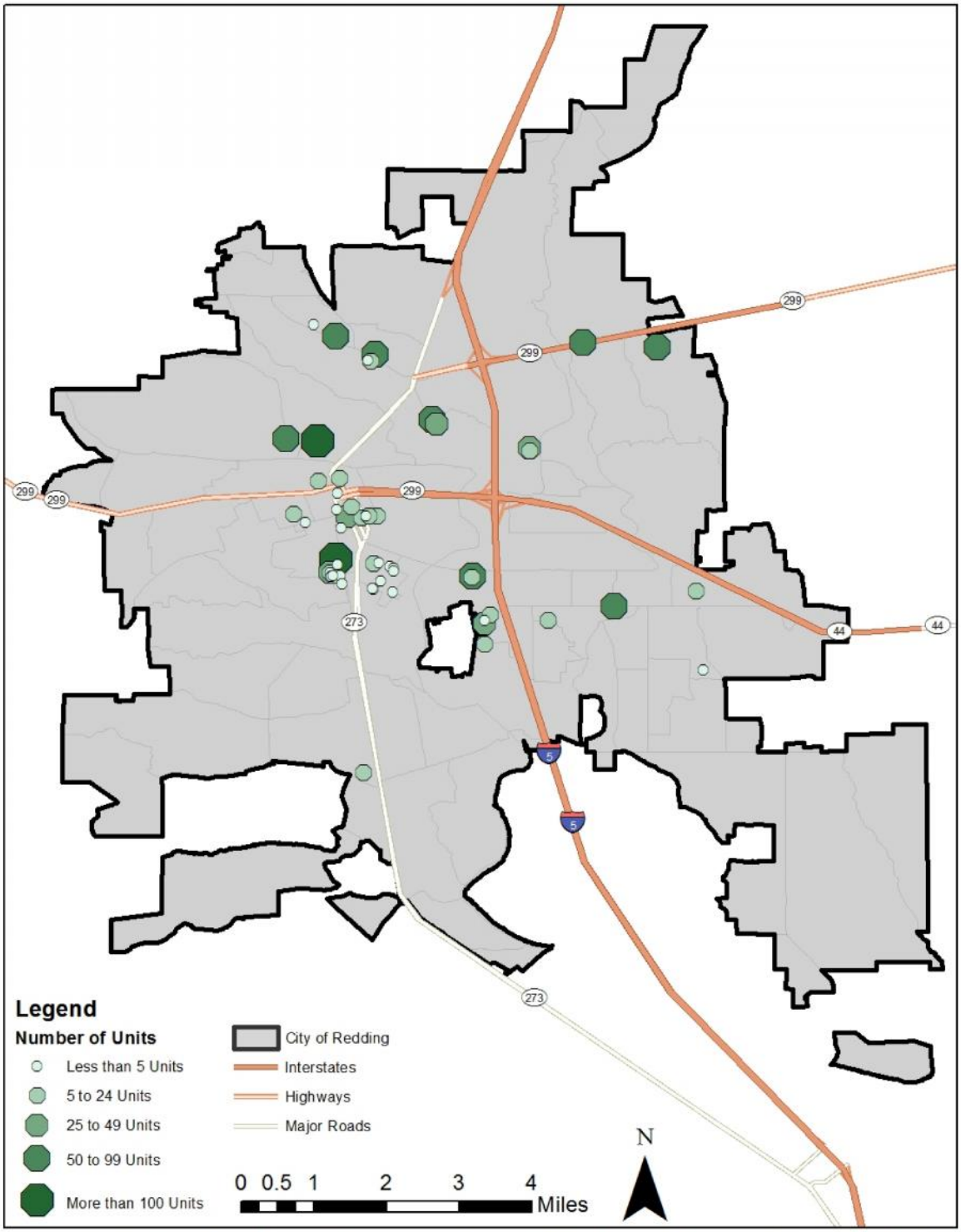
Address	City	Number of Units	Number of Low-Income Units	Funding Type
931 Parkview Avenue	Redding	2	2	Other (c)
975 Grange Street	Redding	2	2	Other (c)
985 Grange Street	Redding	1	1	Other (c)

Notes:
(a) Includes properties identified in the HUD Intergrated Real Estate Management System (iREMS) that are subject to FHA mortgage insurance or project-based subsidies, both of which subject the property to the requirement to affirmatively further fair housing choice, including the submittal of Affirmative Fair Housing Marketing Plans.
(b) Includes properties identified by the City of Redding planning department, which were assisted using various forms of public funding.
(c) Heritage Plaza I and II include 180, were funded using LIHTC funds, while the remainder are reserved for use under the HCV program.

Sources: California Tax Credit Allocation Committee, 2015; HUD, Integrated Real Estate Management System, 2015; BAE, 2015.

As illustrated in Figure 12, publicly assisted housing in the City of Redding is relatively well distributed throughout the City's core urban area, where each property provides access to transportation, and subsequently, to employment opportunities, public services, and retail shopping destinations. The largest concentration of assisted housing includes those units located in the greater downtown area, which features a mix of primarily small and mid-sized apartment complexes. This area also features three larger apartment complexes, including 2795 West Street (29 units), 1748 Market Street (48 units), and 2490 Court Street (113 units). Other notable concentrations of units include the two large complexes located adjacent to Caldwell Park, on the north bank of the Sacramento River, the two complexes located off of Lake Boulevard, west of State Route 273, and the grouping of a number of both small and mid-sized complexes south of Cypress Avenue, on the east side of the Sacramento River. By and large, the majority of the publicly assisted housing units within the City of Redding are located in low- and moderate-income Block Groups, with only a few notable exceptions, including the complexes at 1520 Collyer (91 units), 2355 McAuley Way (62 units), and 910 Canby Road (49 units), among others. Just over half of the publicly assisted housing units are located in areas where the proportion of minority residents is equal to, or less than, the citywide average. This includes a total of 30 properties, with more than 800 low-income housing units. All identified assisted housing projects are located either immediately adjacent to, or within one quarter mile of, an existing RABA bus route. All identified properties are located within the existing RABA Demand Response area and are within Zone 2.

Figure 12: Publicly Assisted Housing Units



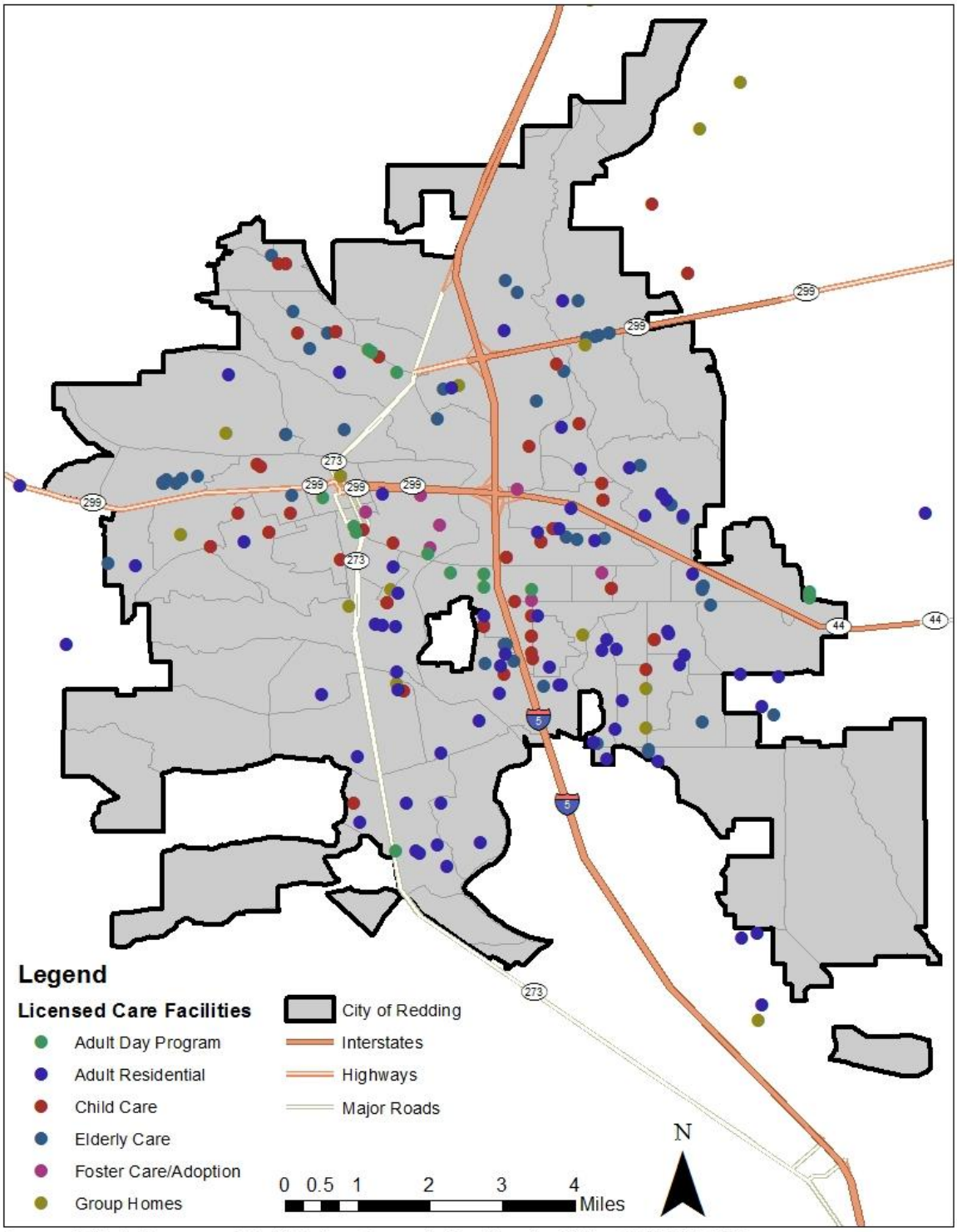
Sources: City of Redding, 2015; CA Tax Credit Allocation Committee, 2015; HUD, Real Estate Management System, 2015; BAE, 2015.

Licensed Community Care Facilities

The Community Care Licensing Division (CCLD) of the California Department of Social Services (DSS) provides oversight and licensing for care facilities for persons who cannot live alone, but who do not need extensive medical services. The services provided in these facilities vary according to the needs of the individual, but typically include help with managing medications, assistance with personal hygiene, dressing and grooming, as well as other tasks associated with daily living. The facilities may also provide supervision and programs for individuals with Alzheimer's disease and other forms of dementia. The CCLD provides oversight for a variety of facility types, including childcare facilities, residential children's homes, adult and elderly care facilities, and other homes for special needs groups.

According to records maintained by the CCLD, there are a total of 263 licensed community care facilities located the Redding area. This includes a diversity of facilities and specialized service providers ranging from adoption agencies and child care centers, to foster care facilities, group homes, small-family homes, adult daycare facilities, residential care facilities for adults and the elderly, and social rehabilitation facilities, among others. Figure 13, on the following page, shows the distribution of these facilities throughout Redding. Based on these data, community care facilities appear fairly well distributed throughout the community, with facilities available in both lower-income and upper-income neighborhoods. However, there some areas with relatively few facilities, though these generally do not correspond with areas with high concentrations of low-income or minority households.

Figure 13: Licensed Community Care Facilities, 2015



Sources: California Department of Social Services, Community Care Licensing Division, 2015; BAE, 2015.

2.8 – Economic Profile

As mentioned earlier, impediments to fair housing choice may also exist in those instances where members of protected classes have limited access to economic opportunity. For example, persons who depend on public transportation, such as lower-income households and disabled persons, are not only more limited in their housing options, but also in their employment options, since they must not only secure suitable and affordable housing within a reasonable distance from a transit stop, but must also locate and secure employment that meets their needs and is similarly accessible using public transportation if they are not able to walk, bicycle, or use some other means of transportation aside from a personal vehicle. The remainder of this subsection identifies major employment centers within the City of Redding and evaluates access to employment and economic opportunity for members of protected classes.

Major Employment Centers

According to projections provided by the Shasta Regional Transportation Agency (SRTA), there are approximately 68,387 jobs in Shasta County in 2015. An estimated 68.7 percent of those are located within the City of Redding, making Redding the largest employment center in the County. Approximately 23.7 percent of total countywide employment is scattered across the unincorporated area. The two other incorporated cities, Anderson and Shasta Lake, account for a combined 7.6 percent of countywide employment. Additional projection data indicate that the City of Redding's share of countywide employment may contract to around 66.2 percent by 2040.

Table 31: Employment Projections, Shasta County, 2015-2040

Jurisdiction	2015	2020	2025	2030	2035	2040	Ave. Annual Change 2015-2040
Anderson	2,982	3,263	3,407	3,780	3,942	4,104	1.3%
Redding	46,950	48,250	51,366	53,288	55,572	57,856	0.8%
Shasta Lake	2,234	2,427	2,558	2,623	2,735	2,847	1.0%
Unincorporated	16,221	18,421	19,421	20,826	21,719	22,611	1.3%
Shasta County	**68,387**	**72,361**	**76,752**	**80,517**	**83,968**	**87,418**	1.0%

Sources: Shasta Regional Transportation Agency, 2015; BAE, 2015.

Access to Employment

Consistent with the above data on the distribution of employment by jurisdiction, the Redding area hosts 19 out of the 25 largest employers in Shasta County, which are listed in Table 32. Figure 14 illustrates their location relative to the existing transit system and areas with above average concentrations of minority and/or low- and moderate-income households. Based on the information currently available, all but two of Redding's major employers are located on existing bus routes, while all but five have an existing RABA bus stop within one-quarter mile.

As described in the following section, the majority of residents living within the City of Redding reside along existing bus lines which provide access to major employers and service centers throughout the City of Redding. Such destinations include areas like downtown Redding and the Mt. Shasta Mall, among others. However, in some cases, limited transportation access may present a barrier to fair housing choice for households who rely on public transportation to access employment opportunities. Also, while RABA bus service is provided along most routes from approximately 6:00 a.m. until 7:00 or 8:00 p.m., these hours may limit the ability of lower-income persons, including members of protected classes, from accessing employment opportunities during the nighttime hours without the use of a private automobile or taxi service. Therefore, at least in some cases, access to public transportation may represent an impediment to fair housing choice for those who rely on such services to access employment opportunities. For additional information on the greater Redding area public transit system, please refer to the following subsection. For a complete map of the RABA transit system, including hours of service and bus stop locations, please refer to Appendix G.

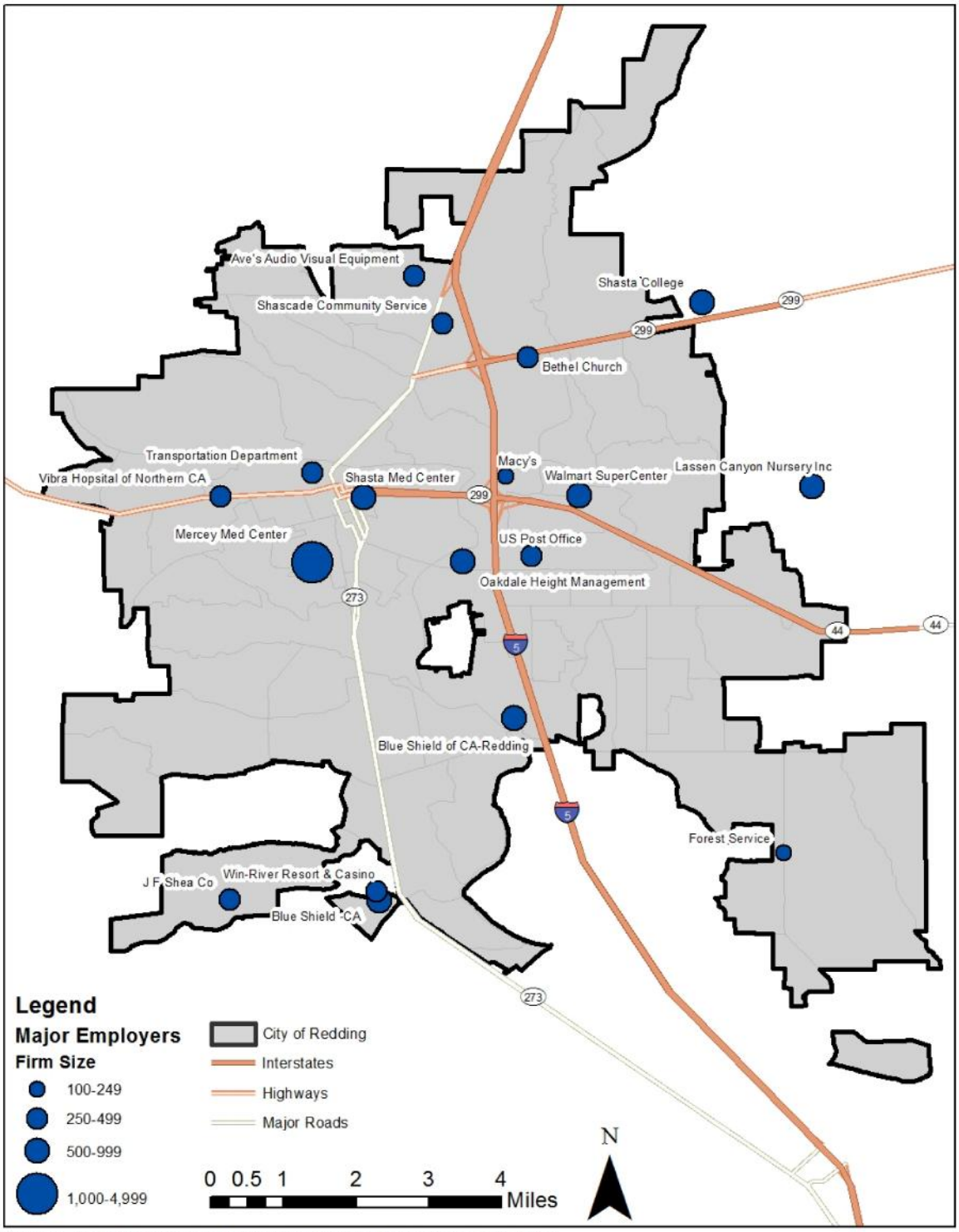
Table 32: Major Employers, Shasta County, 2015

Company	Location	Employer Size Class	Business Type	Transit Accessible (a)
Ave's Audio Visual Equipment	Redding	250-499	Audio-Visual Equipment & Supplies	No
Bethel Church	Redding	250-499	Churches	Yes
Blue Shield of CA-Redding	Redding	500-999	Insurance-Claim Processing Services	No
Blue Shield -CA	Redding	500-999	Insurance	Yes
Bridge Bay Resort & Marina	Redding	100-249	Resorts	No
Forest Service	Redding	100-249	Fire Departments	Yes
J F Shea Co	Redding	250-499	Construction Companies	No
Lassen Canyon Nursery Inc	Redding	500-999	Nurserymen	No
Macy's	Redding	100-249	Department Stores	Yes
Mayers Memorial Hospital - Burney	Burney	250-499	Hospitals	Yes
Mayers Memorial Hospital	Fall River Mills	250-499	Hospitals	No
Mercy Medical Center Redding	Redding	1,000-4,999	Hospitals	Yes
North State Grocery Inc	Cottonwood	1,000-4,999	Business Management Consultants	No
Oakdale Height Mgt Copr	Redding	500-999	Business Management Consultants	Yes
Shascade Community Svc	Redding	250-499	Social Service & Welfare Organizations	Yes
Shasta College	Redding	500-999	Schools	Yes
Shasta Nursery	Anderson	250-499	Hospitals	No
Shasta Regional Medical Center	Redding	500-999	Hospitals	Yes
Transportation Department	Redding	250-499	State Government-Transportation Program	Yes
US Post Office	Redding	250-499	Post Offices	Yes
Vibra Hospital of Nor CA	Redding	250-499	Hospitals	Yes
Victor Treatment Center	Redding	100-249	Department Stores	No
Walmart SuperCenter	Redding	500-999	Department Stores	Yes
Win-River Resort & Casino	Redding	250-499	Casinos	Yes

Note:
(a) Located within 0.25 miles of an existing RABA transit stop.

Sources: California Employment Development Department, Major Employers by County, 2015; RABA, 2015; BAE, 2015.

Figure 14: Major Employers, City of Redding Area, 2015



Sources: California Employment Development Department, 2015; BAE, 2015.

2.9 – Community Assets Profile

Housing provides a variety of services, beyond simply providing shelter. Based on the location of housing, among other attributes, residents gain access to social networks and community amenities that influence a person's exposure to socioeconomic opportunity. Because things like educational attainment and health can factor heavily in household employment and career outcomes, these factors can also have a direct influence on housing choice. The available literature on the topic indicates that this relationship is often cyclical, with poor neighborhood and school quality leading to lower educational attainment and health outcomes and lower paying employment options, which in turn restricts housing choice to lower cost and lower opportunity neighborhoods, which are often lower-income and have above average concentrations of minority residents. By providing lower-income minority residents with greater access to higher quality schools, employment opportunities, and healthcare, communities can encourage social mobility and improve housing choice. The remainder of this section evaluates access to institutions providing educational and health care services within the City of Redding and concludes with a more detailed description of the existing public transportation network.

Public Schools

With the goal of identifying relationships between segregation and access to educational opportunities, this analysis evaluates the relative performance of schools within the City of Redding, compared to statewide standards. This is measured using the weighted three-year average Academic Performance Index (API) scores published by the California Department of Education for the 2011 through 2013 academic years. The API represents a composite score, based on the Standardized Testing and Reporting (STAR) and the California High School Exit Examination (CAHSEE) assessments. The three-year weighted average API score for each school ranges from a low of 200 to a high of 1,000. The target API score for all schools in California is set at 800. Schools that score below this threshold are required to take steps to improve their scores, while those above this level are required to take steps to at least maintain, if not improve their scores.

Table 33 lists public schools located within the City of Redding. Overall, the three-year average API scores for schools in Redding ranged from a low of 421 to a high of 906, with an average of 768, which was notably below the statewide goal of 800, and a median of 803. Out of 40 schools, 18 had scores equal to, or greater than, 800. One school had no reported score, while the remaining 16 schools (46 percent) had scores of less than 800. There were seven schools that had API scores in the top quintile (i.e., the top 20 percent) of all schools within the City of Redding, including six elementary schools and one high school. These high performing schools are footnoted in Table 33 and are highlighted in Figure 15. The only area that features multiple high performing schools, including both an elementary school and a high school, is the greater downtown area. While the majority of the schools located in the City of Redding are relatively well served by public transportation, there are seven schools that do not have an existing RABA bus stop within easy walking distance, defined to equal one quarter

mile from the school. Three of the schools with limited public transportation access are high performing, which suggests that limited public transportation access may represent a barrier to accessing high quality schools, in some case. Though, it should be noted that public schools within the City of Redding also operate their own bus systems, which also provides additional transportation access.Table 33: Academic Performance Index by School, City of Redding, 2011-2013

There were 11 schools located in areas with above average concentrations of minority residents, which had an average API score of 770. Six of these schools had scores equal to, or greater than, 800, while the remaining five (45 percent) had scores below 800. As described earlier, there were two Block Groups with concentrations of Hispanic residents that are twenty percentage points higher than the citywide average. Neither Block Group contained any public school facilities. The public schools located nearest to Block Group 2 in Census Tract 123.01 were the Stellar Charter School on Bonnyview Road and Sycamore Elementary on Sycamore Drive, which had weighted API scores of 837 and 721, respectively. There were three public elementary schools within approximately one mile of Block Group 4 in Census Tract 113, including Alta Mesa and Shasta Meadows, which had API scores of 788 and 844, respectively. There is no API score data available for the Enterprise Community Day school, which is also located nearby. The nearest middle school and high school facilities include Chrysalis Charter Middle School and Persons Junior High, which had API scores of 870 and 806, respectively. The nearest high school was Enterprise High, which had an API score of 784.

There were 24 schools located in areas with above average concentrations of low- and moderate-income households, which had an average API score of 774. Seventeen (71 percent) of those schools had API scores of 800 or more, while the remaining seven had scores of less than 800. Only one of the five Block Groups identified as areas of "extreme poverty" included public school facilities.[22] Block Group 1 in Census Tract 101 and Block Group 1 in Census Tract 104 are located in, or near, Downtown Redding and are served by at least five elementary schools, including Cypress Elementary, Juniper Academy, Manzanita Elementary, and Redding School of the Arts (I and II), which had API scores ranging from 803 to 874. These areas are primarily served by Shasta High School, which had an API score of 832, but is also served by Pioneer Continuation, Shasta High Plus, and Shasta Secondary Home School, which had API scores ranging from 421 to 761. Another high poverty area, Block Group 2 in Census Tract 112.09, was served by five elementary schools with API scores ranging from 786 to 844. Block Group 2 in Census Tract 208.3 is served by two elementary schools, Mistletoe and Boulder Creek, which had API scores of 849 and 866. There are no secondary schools located in the immediate area, therefore residents of this area may be

[22] Areas of "extreme poverty" include those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area.

served by a number of schools, provided that transportation is available.[23] Lastly, Block Group 3 in Census Tract 116.03 contains one public elementary school facility, the Buckeye School of the Arts, which had an API score of 803. The neighborhood also hosts the Oasis Community School, which is an alternative education school with an API score of 452. The area is otherwise served by secondary educational intuitions located elsewhere in the greater Redding area, again presuming that sufficient transportation options exist.[24]

Table 33: Academic Performance Index by School, City of Redding, 2011-2013

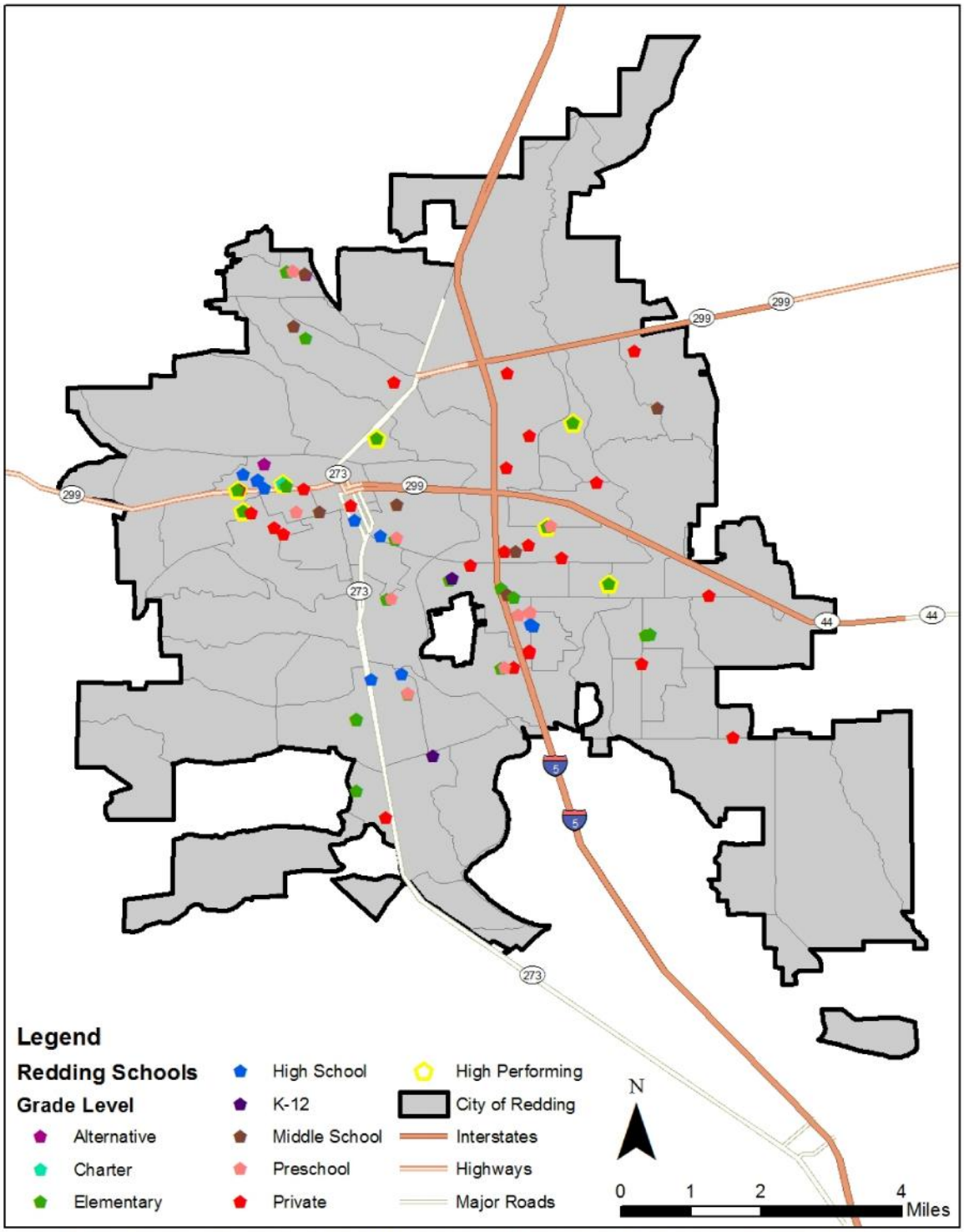
School Name	District	Weighted API Score	Transit Accessible (a)
Academy of Personalized Learning	Gateway Unified	730	Yes
Alta Mesa Elementary	Enterprise Elementary	788	Yes
Bonny View Elementary	Redding Elementary	833	Yes
Boulder Creek Elementary	Enterprise Elementary	866 (b)	No
Buckeye School of the Arts	Gateway Unified	803	Yes
Cypress Elementary	Redding Elementary	811	Yes
Enterprise High	Shasta Union High	784	Yes
Enterprise Plus	Shasta Union High	611	Yes
Gateway Educational Options	Gateway Unified	615	Yes
Juniper	Redding Elementary	823	Yes
Lassen View Elementary	Enterprise Elementary	792	Yes
Magnolia Independent Learning Center	Shasta County Office of Educat	587	Yes
Manzanita Elementary	Redding Elementary	874 (b)	No
Mistletoe Elementary	Enterprise Elementary	849 (b)	No
Monarch Learning Center	Redding Elementary	787	Yes
Mountain View Middle	Columbia Elementary	817	No
North State Independence High	Shasta Union High	616	No
Oasis Community	Shasta County Office of Educat	452	Yes
Parsons Junior High	Enterprise Elementary	806	Yes
Pioneer Continuation High	Shasta Union High	421	No
Redding Community Day	Redding Elementary	n.a.	Yes
Redding School of the Arts II	Gateway Unified	843 (b)	Yes
Rocky Point Charter	Gateway Unified	802	Yes
Rother Elementary	Enterprise Elementary	786	Yes
Sequoia Middle	Redding Elementary	816	Yes
Shasta County Special Education	Shasta County Office of Educat	626	Yes
Shasta High	Shasta Union High	832	Yes
Shasta Meadows Elementary	Enterprise Elementary	844 (b)	Yes
Shasta Plus	Shasta Union High	722	Yes
Shasta Secondary Home	Shasta Union High	761	Yes
Stellar Charter	Redding Elementary	837	Yes
Stellar Secondary Charter High	Redding Elementary	804	Yes
Sycamore Elementary	Redding Elementary	721	No
Turtle Bay	Redding Elementary	870 (b)	Yes
University Preparatory	Shasta Union High	906 (b)	Yes

Note:
(a) Located within 0.25 miles of an existing RABA bus stop.
(b) The weighted average API score for this schools is among the top 20 percent of all schools within the City of Redding.

Sources: California Department of Education, Academic Performance Index, 2015; RABA, 2015; BAE, 2015.

[23] In addition to buses operated by the school districts, this area is served by Route 6 on the RABA system.
[24] In addition to buses operated by the school districts, this area is served by Route 1 on the RABA system.

Figure 15: School Facilities by Type, City of Redding, 2015



Sources: Shasta County, GIS Division, 2015; California Department of Education, Academic Performance Index, 2015; BAE, 2015.

Public Health Institutions

In addition to offering access to employment and educational opportunities, the location of housing can also impact one's access to healthcare services, which can significantly impact quality of life, as well as one's employment and housing options. As a hub for healthcare services in northern California,[25] the relative accessibility of health care services in Redding is above average, compared to many more rural communities. Shasta County has a slightly lower percentage of uninsured residents, compared to the state as a whole, with a ratio of patients per primary care physician that is comparable to the statewide average. There are two hospital facilities located within the City of Redding, including the Mercy Medical Center and the Shasta Regional Medical Center. The Mercy Medical Center is located on Rosaline Avenue in downtown Redding and offers 267 hospital beds. The Shasta Regional Medical Center is a 246-bed acute care facility. In addition to the two hospital facilities, the city hosts an agglomeration of smaller medical offices, many of which are located in close proximity to the two hospitals. Both hospitals are located in areas with above average concentrations of low- and moderate-income Block Groups, and are readily accessible from two of the five "extreme poverty" areas. Being located in the Redding downtown, both facilities are accessible via the RABA public transit system. More specifically, the Mercy Medical Center is served by Route 2 (Airpark at Rosaline Stop) and Route 6 (College View and Mercy Oaks Stop). The Shasta Regional Medical Center is served by Route 5 (East Street at Butte and Placer at East Stops) and Route 14 (East at Butte Stop). Both hospital facilities are located a short bus ride, or a 10-20 minute walk, from RABA's Downtown Transit Center, which provides connectivity to all bus routes serving the greater Redding area. As described in the following subsection, RABA also offers paratransit services within the RABA Demand Response Area for persons with permanent or temporary mobility impairments who cannot utilize regularly scheduled fixed route bus service or who are unable to walk from their place of origin or destination to the nearest bus stop.[26] However, households with limited mobility, either due to impairment or a lack of other safe and affordable transportation options (e.g., walking, biking, or a personal vehicle), may still have difficulty accessing healthcare services if they reside in areas not well served by the RABA system. Note that areas located outside the existing Demand Response Area are relatively sparsely populated, but are also predominantly moderate to upper income. As a result, lack of transit accessibility in these areas may represent an impediment to fair housing choice for households that require frequent access to healthcare services.

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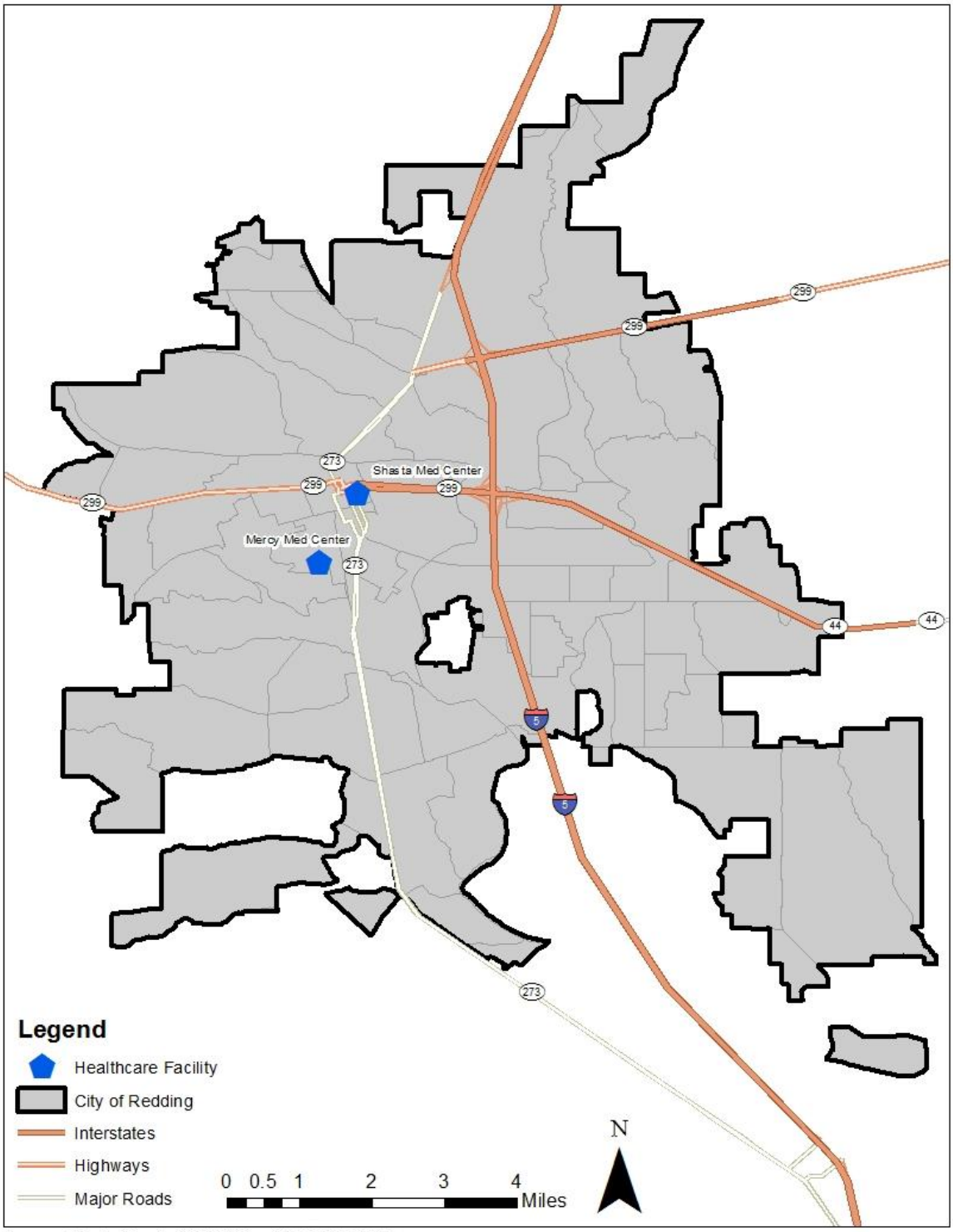
[25] Information gathered through consultations with area social service providers indicates that the City of Redding attracts visitors seeking both general and specialized health care services from across northern California, including the North Coast region, as well as from southern Oregon.

[26] The RABA Demand Response area includes all areas three-quarters of a mile of all existing fixed routes.

Figure 16: Healthcare Facilities, City of Redding, 2015



Sources: Shasta County, GIS Division, 2015; BAE, 2015.

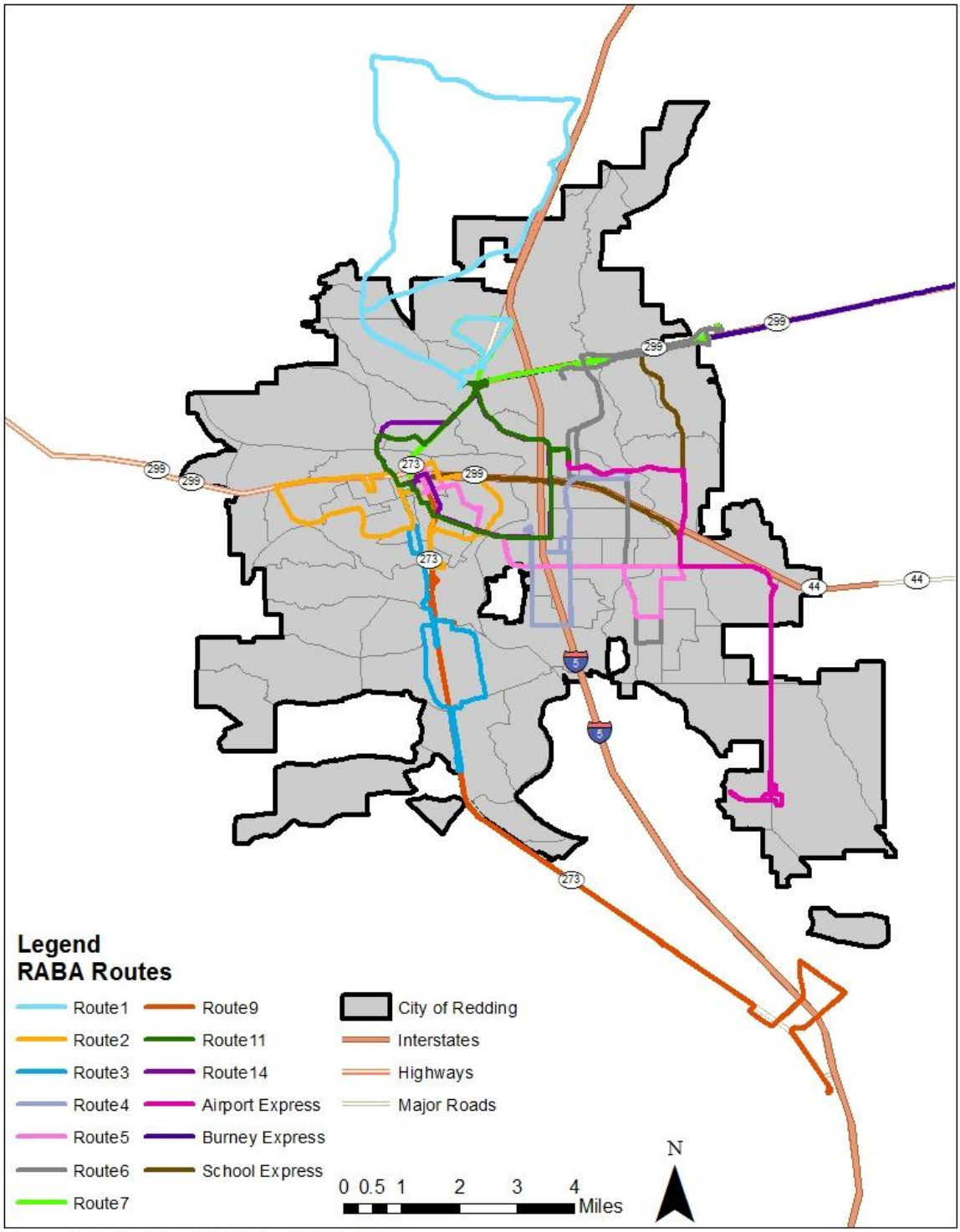
Public Transportation

Public transportation services in the greater Redding area are provided by RABA, which provides fixed route, regularly scheduled local bus services, as well as curb-to-curb Paratransit for persons with disabilities and mobility impairments. RABA operates 10 regular fixed routes, illustrated in Figure 17, as well as three lines known as the Airport Express, the Burney Express, and the School Express. Service on the 13 primary routes is provided on a regular schedule that typically stretches from around 6:00 a.m. to between 7:00 and 8:00 p.m., depending on the route. The Airport Express provides service from the Canby Transfer Center near the Mt. Shasta Mall to the Redding Municipal Airport and the Veterans Home of California on Knighton Road in southern Redding. The Burney Express is offered under contract with Shasta County and provides express service to the unincorporated community of Burney, east of the City of Redding, with two round trips departing daily (Monday through Friday) from the Downtown Transit Center. The School Express provides service from the Downtown Transit Center to Shasta College, via SF 44 and Shasta View Drive. In addition to these express routes, RABA's existing fixed route service also provides access to the communities of Shasta Lake and Anderson, via Routes 1 and 9.

RABA operates in three "zones," with all travel within the majority of the City of Redding falling within Zone 2. Those traveling outside of the City of Redding via Route 1 and Route 9 must pass between zones, which comes with an additional cost of $0.75. The remaining eight fixed routes circulate within central Redding (Zone 2) only. Figure 18 illustrates RABA's current Demand Response Area, which represents the area located within three-quarters of a mile of RABA's fixed routes. All but one of the Block Groups with above average concentrations of low- and moderate-income households are located within the Demand Response Area, as are the majority of the Block Groups with above average minority concentrations. The one area of minority concentration with the least access to public transportation is Block Group 3 in Census Tract 115, south of the Redding Municipal Airport and includes a large mobile home park near the Tucker Oaks Golf Course. All five Block Groups identified as exhibiting "extreme poverty" are served by at least one fixed route.

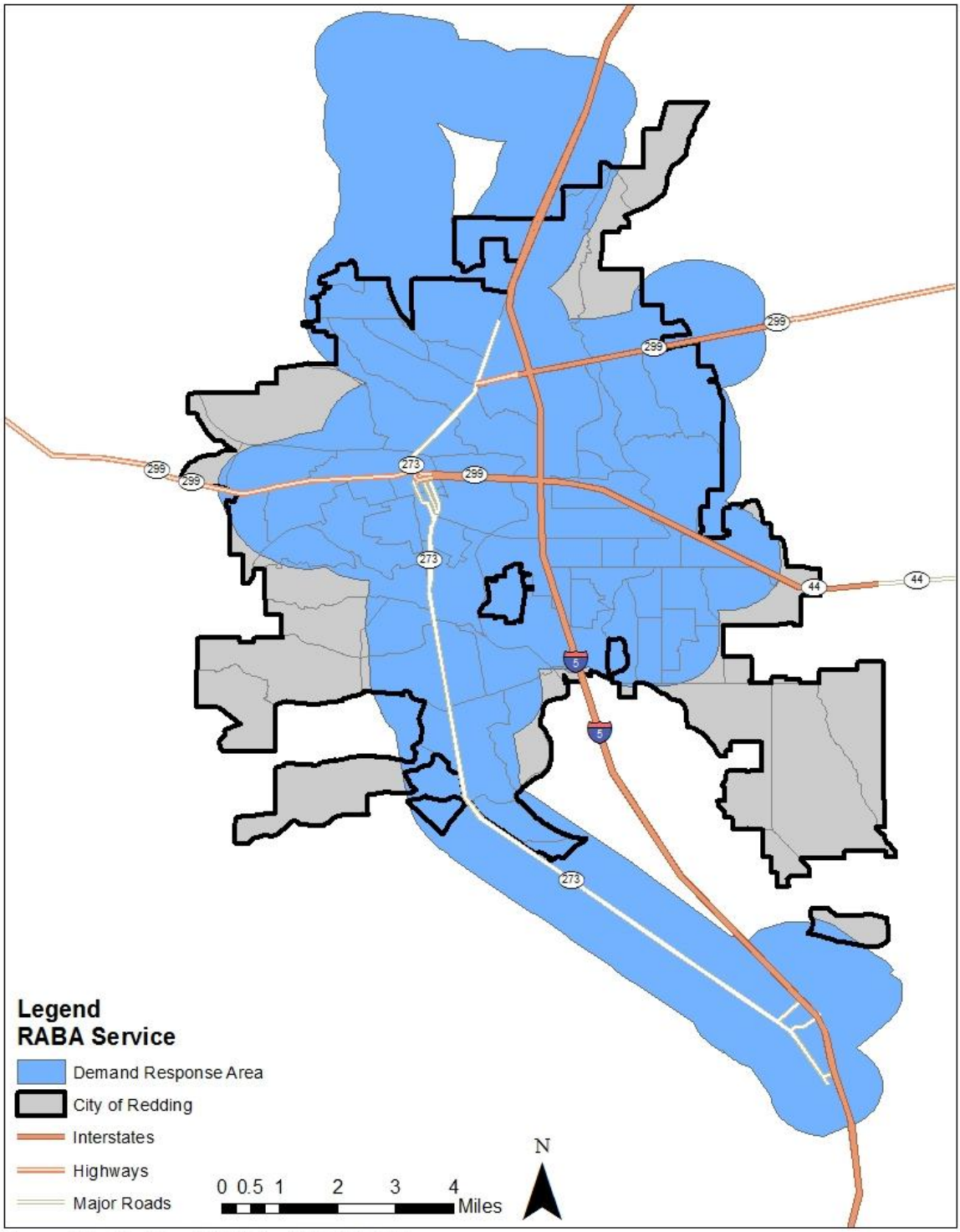
As discussed earlier, all of the City's major employers, with the exception of JF Shea Co., are located within the RABA Demand Response Area, and most are relatively well served by the existing RABA system. In addition, the existing RABA fixed routes provide direct service to the City's primary employment and service centers, including downtown Redding and the Mt. Shasta Mall area, among other important destinations. This provides relatively consistent access for all Redding residents to a majority of the employment and public and private services available within the City, including health care services provided at both area hospitals. Despite this, residents seeking to live in areas located within the existing City limits, but outside of the existing Demand Response Area, and in other areas less well served by the existing RABA fixed routes, may face barriers to fair housing choice due to limited public transportation options. Similarly, persons seeking nighttime employment may also face barriers to fair housing choice due to limited nighttime public transportation options.

Figure 17: Redding Area Bus Authority System Map, 2015



Sources: City of Redding, GIS Division, 2015; BAE, 2015.

Figure 18: Redding Area Bus Authority Demand Response Area, 2015



Sources: City of Redding, GIS Division, 2015; BAE, 2015.

Section 3 – Identification of Impediments to Fair Housing Choice

3.1 – Impediments in the Public Sector

Public policies, established at all levels of government, can affect the nature and extent of housing development and, therefore, may impact the type, location, and relative affordability of the available housing stock. Fair housing laws are designed to encourage an inclusive residential environment. To this end, a periodic assessment of public policies and procedures can facilitate the identification of real and potential impediments to fair housing opportunity and choice. The remainder of this section presents an overview of regulations, polices, and practices established by local government agencies. The analysis primarily focuses on those items that are under the direct purview of the City of Redding.

Housing Element

The City of Redding is required under the laws of the State of California to establish a comprehensive, long-term general plan that functions as a guide for growth and development within its jurisdictional boundaries and provides direction for decision making regarding land use and public service provision. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the general plan. As one of seven elements of the general plan required by the State of California, the housing element is unique in that it is subject to review and certification by the California Department of Housing and Community Development (HCD). State housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law is predicated on the assumption that in order for the private market to adequately satisfy housing demand, and address housing needs as they arise, local governments must adopt land use policies, and other regulatory frameworks, that do not unduly constrain, and provide opportunities for, housing development characterized by a variety of housing types that are affordable at a variety of income levels. Effective housing policy in California necessitates the effectual implementation of local general plans and, in particular, local housing elements. The City of Redding officially adopted the 5th cycle (2014-2019) housing element on May 20, 2014, which was submitted for review by HCD on June 5th, 2014. On June 16th, 2014, HCD issued a letter to the City of Redding indicating that the Department's review found the City's adopted housing element in full compliance with State housing element law.[27]

[27] G. Campora, personal communication, June 16, 2014. Available at: http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/housing-element-review-letters/shareddingo061614.pdf

Key components of the housing element include, but are not limited to, the following:

- Identify actions that will be taken to make sites available with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's share of the regional housing need at all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate income households;[28]
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.[29]

Land Use and Zoning

The Community Development and Design Element of the City of Redding 2020 General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, community facilities, and other land uses. As it applies to housing, the land use element establishes a range of potential land use categories that may be permitted within the jurisdiction, and describes the types of housing permitted within each and identifies the characteristics associated with that development, including density, setbacks, and other development standards. Residential land use policy is subsequently implemented through zoning districts and development standards specified in the zoning ordinance, which must be consistent with the general plan, and the land use element more specifically.

The ten land use designations established under the 2020 General Plan permit a range of residential development types and densities, including those identified in Table 34. The General Plan also permits some flexibility by allowing certain residential uses in specified non-residential land use categories, such as the Heavy Commercial (HC), General Commercial (GC), and General Office (GO) districts. Residential densities permitted by the City range between 1-30 du/ac. Four of the ten land use designations permit up to a maximum of five du/ac, while only two permit from 5-10 du/ac. There are two residential districts that permit upwards of

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[28] Housing element law identifies income categories which are somewhat different than those defined by HUD. These include extremely low-income (30 percent AMI), very low-income (50 percent AMI), low-income (80 percent AMI), moderate-income (120 percent AMI), and above moderate-income (greater than 120 percent AMI).
[29] Housing element law does not cover all classes protected under state and federal fair housing laws. The AI report expands the definition of a protected class beyond that prescribed under housing element law.

ten du/ac, with maximum densities ranging from 20-30 du/ac. In addition to the eight purely residential designations, the City of Redding has two mixed use land use categories, including the Mixed Use Neighborhood Overlay and the Mixed Use Core designations. The Mixed Use Neighborhood Overlay is intended for use in areas outside of the downtown, where sufficient land exists to plan cohesive mixed-use projects that incorporate a range of uses, coordinated with pedestrian and transit accessibility. The Mixed Use Core designation applies in the downtown area and permits mixed-use residential densities up to 50 du/ac.

Under California Government Code Section 65583.2(c), HCD requires jurisdictions to evaluate the availability of sites to could accommodate housing development at densities sufficient to enable development of housing that can be affordable to lower-income households. As part of the 2014-2019 Housing Element, the City of Redding developed a sites inventory using a residential holding capacity method that identified available properties throughout the City. Table 35 identifies the existing available acreage by zoning district, as well as the assumed residential density based on the underlying zoning and the anticipated total development capacity. Based on this analysis, the City of Redding contains sufficient vacant land to accommodate up to 21,217 new dwelling units. Land zoned at lower densities, such as those in the RE and RS districts, could potentially accommodate up to 12,170 new housing units, and would be reasonably affordable to some moderate- and above moderate-income households. Housing affordable to moderate income households could also likely be accommodated in the RM-6 through RM-10 zoning districts, which have a capacity for up to 608 new housing units. Housing for very low- and low-income households could be accommodated in the RM-12 through RM-30 districts, which have a capacity for up to 7,120 new housing units. Given existing land purchase prices and anticipated development costs, analysis conducted by HCD indicates that multifamily housing, developed at densities of 20 du/ac or more, is typically considered adequate to allow for the production of affordable housing.[30] Likewise, single-family residential designations that allow densities greater than six du/ac should provide opportunities to construct moderate-cost single-family residential units. Additional analysis conducted by the City of Redding indicates that while development of multifamily housing at densities at or above 20 du/ac offers certain advantages (i.e., high densities allow developers to reduce the cost of land on a per unit basis), housing affordable to lower-income households can be, and has been, constructed in Redding at densities ranging from 12-20 du/ac.

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[30] According to California housing law (Section 65583.2(c)(3)(a)&(b)), the densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households. As outlined in HCD's AB 2348 Technical Assistance paper, in suburban jurisdictions like Shasta County, default densities of at least 20 du/ac are assumed to provide sufficient opportunities for affordable housing development.

Table 34: General Plan Land Use Designations Allowing Residential Uses

Land Use Designation	Characteristics	Maximum Net Residential Density (du/ac)	Consistent Zoning Districts
Residential - 1 Dwelling Unit per 5 Acres	Very large rural lots in areas that have historically been utilized for agricultural purposes and those areas which are constrained by relatively extreme topography or in outlying rural areas.	0.2	RL-5
Residential - 1 Dwelling Unit per 1 to 5 Acres	Large rural lots typically applied to hillside areas and to transition areas between agricultural or other rural uses and urban uses. Clustered development with smaller lots is encourage, provided that the project density does not excess that allowed for the property, in order to consolidate open-space areas.	1	RL-2
Residential - 1 to 2 Dwelling Units per Acre	Accommodates residents who desire large parcels and the feeling of open space integrated with a suburban lifestyle.	2	RE-1; RE-2
Residential - 2 to 3.5 Dwelling Units per Acre	Larger-than-average to average-size homes organized around planned open-space areas and parks to provide visual relief and recreational opportunities.	3.5	RS-2; RS-2.5; RS-3
Residential - 3.5 to 6 Dwelling Units per Acre	Detached or attached single-family homes on a variety of lot sizes or clustered lots separated by common open spaces to accommodate a range of residential housing types.	6	RS-3.5; RS-4; RM-6
Residential - 6 to 10 Dwelling Units per Acre	Single-family detached units, attached patio homes, and/or townhouses. Multi-family projects and mobile home parks are also appropriate when located near the arterial or collector street system.	10	RM-9; RM-10
Residential - 10 to 20 Dwelling Units per Acre	Multi-family projects ranging from townhouses to apartments, typically located on arterial or collector streets.	20	RM-12; RM-15; RM-18; RM-20
Residential - 20 to 30 Dwelling Units per Acre	Multiple-story multi-family projects including condominiums and apartments located within or adjacent to Downtown or along arterial corridors served by public transit.	30	RM-30
Mixed Use Neighborhood Overlay	Areas outside of the downtown that are predominantly undeveloped and have sufficient land area for development of cohesive mixed-use projects including pedestrian activity and transit accessibility.	24	MU-N
Mixed Use Core	Mixed-use land uses in the downtown area, including retail stores, eating and drinking establishments, commercial reaction, among other, with residential uses up to 50 dwelling units per acre.	50	MU

Sources: City of Redding 2000-2020 General Plan, Community Development and Design Element, 2000; BAE, 2015.

Table 35: Vacant Sites Inventory and Development Capacity

Zoning District	Vacant Acres	Allowable Density	Development Capacity (Units)
RE-1	633	1 du/ac	633
RE-2	118	2 du/ac	236
RS-2	925	2 du/ac	1,850
RS-2.5	1,296	2.5 du/ac	3,240
RS-3	1,602	3 du/ac	4,806
RS-3.5	311	3.5 du/ac	1,089
RS-4	79	4 du/ac	316
Subtotal, Single Family	**4,964**		**12,170**
RM-6	229	8 du/ac	1,814
RM-9	312	10 du/ac	3,020
RM-10	67	13 du/ac	834
RM-12	214	15 du/ac	3,107
RM-15	219	18 du/ac	3,816
RM-18	9	20 du/ac	180
RM-20	1	24 du/ac	24
RM-30	0	30 du/ac	0
Subtotal, Multifamily	**1,051**		**12,791**
Total, All	**6,015**		**12,217**

Sources: City of Redding 2000-2020 General Plan, Housing Element, 2014; BAE, 2015.

Development Standards

In addition to identifying the type and intensity of use permitted in a given area, the zoning ordinance also outlines a set of development standards that address minimum lot size, building height and setbacks, and open space requirements, among other items. These standards represent the basic parameters within which development is allowed to occur. While no multifamily units have been constructed in the City of Redding in the past 30 years at densities equal to, or greater than, 20 du/ac, the City tested whether its current development standards related to building and parking setbacks, parking ratios, allowable building height, maximum lot coverage, etc. will allow for financially feasible development at higher densities. Based on an analysis of multiple hypothetical projects, the City determined that such standards do not represent an impediment to such developments.

There are also a number of ways in which a prospective developer might receive relief from otherwise applicable development standards, such as the granting of variances, zoning exceptions, or the application of a Planned Development Overlay district. A variance can be granted in cases where exceptional or extraordinary circumstances or conditions prevent the use of property to the extent intended by the zoning code. Where the granting of a variance requires Planning Commission approval following a public hearing, zoning exceptions can be granted with administrative approval and offer relief from a variety of standards, including setbacks, parking requirements, building height limits, minimum and maximum lot sizes, and other similar requirements. The Planned Development Overlay, by comparison, allows the maximum density allowable within a given General Plan land use district, regardless of the

density prescribed by the underlying zoning district. The overlay also allows additional flexibility with regard to development standards, ranging from reduced right-of-way, sidewalk requirements, building setbacks, and height restrictions, among others, that can serve to reduce the overall development cost and promote project feasibility. For additional information regarding the City of Redding residential sites inventory and development standards, please refer to Appendices A and B of the City of Redding General Plan Housing Element.

Second Units Ordinance

Second dwelling units, or accessory dwelling units, are attached or detached dwellings with complete living facilities that are located on the same lot as a single-family home. The unit must be self-contained and include facilities for cooking, eating, and sleeping, as well as complete sanitation facilities. Due to their smaller size, second units can often provide opportunities for housing that would be affordable to lower-income households, as well as seniors and/or persons with disabilities. Local land use policies that constrain the development of second units may, therefore, have a negative impact on housing for lower-income households and special needs populations. Second units can also provide supplemental income for the homeowner, which can improve the affordability of home ownership for lower-income households and households on fixed incomes, such as the elderly and persons with disabilities. To encourage the development of second units, state law requires jurisdictions to adopt ordinances that establish the conditions under which second units will be permitted, or to follow the State provisions governing second units (Government Code, Section 65852.2). The existing zoning code enacted within the City of Redding allows second units in all residential zoning districts without discretionary approval, so long as the unit complies with all applicable development standards.

Density Bonus Provisions

State law (Government Code, Section 65915) requires local governments to grant a density bonus and/or financially equivalent incentives to developers that agree to provide a specific percentage of affordable housing, or childcare facilities, for lower-income households as part of an approved development. The magnitude of the incentive depends on the total share of development that is designated affordable. In 2004, amendments to the state code lowered the thresholds necessary to qualify for density bonuses and increased the concessions and incentives that local governments must provide. The provisions outlined under Redding's municipal code are in compliance with state laws and are designed to be as flexible as possible. The ordinance does not establish a ceiling on total density, nor does it limit the number of additional concessions, incentives, or waivers of development standards that can be granted to qualifying development projects. For designated affordable senior housing projects, the City permits projects proposed in the RM district to build at densities that are twice the adopted maximum. This eliminates the need to invoke the residential density bonus provisions and streamlines the approvals process.

Definition of Family

A jurisdiction's zoning ordinance can potentially constrain access to housing if it contains a definition of a family that is overly restrictive. For example, a definition of family that limits the number of persons and differentiates between related and unrelated individuals living together can be used to discriminate against nontraditional families and illegally limit the development and siting of group homes for individuals with disabilities. California case law (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981) have ruled that a zoning ordinance is invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. Under these rulings, the definition of a family in such a way as to distinguish between blood-related and non-blood-related individuals does not serve a legitimate or useful objective or purpose that can be recognized under the zoning and/or land use planning powers afforded to local governments and subsequently violates privacy rights under the California Constitution. Redding's adopted zoning ordinance defines "family" to include "any individual or 2 or more persons occupying a dwelling and living together as a single nonprofit housekeeping unit." The municipal code, instead, defines a "household" as "one or more persons occupying a dwelling." The codes, therefore, do not restrict those living in a residence to occupants related by blood or marriage, and is subsequently consistent with state and federal fair housing law.

Manufactured Homes and Mobile Home Parks

State law (Government Code, Sections 65852.3 and 65852.4) specifies that a jurisdiction must allow the installation of manufactured housing on all "lots zoned for conventional single-family residential dwellings," so long as they meet federal safety and construction standards and are placed on permanent foundations. State law (Government Code, Section 69852.7) also specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. Manufactured housing is often considered an important housing option for lower-income households. As a result, regulations that restrict the siting of such units are considered an impediment to fair housing choice. Under the existing Redding municipal code, individual manufactured homes are defined as single-family dwellings and are permitted in all residential zones, so long as they are installed on an approved foundation, have skirting, and comply with all applicable parking requirements. Mobile home parks are permitted by-right in the RM-6 through RM-10 zoning districts

Emergency Shelters, Transitional Housing, and Supportive Housing

Local land use controls can constrain the availability of emergency shelters, transitional housing, and permanent supportive housing for homeless individuals, if the existing zoning code restricts the areas in which these uses are permitted, or if discretionary permits are required for their approval. State legislation (Government Code, Sections 65582, 65583, and 65589.5), enacted in 2008, attempts to better address the needs of homeless persons by requiring all jurisdictions to identify a zone or zones where emergency shelters are allowed by-

right as a permitted use, without the need for discretionary approval. The legislation also indicates that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone," but includes a list of exceptions. Local governments that already have one or more emergency shelters within their jurisdiction, or are part of a multi-jurisdictional agreement that accommodates that jurisdiction's need for emergency shelter, are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit. Jurisdictions with outstanding unmet needs must identify a zone, or zones, with adequate capacity for development of emergency shelter facilities, by right, sufficient to meet the outstanding needs. The City of Redding zoning ordinance permits emergency shelters for the homeless by-right in the HC district, and transitional housing facilities in all residential districts, as well as the GC and HC districts. In addition to the standard development requirements applied to all development in the HC district (e.g., minimum and maximum lot size, building height, setbacks, etc.), homeless shelter developments are subject to additional standards designed to encourage the development of homeless shelter facilities, while ensuring neighborhood compatibility, including the following:

- Allowing homeless shelters with up to 24 beds by-right and without special permit;
- Establishing a 500-foot "overlay buffer" from residential zoning districts;
- Establishing a 300-foot "overlay buffer" from other shelter facilities;
- Providing minimal, yet necessary, off-street parking;
- Require the presence of an on-site manager during operating hours;
- Establish a maximum length of stay of 180 days.

Community Care Facilities

Local zoning ordinances also may affect the availability of community care facilities serving special needs populations. In particular, zoning ordinances often include provisions regulating community care facilities and outlining processes for reasonable accommodation. The Lanterman Developmental Disabilities Services Act requires jurisdictions to treat licensed group homes and residential care facilities with six or fewer residents no differently than other permitted residential uses. Cities must allow these licensed residential care facilities in any area zoned for residential use, and may not require conditional use permits or other discretionary approvals. In conformance with state law, the City of Redding permits residential care facilities with six or fewer clients by-right in the three primary residential zones (RE, RS, and RM), and permits other types of residential care facilities with a site development permit all residential districts, as well as the GC district

Building Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can impact the cost and subsequent feasibility of housing development and rehabilitation due to the requirements imposed. In this way, building codes and associated enforcement procedures can act to constrain the development and

affordability of housing and are, as a result, a possible impediment to fair housing choice. Like many jurisdictions, the City of Redding utilizes the California Building Code, which is updated periodically both at the state and local levels. The City currently utilizes the 2013 edition, which is the most current available, as of this writing. Because the City's building codes are consistent with the codes applied throughout California, they presumably do not negatively impact the construction of affordable housing and are not an impediment to fair housing.

Fees and Exactions

Like many jurisdictions, the City of Redding collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Building permit and planning fees partially fund planning and building department activities, with the total amount charged depending on factors such as the value of the project, time required to process the permits, or project attributes that dictate the impact that the project has on public facilities or services. Results of a nexus study conducted by the City of Redding concluded that the fees and exactions imposed are appropriate and justified and that the impact fee program complies with state laws regarding development impact fees. As described in the Housing Element, the fees collected on zoning and subdivision applications presently do not currently cover the City's costs for processing of the application and are subsidized by the City's General Fund at a rate of approximately 75 percent. Building fees generally reflect the cost of processing, including plan check, inspection, etc. In addition to building and development, zoning, and subdivision application fees, the City requires proponents of new subdivision map applications to dedicate land to develop neighborhood parks and other public facilities, or are required to pay per-unit in-lieu fees which are based on the cost of providing those facilities.

Processing and Permitting Procedures

All development within the City of Redding is subject to a permitting and review process overseen by the Development Services Department. The permitting and review process is governed by four levels of decision making authority, including the City Council, the Planning Commission, the Board of Administrative Review, and the Development Services Director. Routine and simple discretionary permits, such as site development permits and zoning exceptions, are processed using an administrative permitting procedure that require approval by the Development Services Director only. Residential developments with four or fewer units are considered ministerial and do not require discretionary permits. Larger projects require a site development permit that is processed through a hearing with the Board of Administrative Review, which is far more expedient that those requiring review by the Planning Commission or City Council. It is important to note that site development permits pertain to how a site is developed, and do not pertain to issues of land use or neighborhood compatibility. Most permits can be approved within two to four weeks, though larger projects can take as long as four months, with projects requiring environmental review taking considerably longer. Understanding the importance of timing to many development projects, the City has initiated a "preapplication" process that allows City staff to advise project proponents regarding the specifics of their proposals in relation to various City requirements, prior to the submittal of

plans or applications. Recognizing the City's goal of expediting development processing, review, and permitting, all applicable processing times are generally within the limits established by the Permit Streamlining Act (Public Resources Code Section 211000, et seq.). Processing and permitting procedures therefore do not constitute a considerable constraint or impediment to the development of affordable housing. Consultations with affordable housing developers and advocates active in the Redding Area confirm this, indicating that the City of Redding is consistently supportive of applications to build affordable and supportive housing within its jurisdiction.

Redding Electric Utility

Consultations with housing advocates and social service providers active in the Redding area occasionally indicated that the rate structure and administrative policies associated with the Redding Electric Utility (REU) can constitute a barrier to securing safe and affordable housing for certain low-income and special needs populations, particularly those suffering from mental illness and homelessness. For example, consultation indicated that REU policies concerning security deposits and past due balances can result in up-front costs that exceed low income households' ability to pay, which can limit the housing options available to these households.

In 2010, the REU initiated a six-year plan to progressively increase rates by 7.84 percent per year. This plan was primarily intended to offset reduced electrical usage associated with energy efficiency improvements, other usage reductions, and changes in market conditions (e.g., expiration of power purchase agreements and regulatory changes). As of 2013, comparison with rates charged by other local regional utilities indicated that REU rates were relatively competitive, and were lower than the rates charged by many utilities, including Pacific Gas and Electric (PG&E).

In addition to ongoing rate increases, the six-year plan established a number of new assistance programs designed to at least partially offset the impact of these rate increases on low-income and special needs households. The Lifeline Program, for example, offers a 25 percent discount on both the monthly network access charge and the first 800 kilowatt hours (kWh) of usage for qualifying low-income seniors (age 62 or over). The Lifeline Plus+ Program similarly offers a 25 percent discount on both the monthly network access charge and the first 300 kWh of usage to extremely low-income households with incomes equal to, or less than, 30 percent of AMI. Two other pertinent programs include the CARES Program and the SHARE Program. The CARES Program offers assistance to customers with past due accounts, allowing income-qualified households to pay the non-electric portion of their past due utility bills and forgiving the past due usage and network access charges. Eligible households can access the program once every 12 months, with a maximum benefit of $250. The SHARE Program assists fixed-income seniors by allowing other utility customers to add a monthly contribution to their bill, in an amount of their choice, which is then transferred to the non-profit group known as the Golden Umbrella, which allocates assistance to qualifying senior households.

In early 2014, REU announced that it was pursuing a comprehensive rate restructuring. The stated purpose of this restructuring is to realign the utility's rate structure with its cost structure, recognizing more recent trends in energy usage and the shifting realities of the energy sector. Based on a recently completed comprehensive cost-of-service study, the REU currently receives 18 percent of its revenue from fixed sources, with 82 percent originating from variable, or usage based, sources. By comparison, around 68 percent of REU's costs are fixed (i.e., infrastructure development and maintenance), while 32 percent are variable (i.e., based on the amount of energy provided). Under the new rate structure, fixed revenues would increase to represent 34 percent of the total budget, reducing the reliance on variable revenues to 66 percent. This would be accomplished through an increase in the fixed residential network access charge from $13 per month to $42 per month, coupled with a reduction in the per kWh energy charge from $0.15 to $0.12. Overall, these changes favor higher usage households (i.e., those using greater than 850 kWh per month), reflecting the increase in the base network access charge and the decrease in the energy usage charge. These changes may have a considerable impact on the relative affordability of electric utilities for lower-income households. To help ease the transition, REU plans to use a portion of its AB 32 allowance to provide a "climate credit" to low energy users that would be phased out over the course of two years, providing a $20 credit in year one and a $20 credit in year two.

Redding Housing Authority

Recognizing the need to provide housing opportunities for lower-income households and special needs populations, the City of Redding established the RHA in 1975. The primary purpose of the RHA is to administer entitlement funds received through HUD's HCV program, to assist very low-income households and other special needs populations to find and secure decent, safe, and affordable housing in the private market. The HCV program is administered in accordance with the *Section 8 Housing Choice Voucher Program Administrative Plan*, which summarizes the RHA policies on a wide array of topics, including equal opportunity and fair housing; HCV program admission and voucher issuance; occupancy policies; owner outreach and lease approval; subsidy standards and rent reasonableness determination procedures; payment, overpayment, and repayment policies; housing quality standards and inspection procedures; and a variety of other important policies, practices, and procedures. Below is a summary of policies and procedures pertinent to fair housing choice and equal opportunity. For additional information regarding RHA administrative policies and procedures, please refer to the Administrative Plan, which is available upon request through the RHA.

Equal Opportunity and Fair Housing

The RHA is committed to equal opportunity and non-discrimination. The HCV plan states that "it is the policy of the RHA to fully comply with all federal, state, and local nondiscrimination laws; the Americans with Disability Act; and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity." The RHA follows the following fair housing policies with regard to the notification of program participants regarding

their fair housing rights and the fair housing obligations of the RHA and participating property owners and property management companies:

- At program briefing, all participants are provided with the brochures entitled "Fair Housing, It's Your Right" (HUD-1 260-FHEO) and "Housing Discrimination Complaint" (HUD-903);
- Participants are directed to notify the RHA if they encounter housing discrimination and, if appropriate, will be given instructions and assistance in filing a complaint;
- Upon intake, households are informed regarding neighborhoods likely to contain affordable housing and the broadest geographical choice in selection of units;
- Upon request, the RHA may provide assistance in finding units for those who, because of age, disability, or other reasons, are unable to locate suitable units;
- Provide assistance, as appropriate, when a participant alleges that discrimination is preventing them from finding suitable housing.

In addition, the RHA HCV policies require the RHA to participate in the annual Fair Housing Month activities, including advertising workshops and other events in the media; providing public service announcements on local radio and television stations; mailing the above mentioned brochures to landlords, owners, and real estate agents; and co-sponsoring a full-day Fair Housing Workshop.

Reasonable Accommodation

The HCV plan defines reasonable accommodations to include "adjustments to the RHA's rules, policies, practices, or procedures in order to enable an applicant or patrician with a disability to fully participate in the HCV Program. The requested accommodation must be necessary for the individual with the disability to enjoy and/or fully use services offered to other residents and/or the individual dwelling unit. The RHA will document the connection between the disability as it relates to the reasonable accommodation." Cited examples of reasonable accommodations include approving the leasing of a unit from a relative; home visits for persons who are unable to come to the RHA offices, an extra bedroom allocation to meet the needs of a live-in aide; reading application and associated forms for persons unable to read; and providing sign language and other non-English interpretation services, among others. The application of reasonable accommodation policies are implemented based on a variety of guiding principles outlined under section 3.3.2 of the plan. These include, but are not limited to, those principals outlined below:

- The RHA will consider and respond to all individual requests for reasonable accommodation from applicants and participants with disabilities;
- The RHA will make reasonable accommodations that are effective in providing disabled persons with equal access to its facilities and services;

- The RHA will give primary consideration to the preference of the person with disabilities, his/her representative and/or medical provider, in deciding the most appropriate form of reasonable accommodation;
- The RHA may offer an alternative accommodation to that which is requested, which is less burdensome to the RHA, if the alternative will result in equally effective access to its facilities and services;
- The RHA may deny a request for reasonable accommodation if compliance will constitute a fundamental alteration of the RHA's HCV program;
- If the request will create undue financial and administrative burden for the RHA, the RHA will comply only up to the extent possible without creating undue burden;
- If the request for reasonable accommodation cannot be accommodated, the RHA will provide a written statement to the individual outlining the basis for the denial.

HCV Waitlist Policies

Demand for the HCV program typically exceeds the number of vouchers available. For this reason, the RHA maintains a waiting list of households that have applied for admission to the HCV program, but who were not allocated a voucher due to lack of capacity. Factors taken into account when determining the need to open the waitlist include, but are not limited to, the availability of HCV funding, the availability of a large number of previously issued vouchers, the existence of an outdated or diminished waiting list, and the need to serve special populations. The RHA issues a public announcement at least 15 days prior to the start of the pre-application process, which informs interested parties regarding the dates, times, and locations where pre-application documents can be obtained and the deadline and method for submission. The waiting list for the HCV program was last closed in late 2013 and was reopened for a period of one week, beginning on June 1st, 2015. When it was last closed, the waiting list included a total of some 7,600 applicants, compared to the City's goal of issuing a total of 1,475 vouchers in the 2015-2016 fiscal year.

New applications for the HCV program are only accepted while the waitlist is open, or during advertised pre-application periods. The application is processed in three distinct phases, including pre-application and self-declaration of eligibility, an eligibility interview conducted when the applicant reaches the top of the waiting list, and a formal program briefing, at which time the applicant is formally enrolled. Once submitted, applications are placed on the waiting list and ranked based on information provided by the applicant. The rankings are based on information submitted by the applicant, including unit size requirement, race and ethnicity of the head of household, disability status of the head of household, gross monthly household income, and veteran's status, among others. General preference is given to applicants that are living or working (no less than 17 hours per week) within the City of Redding at the time of application, as well as to elderly, disabled, and/or family households. In addition, households displaced due to property acquisition, rehabilitation, or condemnation initiated by the City of Redding, as well as those displaced due to a recognized disaster, may also receive preference.

Lastly, applicants who are current victims of domestic violence, dating violence, or stalking and are experiencing bona fide housing need may also receive preference.

Occupancy Policies and Family Composition

For the purposes of administering the HCV program, the RHA defines eligible applicants to include families, as defined below, or a single person of legal age, status and capacity to enter into a contract in accordance with state and local low. Under the administrative plan, a family is defined to consist of:

- A household with, or without, children. A child who is temporarily away from home due to placement in foster care will be considered a member of the family if the reunification plan expects the child to return to the household within six months;
- An elderly family, which is defined as a family whose head, spouse, or sole member is at least age 62 years of age, or two or more persons age 62 or over, or one or more persons age 62 or over with one or more live-in aides;
- A disabled family, which means a family whose head, spouse, or sole member is a person with disabilities, or two or more persons with disabilities, or one person with a disability living with a live-in aide;
- A displaced family, which means a family in which each member or the sole member is a person displaced by governmental action, or whose dwelling has been extensively damaged or destroyed as a result of a disaster;
- A remaining member of the tenant family who is a family member of an assisted tenant family who remains in the unit when other members of the family have left;
- A single person who is not elderly or a displaced person, or a person with disabilities, or the remaining member of a tenant family.

Owner Outreach and Lease Approval

According to the Administrative Plan, "The RHA will invite owners through publication in a newspaper of general circulation, as well as, through minority media and other suitable means, to make dwelling units available for leasing by eligible families. In doing so, the RHA will encourage the participation of owners of units in areas other than low-income or minority concentrated areas." In addition, the RHA works to develop relationships with local property owners, property managers, real estate brokerages, and industry associations. The RHA has established good working relationships with charitable and neighborhood organizations throughout the greater Redding area that have an interest in provision of housing for low-income families, as well as public and non-profit agencies concerned with obtaining housing for displaced persons and persons experiencing domestic violence. The RHA, through its recruitment and fair housing education and outreach activities, explains the provisions of the HCV program, including equal opportunity requirements to property owners, property managers, real estate brokerages, and industry associations and consistently invites them to participate in the annual Fair Housing Month activities.

Voluntary Compliance Agreement

In March of 2012, FHEO issued a Letter of Preliminary Findings to the City of Redding, following a review of the City's CDBG and HOME programs. The purpose of the review was to determine whether programs funded under CDBG and HOME, were administered by the City of Redding in such a way as to be in compliance with the non-discrimination provisions of Section 109, Title VI, Section 504, and Section 3, of the HUD regulations. The compliance review was carried out in two phases, including an in-house data analysis and an on-site review. The on-site review was conducted between June 27th and July 1st of 2011 and included interviews with staff, a site visit to the sub-recipient at St. Clare Court, a physical accessibility analysis of the Civic Center, and an examination of pertinent documents and records, including the citizen participation files, participant files, sub-recipient reports, and other pertinent documents. While the City was found generally in compliance with applicable regulations, the review identified a number of specific areas in which the City was out of compliance with particular provisions of Section 109, Title VI, Section 3 and Section 504 implementing regulations at 24 CFR Parts 6, 1, 8, and 135. The FHEO had additional concerns, though those were not so severe as to constitute non-compliance. The City was also commended in a number of areas for implementing best practices, demonstrating the City's overall good-faith effort. Following the completion of the review, the FHEO issued a Preliminary Letter of Findings, and the City entered into a Voluntary Compliance Agreement with the FHEO that outlines the steps to be taken by the City of Redding in order to bring the City into full compliance with applicable regulations. Table 36 briefly summarizes the issues identified in the Voluntary Compliance Agreement. For a complete description, please refer to the full text documents provided in Appendix H. Following the execution of the agreement, the City of Redding has maintained close communications with the FHEO, apprising their staff of the City's progress toward implementation. In compliance with the agreement, the City anticipates implementing all aspects of the agreement prior to the agreed upon deadline of August 14, 2015.

Table 36: Summary of Voluntary Compliance Agreement Components

Identified Issue Area
Section 504 Communications Policy
Collection of Racial, Ethnic, Gender, and Disability Data
Section 3 Economic and Employment Opportunities
Affirmatively Furthering Fair Housing
Section 504 Self-Evaluation
Section 504 Coordinator
Section 504 Grievance Procedure
Section 504 Continuing Notice
Citizen Participation, Noticing, and LEP
Analysis of Participation in Funded Programs/Activities
Program and Site Accessibility

Sources: FHEO, 2012; City of Redding, 2012; BAE, 2015.

3.2 – Impediments in the Private Sector

Equal Opportunity in Mortgage and Home Improvement Financing

Mortgage lending is governed by both state and federal statutes, including the Federal Fair Housing Act and the Home Mortgage Disclosure Act (HMDA). The HMDA mandates that most mortgage lenders report on the details associated with each mortgage application, including identifying how each application was resolved, any reason for the denial of the application, and details regarding the borrower and the subject property. These reports provide a primary source of information regarding the residential mortgage market, including sale and purchase activity. For the purpose of this report, a "successful" home loan application is defined as one that is originated, or approved by the lender and accepted by the borrower. Mortgage applications that are approved by the lender, but not accepted by the borrower are not considered successful and are not categorized as "originated".

Geography of Mortgage Lending

Figure 20 illustrates the geographic distribution of mortgage lending by Census Tract within the City of Redding. Based on these data, some of the areas with the lowest lending rates include much of downtown and central Redding, as well as portions of north Redding around the intersection of SR 273 and Lake Boulevard. The data indicate that areas with high concentrations of low- and moderate-income households generally have below average mortgage lending rates. Two of the five areas of "extreme poverty" show below average lending rates, though three out of five show moderate to above average levels, indicating that these areas are more mixed-income. Many of the Block Groups with above average minority populations also show below average lending rates, though there are also a fair number of areas with above average minority concentrations and moderate to high lending rates.

Race and Ethnicity of Borrowers

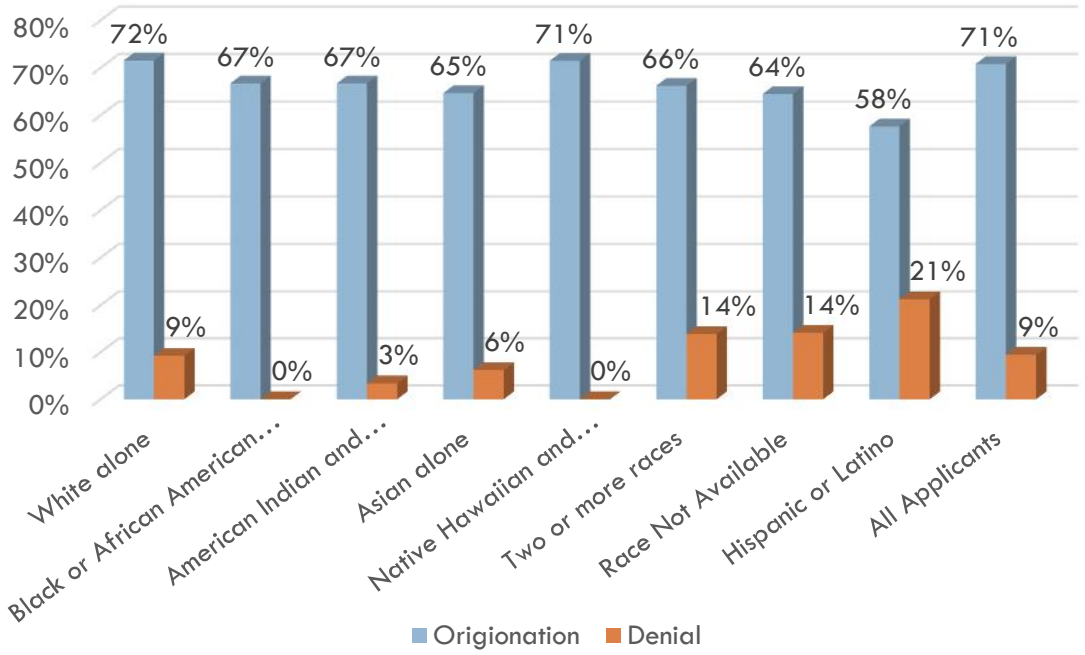
Success rates and market shares of mortgages across racial and ethnic groups were determined utilizing HMDA data on the race and ethnicity of borrowers and Census data on the race and ethnicity of Shasta County residents. The HMDA categorizes applicant racial characteristics into a number of distinct groups, including American Indian/Alaska Native, Asian, Black/African American, Native Hawaiian/Pacific Islander, White, Joint (White and a Minority), Two or More Minorities, and Race Not Available. "Ethnicity" is reported separately and includes Hispanic/Latino, Non-Hispanic/Latino, Joint (Hispanic/Latino and Non-Hispanic Latino), and Ethnicity Not Available.

According to these data, prospective borrowers submitted 2,513 applications for mortgage financing to financial institutions in Shasta County in 2013. Broken down by racial group, non-Hispanic White applicants were notably over represented among loan applicants. For

example, there were a total of 2,100 loan applications submitted by non-Hispanic White individuals or households in 2013,[31] which account for nearly 84 percent of all applications. By comparison, non-Hispanic White individuals accounted for approximately 81 percent of the population in Shasta County, according to the 2013 ACS. No other racial or ethnic group is as well-represented. Groups that are notably under-represented include persons of Two or More Races (1.8 percentage points below), American Indians (1.3 percentage points below), African Americans (0.7 percentage points below), and Asians (0.5 percentage points below).

The data indicate that around 71 percent of all loan applications resulted in the origination of a loan. An average of nine percent were denied. Overall, non-Hispanic White applicants experienced the highest origination rate (72 percent) and the lowest denial rate (less than nine percent). Non-White applicants, by comparison, had a below average origination rate (65 percent) and an above average denial rate (13 percent). Hispanic and Latino applicants had the lowest loan origination rate (58 percent) and an above average denial rate (21 percent). The remaining racial groups each had loan origination rates that were up to six percentage points lower than average and denial rates up to nearly five percentage points higher.

Figure 19: Loan Origination and Denial Rates by Race and Ethnicity, 2013



Sources: FFIEC, 2013 Home Mortgage Disclosure Act, 2015; BAE, 2015.

[31] This figure includes only those applications that were not withdrawn or determined to be incomplete.

Table 37: Disposition of Home Loans by Income Category and Race/Ethnicity, 2013

	Less than 50% of AMI		50% to 79% of AMI		80% to 99% of AMI		100% to 119% of AMI		120% of AMI or More		All Income Levels		
	White (a)	Non-White (b)	White (a)	Non-White (b)	White (a)	Non-White (b)	White (a)	Non-White (b)	White (a)	Non-White (b)	White (a)	Non-White (b)	**Total**
Conventional Loans (c)													
Applications Received	72	18	166	21	127	26	131	23	700	161	1,196	249	1,445
Loans Originated (d)	44	9	121	17	94	21	97	14	504	101	860	162	1,022
Percentage Approved	61%	50%	73%	81%	74%	81%	74%	61%	72%	63%	72%	65%	71%
Applications Denied (e)	13	5	20	4	10	4	11	5	57	14	111	32	143
Percentage Denied	18%	28%	12%	19%	8%	15%	8%	22%	8%	9%	9%	13%	10%
Government Insured Loans (c)													
Applications Received	65	13	225	33	147	40	131	26	336	52	904	164	1,068
Loans Originated (d)	37	8	160	24	121	25	98	18	240	34	656	109	765
Percentage Approved	57%	62%	71%	73%	82%	63%	75%	69%	71%	65%	73%	66%	72%
Applications Denied (e)	7	2	23	4	6	5	11	3	24	7	71	21	92
Percentage Denied	11%	15%	10%	12%	4%	13%	8%	12%	7%	13%	8%	13%	9%

Notes:

(a) Includes applicants that identify as racially White, non-Hispanic.

(b) Includes applicants that identify as racially non-White, including Hispanics.

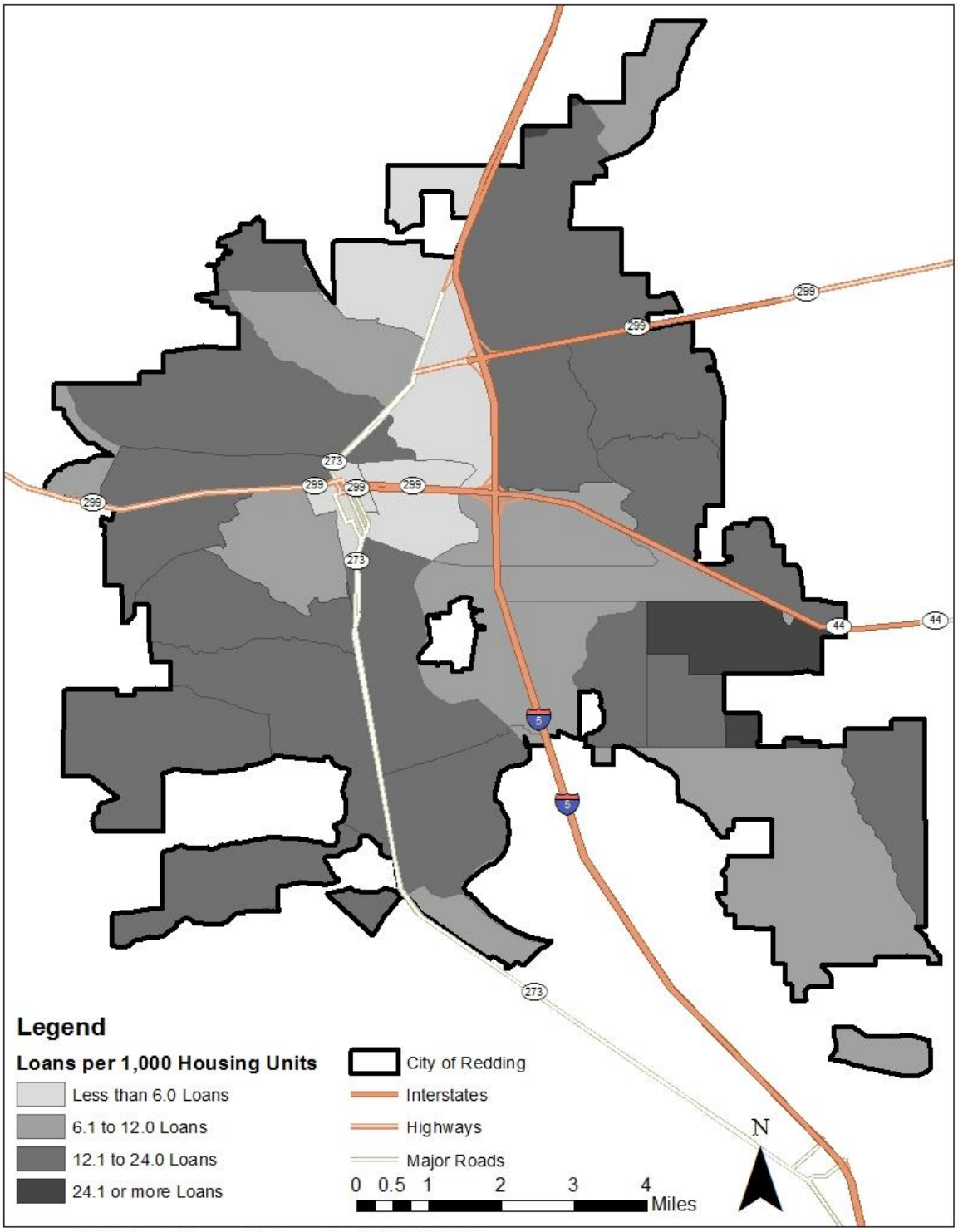
(c) Excludes refinance loans and those origionated by lenders not subject to HMDA.

(d) Excludes applications that were withdrawn and files that were closed due to incompleteness.

(e) Includes FHA, FSA/RHS, and VA home loans on 1-4 family and manufactured dwellings by income, race, and ethnicity of applicant.

Sources: FFIEC, Home Mortgage Disclosure Act data, 2013; BAE, 2014.

Figure 20: Number of Loans Originated Per 1,000 Housing Units, 2014



Sources: FFIEC, Home Mortgage Disclosure Act, 2015; BAE, 2015.

Broken down by income category, Table 37 indicates that lower-income applicants were generally underrepresented, compared to their higher income counterparts. For example, the 2007-2011 CHAS data indicate that approximately 39.9 percent of all households in Shasta County had incomes of 80 percent of AMI or less. The HMDA data indicate that only 19.2 percent of the loan applications received in 2013 were submitted by lower-income applicants. Moderate income households (incomes between 80 percent and 120 percent of AMI) were similarly underrepresented, accounting for 10.7 percent of loan applicants, compared to 19.2 percent of households. Above moderate-income households (incomes equal to, or greater than, 120 percent of AMI) were the only group to be overrepresented, account for 40.9 percent of households, as well as 59.6 percent of the loan applications received in 2013.

Subprime Loans and Predatory Mortgage Lending

Subprime lending refers to the issuance of loans to persons who are less credit-worthy than those typically offered credit, the latter being known as prime borrowers. Subprime mortgage lending inherently carries greater risk for the lender, and to mitigate that risk, subprime loans carry terms and conditions that are less favorable to the borrower because the borrower is less qualified to take on a loan. This may be due to poor credit history, lack of employment, and/or debt-to-income ratio levels, among other factors. Subprime loans can be a valuable tool for community development, particularly in communities that are underserved by traditional financial institutions. However, as was made apparent during the recent housing crisis, the subprime market poses certain risks for predatory lending. The California Analysis of Impediments also indicates that that subprime and predatory lending activity often disproportionately impacts low-income populations and communities of color.[32] While northern California had some of the lowest number of subprime loans and the lowest overall rate of subprime lending, African Americans were considerably more likely to enter into a subprime loan with a subprime rate of 40 percent, compared to only 14 percent for non-Hispanic Whites. Other racial and ethnic groups had considerable variation in their subprime rates, likely due to the low numbers of loans originated to these groups.

Though subprime loans represent an important tool for serving the financial needs of the underbanked and those of limited assets and income, these financial tools are often issued in such a way as to constitute a predatory practice. The California Reinvestment Coalition (CRC) defines predatory mortgage lending as including excessively high interest rates, points or fees, and unnecessarily burdensome or deceptive terms. Using misleading and/or aggressive sales tactics, predatory lenders tend to target persons who may be uneducated regarding financial management and commercial lending, which often also corresponds with lower-income populations, the elderly, the disabled, and people of color. Predatory practices often target

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[32] California Department of Housing and Community Development. (2012). *Analysis of Impediments to Fair Housing*. Available at: http://www.hcd.ca.gov/hpd/hrc/rep/fed/state_of_ca_analysis_of_impediments_full%20report0912.pdf

vulnerable neighborhoods and populations, marketing financial instruments known as "flipping mortgages" that are designed to be refinanced much too frequently, as well as instituting prepayment penalties, overly high fees, balloon (i.e., interest only) payment structures, and deceptive mortgages with adjustable rate schedules. On the run up to the recent housing crisis, many such lenders also failed to accurately confirm the borrower's ability to pay. These types of practices are shown to lead to greater mortgage foreclosure risk, notwithstanding other risk factors, and are far more prevalent in the subprime market than in the conventional or federally-backed mortgage market. With only limited data available on the prevalence and characteristics of predatory lending practices in Shasta County, stakeholders should remain vigilant to the possibility that such practices may be impacting sensitive populations who may, or may not, be well informed regarding their fair housing rights.

Section 4 – Fair Housing Assessment

4.1 – Fair Housing Compliance and Enforcement

Fair Housing Complaints

Complaints alleging housing discrimination can be filed at either the state or federal level. Federal housing discrimination complaints are filed with the HUD Office of Fair Housing and Equal Employment Opportunity (FHEO). The FHEO administers the Fair Housing Assistance Program (FHAP), which awards and manages the program grants and works with lawmakers to develop and refine fair housing legislation. Formal complaints can be filed either with the central HUD office, or at any of the field offices located within each state.

Table 38 identifies the number of fair housing complaints filed with the FHEO between 2010 and 2014. According to these data, there were 30 complaints filed within Shasta County during this time period, 19 of which were filed with regard to violations that allegedly occurred within the City of Redding. Within Shasta County as a whole, the FHEO dismissed 16.7 percent of complaints due to lack of cause, while around 10.0 percent were dismissed because the office was unable to locate the complainant, the office lacked jurisdiction over the matter, or the complaint was withdrawn without resolution. In the City of Redding, 15.8 percent of all complaints were dismissed for lack of cause, while another 5.3 percent were withdrawn without resolution. Of all the complaints submitted, 47.4 percent were settled

Table 38: FHEO Fair Housing Complaints by Resolution Type, 2010-2014

City of Redding

	Year Resolved					Total,	Percent
Resolution	2010	2011	2012	2013	2014	**All Years**	**of Total**
Conciliated/Settled	2	3	1	2	1	9	47.4%
FHAP Judicial Consent Order	0	0	0	1	0	1	5.3%
No Cause	1	0	0	0	2	3	15.8%
Withdrawal Without Resolution	0	1	0	0	0	1	5.3%
Withdrawal After Resolution	1	0	0	1	3	5	26.3%
Total, All	**4**	**4**	**1**	**4**	**6**	**19**	**100%**

Shasta County

	Year Resolved					Total,	Percent
Resolution	2010	2011	2012	2013	2014	**All Years**	**of Total**
Conciliated/Settled	2	4	1	3	2	12	40.0%
FHAP Judicial Consent Order	0	0	0	1	0	1	3.3%
No Cause	1	0	0	1	3	5	16.7%
Unable to Locate Complainant	0	1	0	0	0	1	3.3%
Lack of Jurisdiction	0	0	0	1	0	1	3.3%
Withdrawal Without Resolution	0	1	0	0	0	1	3.3%
Withdrawal After Resolution	2	1	0	2	4	9	30.0%
Total, All	**5**	**7**	**1**	**8**	**9**	**30**	**100%**

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2015; BAE. 2015.

Housing discrimination complaints can also be filed with the California Department of Fair Employment and Housing (DFEH), which receives and investigates complaints filed under the California Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and the Ralph Civil Rights Act. The DFEH has jurisdiction over both private and public entities operating in California. The department investigates discrimination complaints through five district offices which handle all employment, housing, public accommodations, and hate violence cases, along with special investigations associated with systemic discrimination. The department also conducts outreach and advocacy through a variety of channels. The nearest DFEH office is located in Elk Grove, CA.

Table 39 identifies the number of fair housing complaints filed for incidents in Redding between 2012 and 2015, as reported by the DFEH. The data are broken down to identify the primary protected class affected, the primary discriminatory act that was taken, as well as the method of resolution for each case. Note that each case may impact more than one protected class and involve more than one discriminatory practice. According to these data, there were 41 fair housing complaints filed with the DFEH between 2012 and 2015. Of those, 41.5 percent involved a disabled person. An additional 14.6 percent were based on the sexual orientation of the complainant, while 9.8 percent were based on the complainant's national origin. In terms of the cited discriminatory action or practice, nearly 23 percent of complaints filed involved harassment, while 19.8 percent involved the denial of a reasonable accommodations request. Another 17.3 percent involved evictions, while 13.6 percent involved discriminatory statements and 12.3 percent involved the denial of equal terms and conditions. In terms of complaint resolution, 36.6 percent of the filed complaints were investigated and dismissed due to a lack of cause, while 4.9 percent were dismissed administratively and 12.2 percent were dismissed due to incomplete intake. An additional 4.9 percent were rejected at intake, while 2.4 percent were not accepted for other reasons. While 14.6 percent of complaint cases resulted in settlement, 24.4 percent were outstanding.

One additional issue that is evident in the data is that the number of local complaints filed with the DFEH more than doubled between 2013 and 2014. More specifically, there were a total of only five complaints filed in 2012 and eight complaints filed in 2013. These were filed primarily on the basis of disability and national origin, and primarily alleged harassment and the denial of reasonable accommodation. In 2014, the total number of complaints increased to 17, with a marginal increase in the number of complaints filed due to disability, and a notable increase in the number of cases filed due to an assortment of other factors, such as religion, sex or gender, sexual orientation, or engagement in a protected activity. These cases primarily alleged harassment, as well as eviction, denial of reasonable accommodation, discriminatory statements, undue restrictions or covenants, and denial of equal terms and conditions, with two cases alleging discriminatory zoning or land use policies. With a total of 11 cases already filed as of May 2015, it appears that the total number of complaints filed in 2015 may exceed 2014 levels. Thus far, complaints filed in 2015 were primarily registered on the basis of sexual orientation and disability, among other factors. These cases primarily

alleged denial of equal terms and conditions, eviction, denial of reasonable accommodations, and the refusal to lease or sell a unit. Consultations with area fair housing advocates were inconclusive and failed to clearly identify possible cause for the abrupt increase in the number of fair housing cases filed with the DFEH. As a result, it is not clear whether this reflects an increase in the prevalence of housing discrimination in Redding, or whether it represents improved reporting of existing discriminatory activity.

Table 39: DFEH Fair Housing Complaints by Class, Practice and Resolution Type, July 2012-May 2015

	Year Filed				Total,	Percent
Basis Type	2012	2013	2014	2015	**All Years**	**of Total**
Race/Color	0	0	1	1	2	4.9%
Disability	4	5	6	2	17	41.5%
Family Care	0	0	1	0	1	2.4%
National Origin	1	2	1	0	4	9.8%
Religion	0	0	2	1	3	7.3%
Sex - Gender	0	0	2	1	3	7.3%
Sexual Orientation	0	0	2	4	6	14.6%
Age	0	1	0	0	1	2.4%
Engagement in Protected Activity	0	0	2	1	3	7.3%
Unkow n	0	0	0	1	1	2.4%
Total, All Complaints	**5**	**8**	**17**	**11**	**41**	**100%**
Discriminatory Practice (a)						
Harassment	2	3	12	3	20	24.7%
Denied Equal Terms and Conditions	1	2	3	4	10	12.3%
Denied Reasonable Accommodation	2	4	7	3	16	19.8%
Denied Rental/Lease/Sale	1	0	0	2	3	3.7%
Evicted	1	1	8	4	14	17.3%
Subjected to Restrictive/Covenant	1	0	4	0	5	6.2%
Subjected to Discriminatory Statements	0	2	6	3	11	13.6%
Subjected to Discriminatory Zoning/Land Use	0	0	2	0	2	2.5%
Total, All Practices	**8**	**12**	**42**	**19**	**81**	**100%**
Resolution						
Investigated and Dismissed	3	4	8	0	15	36.6%
Administrative Dismissal	0	1	1	0	2	4.9%
Incomplete Intake	0	0	3	2	5	12.2%
Settlement	2	2	2	0	6	14.6%
Rejected Intake	0	0	0	2	2	4.9%
Not Accepted	0	1	0	0	1	2.4%
Case Outstanding	0	0	3	7	10	24.4%
Total, All Resolutions	**5**	**8**	**17**	**11**	**41**	**100%**

Note:
(a) Each complaint may involve more than one discriminatory practice.

Sources: California Department of Fair Employment and Housing, 2015; BAE, 2015

HCV Program Participant Survey

As one method for involving minority and low-income residents in the AI process, the RHA administered a survey to collect information on the experiences of HCV program participants

with regard to discrimination and fair housing. The survey tool was developed in cooperation with BAE Urban Economics, but implemented by the RHA using confidential contact information for HCV program participants and HCV wait list applicants. The survey was administered using the SurveyMonkey online platform. Computers were made available for use by the public at the RHA office and anyone with questions or concerns was directed to contact RHA staff. The survey was made available from early May to early June of 2015.

There were a total of 212 responses to the survey. The responses were screened for duplicates based on the IP addresses, which were then compared to identify matching responses, resulting in the identification of 189 unique responses. There were 156 respondents who indicated that they were participants in the HCV program, with ten indicating that they were on the HCV waiting list and the remainder failing to answer the question. A total of 168 respondents (90.3 percent) were households with three or fewer residents, while 104 (55.9 percent) were single person households. A total of 160 respondents (86.0 percent) occupied one- and two-bedroom units, while only five (2.7 percent) occupied studio units. A total of 64 respondent households (34.4 percent) contained children under the age of 18. The vast majority of respondents were non-Hispanic (91.5 percent) and White (86.1 percent), and most (94.6 percent) had household incomes of less than $19,000 per year.

There were 12 respondents who indicated that they had been denied rental housing in the past five years (6.6 percent of 183 respondents who answered this question). There were a total of eight respondents that identified the number of times they had been denied housing, with an average of three denials per respondent. Of the 12 respondents who had been denied housing, six respondents (50.0 percent) were denied due to poor credit, while three (25.0 percent) were denied due to source of income. Nine respondents (75 percent) indicated that they were also denied for other reasons, which varied considerably. The only reason identified more than once was that the landlord did not accept vouchers. The vast majority of respondents (98.9 percent of 178 respondents answering this question) indicated that they had not been denied mortgage financing, though most also indicated that they had never applied for a mortgage. Only two respondents (1.1 percent of 178 respondents answering this question) indicated that they had been denied a mortgage. The reasons cited included bad credit and a past foreclosure.

Of the 189 survey respondents, a total of 126 indicated that they had either a physical or mental disability. More specifically, 92 indicated that they had a physical disability (48.7 percent), while 34 indicated that they had a mental disability (18.0 percent), while one respondent indicated that while they do not have a disability, people sometimes mistake them for someone with a disability. Of those who indicated that they have a disability, a total of 10 (7.9 percent) indicated that they had been denied a reasonable accommodation request. Only eight respondents out of 189 (4.3 percent) indicated that they had submitted a formal fair housing complaint with either the FHEO or the DFEH. A similar number of respondents had sought other forms of fair housing assistance, though most respondents did not specify the

type of assistance provided. Four out of the eight respondents that had submitted fair housing complaints and sought assistance felt that the issue was resolved to their satisfaction. When questioned whether they felt well informed regarding fair housing rights, 141 respondents (79.2 percent) said "Yes," while 37 (20.8 percent) felt that they were not well informed.

For more information regarding the HCV Program Participant Survey, including a copy of the survey tool and a summary of responses, please refer to Appendix D.

Section 504 Compliance

Section 504 of the Federal Rehabilitation Act of 1973 prohibits discrimination based on disability in any program receiving federal financial assistance. This includes provisions for providing reasonable modifications in all rules, policies, and procedures. Programs must be readily accessible to, and usable by, individuals with disabilities. Major alterations to existing residential housing projects, or the construction of dwelling units, must include at least five percent of the developed units to be accessible to persons with mobility impairments. Projects must also include at least two percent of the units in such a way as to be accessible to the visually and hearing impaired. According to the FHEO, there were 11 complaints filed pertaining to the denial of reasonable accommodations between 2010 and 2014 in Redding. Of those, four were conciliated or settled, while four more were withdrawn after resolution. Only two were dismissed due to lack of cause, while one was withdrawn without resolution.

Hate Crimes

The relative prevalence of hate-based crimes within a community can also function as an impediment to fair housing and can represent a fair housing enforcement issue, in cases where hate crimes function as a deterrent to protected classes of individuals who are seeking housing within a certain community, due to fear of harassment or physical harm. Hate crimes, by definition, are committed due to a bias against persons of a certain race, religion, disability, ethnicity, or sexual orientation, among other possible characteristics. The Federal Bureau of Investigations (FBI) Uniform Crime Reporting (UCR) program collects statistics on hate-based crimes that occur throughout the United States. Table 40 reports the number of hate crimes reported in the City of Redding between 2010 and 2013. Similar to the DFEH data, the number of hate crimes committed within the City fluctuates significantly from year-to-year, though the timing of those fluctuations does not directly correspond with the DFEH data. For example, there were five hate crimes reported in 2010 and only two in 2011. These were primarily based on race. In 2012, there were 14 hate crimes reported, with nine being based on race, four on ethnicity, and one on sexual orientation. In 2013, there were eight hate crimes reported, which were again based primarily on race, ethnicity, and sexual orientation. On a standardized basis, the hate crime rate fluctuated from 2.73 per 50,000 residents in 2010 to 1.10 per 50,000 in 2011. The rate jumped to 7.69 crimes per 50,000 residents in 2012, but then dropped to 4.39 per 50,000 in 2013. To put this in perspective, there were 843 reported hate crimes in California in 2013, which equals a rate of 2.24 crimes per

100,000 residents, indicating that the prevalence of hate crimes in the Redding community fluctuates, but was fairly consistently above the average statewide rate.

Table 40: Hate Crime Statistics, City of Redding, 2010-2013

	2010		2011		2012		2013	
Bias Motivations	Number	Rate (a)	Number	Rate (a)	Number	Rate (a)	Number	Rate (a)
Race	4	2.19	2	1.10	9	4.95	5	2.75
Religion	1	0.55	0	n.a.	0	n.a.	0	n.a.
Sexual Orientation	0	n.a.	0	n.a.	1	0.55	1	0.55
Ethnicity	0	n.a.	0	n.a.	4	2.20	2	1.10
Disability	0	n.a.	0	n.a.	0	n.a.	0	n.a.
Total, All	**5**	**2.73**	**2**	**1.10**	**14**	**7.69**	**8**	**4.39**

Note:
(a) Number of hate crime incidents per 50,000 residents.

Sources: Federal Bureau of Investigation, Uniform Crime Reporting Program, 2015; BAE, 2015.

4.2 – Fair Housing Services, Education and Outreach

The following sub-section discusses fair housing practices in the ownership and rental housing markets, as well as additional fair housing services provided by local government and non-profit agencies. Since housing discrimination can originate from a wide variety of sources and in a wide variety of situations, it is important to evaluate the actions being taken to address housing discrimination where it exists and, where possible, to prevent its occurrence.

Fair housing services for renters and homebuyers typically include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, tenant-landlord mediation and counseling, and education and outreach activities. The former are primarily carried out by federal and state agencies, as discussed in the prior section. Discrimination auditing and testing, as well as tenant-landlord mediation and counseling, are typically carried out by both local government institutions and non-profit agencies that help to inform both landlords and tenants of their rights and responsibilities under the federal and state laws, and provide additional intervention where appropriate. Education and outreach activities, including the dissemination of fair housing information through the distribution of written materials, and the hosting of educational workshops and seminars, is carried out by local governments and non-profits, as well as certain private sector institutions associated with the sale and lease of real property, such as Realtor and landlord associations.

Legal Services of Northern California

Direct fair housing assistance and counseling services in the greater Redding area are primarily provided by Legal Services of Northern California (LSNC), a federal, state, and locally-funded legal services program providing civil representation to low-income clients. Founded in 1956 in Sacramento County, LSNC operates ten offices, serving underserved and vulnerable populations in 23 northern California counties. Residents of the City of Redding seeking fair housing assistance are served by the Shasta Region office located at 1370 West Street in

Redding. The LSNC Shasta Region office serves the counties of Lassen, Modoc Shasta, Siskiyou, and Trinity. LSNC primarily offers assistance with the filing of fair housing complaints and subsequent litigation, but also provides important education, outreach, training, and tenant-landlord mediation services, as funding permits. Additional special programs are also available through LSNC's other offices, such as the Senior Legal Services Program and Ombudsman Services of Northern California. While LSNC is the primary fair housing service provider in Shasta County, LSNC also provides legal assistance on a variety of non-housing related issues, such as fair employment and healthcare. As such, the ability of LSNC to provide fair housing assistance can fluctuate based on the size of their active caseload and the availability of resources, though Executive Director Gary Smith did successfully recruit additional funding in 2013 to provide additional legal assistance to victims of unlawful foreclosure. As a non-profit agency, LSNC is frequently the best suited to assist residents with fair housing issues; however, with as the only service provider offering fair housing legal assistance, conflicts may occasionally arise that may limit the ability of LSNC to provide services, leaving low-income residents with few alternatives means of assistance.

City of Redding

Additional limited fair housing services are also provided by the RHA, which administers the City's HCV program and other housing programs. As described previously, the primary role of the City of Redding in the provision of fair housing services is the dissemination of information, the referral of persons experiencing discrimination in housing to agencies that can provide appropriate assistance, providing assistance with the submittal of fair housing complaints to the FHEO and the DFEH, and assisting households participating in City programs with locating and securing safe and appropriate housing. The City does not provide any form of legal advice or information, nor does it participate in fair housing monitoring or enforcement activities or programs. The City primarily refers residents with fair housing questions and concerns to LSNC, and those seeking other types of information to the California Department of Consumer Affairs (DCA). The RHA distributes a *Fair Housing Packet* that includes a booklet on California tenants' rights and small claims courts, as well as two pamphlets entitled *Discrimination is Against the Law: Civil Rights in California* and *Fair Housing: You are Protected Under California Law!* that provide an overview of California fair housing law and tenant rights. The booklet also includes a *Fair Housing Resource Listing* that provides contact information for HUD, the DFEH, the DCA, the RHA, LSNC, the Senior Legal Center of Northern California, and the Shasta County Small Claims Advisor, among other resources. For additional information regarding the Fair Housing Packet, please refer to Appendix I.

Each April, the City of Redding participates in annual Fair Housing Month activities put on by the Shasta Fair Housing Alliance, which is a partnership between the City of Redding, Shasta County, and LSNC. The primary activity is a full day workshop on fair housing law that reviews the rights of residents, tenants, and homebuyers, as well as the obligations of landlords, property management companies, and mortgage lenders. Presentations are given by representatives from HUD, the National Housing Law Project, the DFEH, and LSNC. The 2015

Fair Housing Workshop held on April 30th provided an overview of state and federal fair housing law, discrimination associated with source of income and the use of HCVs, a review of requirements associated with the Violence Against Women Act and a discussion of fair housing issues associated with domestic violence, discrimination based on sexual orientation, gender identity and gender expression, and reasonable accommodations and requests for service animals. The workshop also included a special session on requirements for Section 504 Coordinators. The event is typically attended by local real estate professionals and property owners, as well as tenant advocates and social services providers, with only limited attendance by area residents, including HCV program participants and rental housing tenants.

4.3 – Evaluation of 2010-2014 AI Report Actions

The following subsection details the City's accomplishments and efforts to further fair housing choice. The 2010-2014 AI concluded that the City's public programs and administrative policies were fairly and consistently applied and that the private market seemingly adhered to fair housing regulations. The 2010-2014 AI consequently recommended that the City of Redding continue its education and outreach activities to the public, and to the real estate, lending, and property management communities. However, as described earlier, the Letter of Findings presented to the City of Redding in March of 2012, based on a review of the City's CDBG and HOME programs by the FHEO, indicated that the 2010-2014 AI was not sufficiently thorough and did not represent adequate justification for the certification that the City of Redding was affirmatively furthering fair housing choice. The City was therefore out of compliance with Title VI, Section 109, and Section 504. Following the receipt of the Letter of Findings from the FHEO, the City of Redding entered into a Voluntary Compliance Agreement that outlines the steps the City of Redding must take to ensure compliance. Since the execution of the Voluntary Compliance Agreement, the City of Redding has been in ongoing communication with HUD staff and has made a good faith effort to comply with both the Voluntary Compliance Agreement and HUD's fair housing regulations. Please refer to Appendix H for an itemized list of actions identified in the Voluntary Compliance Agreement, as well as the agreed upon deadline and date of completion, in addition to full text versions of the Letter of Preliminary Findings and the Voluntary Compliance Agreement. While some actions have yet to be completed, the City anticipates implementing all actions by the end of 2015.

Section 5 – Recommended Actions

The purpose of the AI is to identify barriers to fair housing choice, identify recommended actions that may be pursued to facilitate the resolution of those barriers, and to monitor progress in achieving the recommendations adopted during the prior cycle. The AI finds an ongoing need to address fair housing issues in the City of Redding, given general concerns regarding affordability, access, segregation and isolation, potential discrimination, and a continued need for outreach and education regarding fair housing rights and obligations.

While the intent of this document is to identify the challenges facing the City and its residents in the area of fair housing, the 2015-2019 Consolidated Plan will be the document that will implement a plan to address those areas identified in the *AI*. This section identifies recommendations based on the above analysis that will assist the City in following through on its obligation to affirmatively further fair housing.

5.1 – General Recommendations

Action 1: Use the Consolidated Plan and AI as mechanisms to increase awareness and participation in fair housing issues. The City should utilize the Consolidated Plan and AI adoption and implementation processes to raise community awareness of the identified barriers to fair housing choice. Hearings and public meetings associated with the planning and implementation should be advertised in the media and members of the public should be invited to participate and provide substantive input. This should include affirmative marketing to members of protected classes, including, but not limited to, minority residents, persons with disabilities, large households, and persons with limited English proficiency.

Action 2: Monitor ongoing progress toward implementation of the AI recommendations and the Voluntary Compliance Agreement. City staff should utilize the existing Consolidated Plan reporting process to consistently monitor and track the progress made toward implementation. This could also include an annual report on the actions taken by area fair housing service providers, including an inventory of the services provided, the number of clients served, the results of fair housing testing, and a breakdown of fair housing cases by type, including evaluation of key client characteristics.

Action 3: Implement all aspects of the Voluntary Compliance Agreement and maintain full compliance with all state and federal fair housing laws. The City will take all actions necessary to implement the provisions outlined in the Voluntary Compliance Agreement and to ensure full compliance with all applicable state and federal fair housing laws and regulations.

Affirmative Marketing

Action 4: Develop and implement an affirmative marketing plan designed to encourage members of protected classes to participate in fair housing services and affordable housing programs, including the HCV program. The plan should outline the steps that will be taken to market available programs and resources to members of racial and ethnic minority groups, persons with disabilities, large and family households, female headed households, and other members of protected classes and high-need populations. A special emphasis should be given to conducting language appropriate outreach to Hispanic, Southeast Asian, and Pacific Islander residents, as those populations were identified as having the greatest prevalence of limited English proficiency. This should include provisions to ensure the availability of appropriate interpretation and translation services. The plan should outline the approach that the City will use to partner with existing community organizations to more effectively access target populations, including churches, community centers, recreation leagues, and other organizations whose membership or clientele include members of target populations. The plan should also include strategies to encourage affirmative marketing in the private sector.

Access to Information on Fair Housing

Action 5: Maintain links on appropriate pages of the City's website that direct visitors to housing services and resources, fair housing information, and consumer information. Ensure that information regarding the housing services provided by the City and its partners, including LSNC, is available at designated locations throughout the community, including but not limited to City offices, public libraries, community and civic centers, and other public facilities, particularly those public offices frequented by members of vulnerable populations, such as the elderly, disabled, minorities, and low-income households. This should also include contact information for all appropriate City departments and partner agencies.

Action 6: Ensure the fair housing information and educational materials are available to LEP households and persons with hearing or visual impairments. Provide translation services, either verbal or in writing, for persons with limited proficiency with the English language to ensure that these residents have access to information regarding fair housing rights, services, and programs. Where appropriate, provide access to appropriate interpretation services and other services, such as the Telecommunications Device for the Deaf or the California Relay System, in order to ensure the accessibility of information for persons with disabilities.

Action 7: Conduct annual trainings, seminars, and information sessions with key City staff who administer and oversee housing programs and code enforcement activities to ensure that these staff are able to accurately provide guidance and referrals with regard to fair housing and landlord-tenant issues.

Action 8: Continue to support and, where possible, expand programs that provide fair housing education, credit counseling, homebuyer education, and education on tenant rights and responsibilities for households entering or re-entering the rental market, such as formerly homeless households and those entering the homeownership market. This may include providing support to LSNC, and other agencies and organizations as appropriate, including providing funding to continue and expand existing city programs. These activities should be supported on a year-round basis, expanding on the annual Fair Housing Month activities.

5.2 – Fair Housing in the Rental Market

Action 9: Continue and expand efforts, in accordance with RHA administrative policies, to recruit participation of property owners, property managers, and others in higher-income and higher-opportunity areas to participate in the HCV program. This goes beyond recruiting participants in areas outside of low-income and high minority areas, and seeks to actively recruit properties for participation in the HCV program in known areas of opportunity.

Action 10: Monitor and promptly investigate allegations of discrimination, and other fair housing violations, in rental housing, placing priority on those cases associated with HCV program participants. The City should continue to provide referrals to fair housing service providers, such as LSNC. In those limited cases where the typical service providers are unavailable, or limited in their ability to provide services, the City should work to locate alternative service providers and, where necessary, assist with the filing of complaints with appropriate agencies.

5.3 – Home Purchase, Lending, and Foreclosure

Action 11: Work with financial institutions to encourage marketing of financial services to all segments of the community. For example, lenders in the subprime market were effective in utilizing community resources, local "cultural brokers," and affinity group marketing strategies, which indicates that lenders operating in the prime market may also benefit from similar marketing approaches, which can improve access to financing for lower-income and minority populations. This may be accomplished through outreach provided at the annual Fair Housing Workshop, as well as through ongoing education, outreach, and monitoring activities.

Action 12: In addition to co-sponsoring the annual Fair Housing Workshop, the City should work with lenders, non-profit groups, social service providers, and fair housing advocates to conduct ongoing homebuyer and consumer education that can help to improve residents' knowledge regarding fair mortgage lending practices, as well as their rights as homebuyers and consumers of financial products.

5.4 – Fair Housing and New Development

Action 13: To help promote fair housing in new construction, the City of Redding Development Services Department should distribute information on Federal Fair Housing Act Accessibility Requirements in New Construction to proponents of new multifamily housing projects.

Action 14: Promote and encourage the development of new affordable rental and ownership housing and larger housing units of outside areas with above average concentrations of minority residents, lower-income residents, and subsidized housing units.

Action 15: Implement a policy providing preference (e.g., extra points during application review) to development proposals seeking public funds that would help to expand housing choice in areas of higher opportunity and/or outside areas of minority and low-income concentration (e.g., preferences for the types of projects promoted under Action 14). Such an action would signal to the development community that the City views offering opportunities for affordable housing in higher opportunity areas as a priority.

Action 16: To help promote fair housing in new construction, the City of Redding Development Services Department should monitor implementation of Federal Fair Housing Act Accessibility Requirements in newly constructed multifamily housing projects with four or more units. This should include notifying the project proponent about the requirements, as well as documenting the number of units built with the required accessibility features, as well as the types of accessibility features provided. This should also include efforts to encourage the occupancy of the resulting accessible units by persons with disabilities, to the degree possible.

5.5 – Access to Transportation and Amenities

Action 17: Work with RABA to identify options for expanded public transportation services – including paratransit, dial-a-ride, and fixed route service – to include areas outside of the existing Demand Response Area but within the City limits. This should also include efforts to ensure the availability of public transportation services in higher opportunity areas and the expansion of existing hours of operation, where appropriate and feasible.

Action 18: Work with REU to identify funding sources to maintain and expand the availability of financial assistance through the existing Lifeline and Lifeline Plus+ programs.

5.6 – Fair Housing Enforcement and Testing

Action 19: Collaborate with other local jurisdictions (e.g., members of the Shasta Fair Housing Alliance) to explore additional funding sources that may be leveraged to develop and maintain a program for comprehensive fair housing testing. This should include a dialogue intended to identify the most appropriate provider of these services (e.g., LSNC), as well as to determine

ways in which each jurisdiction can contribute, so as to preserve and expand the capacity of the organization that administers and implements the testing program.

Appendix A – Outreach and Public Participation Materials

CITY OF REDDING HOUSING AND COMMUNITY DEVELOPMENT

HOUSING WORKSHOP

Wednesday, February 12, 2014
5:30 p.m.

Community Room
Redding City Hall
777 Cypress Avenue

AGENDA

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1. **Introductions**

2. **Planning Department**
   (Speaker: Kent Manual, Senior Planner)

3. **Housing and Community Development**
   (Speaker: Steve Bade, Housing Manager)

4. **Continuum of Care and Homeless Issues**
   (Speaker: Jessica Delaney, Continuum of Care Coordinator)

5. **Housing and Community Development Needs Assessment**
   (Speaker: Jaclyn Kong, Management Analyst)

6. **Questions or Comments**

7. **Adjournment**

N:\ConPlan 2014\citizen participation 2014\HsgWorkshopAgenda2-2014.docx

Date: February 13, 2014

To: Consolidated Plan File

From: Trisha Oliphant, Housing Technician

Subject: Copies of the announcement poster were placed at the following locations on February 5-7, 2014

1. Bonny View Market, Bonnyview Road
2. Shasta County Welfare Department, Breslauer
3. Shasta County Mental Health, Breslauer
4. Shasta County Health Dept, Breslauer
5. SavMor Market, Westside Road
6. Salvation Army, Westside Road
7. H & H Laundromat, Lake Blvd
8. Tubs & Suds Laundromat, Lake Blvd
9. Library
10. Holiday Market, Placer Rd, Hartnell Ave
11. LaundroLand, Hartnell Ave
12. Shasta College
13. YMCA
14. Starbuck, Eureka Way, Lake Blvd, Buanventura
15. Tops Market, Eureka Way

PRESS RELEASE

Contact:
Greg Clark, Deputy City Manager
530.225.4064 | 530.949.4991 – cell
gclark@ci.redding.ca.us

FOR IMMEDIATE RELEASE
March 4, 2014 - 10:45 a.m.
P-145-650

Survey highlights Redding-area housing needs

Services for families with children who are homeless or at risk of being homeless topped the priorities of those who responded to a survey about the City of Redding's housing issues, community services, and economic development.

Likewise, the types of housing identified as being most desired in the community include transitional shelters for homeless families as well as safe, affordable rental housing in general during the next three to five years.

More than 200 participants completed the survey, which is an important part of a needs assessment that will be used in preparation of the City's 2014-19 Consolidated Plan, a five-year planning document that establishes priorities and strategies for using available resources to address community needs. Other information was collected through a public workshop conducted by the Housing Division and attended by service providers and affordable-housing stakeholders.

A majority of respondents indicated that more affordable housing options available for low- and moderate-income (LMI) households is needed. They indicated the primary barriers that LMI families face with regard to accessing safe, affordable housing includes poor credit or rental histories as well as extreme poverty/high unemployment. The 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.

The City appreciates the time Redding residents took to provide input on these issues, and a consolidated version of the results has been posted on the "Online Documents" page of the City's Housing Division web page. It can also be accessed from the 2014 HCD SURVEY link on the City of Redding's main webpage.

Because of the interest received regarding the survey, it will be re-opened to collect data through March 16, 2014. It can be accessed online at: https://www.surveymonkey.com/s/ReddingHCD.

For those who are unable to participate online, paper copies may be requested at the City of Redding's Housing Division located on the first floor of City Hall. Completed applications may be sent to:

City of Redding
Housing and Community Development
777 Cypress Avenue
Redding, CA 96001

# # #

CITY OF REDDING

HOUSING DIVISION
777 Cypress Avenue, Redding, CA 96001
P.O. Box 496071, Redding, CA 96049-6071
530.225.4048

October 21, 2014

Subject: Public Comment Regarding Community Needs

To whom it may concern,

The City would like to hear from you regarding a variety of issues ranging from housing and community improvements to public services and economic development. Your input will be used in the 2015-19 Consolidated Plan, a five-year planning document which establishes priorities and strategies for using resources to address community needs. The City's Housing Division will hold a public meeting on Thursday, November 6, 2014, at 5:30 p.m. in the Community Room at City Hall to discuss the Consolidated Plan process and obtain your input.

As a part of collecting your input regarding housing needs and community priorities in the Redding area, please fill out the survey available at the link below. We encourage you to complete the survey even if you cannot attend the meeting. Your input is of great value to us: https://www.surveymonkey.com/s/COR-HCD2014

Please post the enclosed notice and forward this announcement to other organizations and community members who would be interested in participating in this event. If you have any questions regarding this process, contact Steve Bade at 245-7129 or Jaclyn Kong at 225-4393.

Regards,

Jaclyn Kong,
Management Analyst
City of Redding, Housing and Community Development

Enclosure: Public Notice

N:\ConPlan 2015\Notices\10-2014_PublicNoticeLtr_Mtg_JkREV.docx

PLEASE POST

NOTICE OF PUBLIC MEETING

The City of Redding Housing Division invites you to participate in a needs assessment workshop to obtain the public's input regarding the City's housing and community development needs and to facilitate the development of the City's Five-Year Consolidated Plan for 2015-19. The City will be gathering information regarding issues including housing, economic development, supportive services, and homeless needs and services.

The City has scheduled a public meeting for:

Date:	Thursday, November 6, 2014
Location:	Community Room at City Hall 777 Cypress Avenue
Time:	5:30 p.m.

As a part of collecting your input regarding housing needs and community priorities in the Redding area, please fill out the survey available at the link below. We encourage you to complete the survey even if you cannot attend the meeting. Your input is of great value to us: https://www.surveymonkey.com/s/COR-HCD2014

If you have any questions or prefer to provide comments by email, please send email correspondence to jkong@ci.redding.ca.us or mail a letter to the following address:

Attn: Jaclyn Kong, Management Analyst
City of Redding
Housing and Community Development Division
P.O. Box 496071
Redding, California 96049-6071
530.225.4393

Persons in need of translators or other special services may contact the Housing Division at (530) 225-4048.

PLEASE POST

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If you have any questions or prefer to provide comments by email, please send email correspondence to jkong@ci.redding.ca.us or mail a letter to the following address:

Attn: Jaclyn Kong, Management Analyst
City of Redding
Housing and Community Development Division
P.O. Box 496071
Redding, California 96049-6071
530.225.4393

Persons in need of translators or other special services may contact the Housing Division at (530) 225-4048.

CITY OF REDDING HOUSING AND COMMUNITY DEVELOPMENT

NEEDS ASSESSMENT WORKSHOP

Thursday, November 4, 2014
5:30 p.m.

Community Room
Redding City Hall
777 Cypress Avenue

AGENDA

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1. **Introductions** (Greg)
2. **City of Redding Five-Year Consolidated Plan** (Jaclyn)
    a. General ConPlan Overview
    b. ConPlan Process
3. **City of Redding Housing and Community Development Division** (Steve)
    a. City Housing Division Overview
    b. Accomplishments and Projects
4. **Local Continuum of Care and Homeless Issues** (Nicole)
    a. HUD goals related to homelessness and housing
    b. Role of the City in the Local Continuum of Care Council
5. **Needs Assessment Survey** (Jaclyn)
    a. Survey Distribution (electronic and hardcopy)
    b. Summary results of the previous survey distribution
    c. Upcoming CDBG and ConPlan Events
6. **Adjournment**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that in compliance with federal regulations contained in Final Rule, 24 CFR Parts 91, 92, 5780, 574, 576, and 968, published January 5, 1995, the City of Redding has prepared a Consolidated Plan for the period 2015-19. A Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funds under the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) Program, Emergency Shelter Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and several other federal programs.

The Consolidated Plan is a five-year planning document which indicates the activities on which specified federal funds will be spent and sets goals for the number and type of households to be assisted in the applicable federally funded programs. Additionally, the Consolidated Plan includes a plan for the use of non-housing funds under the CDBG Program.

The public is invited to examine and comment on the draft document. Copies of the complete draft Plan are available for review at the City of Redding City Clerk's Office, Third Floor, 777 Cypress Avenue, Redding, California, during normal business hours. The public review period will run from May 15, 2015, through June 16, 2015.

In addition, the Redding City Council will hold a public hearing to receive public testimony concerning the draft Consolidated Plan as follows:

Date:	Tuesday, June 16, 2015
Location:	Redding City Council Chambers 777 Cypress Avenue Redding, California
Time:	6 p.m.

All comments received during this period will be considered prior to submittal of the final Consolidated Plan to HUD.

If you have any questions or prefer to provide comments by telephone, please contact Steve Bade at 530-245-7129 or Jaclyn Kong at 530-225-4393. Persons in need of translators or other special services should also contact the above named staff.

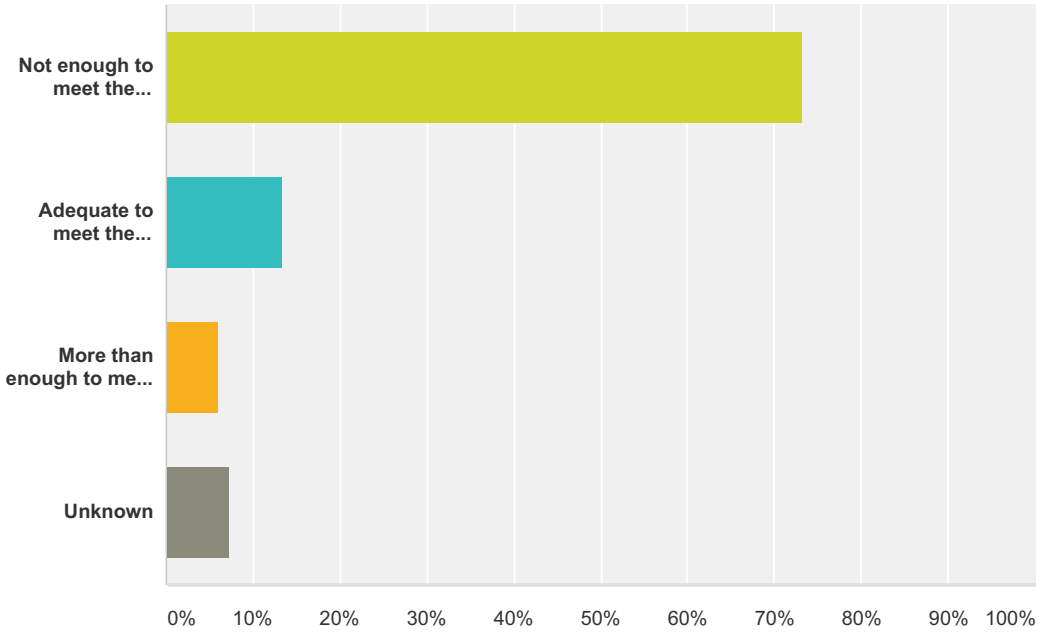
/s/ Pamela Mize
City Clerk, City of Redding

Dated: May 13, 2015

Appendix B – Community Development Needs Assessment Survey

Q1 The affordable housing options for low- and moderate-income individuals and families are

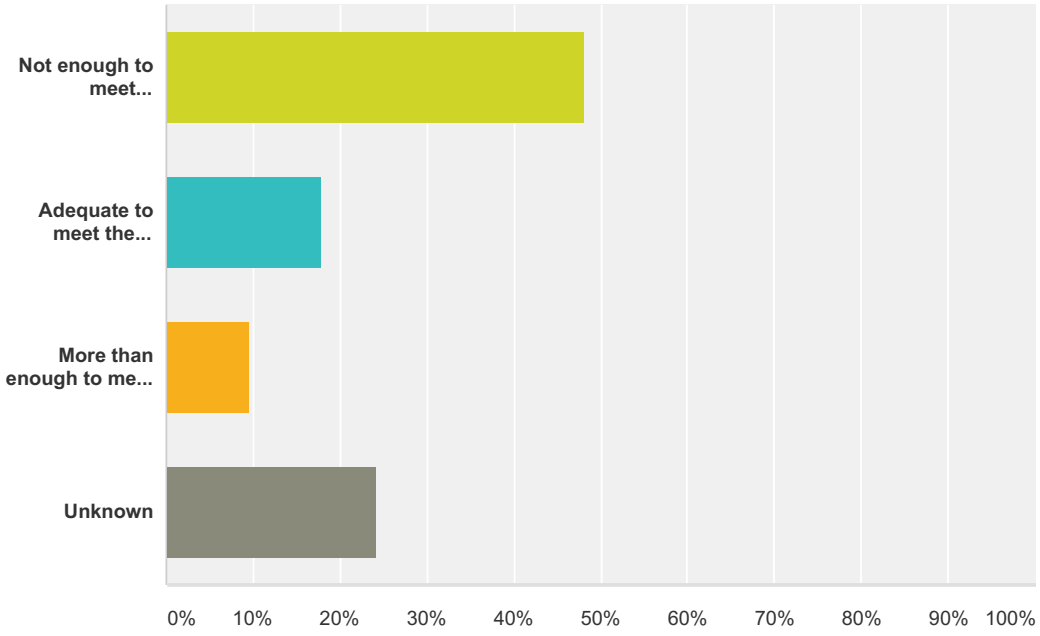
Answered: 261 Skipped: 9



Answer Choices	Responses	
Not enough to meet the community's needs	**73.18%**	191
Adequate to meet the community's needs	**13.41%**	35
More than enough to meet the community's needs	**6.13%**	16
Unknown	**7.28%**	19
Total		**261**

Q2 The availability of homeownership assistance programs for low-and moderate-income individuals and families are

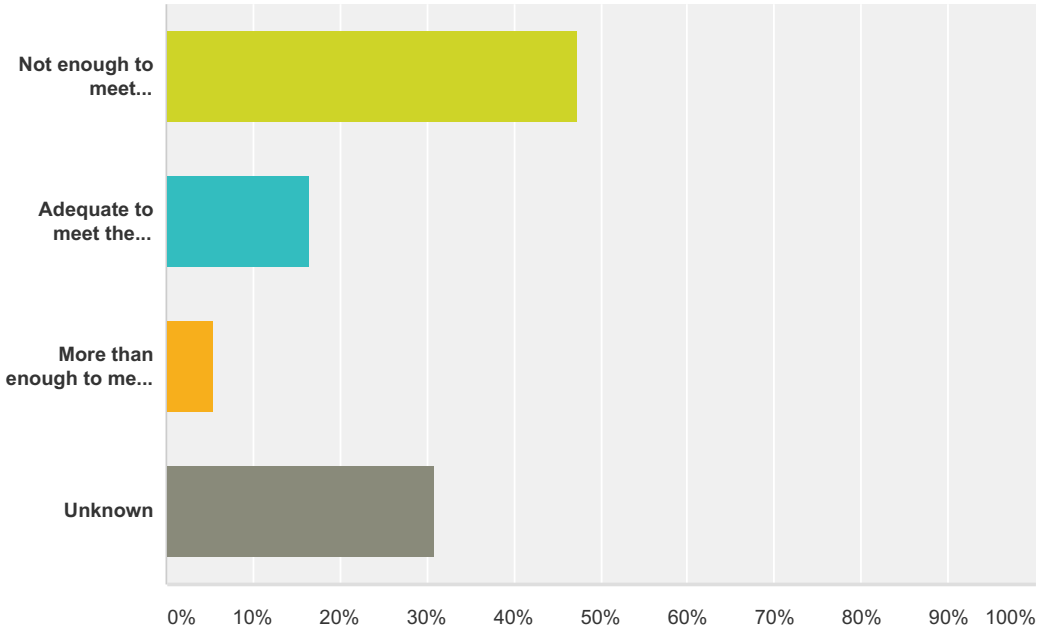
Answered: 261 Skipped: 9



Answer Choices	Responses	
Not enough to meet community's needs	**48.28%**	126
Adequate to meet the community's needs	**18.01%**	47
More than enough to meet the community's needs	**9.58%**	25
Unknown	**24.14%**	63
Total		**261**

Q3 The availability of housing rehabilitation programs to assist low- and moderate-income homeowners to repair their homes are

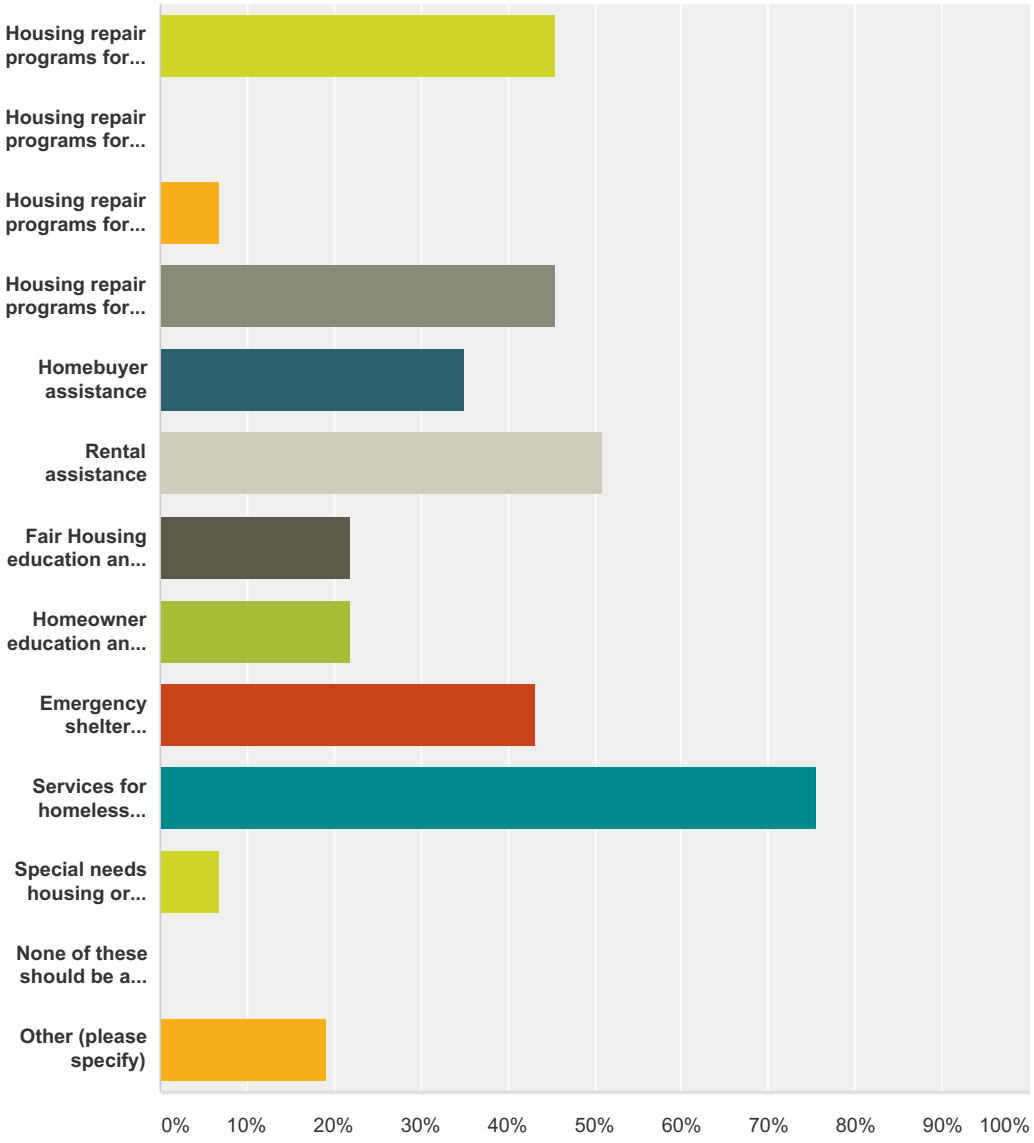
Answered: 262 Skipped: 8



Answer Choices	Responses	
Not enough to meet community's needs	**47.33%**	124
Adequate to meet the community's needs	**16.41%**	43
More than enough to meet the community's needs	**5.34%**	14
Unknown	**30.92%**	81
Total		**262**

Q4 Based on community needs in the next 3-5 years, what types of housing-related services should be a priority in our community? (Check all that apply)

Answered: 259 Skipped: 11



Answer Choices	Responses	
Housing repair programs for low and moderate income home owners	**45.56%**	118
Housing repair programs for non-low-income homeowners.	**0.00%**	0
Housing repair programs for seniors	**6.95%**	18
Housing repair programs for rental units	**45.56%**	118
Homebuyer assistance	**35.14%**	91

Rental assistance	**50.97%**	132
Fair Housing education and services	**22.01%**	57
Homeowner education and financial assistance	**22.01%**	57
Emergency shelter services	**43.24%**	112
Services for homeless families or families at risk of homelessness	**75.68%**	196
Special needs housing or independent living services	**6.95%**	18
None of these should be a priority	**0.00%**	0
Other (please specify)	**19.31%**	50
Total Respondents: 259		

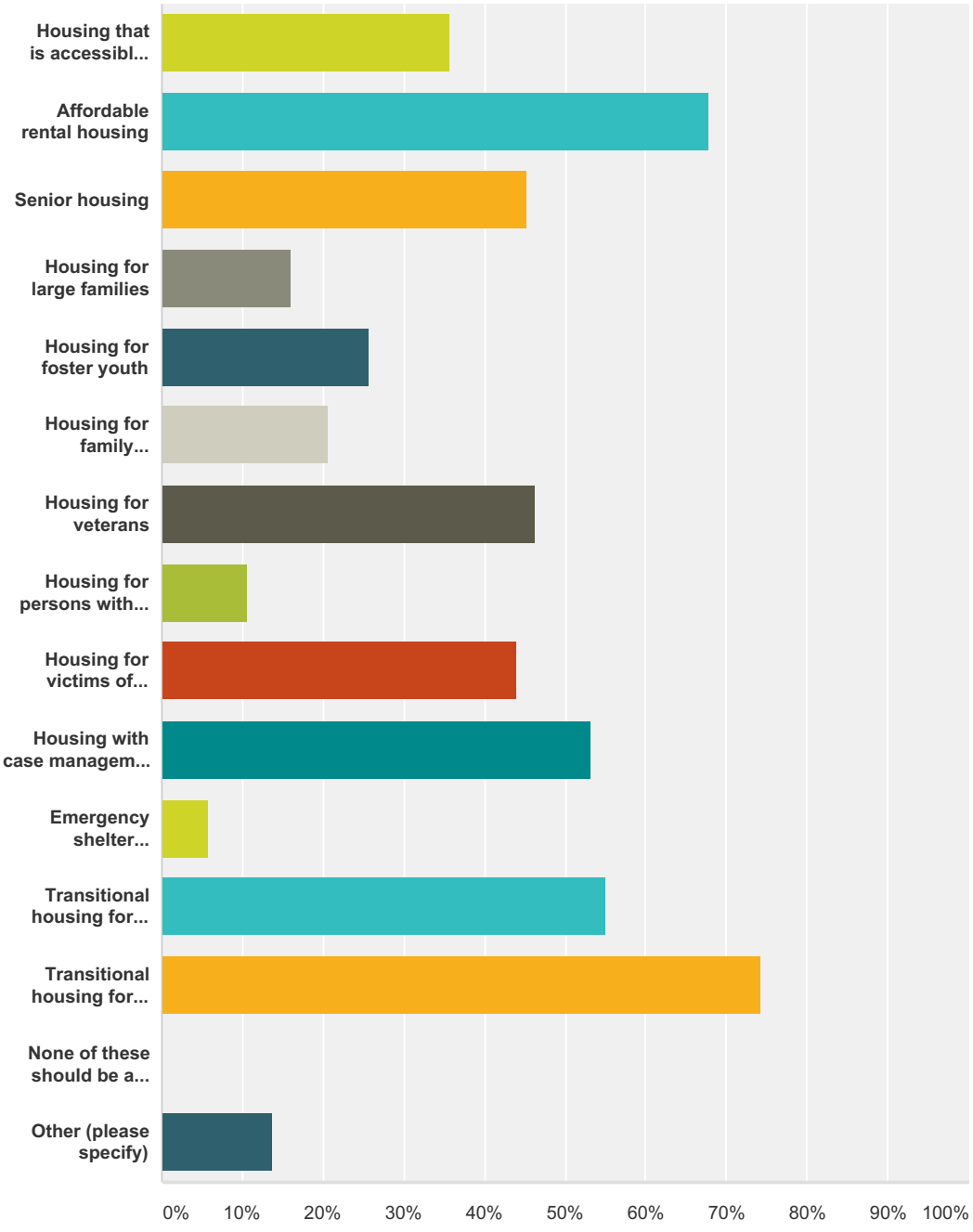
#	Other (please specify)	Date
1	Gardening, Rural for homeless bus service	4/21/2015 12:55 PM
2	helping people gain housing with evictions	1/1/2015 9:06 AM
3	Community educational classes for collaborative home repairs & home building. Classes how to build wee homes.	12/16/2014 1:08 PM
4	assistance enforcing rights for motel tenants	11/4/2014 4:27 PM
5	I'm unsure	10/30/2014 5:00 PM
6	help for homeowners who would be willing to have their properities available as low-income rentals	10/29/2014 3:03 PM
7	Safety net food and resource connection	10/24/2014 12:03 PM
8	Homeless former foster youth	10/23/2014 11:37 AM
9	Send the out of towners back where they are from	3/14/2014 8:12 AM
10	more options for emergency and transitional housing that include case management, coordination of community resources, education and training, etc.	3/1/2014 4:14 PM
11	funding to organizations that help currently homeless families save enough $ for rental requirements.	2/28/2014 2:13 PM
12	We need services for local families, but not so the homeless population flocks here from other areasbecause we have the best services. should show prrof of being a Shasta county resident for at least a year.	2/23/2014 12:10 PM
13	Move the good news rescue mission and affiliates closer to the welfare office or near Anderson.	2/22/2014 6:50 PM
14	Get rid of lying, crooked, treasonous Republicans!	2/22/2014 3:55 PM
15	The immediate and future needs for housing are obvious. Without jobs that pay a living wage. With housing costs and rents increasing. With a City and County struggling with long term debt. And with a large, (or loud), segment of our community opposed to safety net programs our priority should be repurpose and utilize some of the empty buildings found throughout the City and County into transitional and low cost housing.	2/21/2014 11:18 AM
16	Part 2-Day Center for Homeless: The existing agencies are overwhelmed at this point in time with the homeless and are on the verge of burnout or shutting their doors. The GNRM is full most of the time and many folks get themselves kicked out of there or simply don't want to be part of that style of arrangement. Churches face liability & expense problems, or some parishoners don't want to deal with the homeless. Many of the homeless have been so exposed to the elements that they can't begin to think in a manner of self-help, they need mental and physical re-construction. That's where the trained Social Workers come into the pix.	2/20/2014 1:43 PM
17	A shelter that allows homeless to keep their dogs. Not requiring a religious component.	2/20/2014 7:21 AM
18	More help for the mentally ill.	2/20/2014 7:07 AM
19	ENFORCE CURRENT LAWS AND REMOVE THE BUMBS OUT OF HERE	2/20/2014 5:07 AM

20	Housing for people with ment health needs.	2/20/2014 2:04 AM
21	We obviously need all of these things but the checked ones are needed now and the near future.	2/19/2014 10:44 PM
22	"Temporary Housing" one year if you can't get something going in that time it's time to move somewhere you can.	2/19/2014 9:43 PM
23	Let's work on incentives to bring job providers to our area rather than feeding the problem itself. This is a permanent cure for the current problems we face as a community.	2/19/2014 8:55 PM
24	Housing relocation service. Move those that are unwilling to participate in society to a community more open to supporting them.	2/19/2014 7:34 PM
25	Let's help the working poor, families and those that demonstrate an effort to improve themselves eg drug rehabilitated, those pursuing education. Also I don't agree with giving rental owners incentives to fix up their properties, let's crack down on them with code enforcement.	2/19/2014 6:50 PM
26	Stop building houses that cost $400000 try building homes that are affordable	2/19/2014 6:49 PM
27	We are going to need to educate these current homeless to enable them to keep housing. The parolees that we are stuck with should be required to stay in intermediate housing, We cannot keep moving them from campsite to campsite, bridge to bridge.	2/19/2014 6:15 PM
28	independent and dependent board & care houses/rooms for independent/ dependent: seniors, gravely disabled, mentally ill,low income	2/19/2014 6:04 PM
29	None	2/19/2014 4:50 PM
30	12 mo. shelter for those actively seeking employment and training for it.	2/19/2014 2:48 PM
31	housing community with vegetable gardens & workshops to encourage & inspire tenants to be self reliable.	2/19/2014 12:41 PM
32	Creating a business friendly environment which encourages new business, thereby creating jobs and providing people with means to rent/own a home.	2/19/2014 10:49 AM
33	Money management services.	2/19/2014 8:12 AM
34	If you can't afford to buy a home don't expect me to buy it for you, don't have kids you can take care of	2/19/2014 7:57 AM
35	Counseling assistance before situation gets to homelessness. Somewhere for them to turn to to prevent joblessness. More vocational and life skill training early in life.	2/19/2014 7:49 AM
36	enforceable minimum standards for quality of poor to moderate income level housing units. Specifically, fire safety; walking access to shopping and laundry and public transportation; and a fairly low crime surrounding neighborhood.	2/18/2014 10:06 PM
37	Again, you're not asking the right questions.	2/18/2014 6:28 PM
38	More housing options for our large retired/frail/elderly population	2/18/2014 5:29 PM
39	Focus on CHILDREN. They're not a completely lost cause yet.	2/18/2014 11:07 AM
40	Mixed use communities where people can live, work, and recreate in the same area.	2/17/2014 1:24 PM
41	Homelessness and substance abuse are a cycle in this community. Housing services agencies should partner with agencies/ organizations that address substance abuse. Both groups should work together on both issues at the same time.	2/15/2014 8:43 AM
42	Emergency shelter services and assistance to prevent or reverse homelessness....but with an emphasis on families, elderly and those who can provide they are from our community (and not just coming to town to access generous services). Some communities require people to prove they are from the community by showing they have local past employment, schooling, rental/ownership, etc...and are not just passing through or coming to access services.	2/14/2014 10:54 AM
43	These all seem like secondary fixes; not addressing the root social problems. Would also look at the combined cost of housing and transportation to define affordability.	2/14/2014 8:26 AM
44	Mental Health & substance abuse treatment facilitates. Domestic violence prevention centers. Especially non-religious facilities that can help multiple family members at once. University dorm rooms.	2/13/2014 2:48 AM
45	We need a few longer term shelters that try to keep families together.	2/12/2014 4:50 PM

46	trade schools	2/12/2014 3:46 PM
47	Nothing!	2/12/2014 1:32 PM
48	Mental health housing, drug treatment, inspectors to keep up homes being rented.	2/12/2014 11:17 AM
49	Housing for families with young children	2/11/2014 2:49 PM
50	The emergenfy shelter never turns anyone away for lack of space. Transitional programs have a long waiting list or if for rehab are too expensive for private pay. Casework before durign and afterhousing crisis is not sufficiently provided adn is less exepsneive than rehabbing or building units. Most people are makign do on their own without being in a program or having subsidized housing. HUD certificates might not should be ongoing but maybe only 3 years then extend to 5? Roommate match programs.	2/6/2014 2:25 PM

Q5 Based on community needs in the next 3-5 years, what types of housing should be a priority in our community? (Check all that apply)

Answered: 261 Skipped: 9



Answer Choices	Responses	
Housing that is accessible to people with disabilities	**35.63%**	93
Affordable rental housing	**67.82%**	177

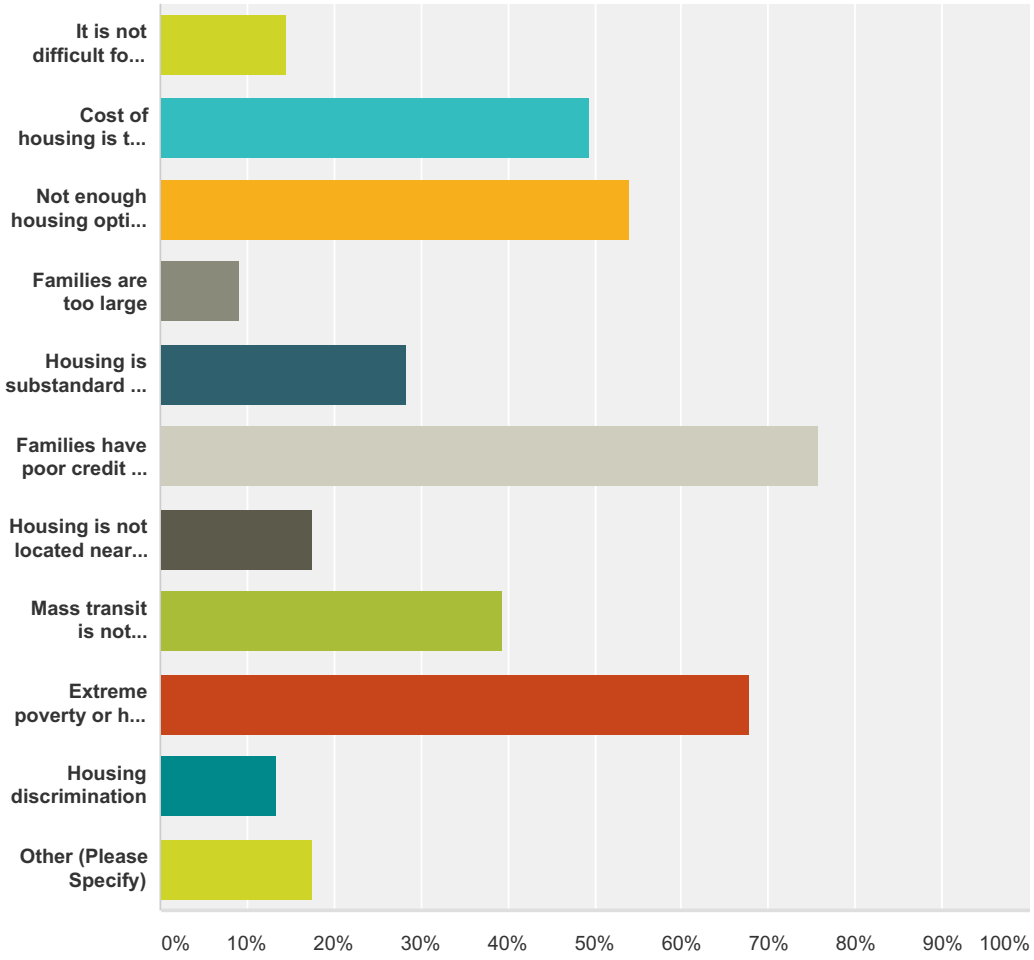
Senior housing	**45.21%**	118
Housing for large families	**16.09%**	42
Housing for foster youth	**25.67%**	67
Housing for family unification	**20.69%**	54
Housing for veterans	**46.36%**	121
Housing for persons with AIDS/HIV	**10.73%**	28
Housing for victims of family or domestic violence	**44.06%**	115
Housing with case management or supportive services	**53.26%**	139
Emergency shelter services	**5.75%**	15
Transitional housing for homeless individuals	**55.17%**	144
Transitional housing for homeless families with children	**74.33%**	194
None of these should be a priority	**0.00%**	0
Other (please specify)	**13.79%**	36
Total Respondents: 261		

#	Other (please specify)	Date
1	housing for people with evictions	1/1/2015 9:06 AM
2	nice gated condominiums & apartments; designated areas for wee homes	12/16/2014 1:08 PM
3	I feel that some people really try to change their lives after jail/prison and a lot of ppl have made it hard for those who actually want to change and are trying. I know that its hard bc you never know who will relapse but in the same hand they may succeed if they had a assistance. The mission is not acceptable for those trying to get back on their feet or stay clean and sober. I also work at a senior center and so many of them are starving and have no help or live in run down houses that arent healthy for them.	3/11/2014 3:38 PM
4	Affordable condos, stop the spread and build UPPPPP	2/23/2014 8:11 PM
5	Lying, crooked, treasonous Republican proof housing, loans, and jobs.	2/22/2014 3:55 PM
6	Create a community based "Homeless" community using closed military housing and barracks facilities. Make the area become self sufficient by doing gardening, cattle raising, dairy, shop work, etc.	2/21/2014 4:37 PM
7	If housing must be prioritized, (not seen as a human necessity), then each segment of the population will feel that they have cause to receive that priority. Personally I feel that families with children should be at the top of the list. Because if the children are not provided we may not like the adults they become. Jail housing cost a lot.	2/21/2014 11:18 AM
8	Transitional housing is probably one of the best avenues a City engaging its homeless could take. The City and its Social Workers have to be extremely patient with this program as, again, you would be re-building people and their sensibilities.	2/20/2014 1:43 PM
9	Housing that allows homeless to keep their dogs that supply them with comfort and support.	2/20/2014 7:21 AM
10	Supervised housing for the mentally ill.	2/20/2014 7:07 AM
11	Lack of education and decent job opportunities are the issue; not more handouts! Education and jobs are keys!!	2/20/2014 6:06 AM
12	Lack of education and decent job opportunities are the issue; not more handouts!	2/20/2014 6:00 AM
13	BIGGER JAIL	2/20/2014 5:07 AM

14	Safe housing. Remove transients that fail to participate in civilized society. Remove homeless encampments, relocate Rescue Mission. Arrest and assign transients to work groups to clean up the remnants of homeless encampments.	2/19/2014 7:34 PM
15	Affordable housing, rental or ownership, for working poor and those that are making a demonstrated effort to improve their plight.	2/19/2014 6:50 PM
16	The hope with transitional housing is that it be truly "transitional," We need some jobs for these people, otherwise the problems of homelessness and reliance on public handouts just multiply.	2/19/2014 6:15 PM
17	independent/dependent: metally ill w c.management or supporitve services, and people whose disabilities are substance related.	2/19/2014 6:04 PM
18	None. These people need to get jobs and rent or buy like the contributing members of society.	2/19/2014 5:05 PM
19	None let people stand on their own two feet. You are not helping these people by giving them every thing they need the tax payers are tired of supporting every little problem that comes allong	2/19/2014 4:50 PM
20	Housing assistance for those who are motivated to improve situation,	2/19/2014 2:48 PM
21	Housing assistants to individuals & families with mandatory participation in programs to help better their lives and not how to continuously live off government assistant programs which tend to be viewed as entitlement programs for some.	2/19/2014 12:41 PM
22	I'd like to see more mixed use housing options available.	2/19/2014 10:49 AM
23	Housing with convenient access to transit stops, walkways, and bikeways.	2/19/2014 9:24 AM
24	Rentals with local ownership	2/19/2014 8:18 AM
25	Build a homeless camp and have rules	2/19/2014 7:57 AM
26	Life skills training needs to increase.	2/19/2014 7:49 AM
27	By the questions you ask in this survey I don't think you understand the situation in Redding.	2/18/2014 6:28 PM
28	mixed use units so housing can be close to work, school, groceries, businesses, etc.	2/18/2014 3:54 PM
29	I would like to see the run-down motels on Hwy 273 torn down - they are a complete eye-sore and add to the sickness of that whole area - and all of the downtown hotels put in effort to renovate like the Thunderbird owner did. Great kudos to him.	2/18/2014 11:07 AM
30	Housing, particularly for people with limited transportation means, should be located close to a density of services, such as groceries, medical services, social services, etc. Also, the transportation network needs to better accommodate pedestrians and bikes so people won't need vehicles to run errands.	2/15/2014 8:43 AM
31	Not sure of best priorities	2/14/2014 10:54 AM
32	Housing that incorporates "green" features (solar, wind, etc). Individual homes/condos in co-housing neighborhoods (see http://en.wikipedia.org/wiki/Cohousing)	2/13/2014 2:48 AM
33	NONE!	2/12/2014 1:32 PM
34	Drug and mental health transitional housing	2/12/2014 11:17 AM
35	Housing for formerly incarcerated persons	2/12/2014 9:41 AM
36	Housing for individuals with developmental disabilitites	2/11/2014 4:45 PM

Q6 What are some of the primary barriers that low- and moderate-income individuals and families face with respect to accessing or maintaining safe, affordable housing? (Check all that apply)

Answered: 261 Skipped: 9



Answer Choices	Responses	
It is not difficult for low and moderate individuals and households to access safe, affordable housing.	**14.56%**	38
Cost of housing is too high	**49.43%**	129
Not enough housing options available	**54.02%**	141
Families are too large	**9.20%**	24
Housing is substandard and not safe	**28.35%**	74
Families have poor credit or rental history	**75.86%**	198
Housing is not located near schools or job growth areas	**17.62%**	46

Mass transit is not available or accessible	**39.46%**	103
Extreme poverty or high unemployment	**67.82%**	177
Housing discrimination	**13.41%**	35
Other (Please Specify)	**17.62%**	46
Total Respondents: 261		

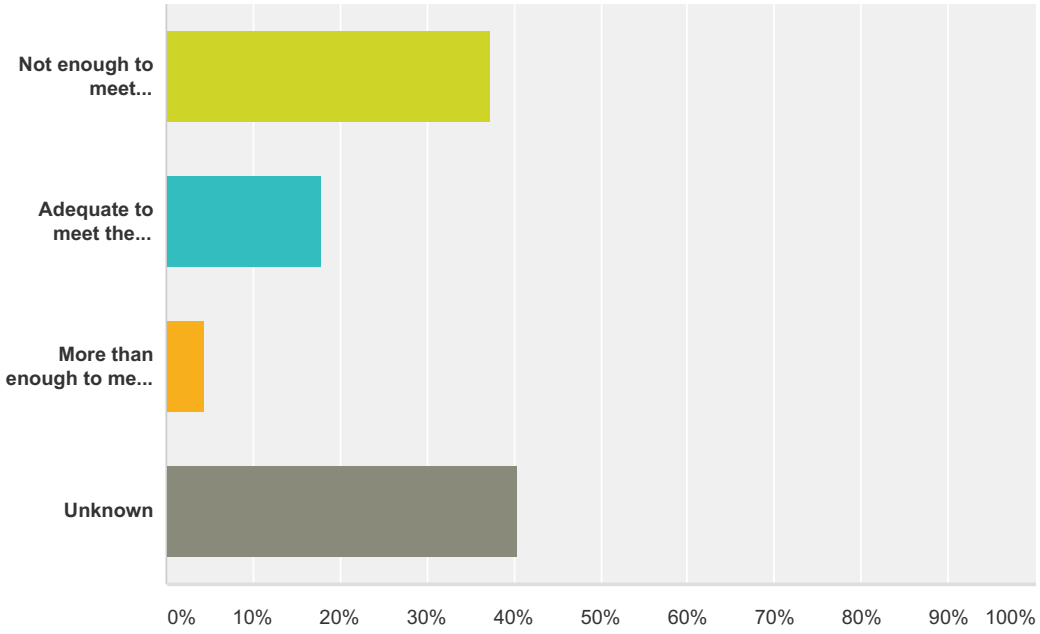
#	Other (Please Specify)	Date
1	There is a major problem here with housing discrimination. People often turn away families if they have children and if you have a service animal you won't even be considered by he majority of landlords,Mahican causes homelessness of families and animals being abandoned.	2/3/2015 8:39 AM
2	Relative to incomes, that is.	12/11/2014 5:18 PM
3	retaliatory and discriminatory evictions	11/4/2014 4:27 PM
4	housing help for homeless	10/28/2014 11:40 AM
5	While affordable housing options in general are limited, affordable safe housing is particularly hard to find in a price range struggling families can afford.	3/12/2014 2:35 PM
6	A lot of housing is in some unsafe areas or they are run down.	3/11/2014 3:38 PM
7	Standards for "affordable housing" are set at too high a cost for the area and the proportion of lower cost housing required of new construction is insufficient. The housing being built is generally not meeting the needs for truly low cost housing.	3/6/2014 11:25 AM
8	Drug problems, lack of concern for maintaining housing.	3/3/2014 2:54 PM
9	Community resources to support people in finding and staying in housing need to be expanded	3/1/2014 4:14 PM
10	affordable housing is not typically located in safe areas.	2/28/2014 2:13 PM
11	Lying, crooked, treasonous Republicans!	2/22/2014 3:55 PM
12	buying harmful items first, tobacco, alcohol, drugs , tattoos	2/21/2014 5:18 PM
13	This issue is particularly difficult for single parents who have low job skills. The fact that about 1/4 of children under 5 are in poverty is an indicator of the need for low cost family housing.	2/21/2014 11:18 AM
14	we serve many homeless cancer patients who have to resort to living in their cars	2/21/2014 9:23 AM
15	High unemployment should be stressed.	2/20/2014 3:47 PM
16	The CoR Rehab program is good, but not enough Seniors/Low Income know about the program, find way to promote such. The $500. limit can be absorbed by one little repair job, the repairpersons often have inflated rates that eat it up.	2/20/2014 1:43 PM
17	homeless and criminals let loose are the REAL problem	2/20/2014 5:07 AM
18	Low income attracts higher crime rates. It also seems to attract criminals. Make a background check necessary for low income areas thus making a safer environment for families.	2/19/2014 9:43 PM
19	Personal barriers. Waiting for others to help them, rather than actively seeking housing on their own.	2/19/2014 7:34 PM
20	Lack of livable wage opportunities in the community	2/19/2014 6:50 PM
21	Too many overpriced homes.	2/19/2014 6:49 PM
22	Lack of skills necessary to be good tenants and neighbors,	2/19/2014 6:15 PM
23	have some independet housing board & care/rooms but not any or enough for dependent elderly, or dependent mentally ill or gravely disable who can not care for themselves or have no local able/willing family/friends.	2/19/2014 6:04 PM
24	They are undesirable tenants who trash the houses, leave garbage and trash the neighborhood and bring crime to the area. Who wants to rent to or live near THIS.	2/19/2014 2:40 PM

25	Due to the school districts often times children living in Redding have to walk in high traffic, poor weather, and long distances. There are not enough low income housing complexes near Sequoia.	2/19/2014 12:29 PM
26	Areas where low income housing is located is unsafe.	2/19/2014 12:27 PM
27	In combination with the above, the level of availability is different from person to person. For instance, while we may have a mass transit system, if some don't have things on their specific schedule, they consider it to be not available. There is a lot of laziness and 'everybody owes' me attitude.	2/19/2014 11:50 AM
28	Not enough decent-paying jobs available that would enable a low to mid income family to afford decent housing.	2/19/2014 10:50 AM
29	They are so many vacant houses everywhere. Let's use them!	2/18/2014 9:49 PM
30	You are not asking the right questions.	2/18/2014 6:28 PM
31	There is a general shortage of affordable housing for lower income families. Many cannot meet the cash demands for deposit and first and last month rent. They are forced into terrible hotel situations.	2/18/2014 5:01 PM
32	Would be nice to have more housing by services/retail or better yet, more mixed use.	2/18/2014 1:53 PM
33	Cuts to unemployment insurance and food stamps will make even more difficult for families living on the edge in these depressed times in Shasta County.	2/18/2014 1:11 PM
34	In my experience, the "unhoused" are people who are not willing to help themselves or abide by the rules of civility and self-respect that come along with accepting housing assistance.	2/18/2014 11:07 AM
35	pet deposits are also a barrier. Many families with children have pets that need to be with them. deposits are too high.	2/18/2014 9:50 AM
36	Mixed housing availability is needed. Housing located within retail areas. Similar to larger urban areas: retail on first floor, housing on upper floors	2/17/2014 1:24 PM
37	There needs to be a jobs-housing balance in every neighborhood with a variety of housing choices for all income levels. Why are there so many vacant lots in the downtown core? Put some mixed-income housing in those lots. How about some apartments above offices?	2/15/2014 8:43 AM
38	Lack of apartments or communal housing options. Too many people want houses on acreage when they need apartments or multifamily homes (like duplexes). Lack of employment & education opportunities.	2/13/2014 2:48 AM
39	There are no barriers other than people's stupidity. If they can't afford to live in Redding, they should move. City of Redding has zero business providing housing.	2/12/2014 1:32 PM
40	Drugs, poor tenants who trash the house.	2/12/2014 11:17 AM
41	Low income housing in poverty/crime areas. Not close to shopping. Lack of handicapped accessible housing.	2/12/2014 11:03 AM

42	It is really the combination of these factors that create the seemingly insurmountable barrier for many families attempting to access safe and affordable housing: Many families have extremely low incomes, even when the adults are employed; The cost of housing is too expensive, for low-income families and many families cannot obtain housing that is both safe AND affordable. Families are forced to choose housing that is affordable but dilapidated and unsafe, or housing that is safe and in good repair but that is so expensive that it puts a strain on their income, causing the families to fall behind on rent because they simply cannot realistically afford the home, which leads to a vicious cycle of terminations of tenancy, bad references, harm to credit scores and therefore more difficulty in finding safe and affordable housing; MANY families have one or more household members with disabilities and it is difficult for families to find safe and affordable housing that has the necessary modifications and many landlords who have low/moderate incomes themselves cannot afford to make the physical modifications or take or take necessary steps to make needed repairs to make the home safe; Families who have a member with mental health disabilities find it even more difficult to find and maintain safe and affordable housing because of the ongoing social stigma of mental illness and the lack of skills/ training/ understanding that many landlords have regarding working with a person(s) with mental illness. In many instances, a landlord may unwittingly/unknowingly violate a person's disability rights simply because of lack of education regarding the rights of persons with mental illnesses. There is an extremely strong link between disability and poverty and therefore disability and the lack of safe and affordable housing in this community; There are also other forms of discrimination, including racial discrimination, familial status discrimination and source of income discrimination that affect MANY residents in this community, but because those forms of discrimination are often evidenced in more subtle ways, the pervasiveness of those forms of discrimination is not as obvious; Unfortunately, the community relies heavily on motels and hotels as forms of low-income housing. These business are not fit to provide long-term housing, yet many residents have lived in such facilities for YEARS - we have met senior citizens with disabilities who report having lived at the same motel for more than 8 years and that many of their neighbors have lived in the facilities for similarly long periods of time. Many of the motels/hotels are dilapidated, infested with bedbugs and vermin, and because the owners of these businesses do not see themselves as landlords, they take actions that violate the rights of their tenants. Law enforcement, is typically uneducated about the tenancy rights of persons living in motels/hotels and at times may be unwittingly used by motel/hotel owners to violated the tenancy rights of those living long term in the motels/hotels. Finally, residents in the community lack education as to what makes for successful tenancies. Both tenants AND housing providers can use more opportunities to voluntarily gain education on the rights and responsibilities of both tenants and landlords. Better education should result in more successful tenancies, fewer families facing homelessness, and less use of the court's resources in resolving unsuccessful tenant/landlord relationships.	2/12/2014 9:41 AM
43	Substance abuse is rampant in the downtown area.	2/11/2014 2:57 PM
44	Background checks hold families up from finding housing even though the adults have taken steps to change their lifestyles.	2/11/2014 2:37 PM
45	Housing is energy inefficient resulting in huge utility bills and neighborhoods are skanky. Apartments do not have play areas for kids. People smoke outside so everyone else breathes their cig and pot smoke.	2/6/2014 2:25 PM
46	affordable housing is not always in the best areas	2/6/2014 10:44 AM

Q7 The supply of housing accessible to persons with physical disabilities is

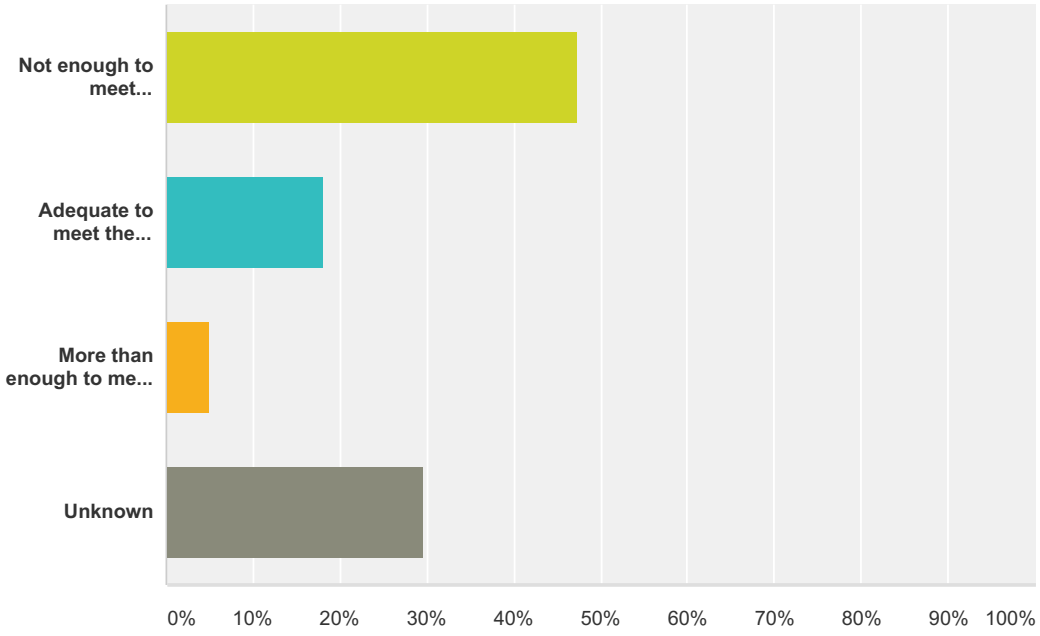
Answered: 257 Skipped: 13



Answer Choices	Responses	
Not enough to meet community's needs	**37.35%**	96
Adequate to meet the community's needs	**17.90%**	46
More than enough to meet the community's needs	**4.28%**	11
Unknown	**40.47%**	104
Total		**257**

Q8 Availability of housing options for the frail elderly (elderly individuals that need assistance with daily living tasks)

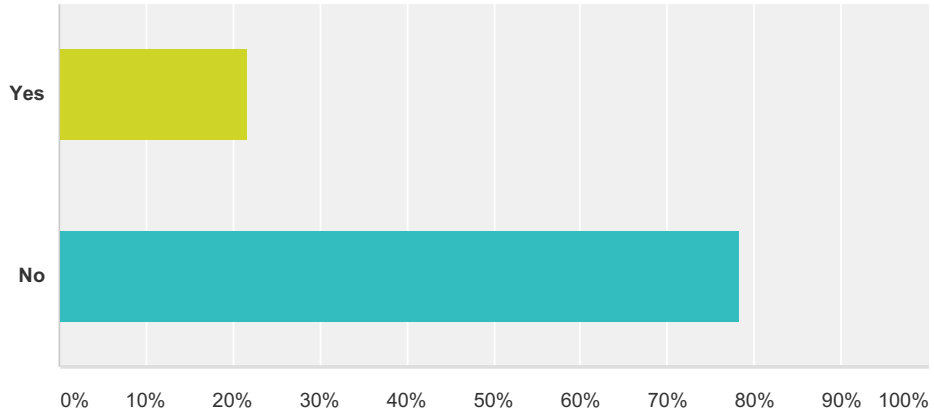
Answered: 260 Skipped: 10



Answer Choices	Responses	
Not enough to meet community's needs	**47.31%**	123
Adequate to meet the community's needs	**18.08%**	47
More than enough to meet the community's needs	**5.00%**	13
Unknown	**29.62%**	77
Total		**260**

Q9 Do you feel that there is a disproportionately greater need for housing among specific racial or ethnic groups in Redding?

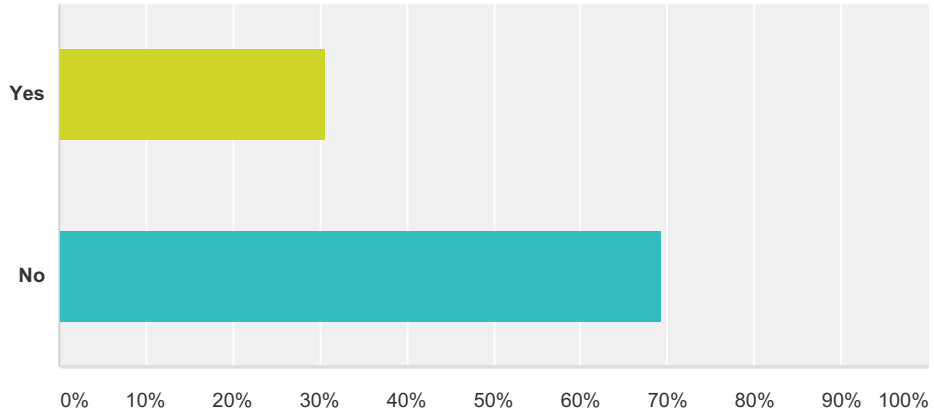
Answered: 37 Skipped: 233



Answer Choices	Responses	
Yes	**21.62%**	8
No	**78.38%**	29
Total		**37**

Q10 If so, do you feel that the housing needs of specific racial or ethnic groups are concentrated to specific geographic areas or neighborhoods in the community?

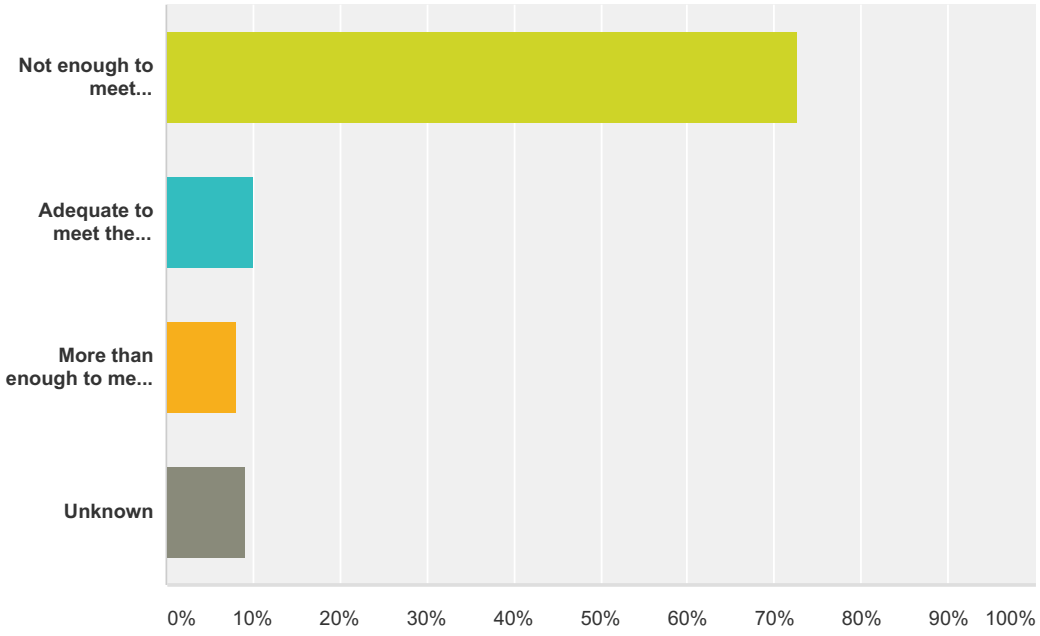
Answered: 26 Skipped: 244



Answer Choices	Responses	
Yes	**30.77%**	8
No	**69.23%**	18
Total		**26**

Q11 The availability of transitional housing or shelter services for persons who are homeless is

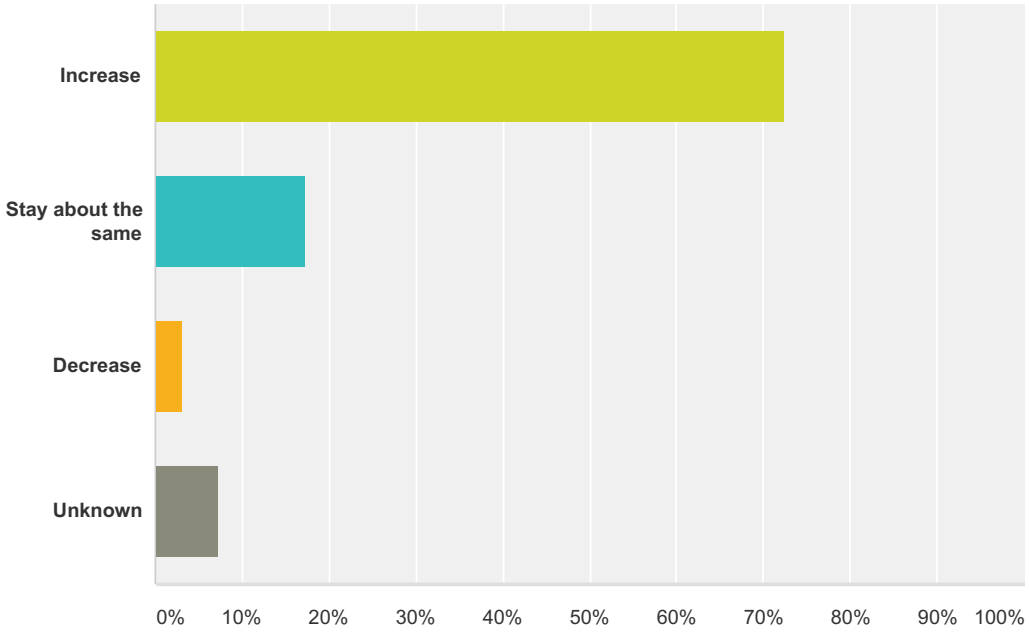
Answered: 260 Skipped: 10



Answer Choices	Responses	
Not enough to meet community's needs	**72.69%**	189
Adequate to meet the community's needs	**10.00%**	26
More than enough to meet the community's needs	**8.08%**	21
Unknown	**9.23%**	24
Total		**260**

Q12 In the next 3 to 5 years, the homeless population in Redding is likely to

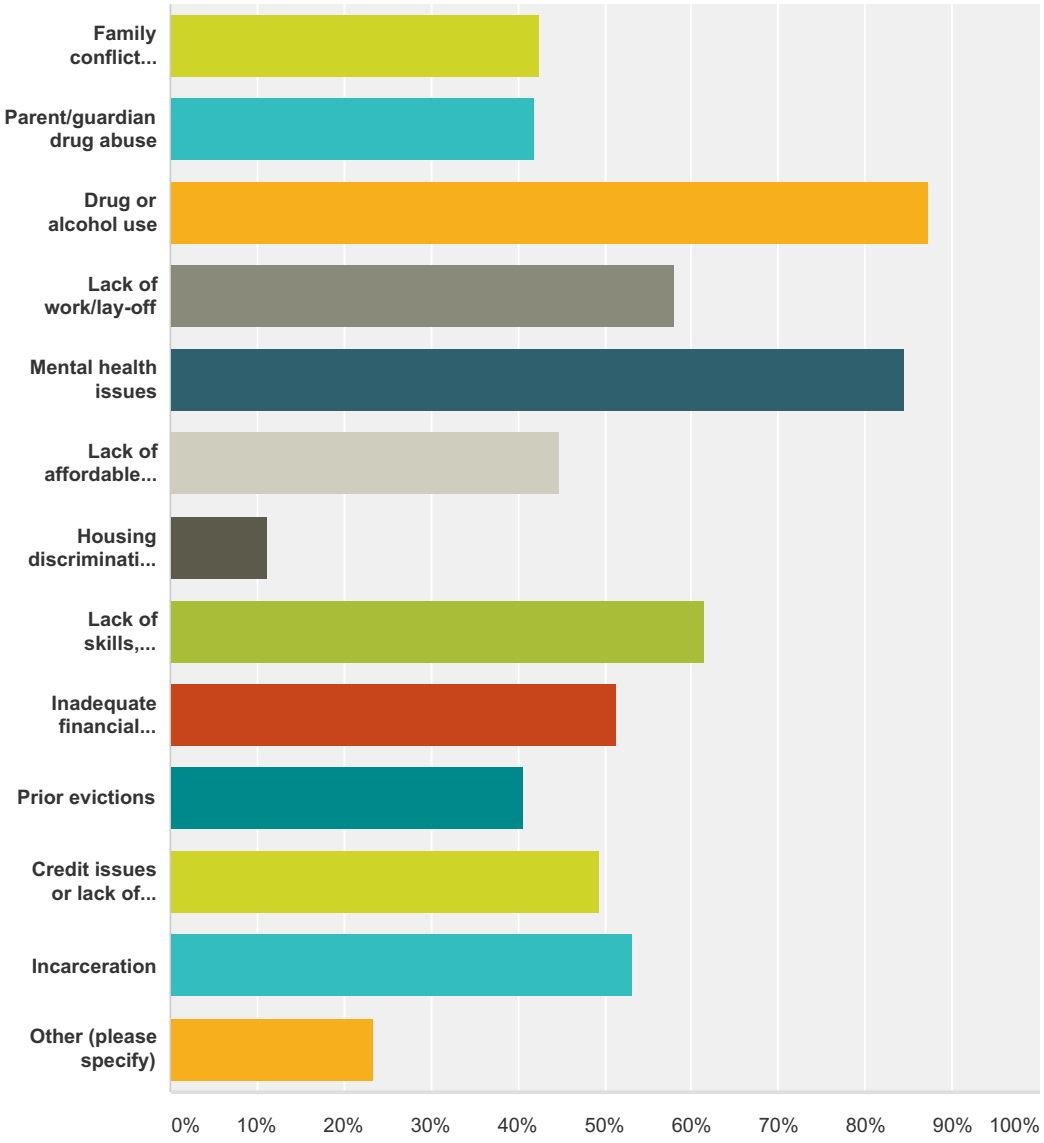
Answered: 261 Skipped: 9



Answer Choices	Responses	
Increase	**72.41%**	189
Stay about the same	**17.24%**	45
Decrease	**3.07%**	8
Unknown	**7.28%**	19
Total		**261**

Q13 Based on your experience, what do you believe to be the major causes of homelessness in the Redding area? (Check all that apply)

Answered: 265 Skipped: 5



Answer Choices	Responses	
Family conflict (family violence, physical or sexual abuse)	**42.64%**	113
Parent/guardian drug abuse	**41.89%**	111
Drug or alcohol use	**87.17%**	231
Lack of work/lay-off	**58.11%**	154
Mental health issues	**84.53%**	224

Lack of affordable housing options	**44.91%**	119
Housing discrimination (age, gender, race)	**11.32%**	30
Lack of skills, education, or experience to obtain employment	**61.51%**	163
Inadequate financial resources	**51.32%**	136
Prior evictions	**40.75%**	108
Credit issues or lack of credit	**49.43%**	131
Incarceration	**53.21%**	141
Other (please specify)	**23.40%**	62
Total Respondents: 265		

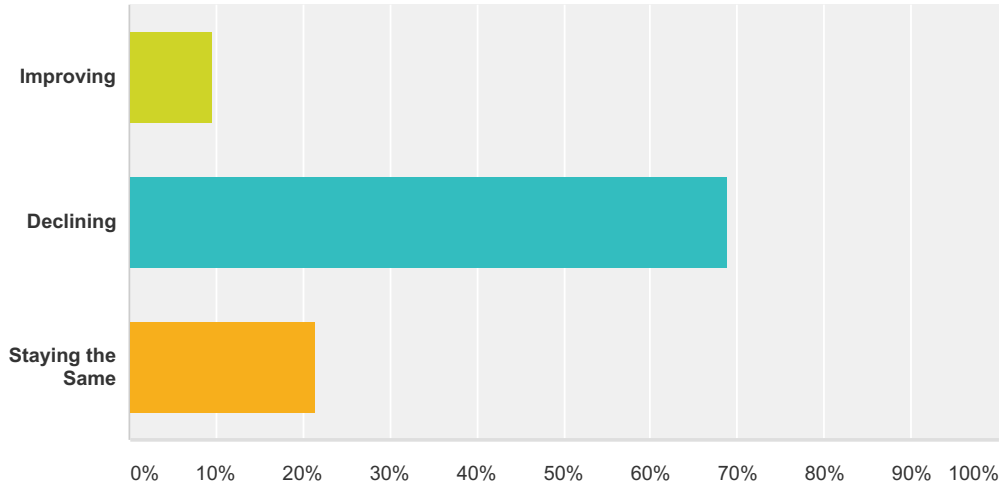
#	Other (please specify)	Date
1	Access to the river for water, lack of police, and good weather year round	2/9/2015 9:47 AM
2	All of the above.	12/11/2014 5:18 PM
3	stigmatizing poor people	11/4/2014 4:27 PM
4	lack of love and respect from our community	10/28/2014 11:40 AM
5	generational poverty; community resources/agencies that enable behavior as opposed to educated and empowering;	10/23/2014 12:05 PM
6	lack of funding to help with deposits to maintain home.	10/23/2014 11:37 AM
7	Lack of jobs which pay enough to afford housing. Many employers only offer part-time work at minimum wage, so people are left short or are working multiple jobs to try to survive.	3/14/2014 7:30 PM
8	Keep criminals in jail	3/14/2014 8:12 AM
9	lazy and dont want to work, have a house, just want to live off the land and Redding weather is suitable for that, and dont want programs in there face . Homeless by choice!!!!	2/23/2014 8:11 PM
10	Lack of jobs that pay enough to afford even the cheapest housing and a lack of full time jobs.	2/23/2014 12:10 PM
11	Lying, crooked, treasonous Republicans!	2/22/2014 3:55 PM
12	We need to stop feeling sorry for those people that do not have mental issues. We keep homeless by giving and giving. They don't want to help them self. Same with wefare.	2/22/2014 3:51 PM
13	Laziness	2/22/2014 7:26 AM
14	Shasta County and Redding, has a large lack of industrial and tech based manufacturing to hire young and qualified job seekers, when there is plenty of room for it. Why is Redding keeping new industries out of this area? High fees and regulations.	2/21/2014 4:37 PM
15	Like most things today - money is at the root of much of the housing problem. Many jobs are part time or low wage and the avilability of housing that does not take half or more of the family monthly income is almost non-existant. In an area where there is no major employers that offer blue collar living wage jobs it does not seem likely that this situation will improve.	2/21/2014 11:18 AM
16	I5 corridor access	2/21/2014 7:27 AM
17	I believe they travel to the redding area because we have resources here.	2/20/2014 1:44 PM

18	As I walk around our City, I have determined that there are at least 6 sociological subgroups in the Greater Redding area that are on the streets most of the time, asking for money/food/gas/shelter. Some councilmembers have recently stated that it's not the City's business/purvue to deal with this large mass of humanity, at least 3500 and up to 5000 in the summer ! The City know needs to take another look at what other close-by cities are doing in collaboration with non-profits/organizations/private individuals/etc and not waste time re-inventing something (Ashland, Chico, Sacramento). The resources are within the community, we are a very wealthy community, at least at the upper-end scale of income. What To Do: 1. One or more Day Centers throughout the city 2. Similar basic programs at the Day Center's similar to the AB109 Day Center. 3. Assign one person to re-connect those on the streets to their former homes & relatives (they're one of the 6 sociological groups). 4. Set aside funding, or go for state/Fed grants to hire a dozen Placement Workers that will be trained in the art of dealing with the 6 groups: Substance abusers, mentally disabled, physically disabled, Veterans w/o homes & mentally & physically disabled, those passing through Redding and need to move on & need minimal assistance-ph card, gas voucher, etc, Gypsies who need to be encouraged to go back to their community's. The Day Centers can easily be located in existing empty bldgs, all consumers would meet criteria or be sent to jail or bus ticket to their former home town. This last statement will be very controversial, but if dealt with in a humane manner, will work.	2/20/2014 1:43 PM
19	AB109 population in particular has great difficulty in finding safe and affordable housing due to prior felony convictions.	2/20/2014 10:55 AM
20	Ongoing mental health issues.	2/20/2014 7:07 AM
21	METH-ALCOHOL-2-3RD GENERATION WELFARE FAMILIES	2/20/2014 5:07 AM
22	The redding area having a reputation for extremely large transiant camps in the north state and redding people giving money hand over fist to all transiants or those begging that look transiant asking, people need to take the homeless down to the employment center and drop them off, also realize that if you offer food and they turn it down its because they need drug money.	2/20/2014 3:09 AM
23	All of the above can contribute. Some issues are the direct result of drugs or alcohol but not the big problem many want to make it. The biggest reason is lack of work that pays a sustainable wage. Poor access to job training due to lack of programs. Lack of transportation and/or childcare.	2/19/2014 10:44 PM
24	The biggest problem is the rescue mission and the city not handling it. People come from all over i.e. Other states. Because of all the services redding offers for homeless. We have enough people to help in our town without getting other towns problems.	2/19/2014 9:43 PM
25	Choice	2/19/2014 9:43 PM
26	A generous and giving community. To the extent of making Redding a destination for the knowing transient community who chooses to live the way that they do, at the expensive of the truly homeless locals that need help to get back on their feet. The Good News Rescue Mission is an example, housing ab109 paroles for a financial gain at the expense of causing blight and a higher crime rate.	2/19/2014 8:55 PM
27	Personal choice to not conform.	2/19/2014 7:34 PM
28	Homeless migrating to Redding because of it's reputation or services. We could probably accommodate those homeless that are vested in the community but have lost their home through legitimate unfortunate circumstances,	2/19/2014 6:50 PM
29	No real jobs. Can't earn enough to make a house payment working at a restaurant or retail store	2/19/2014 6:49 PM
30	poverty	2/19/2014 6:04 PM
31	No responsibility. Would rather live on the dole.	2/19/2014 5:05 PM
32	Failure to pass vagrancy laws and allowing panhandling,coddling the homeless and encouraging shelters that make them more than welcome in Redding	2/19/2014 4:50 PM
33	Obama. Programs make it easier to do nothing than to work.	2/19/2014 4:46 PM
34	No incentive left to improve self, limited support group, limited assistance to walk through needed steps.....foremost: lack of jobs for unskilled labor and mistrust of those whose signs say, "Will work for food."	2/19/2014 2:48 PM
35	Some have made it a lifestyle and are not truly homeless	2/19/2014 2:40 PM
36	Divorce !! Love to see financial incentives for families to stay together. I see more benefits for single mothers. What about these fathers who try to keep their families together?	2/19/2014 12:41 PM
37	I see many low income households loose their housing due to poor money management, Mostly gambling problems.	2/19/2014 8:12 AM

38	Some choose to be homeless.	2/19/2014 7:57 AM
39	Weather in Shasta County conducive to homelessness. Public continues to hand out and make it lucrative. Too much tolerance and not enough counseling assistance.	2/19/2014 7:49 AM
40	Lack of mental health care.	2/19/2014 7:43 AM
41	A personal choice to not live in conventional housing.	2/19/2014 7:32 AM
42	Year round moderate weather draws homeless to this area	2/19/2014 7:19 AM
43	General laziness	2/19/2014 6:16 AM
44	Transients who pray on kind-hearted people who believe they are helping "the homeless"	2/18/2014 8:13 PM
45	Lack of motivation!	2/18/2014 6:28 PM
46	Weather is conducive to living outdoors	2/18/2014 5:29 PM
47	transients from other counties	2/18/2014 5:12 PM
48	As I stated above cuts to UI and the Food Stamp program will further decrease the ability of those in poverty to find housing.	2/18/2014 1:11 PM
49	Many mental health issues are brought about by abuse of drugs and alcohol.	2/18/2014 11:07 AM
50	Thoe housing cost in Shasta Co. are extremely HIGH. Unaffordable for our community members to afford. Not enough affordable housing offered.	2/18/2014 9:50 AM
51	High cost of move in: first, last, deposit. Particularly for people with no or bad credit.	2/17/2014 1:24 PM
52	Based on 1st hand experience as a landlord.	2/14/2014 8:26 AM
53	Many complex reasons. Inability to cope with "normal" life. Unwillingness to conform to societal norms. Dependence, laziness & habit. Mostly, a complex, vicious cycle of need and inability.	2/13/2014 2:48 AM
54	Personnal choice to live this life style.	2/12/2014 3:39 PM
55	Homeless people are responsible for their own problems. They are all druggies who mooch off the system. They can go elsewhere.	2/12/2014 1:32 PM
56	Don't have respect for owners home.	2/12/2014 11:17 AM
57	Lack of a sense of belonging/pride.	2/12/2014 11:03 AM
58	Housing discrimination should be expanded to also include disability, source of income, and sexual orientation/gender expression as we see examples of all of these forms of discrimination toward residents in this community. There is also a serious, and unmet need for housing for persons who have convictions that require registration as a "sex offender". Many in the community are aware that persons with such convictions are ostracized in the community, denied housing, and typically left with nowhere to live except on the streets. At some point, our community must deal with the housing needs of these residents, if the community truly desires to address the homelessness in our community. Because of the strong animosity that many in the community feel toward these residents, it becomes easy to ignore the problem of the lack of safe, affordable, and AVAILABLE housing for these residents. It is also important to remember, the evolution of the requirement for registration as a "sex offender" continues to be very controversial throughout the state and that while some of these residents have convictions that are truly shocking and disturbing, others have convictions that many would be surprised to learn even qualify for registration, but all of these individuals are nonetheless, lumped together and denied safe and affordable housing.	2/12/2014 9:41 AM
59	Homeless people arriving from other parts of the counrty.	2/7/2014 6:00 PM
60	The jail's location being in downtown Redding is reason #1. Compare to downtown Chico and Butte county jail location.	2/7/2014 6:57 AM
61	landlords wanting three times rent ratio to income and double deposits. Utility bills increasing. Also, "Family conflict" as being kicked out but no physical abuce.	2/6/2014 2:25 PM
62	Inability to pay required utility expenses and poor budget management	2/6/2014 1:34 PM

Q14 Compared with 5 years ago, the well-being of individuals in the Redding area and their ability to meet basic needs are

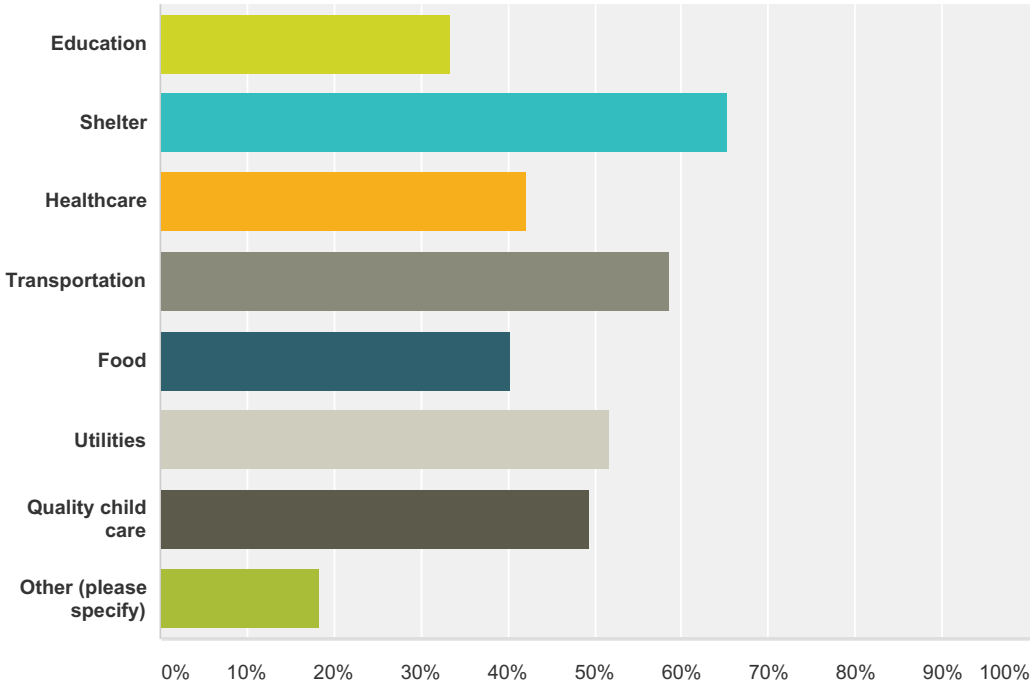
Answered: 250 Skipped: 20



Answer Choices	Responses	
Improving	**9.60%**	24
Declining	**68.80%**	172
Staying the Same	**21.60%**	54
Total		**250**

Q15 Which of these basic needs are most difficult for low and moderate income households to adequately access (Check all that apply)?

Answered: 251 Skipped: 19



Answer Choices	Responses	
Education	**33.47%**	84
Shelter	**65.34%**	164
Healthcare	**42.23%**	106
Transportation	**58.57%**	147
Food	**40.24%**	101
Utilities	**51.79%**	130
Quality child care	**49.40%**	124
Other (please specify)	**18.33%**	46
Total Respondents: 251		

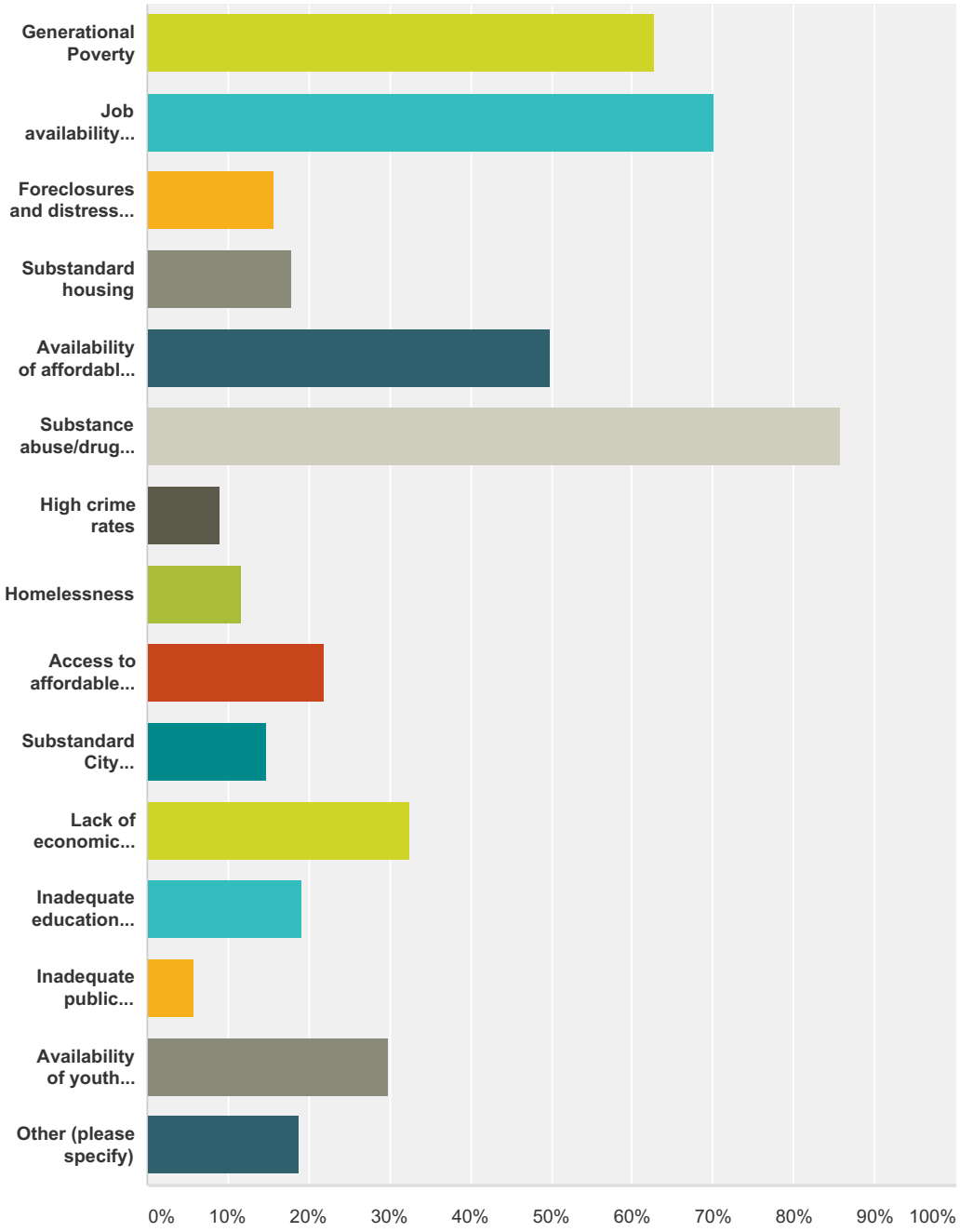
#	Other (please specify)	Date
1	representation	4/21/2015 12:57 PM
2	good paying jobs or job training	12/15/2014 4:18 PM
3	Living wage employment	11/17/2014 1:48 PM

4	mental and behavioral health care	11/4/2014 4:28 PM
5	Love	10/28/2014 11:43 AM
6	Jobs	10/27/2014 8:49 AM
7	drug and alcohol treatment	10/24/2014 6:52 PM
8	drugs, alcohol	3/14/2014 8:14 AM
9	supportive community resource and referral services	3/1/2014 4:17 PM
10	common sense, so they dont continue to make the same mistakes over and over	2/23/2014 8:14 PM
11	Full time decent paying jobs.	2/23/2014 12:13 PM
12	Monetary systems are obsolete, let's round up the crooked Republicans, make them face justice for destroying capitalism, and then end monetary systems! WE CAN DO BETTER THAN THIS!	2/22/2014 3:59 PM
13	Schools are readily available and the high school graduation rates are above the state average. We have fewer college graduates but that is because the local labor market does not demand them. It should be noted that all of the basic needs, (physiological, safety and social), are not seen as community problems by many in our community. They are rather seen as individual responsibilities. People should fend for themselves best they can. A sentiment that is held and expressed by our political and administrative decision makers. Until it is understood and accepted that we live in an interrelated community it does not matter how we prioritize needs. They will not be adequately addressed.	2/21/2014 12:05 PM
14	Employment	2/20/2014 3:51 PM
15	Information as to what resources are available	2/20/2014 2:51 PM
16	SAFETY FROM FILTHY DRUG INFESTED HOMELESS	2/20/2014 5:10 AM
17	I checked food because I mean healthy food. Healthy food is expensive. The city has plenty of land and creates its own mulch. Community gardens.	2/19/2014 9:51 PM
18	employment	2/19/2014 6:50 PM
19	The programs are there for the income families, there should be ombudsman type assistance to help them work their way through the channels.	2/19/2014 6:18 PM
20	Healthcare is slowly improving slowly, but not rehab. Food: deserts & costs are increasing, as are all other costs, while unemployment is increasing and the homeless are dropping out of the work force.	2/19/2014 6:13 PM
21	I don't know	2/19/2014 5:07 PM
22	None	2/19/2014 4:53 PM
23	I don't think any of these services are difficult for people to access in our community.	2/19/2014 10:52 AM
24	Not motivated for self-improvement	2/19/2014 10:38 AM
25	Costs associated with vehicle ownership (fuel, insurance, etc.) are so high that it becomes a struggle to cover the most basic needs like rent and fresh food. If buses ran more frequently, and the cycling network were more expansive, then owning a vehicle would no longer be necessary.	2/19/2014 9:41 AM
26	probably everything	2/19/2014 8:00 AM
27	I am not sure how much of the homelessness is by choice. But if by choice it should not be condoned within the city. It makes our city look so tacky and unsafe.	2/19/2014 7:55 AM
28	They lack the desire to improve themselves and only want to be given a handout which they then abuse.	2/19/2014 6:24 AM
29	None	2/19/2014 6:18 AM
30	Wasting cash aid funds on frivolous expenditures and not being responsible with assistance program money by using it for things like rent and food.....So rent and utilities are the most difficult for them to pay because they waste their money	2/19/2014 12:54 AM
31	Love.	2/18/2014 10:10 PM
32	rehab from drugs and alcool	2/18/2014 9:50 PM

33	Motivation	2/18/2014 6:28 PM
34	I don't see a shortage. I see weak people with an attitude of entitlement to "free" assistance for food, housing, etc. As in Ayn Rand novels, these are the "suckers" of society. They don't create, they don't build - they destruct and depend.	2/18/2014 11:10 AM
35	Jobs	2/18/2014 9:21 AM
36	Compact urban form with a mix of uses- jobs, shopping, medical, entertainment, transit hubs, better bike and ped facilities- would do wonders for the City of Redding, improve the lives of low and moderate income households (and all Redding residents), and bring economic development.	2/15/2014 9:01 AM
37	psych services	2/14/2014 4:14 PM
38	Transportation means other than a car.	2/14/2014 10:20 AM
39	Mental health. (I don't know about child care)	2/13/2014 3:37 AM
40	mental health help	2/12/2014 6:05 PM
41	basic survival needs	2/12/2014 3:45 PM
42	Reu's policies and prices make it hard for any family, working or not, to keep utitlities	2/12/2014 2:25 PM
43	Turning off the television.	2/12/2014 1:33 PM
44	Mental health care and drug treatment	2/12/2014 11:19 AM
45	Unfortunately, all of these apply. Lack of opportunities and resources for people with disabilities is also a strong contributing factor. If we trace back the cause of poverty for many in our community, it is often linked to disability/illness. For example, a resident is working every day and meeting her/his daily needs, but becomes ill, loses her/his job, cannot afford to make the mortgage or rental payment because of the lowered income from Unemployment or State Disability, is either foreclosed then evicted from their house or evicted from their rental apartment, their medical bills become unaffordable and they also default in the payment of those, now their credit score is extremely low and they have a poor rental history, and now they are in a cycle of substandard and dilapidated rentals. It is much harder to heal and manage a medical condition or disability with an unstable/unsafe/unaffordable housing environment. Had there been interventions and resources earlier for this resident, he/she may have been able to save the house/rental while recovering from the illness or potentially downsizing if as needed if it became clear that a disability would be more permanent and result in a long-term reduced income. With access to more affordable healthcare, the resident may not have had to choose between food and medicine, paying rent or paying the medical bills, and may have avoided the consequences of defaulting on medical bills. The Affordable Care Act (ACA) is improving the access to affordable healthcare insurance for some residents, but the changes cannot happen quickly enough to benefit all residents in need.	2/12/2014 9:54 AM
46	Financial institutions--appear to be dealing with cash only	2/7/2014 6:16 PM

Q16 Which of the following issues is affecting the community the most? (Check all that apply)

Answered: 255 Skipped: 15



Answer Choices	Responses	
Generational Poverty	**62.75%**	160
Job availability and workforce issues	**70.20%**	179
Foreclosures and distressed properties	**15.69%**	40

Substandard housing	**18.04%**	46
Availability of affordable housing	**49.80%**	127
Substance abuse/drug abuse	**85.88%**	219
High crime rates	**9.02%**	23
Homelessness	**11.76%**	30
Access to affordable health care	**21.96%**	56
Substandard City infrastructure	**14.90%**	38
Lack of economic development initiatives	**32.55%**	83
Inadequate education system	**19.22%**	49
Inadequate public transportation	**5.88%**	15
Availability of youth programs or quality childcare	**29.80%**	76
Other (please specify)	**18.82%**	48
Total Respondents: 255		

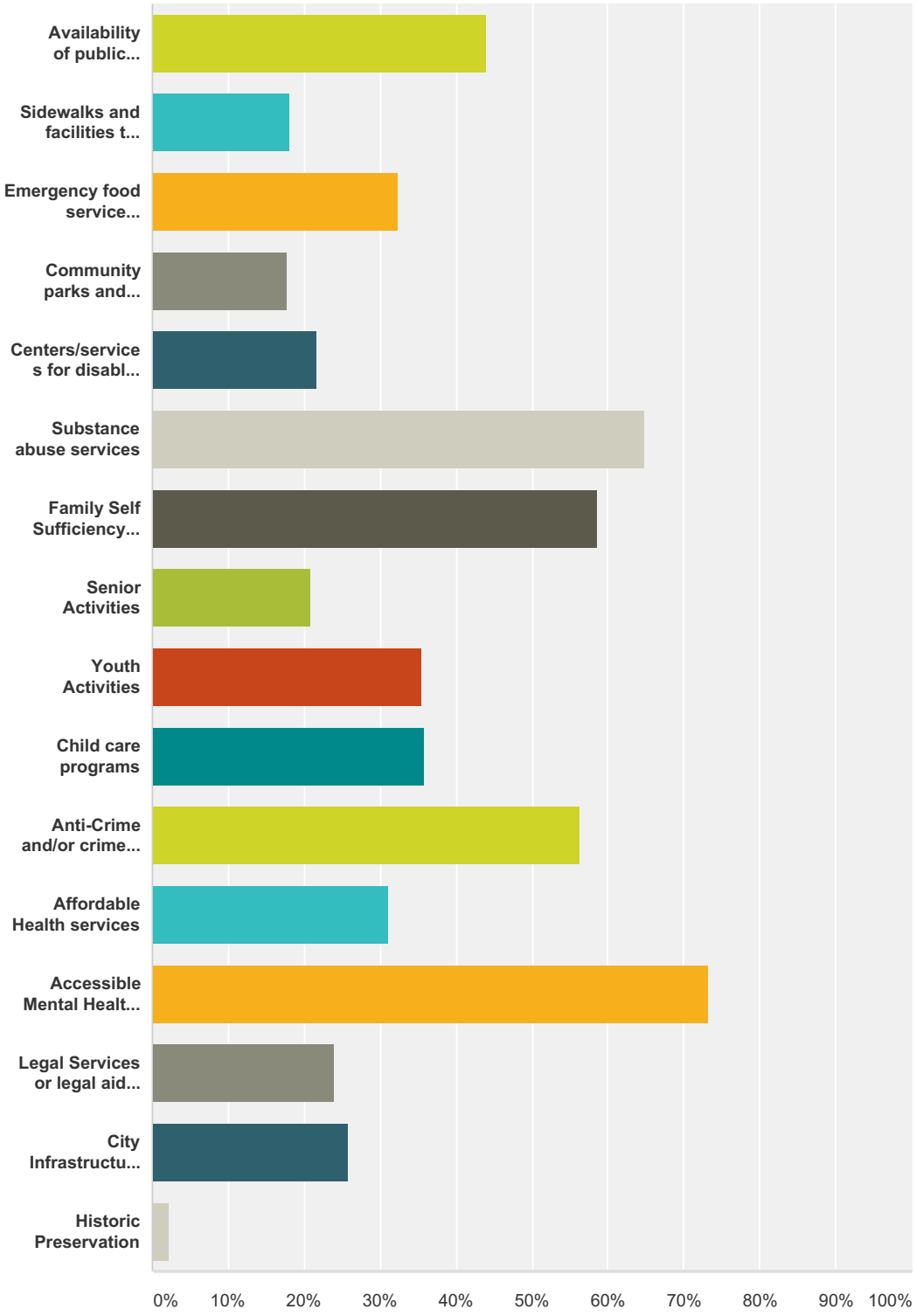
#	Other (please specify)	Date
1	Lack of physical fitness	4/21/2015 12:57 PM
2	Lack of culture. Please look into investing in www.theroseexperiment.org we have plans to increase the overall livability in Shasta County	2/3/2015 8:42 AM
3	Disparity in income levels & cost of housing/living. Bus transportation is costly & not efficient.	12/16/2014 1:12 PM
4	Lack of quality mental health services	10/27/2014 8:28 AM
5	The catch & release program at the jail. This puts minor offenders right back on the street and the crime rate is going up.	3/14/2014 7:34 PM
6	not enough law enforcement	3/14/2014 8:14 AM
7	Need for information on community resources; connection to community resources; better understanding of community resources; helping low income persons come up with options to become more stable.	2/28/2014 1:05 AM
8	Drugs, Black gang bangers, mexican cartells, drug use for profits	2/23/2014 8:14 PM
9	Lying, crooked, greedy, treasonous Republicans and the idiots they can fool into supporting their fuck America agenda! Also, quit spending money eradicating a plant that Americans have every Constitutional right to grow!	2/22/2014 3:59 PM
10	We need MFG jobs but with all stupid taxes and Regulations we can't get any companies to come in. All have is service industry.	2/22/2014 3:58 PM
11	An interesting fact is that for the past 10 years or more EDD reports that the labor force has remained about the same at 80,000. This while the labor force eligible population has steadily increased. Currently about 45% of those eligible to be in the labor force are not. This is in part because of the lack of jobs. And especially jobs that pay a living wage. (Note: When a survey of Head Start parents was done it was found that the lowest family per capita income was in working families not those receiving public assistance). So - the economy first for long term improvement. When people have living wage jobs they can afford the other necessities of life and our entire community becomes healther.	2/21/2014 12:05 PM
12	Meets health services.	2/21/2014 7:31 AM
13	Lack of employment.	2/20/2014 3:51 PM
14	Crime in general, as of AB109 releasees	2/20/2014 1:46 PM
15	Lack of affordable mental health care.	2/20/2014 7:09 AM

16	BIGGER JAILS THAT HOLD CRIMINALS AND NOT LET'M GO,THEN BACK AGAIN,LET GO AND BACK AND ON AND ON	2/20/2014 5:10 AM
17	The use of drugs or alcohol in much of our area would probably be reduced greatly if we had adequate jobs. Paying reasonable wages would also help.	2/19/2014 10:56 PM
18	To many hand outs make people loose motivation. I have yet to see a truly motivated person homeless. Have hard times yes but only short periods.	2/19/2014 9:51 PM
19	Ab109	2/19/2014 9:46 PM
20	The acceptance of individuals that choose to live on the fringe of our society. Worse than that are the people that encourage and support that lifestyle. The Lunch Bunch is a group that stands out. Many of the "homeless advocates" are enablers and apologists that attempt to shame the productive members of our community that would like to rid our city of vagrants and users.	2/19/2014 8:13 PM
21	The large population of drug addicted people that are wandering the streets and the services that are enabling these people to continue the lifestyle without any motivation to change.	2/19/2014 7:32 PM
22	Migration of homeless to Redding,the state's criminal release program	2/19/2014 6:50 PM
23	Mentally ill and homelessness.	2/19/2014 6:13 PM
24	Too many do gooders that use other peoples money for their own benefit like the good news rescue mission a haven for criminals and drug addicts	2/19/2014 4:53 PM
25	More dedicated advocates needed to work with those who choose to better their situations..	2/19/2014 2:55 PM
26	Domestic Violence	2/19/2014 1:55 PM
27	transportation	2/19/2014 1:48 PM
28	Inadequate facilities to connect residents to parks, grocery stores, etc. We need more crosswalks; shorter intersection crossings; traffic light lead times for pedestrians; improved signal timing so cycling through downtown is more fluid; more trees for shade, so walking to work in summer doesn't become a community health risk.	2/19/2014 9:41 AM
29	Connection/referral to community resources	2/19/2014 9:11 AM
30	generational poverty is caused primarily by welfare entitlements imo, lack of work ethic	2/19/2014 8:00 AM
31	Wasting money for dream projects shuch as Stillwater	2/19/2014 7:23 AM
32	Mental health, AB109	2/19/2014 7:19 AM
33	Expecting something for nothing and that they are owed all the things to live without limitation.	2/19/2014 6:24 AM
34	Lack of desire to be responsible for your own self	2/19/2014 6:18 AM
35	Transients who have no stake in the community and the influx of early release prisoners. Panhandling and theft seems to be on the increase due to transients and cons	2/18/2014 8:18 PM
36	Motivation	2/18/2014 6:28 PM
37	The city has spent too much time embracing big box stores at the expense of local businesses. Place an additional tax on big box stores and/or provide incentives for local businesses and entrepreneurs.	2/18/2014 1:15 PM
38	Quality Infant toddler care in this community is almost nonexistent. The first 3 years of brain development will lay the neurological foundation needed for success in education, employment, and civic engagement. Planning efforts should support families in poverty with young children.	2/17/2014 1:36 PM
39	Mental health and substance abuse issues. Lack of job opportunities. Need better options for transportation (driving is king; make sure it's convenient and safe to take bus, bike or walk.	2/14/2014 11:00 AM
40	Re: lack of redevelopment initiatives - there are initiatives, but they tend to offer little, and expect the private sector to come to them. Need more proactive efforts and public-private partnerships. City is missing the opportunity to influence economic activity through differentiated/graduated impact fees - i.e. pay less for desirable development in desirable locations with less infrastructure impacts/pay more for development that spreads city services and resources thin.	2/14/2014 10:20 AM
41	Availability of in-patient mental health & drug rehab facilities. Lack of community pride & engagement in community projects & community wellness. Substandard tech & inadequate green infrastructure.	2/13/2014 3:37 AM

42	Support for people with mental health issues.	2/12/2014 4:52 PM
43	AB109	2/12/2014 2:03 PM
44	Lazy druggies.	2/12/2014 1:33 PM
45	Lack of self respect and pride.	2/12/2014 11:19 AM
46	Extremely poor public transit system. Not designed for commuters...takes too long to get from one place to the next.	2/12/2014 11:06 AM
47	Lack of availability of programs to meet the community's increasingly diverse population (diversity in racial, religious, and sexual orientations among other things).	2/12/2014 9:54 AM
48	urban sprawl so public transit can't work and public safety and infrastructure are more costly adn commutes are not efficient. Safety net programs are stretched too thin.	2/6/2014 2:30 PM

Q17 Based on community needs in the next 3-5 years, what types of supportive services should be a priority in our community? (Check all that apply)

Answered: 254 Skipped: 16



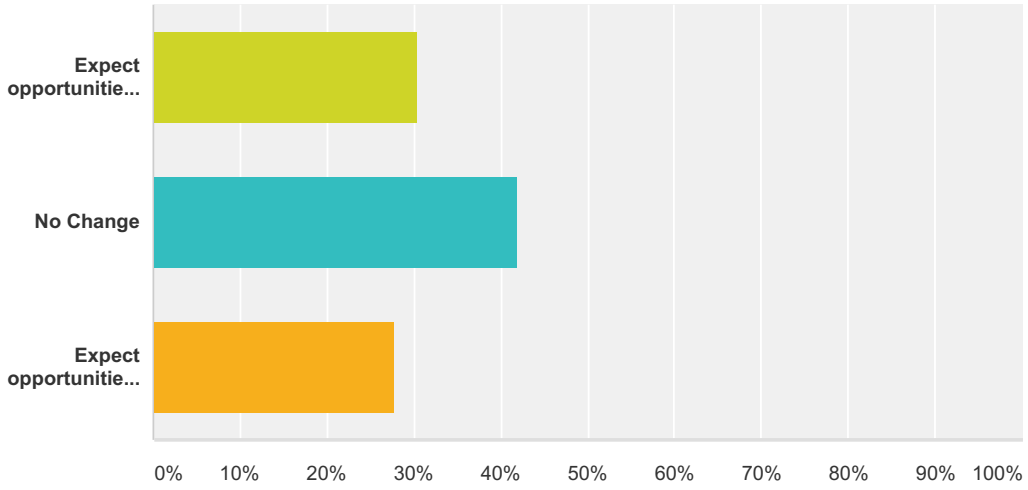
Answer Choices	Responses	
Availability of public transportation and mass transit services	**44.09%**	112
Sidewalks and facilities that are accessible to individuals with disabilities	**18.11%**	46
Emergency food service programs	**32.28%**	82
Community parks and recreation facilities	**17.72%**	45
Centers/services for disabled individuals	**21.65%**	55
Substance abuse services	**64.96%**	165
Family Self Sufficiency Services	**58.66%**	149
Senior Activities	**20.87%**	53
Youth Activities	**35.43%**	90
Child care programs	**35.83%**	91
Anti-Crime and/or crime prevention programs	**56.30%**	143
Affordable Health services	**31.10%**	79
Accessible Mental Health Services	**73.23%**	186
Legal Services or legal aid available to low and moderate income individuals	**24.02%**	61
City Infrastructure Improvement	**25.98%**	66
Historic Preservation	**2.36%**	6
Total Respondents: 254		

#	Other (please specify)	Date
1	Need for connection through information to available community resources, and/or casework to help clients develop options.	2/28/2014 1:05 AM
2	more staffing for police and mental health and jails	2/23/2014 8:14 PM
3	Program to increase full time jobs and make Shasta county more attractive to New businesses.	2/23/2014 12:13 PM
4	Attorneys to sue lying, crooked, treasonous Republican politicians for fucking our country and the people to line their own pockets!	2/22/2014 3:59 PM
5	Drug rehab homes/transitional homes	2/21/2014 9:54 PM
6	Safety net programs that meet the physiological and biological needs of the community should be the first priority. Unfortunately those private non-profit and religious charitable organizations that attempt to meet some of those needs not only have to many exclusionary rules but are overwhelmed. This situation has caused, for example, One Safe Place, (that used to be the Women's Refuge and Shasta Family Justice Center), to adopt a business model in which their primary activity is fund rasing and their stated purpose a secondary activity. This has impacted the giving pool with regard to other agencies which count on public support as advertisments and benefit activities suck up a larger and larger portion of contributions. At the same time public funded orgaizations and programs are under attack by certain political parties as unnecessary. As general fund money decrease state and local governments react by cutting and/or delaying the programs listed above. So, again, until we see our community as we rather that me I fear nothing is going to change for the better.	2/21/2014 12:05 PM
7	Someplace for people to work.	2/20/2014 3:51 PM
8	Shelter and rental support programs	2/20/2014 2:51 PM
9	A Central Point of assistance for the homeless, directed by the RPD and other agencies.	2/20/2014 1:46 PM

10	OUR ROADS ARE FALLING APART	2/20/2014 5:10 AM
11	Increase the Redding Police staffing levels, create more jail space for repeat offenders.	2/19/2014 7:32 PM
12	more focus on people first, mass transportation second and then vechicles for communities as the population increases in age	2/19/2014 6:13 PM
13	job training and placement leading to 40 hr. work week with benefits	2/19/2014 2:55 PM
14	Our city Hall is beautiful but our streets and downtown area are looking rundown & there is NO LONGER THAT SAFE FEELING OF REDDING BEING A SMALL TOWN & SAFE COMMUNITY.	2/19/2014 12:50 PM
15	We need cycling facilities that will protect cyclists from motor vehicles traveling up to 3 to 5 times as fast. Please, please, please, give local engineers the support to use designs in the NACTO Urban Bikeway Design Guide. The Highway Design Manual and the California Manual on Uniform Traffic Control Devices are insufficient in protecting cyclists. The high rate of bicycling and pedestrian injuries and fatalities in Redding are indicative of the need for engineering beyond these manuals, which can be found in the NACTO Urban Bikeway Design Guide.	2/19/2014 9:41 AM
16	Connection/referral to community resources	2/19/2014 9:11 AM
17	As a health care professional, believe me, that the largest contribution to homelessness is LACK of mental health services. There are almost none.	2/19/2014 8:51 AM
18	The city government should declare Alcohol Impact Areas based on police and other emergency service calls. In those areas there should be a restriction on the sales of single sales of beer, fortified beer, and wine. This has been successful in larger metro areas such as OakInd, San Francisco, and Seattle.	2/19/2014 7:39 AM
19	Social Work to help people find available resources	2/18/2014 10:30 PM
20	Resource day center	2/18/2014 2:33 PM
21	Paths and trails that lead to services and housing	2/18/2014 1:57 PM
22	Make downtown Redding a vibrant, safe place where people want to go to. We want to be able to walk and ride our bikes for errands and commuting, but the downtown area is very dangerous-clearly it was designed for vehicles, with pedestrians being an after thought. The cars have their freeways. Why can't downtown be the place for people? Planning for different transportation modes in the downtown core should be done following order: #1: pedestrians, #2: bicycles, #3: public transportation, #4: vehicles.	2/15/2014 9:01 AM
23	Transition services for newly-released felons	2/14/2014 8:50 PM
24	Mixed use and housing options, especially downtown area. Less sprawl (ex: building costco in location that has to be driven to). More safe options for walking and bicycling (not everyone can affort a car). Convenient bus service. Mental health and susbstance abuse prevention and treatment. Opportunities, child care, programs for jr high kids (seems like a lot available for young kids but a gap at this age).	2/14/2014 11:00 AM
25	Re: transit - increase services only in those areas where it makes sense and is reinforced by good land use practices. Re: city infrastructure, let's use existing capacity where it's available first - and by so doing encourage neighborhood reinvestment before building new.	2/14/2014 10:20 AM
26	Sidewalks and facilities that are accessible to individuals with disabilities also make them more accessible to people without disabilities (parents with strollers for example, or shoppers with arms full of groceries). Increased tech infrastructure (high speed pipelines capable of business use).	2/13/2014 3:37 AM
27	Make Redding more attractive to the wealthy who have money.	2/12/2014 1:33 PM
28	bike lanes in an artery plan so if you want to commute to work or school you can safely.	2/6/2014 2:30 PM
29	Day Center for the Homeless	2/6/2014 1:37 PM

Q18 Overall how would you assess the business and job outlook for your community in the next 3-5 years?

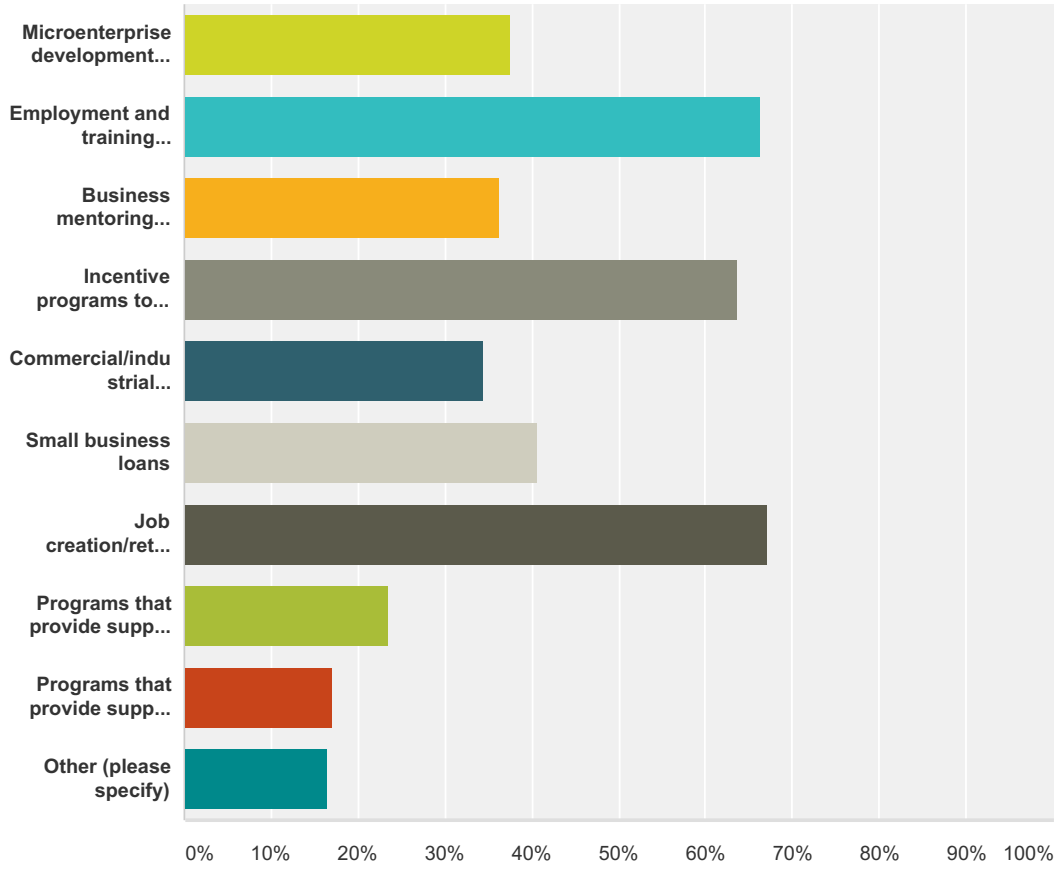
Answered: 253 Skipped: 17



Answer Choices	Responses	
Expect opportunities to increase	**30.43%**	77
No Change	**41.90%**	106
Expect opportunities to decrease	**27.67%**	70
Total		**253**

Q19 Based on community needs in the next 3-5 years, what types of economic development services should be a priority in our community? (Check all that apply)

Answered: 250 Skipped: 20



Answer Choices	Responses	
Microenterprise development programs	37.60%	94
Employment and training programs	66.40%	166
Business mentoring programs	36.40%	91
Incentive programs to attract new businesses	63.60%	159
Commercial/industrial rehabilitation or infrastructure improvement	34.40%	86
Small business loans	40.80%	102
Job creation/retention programs	67.20%	168
Programs that provide support to women-owned businesses	23.60%	59
Programs that provide support to minority-owned businesses	17.20%	43

Other (please specify)	**16.40%**	41
Total Respondents: 250		

#	Other (please specify)	Date
1	Bus homeless to farm in Tehama county	4/21/2015 12:57 PM
2	Multiple use buildings (homes over business structures, so have people downtown 24/7).	12/16/2014 1:15 PM
3	We Need A University & Trade Schools for high demanded jobs	12/15/2014 4:22 PM
4	incentives to hire low-income, unemployed, and disabled people at a living wage	11/4/2014 4:29 PM
5	Rehabilitation Programs to help the community transition from rehab, incarceration, sexual/domestic violence, etc.	10/23/2014 12:09 PM
6	I wouls say that they need to make people that are Sanctioned on welfare do the activities and that they need to be cut off completely to get off their butts. this is a loop hole they are using to get away w doing nothing and it teaches the kids to do the same thing. Make it easier to get a GED, costs too much for most ppl and its too hard to pass it.	3/11/2014 3:41 PM
7	The cost and lack of success of offering incentives to attract new business outweigh the benefits	3/1/2014 4:19 PM
8	better relationships w/ comm. members wanting to expand or bring in new businesses. Rarely do we hear that dealing w/ the permit dept. or the City was a helpful experience. Let's look at some of the states/cities that are seeing growth...they're much more biz friendly than ourselves.	2/28/2014 2:19 PM
9	Getting rid of the assholes who are purposely killing our economy because people around here are fucking stupid enough to blame Obama and Brown! Fuck the lying, crooked, treasonous Republican party, their lying politicians, and all that lying news they bought up!	2/22/2014 4:02 PM
10	I expect some job growth because of a growing population. But the job growth, based on the past several years and the success of the Stillwater Industrial Park, will be in low paying service jobs. So it seems that the decision makers and business obstructionists may need to consider a different approach to encouraging business' that pay a living wage to come to our area.	2/21/2014 12:19 PM
11	Vocational training,	2/20/2014 2:54 PM
12	A work program related to the Day Center for the homeless to do something while getting assitance at the Day Center, e.g Downtown Redding needs a fleet of workers on foot with cleaning materials to sweep, pickup trash, just like during the WPA days. Hilltop is quite clean, downtown needs a giant continual scrubbing.	2/20/2014 1:50 PM
13	Programs that provide support to ALL small businesses regardless of who owns them. Women and minority people should not have priority over white men.	2/20/2014 7:11 AM
14	THE CITY HAS BANKRUPT ITSELF WITH THESE EMPTY ENTERPRISE ZONES-WE NEED FACTORIES FOR JOBS-NOT ARBYS-MCDONALDS AND UNHEALTHY PART TIME LOUSY MINIMUM WAGE JOBS.	2/20/2014 5:12 AM
15	Unless our current political agenda changes none of this will happen. I see no reason why programs need to be set up that don't treat all as equals. If anyone is caught abusing the equality of the group they get tossed. Keep it simple.	2/19/2014 11:03 PM
16	Programs that take people of the street, possibly paired with housing options that give people opportunities to perform their jobs.	2/19/2014 9:07 PM
17	Do a better job at marketing Stillwater. What a shame that there has been absolutely no interest in the industrial park.	2/19/2014 7:33 PM
18	No one has been able to answer this question accurately for 30+ years, the City cannot artificially create an economy. Redding is a hub of government, health and retail services relies on an influx of retirees for growth and will likely stay that way in the forseeable future. Small companies run by young tech savvy folks attracted by our quality of life that don't need to be near it's customer base are a strong potential.	2/19/2014 7:02 PM
19	green economic development that minimizes global warming, and economic development that addressess baby boomers:i.e. solar & green burials	2/19/2014 6:16 PM
20	Get off the small business mans back when they go to expand making it so hard to build any thing in Shasta county	2/19/2014 4:55 PM

21	Less restrictive and punitive rules from the City, County and State that discourage people from starting or staying in business. Get OUT of the WAY.	2/19/2014 2:43 PM
22	Support and incentives for any business owner who is willing to do their home work and give their blood, sweat & tears who is willing to work hard for a living !	2/19/2014 12:54 PM
23	Programs that are available to LOCAL residents, versus the big corporations. Let the big corporations pay their own way. If they want to be here, they will find a way.	2/19/2014 11:53 AM
24	What this community really needs to improve job availability is a major four year PUBLIC university. That way our residents do not have to leave the area to continue their education and the rate of completion of higher education grows, leading to a better educated workforce. This will then lead to more businesses being willing to relocate to the area.	2/19/2014 10:54 AM
25	Right now, there is a race between cities to develop expansive active transportation networks with access to business centers, grocery stores, outdoor recreation, medical facilities, etc. Why? Because businesses realize they can get better employees by being located in such cities. In short, businesses are flocking to cities that are catering to the need to walk and cycle. If Redding invests in its active transportation infrastructure, economic development will ensue.	2/19/2014 9:47 AM
26	focus on local production of goods and services to meet our local needs. Less focus on big box etc. that are favored because of sales tax revenue. look to support business that build local jobs and circulate the dollar locally.	2/19/2014 7:58 AM
27	Nothing can be done until the people are willing to pull themselves up on their own. Learn to work, live with less, provide for the future on their own without government handouts.	2/19/2014 6:48 AM
28	Get rid of the drug addicts and alcoholics from the streets. They are obstacles to sober people using public areas.	2/18/2014 9:52 PM
29	Incentive programs to support local businesses. Disincentive programs for big box stores that take the money and run. Channel big box store tax to serve local competition.	2/18/2014 1:19 PM
30	Programs that partner business and economic development professionals with education (students and programs) to foster educational attainment, promote livable wage careers, and engage youth in building the community of the greater Redding area	2/17/2014 1:39 PM
31	Don't allow sprawl. Encourage businesses to locate in downtown.	2/15/2014 9:03 AM
32	Lower crime (businesses and innovators are not going to move here with high crime and homelessness surrounding them). Build on assets to generate business (outdoors, recreation, etc) - crime and homelessness also negatively impact these areas.	2/14/2014 11:02 AM
33	Coordination of many different strategies and investments in focused areas, then build/expand on success elsewhere - versus a little here and a little there that few will ever notice.	2/14/2014 10:23 AM
34	A non-religious 4-year+ educational institution. Preferably something health or environment related, like a medical school that will train doctors & midwives or solar panel techs. Tech businesses. Partnerships with schools that encourage innovation & start-ups. Programs that encourage thinking outside the box. Large scale manufacturing, and outside businesses are (mostly) a dead end. Instead of 1 or 2 large businesses, look to encourage hundreds of small businesses. It would be better to encourage local people to create & innovate with what we have in this area.	2/13/2014 3:37 AM
35	Changes need to be made in Sacramento. Cut taxes and regulation.	2/12/2014 3:42 PM
36	First Identify Reddings Identity. What do we want to be? Manufacturing? Industrial? Tourism? And then make it happen. Give away lots at STillwater and enhance the air service to get business travel.	2/12/2014 2:05 PM
37	Increase retail in our community.	2/12/2014 1:34 PM
38	Programs to improve youth employment; Attract far more multifamily housing providers for low and very low income residents; programs to provide business incentives to hiring formerly incarcerated residents.	2/12/2014 9:56 AM
39	More welfare to work programs. Job placement and on the job training. More incentives to employers to hire and train the aid dependent families.	2/11/2014 2:41 PM
40	a robust volunteer analysis team that a business can tap into to give ideas to strengthen their own business. Most jobs are created at existing business -- not by attraction or starting a new sandwich shop.	2/6/2014 2:34 PM
41	Funds to assist in innovative businesses that are already providing services in Redding, so they may grow and create more jobs	2/6/2014 1:39 PM

Q20 Use this space to identify other housing, community development, service, or infrastructure issues in our community not previously addressed in this survey.

Answered: 120 Skipped: 150

#	Responses	Date
1	House and train homeless in ADA law and plumbing. Turn vacant commercial property into liveable, safe, sanitation	4/21/2015 12:58 PM
2	We need the Rose Experiment,Mohicans is a non profit community arts project. We have over 30 local artists involved who donate their time toward improving the lives of local victims of abuse, mental instability, and poverty. We NEED support of the city to expand!	2/3/2015 8:45 AM
3	Housing Help for Large family with children with disabilities and prior evictions.	1/1/2015 9:12 AM
4	Hopeful we will see more multiple use buildings throughout the community with businesses on bottom level and residences above workplace.	12/16/2014 1:16 PM
5	State University for higher education Trade School/mentor programs for highly trained skilled jobs.	12/15/2014 4:25 PM
6	1) Public Transportation is very impractical. It can take an hour and a half to go 3 miles. 2) Although improving, it is unsafe to walk or bike around town. It is appalling that the city allowed huge retail developments that created major thoroughfares like Victor Avenue and East Cypress Avenue without creating routes to accomodate pedestrians, wheelchairs, or bikes. On several occasions, I have seen wheelchairs having to use the street on Victor Avenue and East Cypress Avenue! When I walk on the shoulders of those streets (when there are any), cars lay on their horns at me (terrifying).	11/17/2014 1:59 PM
7	More support for local non-profits and private companies as government agencies are often tied down by too much legislation.	11/5/2014 3:45 PM
8	Homelessness and families at risk of becoming homeless needs to be addressed - it's now impacting general community safety, tourism, business. Target services to local families and people who can prove they are from the community (shift resources to better provide for people from our own community who fall on hard times and away from services to anyone who shows up from anywhere...who may come here only because they've heard there are generious services/agencies but have not family ties or history to our community).	10/30/2014 5:05 PM
9	We need improvement in basic health and housing services so that people can get help with the basics so they can actually hold a job, pay rent or get a decent job.	10/27/2014 3:35 PM
10	There is a high focus on the transient population which seems to be increasing the transient population by people relocating from other areas to Redding for the services.	10/24/2014 4:47 PM
11	There is lack of housing options for former foster youth and resources.	10/23/2014 11:40 AM
12	support for those about to become homeless	3/17/2014 9:58 AM
13	It was sad that I saw the article in today's paper, March 14th, stating paper surveys were available that must be mailed in to office by today. March 14th	3/14/2014 8:20 PM
14	The biggest issues for the city right now are infrastructure, crime, homelessness and lack of full-time living wage jobs for people with HS education.	3/14/2014 7:37 PM
15	We need a 4 year univeristy here, Cal State or UC!!!!!!	3/14/2014 10:21 AM
16	marijuana growth and meth labs eradication	3/14/2014 8:17 AM
17	No, I do wish that I could get a 3 bedroom bc I have a boy and a girl and theres a 4 yr diff, which is ok for now but them sharing a room later would be problematic and unhealthy in pre teen/ teen years.	3/11/2014 3:43 PM
18	Tenant based rental assistance	3/3/2014 2:57 PM

19	we have a serious homeless issue, and crime problems. It'd be nice to see some ground made on talks w/ RPD, so that hopefully we could hire a larger police force. Also, increased attn to the # of hungry of abused children in the Redding area. Avg. Foster youth # is about 500/month. that's too many.	2/28/2014 2:23 PM
20	Effective Substance Abuse Services	2/28/2014 1:08 AM
21	The meth problem must be fixed. Stop using funds to eradicate marijuana and instead use those funds to fix a real issue.	2/22/2014 6:57 PM
22	Full time work with good companies.	2/22/2014 5:54 PM
23	The arrogance and the attitudes of every fucking office holder in Northern California is one of acting like a master rather than a servant of the people. I'M SURE GLAD OUR PRESIDENT ACTS LIKE A SERVANT AND DOES WHAT WE THE PEOPLE WANT INSTEAD OF WHAT STUPID FUCKING REPUBLICAN VOTERS ARE DRIVEN TO WANT THROUGH MARKETING AND ADVERTISING PUSHING THE CORPORATE AGENDA!	2/22/2014 4:08 PM
24	None	2/22/2014 4:02 PM
25	Street repaiar-Lower REU rates!!!,police and fire protection	2/22/2014 10:49 AM
26	Need a panhandling ordinances. Employment education needs to start in high school.	2/21/2014 9:59 PM
27	Getting tougher on homeless who destroy our community by sending them to Sacramento if they are not born or raised in Shasta County. Taking care of our own people, not out siders looking for a free ride..	2/21/2014 5:23 PM
28	I believe the first thing that needs to be addressed is how we define our "community". Are we in actuallity an interdependent group of people with a responsibility for those who inhabit our community or are we a bunch of individuals who happen to live in close proximity and are only responsible for ourselves? If we cannot reach a consensus on what community we live this survey will have no measurable impact on what follows.	2/21/2014 12:26 PM
29	We need a Hospice House for the homeless cancer patients	2/21/2014 9:27 AM
30	Our area has seen a significant increase in homelessness and crime because there are no consequences for bad behavior. It is easier for people to abuse our welfare system and to panhandle then to get and keep a job. These people are not paying taxes, not contributing to society, and causing us who do own businesses to pay for their recklessness. Law enforcement is not backed up because when they do try to enforce the law, criminals are released because of crowding. Jail is not a consequence, inmates receive better dental care and healthcare inside then on the outs. Our system is a mess. We don't need more programs to provide handouts. People do not appreciate handouts because they don't earn them. Redding is a stopping point for druggies. The constant population that has taken up residence in the Cypress and I5 area is damaging to locals and businesses. Our own professional building has been abused, used as a toilet, illegally dumped on, and had overnight trespassers staying consistently. We have had to hire a security guard to throw transients out of our property. Is the city going to reimburse us for that cost? No! People who actually contribute get no "programs" to help us with the problems we face. I'm ready to pack up and leave Redding considering how messed up the welfare system is.	2/21/2014 9:19 AM
31	Find out why these people are out begging on the streets and hanging around and then address those issues. Ask them what it would take to get them off the streets.	2/21/2014 9:15 AM
32	More homeless shelters and hep am seeing more and more homeless and some look very ill and frail	2/20/2014 7:24 PM
33	Toilet and shower facilities to serve the outlaw homeless camps around town	2/20/2014 2:58 PM
34	Access to resources. Severe drug usage.	2/20/2014 2:09 PM
35	Money set aside for water system (pipes,etc) Need grant monies to pay for several city infrastructure services. I love Redding !	2/20/2014 1:53 PM
36	Redding needs more bike lanes and more infrastructure to promote walking and biking.	2/20/2014 1:49 PM
37	We need to have more compassion for our homeless families. I was born here and have never seen so many children on the street.	2/20/2014 10:19 AM
38	tell people about the DAP programs	2/20/2014 8:51 AM
39	emergency and permanent shelter for homeless that allows for pets.. Mental health services	2/20/2014 7:26 AM
40	More help for the mentally ill. Housing, services which need to include transportation other than RABA. The city needs to focus more on these people and families that are barely making ends meet.	2/20/2014 7:15 AM

41	Affective, active long range planning county wide to attract businesses/industry - lots of talk little action/improvement; NOT more drive in restaurants, pizza parlors, bars and lowpaying jobs! Focus on educating our young people to prepare for a healthy future--being contributing citizens; get tough on crime especially violent crimes and domestic violence; expand neighborhood watch type programs	2/20/2014 6:15 AM
42	FREEZE ALL NEW SPENDING AS WE ARE BANKRUPT ALREADY-BONDS/LOANS FOR THE NEXT 50 YEARS UNPAYABLE AND EMPLOYEES RETIREMENT BENEFITS ARE ABSOLUTELY INSANE-WE ARE BANKRUPT PURE SIMPLE AND EZ TO UNDERSTAND.	2/20/2014 5:18 AM
43	This community needs supportive housing (case management) to assist people to learn to function. The multigenerational culture of unemployment (welfare, now SSI) does not encourage people to expect anything more than basic existence.	2/19/2014 10:19 PM
44	Trees, water fountains, cooling spot s by transit. Stops I	2/19/2014 10:07 PM
45	Law Enforcement needs to be beefed up. I don't care what the police chief says about crime numbers dropping. There is to much crime happening in this town. It's becoming a run away freight train it need to be stopped.	2/19/2014 9:59 PM
46	We need more options for people to use. There are too many street corners with cardboard signs on them.	2/19/2014 9:09 PM
47	Bike access citywide.	2/19/2014 8:43 PM
48	Our civic leader need to be just that, LEADERS. They must be willing to take a stand to drive out the entitlement crowd and provide attractive incentives for job creators. Other communities of our size and makeup have done it. We don't need to reinvent the wheel. Pick a model that works best for our strengths and see it through.	2/19/2014 8:26 PM
49	Clearly and please don't deny it, there is a large population of enabled, unmotivated drug abusers here in this town milling about from the downtown area, to the river, to the mission to the Capri. The enablers feed them, send lunches to the park, and people fling money out of their windows at all of these corners. Why would these people have any inclination to do anything differently? They have a comprehensive support base that keeps them coming back for more. These people are different than those that are just out of work, recently divorced, etc. To deny the difference is to blindly ignore the entire BMX bike riding, pit bull pulling derelicts that are permeating the entire area. I am not a Tea Party member, in fact I think they are blatantly ignorant. But to call this a political issue is just as bad. We deserve to shop, walk, and engage our public areas in this town without the threat of crime, witness drug use, and use a library for something other than a bathroom, wash station, or nap area.	2/19/2014 7:35 PM
50	Larger capacity jails, so felons don't tax our ability to protect citizens. Perhaps organizations like Good News, Lunch Bunch, People of Progress, Catholic Social Services churches etc. could pool resources and work together rather than seperately to be more effective. Don't lump all homeless together. Some are drug related, some mental health, some financial, some are less permanent. Not all require the same assistance.	2/19/2014 7:34 PM
51	Adequacy of police force	2/19/2014 7:07 PM
52	Safety issues due to the influx of parolees. Redding is not a safe place at this time. We need more police and our indigent population needs a place to be.	2/19/2014 6:22 PM
53	mentally ill & substance abuse housing services	2/19/2014 6:20 PM
54	trade schools	2/19/2014 5:31 PM
55	City streets need repair	2/19/2014 5:10 PM
56	Too many free government programs. If you want welfare, then work for it or get a job and get off welfare. Quit making collecting welfare a full- time job. Quit making welfare a better alternative than working. If the illegal immigrants can get a job, so can the homeless. Vote out Obama and all the Democrats that have ruined our country and future generations.	2/19/2014 4:57 PM
57	No	2/19/2014 4:56 PM
58	Crime, drug abuse, panhandling.	2/19/2014 3:58 PM
59	The more jobs we can get into Redding the better off we are all going to be.	2/19/2014 3:55 PM
60	no	2/19/2014 2:39 PM
61	I believe that people without transportation are not able to overcome many poverty issues due to the locations of resources and poor public transportation. Bus passes should be more readily available!	2/19/2014 2:11 PM

62	We need good paying jobs. We need more law enforcement on our streets. We need our streets repaired & community to be safe & welcoming to out of town visitors & businesses. I am seeing families leaving the area due to these conditions that need to be addressed.	2/19/2014 1:03 PM
63	Why aren't we making it mandatory for those on assistance programs to volunteer in the community? (Work programs)	2/19/2014 12:32 PM
64	More housing, and services for our Vets; such as mental, medical, and job training.	2/19/2014 12:18 PM
65	We need a place where the homeless can set up camp with running water and toilets. A place where the police will not run them off.	2/19/2014 12:09 PM
66	We need to quit waiving fees such as impact fees. The infrastructure continues to get worse and there are is no money to fix it. Why continue to spur growth if there isn't anything to back it up?	2/19/2014 11:55 AM
67	Parks have been turned over to the homeless, they roam our neighborhoods and and residence do not feel safe. There has to be more homeless shelters and mental health services for them	2/19/2014 11:26 AM
68	More substance abuse and mental health services would go a long way to help with homeless issues.	2/19/2014 10:33 AM
69	tear down the parking garage and put in some multi purpose buildings with underground parking.	2/19/2014 10:19 AM
70	We need: 1. A protected bike lane on the N. Market street bridge 2. Lower speed limit on the N. Market street bridge 3. Greatly improved signal timing at downtown traffic lights (Also at N. Market Street and Quartz Hill: the timing at that light is abominable) 4. Bike lanes all along East Street 5. Bike connection between downtown and the Sundial bridge 6. Better bike route signage 7. A safe way to walk from downtown to the library 8. A protected bike lane on California Street 9. More frequent bus service 10. Improved bike and ped facilities along Highway 273 where there have been far too many people killed.	2/19/2014 9:54 AM
71	Homeless day center	2/19/2014 9:21 AM
72	Public safety/law enforcement	2/19/2014 9:14 AM
73	Make vagrancy illegal.	2/19/2014 8:53 AM
74	Affordable and transitional housing units need to be added to the inventory. Rehab won't get us there. Transportation, look to complete streets. Better bang for the buck from bicycle facilities than transit.	2/19/2014 8:03 AM
75	Bring a real college/university campus to Redding area	2/19/2014 8:03 AM
76	I have daughter & son in law that are not disabled but have learning disabilitites that hinder job performance. They fall between cracks and no program at all for them. They want to work, but need help. In their late 40s.	2/19/2014 8:01 AM
77	Day care center for the homeless. Many are using the library as a day care center and right now we have no other alternative	2/19/2014 7:56 AM
78	Mental health service should be increased.	2/19/2014 7:49 AM
79	Jobs, Jobs, Jobs	2/19/2014 7:32 AM
80	Streets and sidewalks	2/19/2014 7:27 AM
81	More housing for the homeless, more shelter space and more low income housing and jobs	2/19/2014 7:25 AM
82	none	2/19/2014 6:52 AM
83	public transportation extended hours for employment	2/19/2014 5:21 AM
84	This area, which repeatedly ranks at or near the bottom on so many "Quality of Life" issues, is merely reflective of our high percentage of Christian Fundamentalists and Tea Party Extremists, IMO.	2/19/2014 5:07 AM
85	Parolees and the massive amount of convicts roaming around, All the single mother welfare moms living off the taxpayers dime while breaking most of the rules of the programs that they are a part of is pretty crappy as well. I would say 90% of women on welfare are grossly breaking the rules of the programs.	2/19/2014 12:59 AM
86	i need an education on the real needs of the homless	2/18/2014 10:31 PM
87	Build a new jail and keep the criminals locked up.	2/18/2014 10:18 PM
88	Road repair in my neighborhood, cracks and such, in the area east of Hwy 273 from Westwood Village. City sewer services to the same area.	2/18/2014 10:14 PM

89	drug rehab and mental health counseling mandatory if one can't take care of oneself.	2/18/2014 9:55 PM
90	I am 55 years old and a native of Redding. I was employed as a career Fire Firefighter and retired after 34 years of service. During those years, I responded thousands of calls for service involving the homeless population. What is very obvious, is that there are over 70 agencies that support the homeless. They are begining to have a louder voice than the taxpayers who provide the support. At some point we must post a sign that says "Sorry, No Vacancy" Why do we have to continue to support "overflow homeless" simply because they move here. Why do we have to take on the burden of more and more homeless. It is dragging down our community. You already have this population in your data base. Weed them out, and provide the locals with an ID similiar to a Passport. Make them work around the City picking-up trash or whatever. The free ride has to come to an end.	2/18/2014 8:54 PM
91	I would like to commend the folks who started the "Please Don't Feed My Habit" campaign. They were on the right track and it sickens me that they were portrayed as "homeless haters" by the bleeding hearts. I feel that our community does too much to welcome panhandlers and drifters who take advantage of people, leave their waste and filth, and offer nothing in return. The word is out that we are a city of "easy pickins"	2/18/2014 8:25 PM
92	Making sure children get a proper education, get food if they're hungry, get help with studies, get positive input. Children are the future.	2/18/2014 8:12 PM
93	Our infrastructure is crumbling. We need to fix our bridges, underground services and public paved surfaces soon!	2/18/2014 5:05 PM
94	Denser housing close to job centers	2/18/2014 2:49 PM
95	parks in south part of town, more bike lanes, road repair, better transportation.	2/18/2014 2:12 PM
96	More paths and trails that connect housing and shopping/business. Safer streets for walkers/bikers	2/18/2014 1:59 PM
97	Racism (see above). What possible purpose are these demographics to your analysis?	2/18/2014 1:24 PM
98	Safe bike lanes, better traffic control, more sliding scale healthcare, more accessible public transit, more full time permanent employment that provides benefits	2/18/2014 12:46 PM
99	Rental/deposit assistance would be a HUGE assistance to most low or moderate incomed households where we earn an income from employment BUT it only provides for the for the month to month bills and does NOT allow extra for savings to get into a home where the deposts are too high or need pet deposits.	2/18/2014 10:04 AM
100	Sidewalks! There are so many places without sidewalks. Rhonda road, between the mall and discovery village, bony view, etc.	2/17/2014 1:41 PM
101	-Infill/brownfield development in downtown -Improve bicycle and pedestrian infrastructure throughout the city (this includes maintaining the facilities) -Reprogram the traffic signal timing throughout the City so pedestrians don't have to wait as long after they hit the button for the walk signal. In other words, prioritize and give preference to peds rather than vehicles. -Put in pedestrian crosswalks across Quartz Hill Road at Loma, Coronado, Delta, the multi family housing development and the baseball field. The homes are within walking distance of the park, but Quartz Hill has vehicles moving at very high speeds which discourages people from walking. -Traffic calming along Quartz Hill between Market and Benton. -Initiate a carpool program for parents who bring their kids to the summer program at Lake Redding Park. And/or encourage walking school buses and bike trains. - close the tiny road segment that forks off Quartz Hill onto Del Mar. Vehicles drive very fast along that segment and it's extremely narrow with no sidewalk. It could be kept open to bikes and peds and the small triangle shaped green space between Del Mar and Quartz Hill could be turned into a "pocket park." -Improve conditions for bicycles on Market Street across the Sacramento River. -Regularly sweep the Quartz Hill roadway, especially under the railroad trestle- there are many golf ball sized rocks that are along the right side of the road (EB and WB directions) and forces bikes to ride on the left side of the lane. -in front of the parking lot/skate park along Quartz Hill, tree roots have forced up the asphalt, creating a very unpleasant ride for cyclists. -Traffic calming, beautification, tree planting along Market Street between Quartz Hill and Benton.	2/15/2014 9:33 AM
102	Need to proactively engage the community about what they want Redding to be like, how to market Redding, and how to increase quality of life in the city	2/14/2014 4:58 PM
103	Infrastructure needs (streets paved, sidewalks repaired) general ongoing maintenance are very important. (Seems like it would help create jobs.) Mental health services need to improve.	2/14/2014 4:18 PM
104	Crime. Violence. Homelessnes (especially when groups of men 'hang out,' it's intimidating to those of us who want to feel safe using local parks, trails and even accessing stores). Safe and convenient options for walking, bicycling and transit (give people option to lower their monthly costs by not being so dependent on cars, buying fuel).	2/14/2014 11:06 AM
105	Again, let's reinvest in our existing neighborhoods and commercial centers before building new.	2/14/2014 10:25 AM

106	There is a distinct lack of community involvement & pride. There needs to be more opportunities for individuals & groups to be praised for making the area better. Events & activities that encourage community involvement are needed (suggestions include: student interns, more online surveys, fairs, bike races & other activities, "neighborhood night out/block parties", etc). More neighborhoods with high speed internet where people can bike/walk to school/work & shopping.	2/13/2014 4:06 AM
107	mental health/substance abuse help	2/12/2014 6:08 PM
108	Mental health services	2/12/2014 4:55 PM
109	open trade schools, there are jobs for skilled people	2/12/2014 3:53 PM
110	More law enforcement. Quick attracting more homeless to the area. Charge an "impact fees" on the GNRM and the like. The tax payers should not have to pay for their "clients".	2/12/2014 3:48 PM
111	I feel that the Redding Police other peace officers are understaffed. Getting access to health and mental health services are hard on those with low or no income.	2/12/2014 2:27 PM
112	Too many homeless people. Homeless camping laws not being enforced.	2/12/2014 1:35 PM
113	While I am African American, I am answering this survey on behalf of my non-profit organization, which employs a reasonably diverse staff (race, age, disability) of residents of the community.	2/12/2014 9:59 AM
114	We need activities that are accessible, varied in time/location/activity, and safe for youth and families.	2/11/2014 4:51 PM
115	I believe that the number of homeless in the area has grown beyond our city's ability to cope. For example, even going to the emergency room at the hospital no longer feels safe.	2/11/2014 3:24 PM
116	Quality Childcare	2/11/2014 2:55 PM
117	The homeless camps and homeless people that leave trash all over	2/11/2014 2:43 PM
118	More places like redding gardens cooperative on south st	2/7/2014 7:02 AM
119	I feel we need to make plans to bring a CSU or UC to our area, so we have access to higher education and it will create new jobs and industry.	2/6/2014 1:44 PM
120	The number 1 issue in Redding/Shasta Co is drugs and youths that are uncontrollable.	2/6/2014 11:36 AM

Appendix C – Key Informant Interview Participants

The list below identifies those organizations that are active in affordable and fair housing issues within the City of Redding and were invited to participate in key informant interviews for the purposes of developing the City of Redding 2015-2020 AI.

Community Housing Improvement Program
Community Revitalization and Development Corporation
Disability Action Center
Faithworks
Far Northern Regional Center
Good News Rescue Mission
Legal Services of Northern California
Mercy Housing California
Northern Valley Catholic Social Services
People of Progress
Shasta County Mental Health
Veterans Resource Center of America

Appendix D – HCV Participant Survey

City of Redding Fair Housing Survey

1. Have you been denied rental housing within the past five years?

- ○ No (If no, please go to question 4).
- ○ Yes, please specify the number of times below.

2. Why were you denied rental housing in the last five years?

- ○ Color
- ○ Disability
- ○ Family size
- ○ Gender
- ○ Marital Status
- ○ Medical Condition
- ○ National Origin
- ○ Poor credit
- ○ Poor rental history
- ○ Race or Ethnicity
- ○ Religion
- ○ Sexual orientation
- ○ Source of Income
- ○ Other (please specify)

3. Please describe the discrimination that you experienced:

4. Have you been denied mortgage financing in the last five years?

- ○ No (If no, go to question 7).
- ○ Yes, the number of times is specified below:

5. Were you denied a home mortgage for the following reasons?

- ☐ Color
- ☐ Disability
- ☐ Family size
- ☐ Gender
- ☐ Marital Status
- ☐ Medical Condition
- ☐ National Origin
- ☐ Poor Credit
- ☐ Poor Rental history
- ☐ Race or Ethnicity
- ☐ Religion
- ☐ Sexual Orientation
- ☐ Source of Income
- ☐ Other (please specify)

6. Please describe the discrimination you experienced.

7. Do you or anyone in your household have a disability?

- ○ No
- ○ Yes, physical disability
- ○ Yes, mental disability
- ○ I am not disabled, but people think I am.

8. A reasonable accommodation is a request by a disabled person to change the rules, policies, services or procedures to fully enjoy a dwelling. Has anyone in your household ever been denied a reasonable accommodation request?

- No
- Yes, please specify below

9. Have you submitted a formal fair housing complaint within the past five years?

- No
- Yes, please specify with whom below:

10. Have you sought another form of fair housing assistance within the past five years?

- No
- Yes, (please specify below)

11. Was the issue resolved to your satisfaction?

- No
- Yes

12. Do you feel you are well informed regarding your fair housing rights?

- No
- Yes

13. In which Redding neighborhoods have you looked for housing in the last five years?

14. Are you on a wait list for any housing programs?

- No
- Yes, the specific wait lists are detailed below:

15. Do you participate in any of the following programs?

- Housing Choice Voucher (Section 8 rental assistance)
- Other, please specify the type of subsidized housing below:

16. How many people live in your household (including yourself)?

- 1
- 2
- 3
- 4
- 5
- 6
- More than 6

17. How many bedrooms does your unit have?

- I am homeless
- Studio
- 1
- 2
- 3
- 4 or more

18. Does your household contain children under the age of 18:

- No
- Yes

19. What is your ethnicity?

- Hispanic/latino
- Non-Hispanic latino

20. What racial or ethnic group do you most closely identify with?

- White
- Black/African American
- American Indian/Alaska Native
- Asian
- Native Hawaiian/Pacific Islander
- Two or more races
- Other (please specify)

21. What is your annual pre-tax household income?

- Less than $10,000
- $10,000-$14,999
- $15,000-$19,000
- $20,000-$29,999
- $30,000-$34,999
- $35,000-$39,999
- $40,000-$44,999
- $45,000-$49,999
- $50,000-$54,999
- $55,000-$59,999
- $60,000 or more

Have you been denied rental housing within the	n	%
No	171	93.4%
Yes	12	6.6%
Unanswered	6	

Yes, please specify the number of times below.	n	Count	Average
Yes & gave a count	8	24	3
Yes & didn't give count	4	n/a	n/a

Were you denied rental housing for any of the	Count	%
Disability	1	8.3%
Family size	1	8.3%
Gender	1	8.3%
Medical Condition	1	8.3%
Poor credit	6	50.0%
Poor rental history	1	8.3%
Race or Ethnicity	1	8.3%
Source of Income	3	25.0%
Other (please specify)	9	75.0%

Have you been denied mortgage financing in	n	%
No	176	98.9%
Yes	2	1.1%
Unanswered	11	

Reasons given for being denied a mortgage.	n
Bad Credit	1
Foreclosure	1

Do you or anyone in your household have a	n	%
Yes, physical disability	92	48.7%
Yes, mental disability	34	18.0%
No	62	32.8%
No, but people think I do	1	0.5%

A reasonable accommodation is a request by a	n	%
Yes	10	5.3%
No	176	93.6%
Unanswered	2	1.1%

Have you submitted a formal fair housing complaint within the past five years?		
	n	%
Unanswered	1	
Yes	8	4.3%
No	180	95.7%

Have you sought another form of fair housing assistance within the past five years?		
	n	%
Unanswered	0	
Yes	8	4.2%
No	181	95.8%

Was the issue resolved to your satisfaction?				
	n	Yes Resolved	Not Resolved	Not Answered
Yes to both	4	0	4	0
Yes to only submit	4	2	1	1
Yes to only sought	4	0	3	1

Do you feel you are well informed regarding your fair housing rights?		
	n	%
Unanswered	11	
Yes	141	79.2%
No	37	20.8%

Are you on a wait list for any housing programs?	n	%
Unanswered	4	
Yes	10	5.4%
No	175	94.6%

Do you participate in any of the following programs?	n	%
Section 8	156	
Other	4	
Unanswered/ None	29	

How many people live in your household	n	%
1	104	55.9%
2	41	22.0%
3	23	12.4%
4	9	4.8%
5	8	4.3%
6	1	0.5%
Unanswered	2	

How many bedrooms does your unit have?	n	%
Studio	5	2.7%
1	71	38.2%
2	89	47.8%
3	21	11.3%
Unanswered	2	

Does your household contain children under the age of 18:	n	%
Yes	64	34.4%
No	122	65.6%
Unanswered	3	

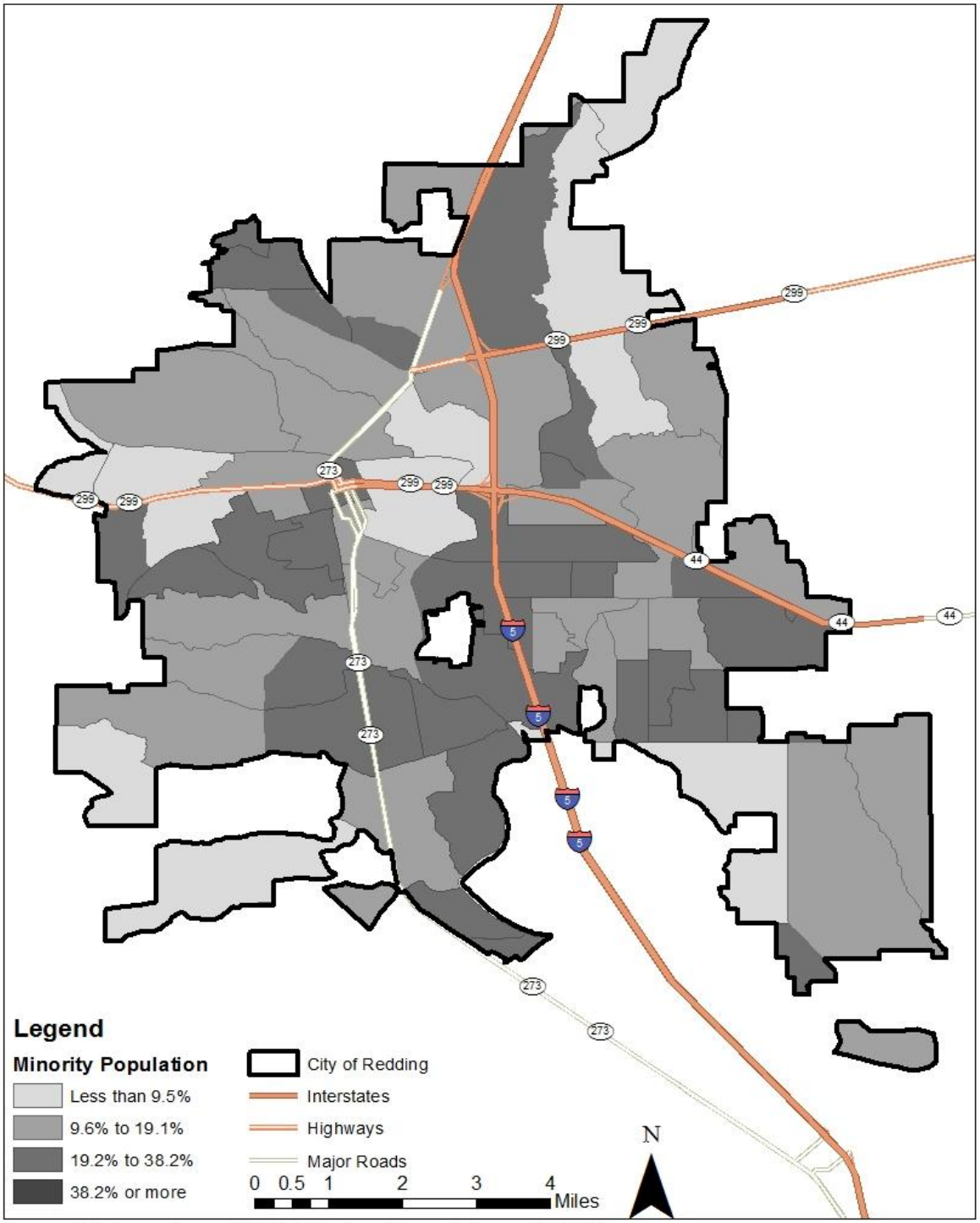
What is your ethnicity?	n	%
Hispanic/latino	14	8.5%
Non-Hispanic latino	151	91.5%
Unanswered	24	

What racial group do you most closely identify with?	n	%
White	161	86.1%
Black/African American	6	3.2%
American Indian/Alaska Native	5	2.7%
Asian	1	0.5%
Native Hawaiian/Pacific Island	1	0.5%
Two or more races	11	5.9%
Other	2	1.1%
Unanswered	2	

What is your annual pre-tax household income?	n	%
Less than $10,000	73	39.5%
$10,000-$14,999	77	41.6%
$15,000-$19,000	25	13.5%
$20,000-$29,999	8	4.3%
$30,000-$34,999	0	0.0%
$35,000-$39,999	0	0.0%
$40,000-$44,999	1	0.5%
$45,000-$49,999	0	0.0%
$50,000-$54,999	1	0.5%
$55,000-$59,999	0	0.0%
$60,000 or more	0	0.0%
Unanswered	4	

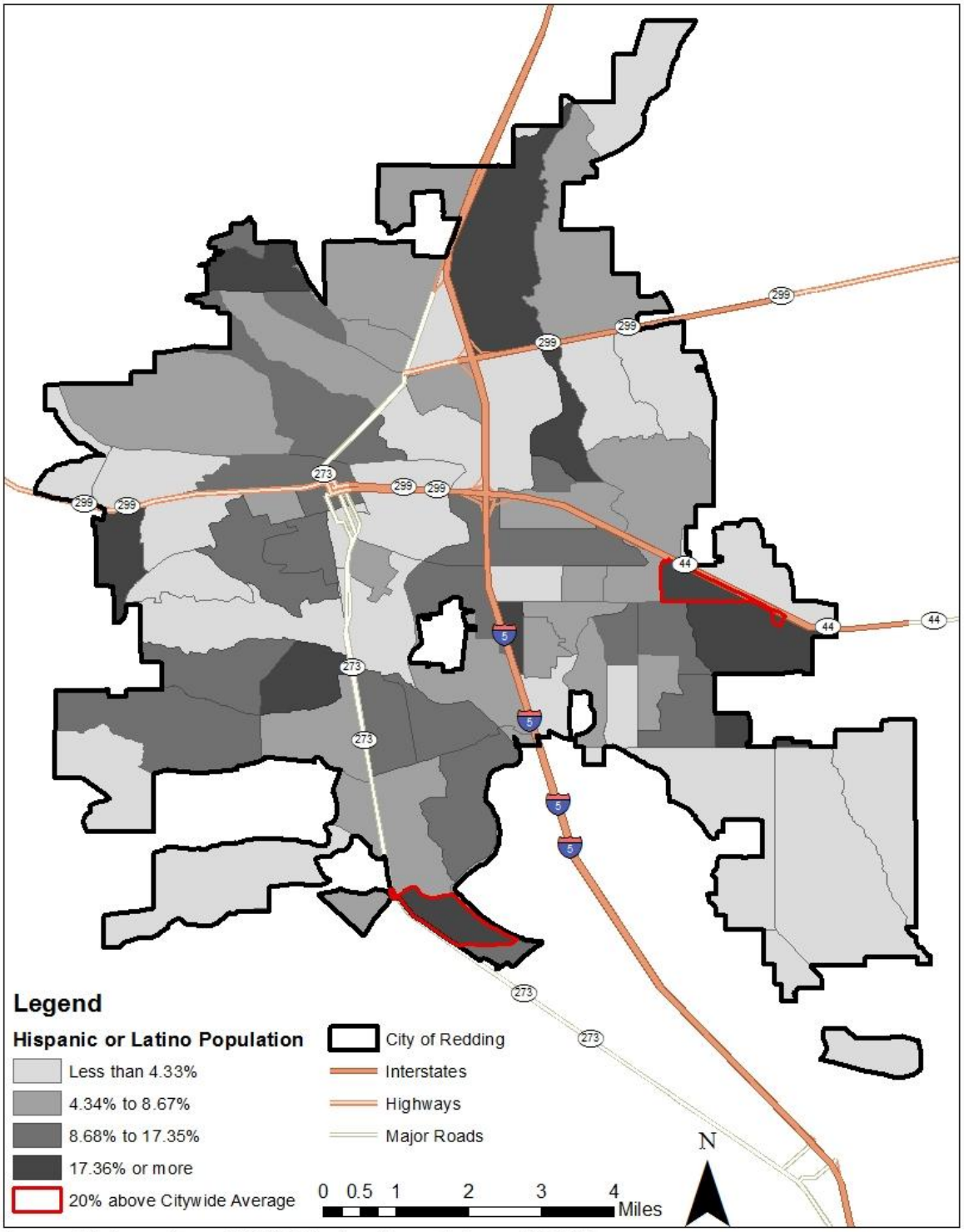
Appendix E – Geographic Distribution of Residents by Race and Ethnicity

Appendix E1: Percent Minority, City of Redding, 2009-2013



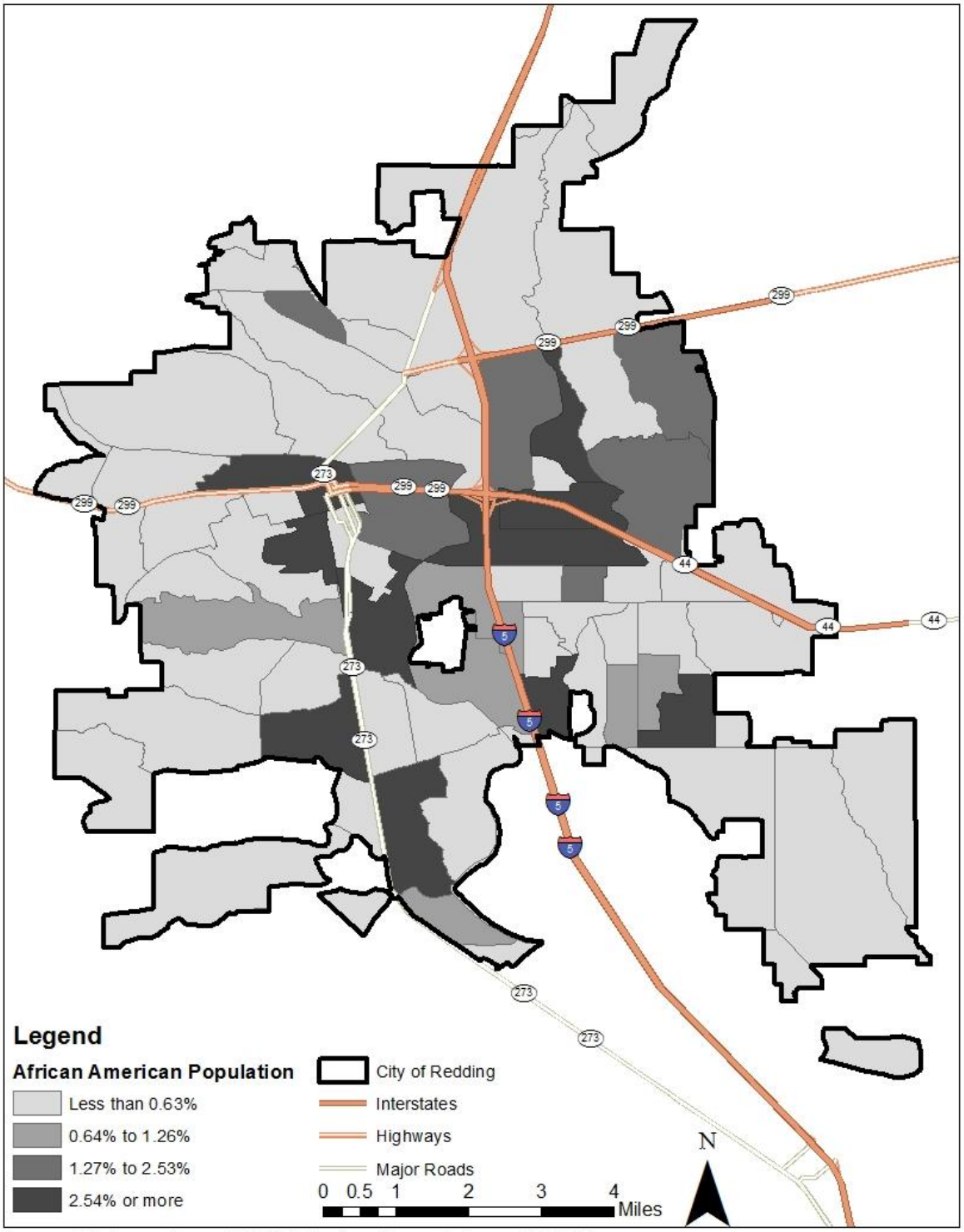
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E2: Percent Hispanic or Latino, City of Redding, 2009-2013



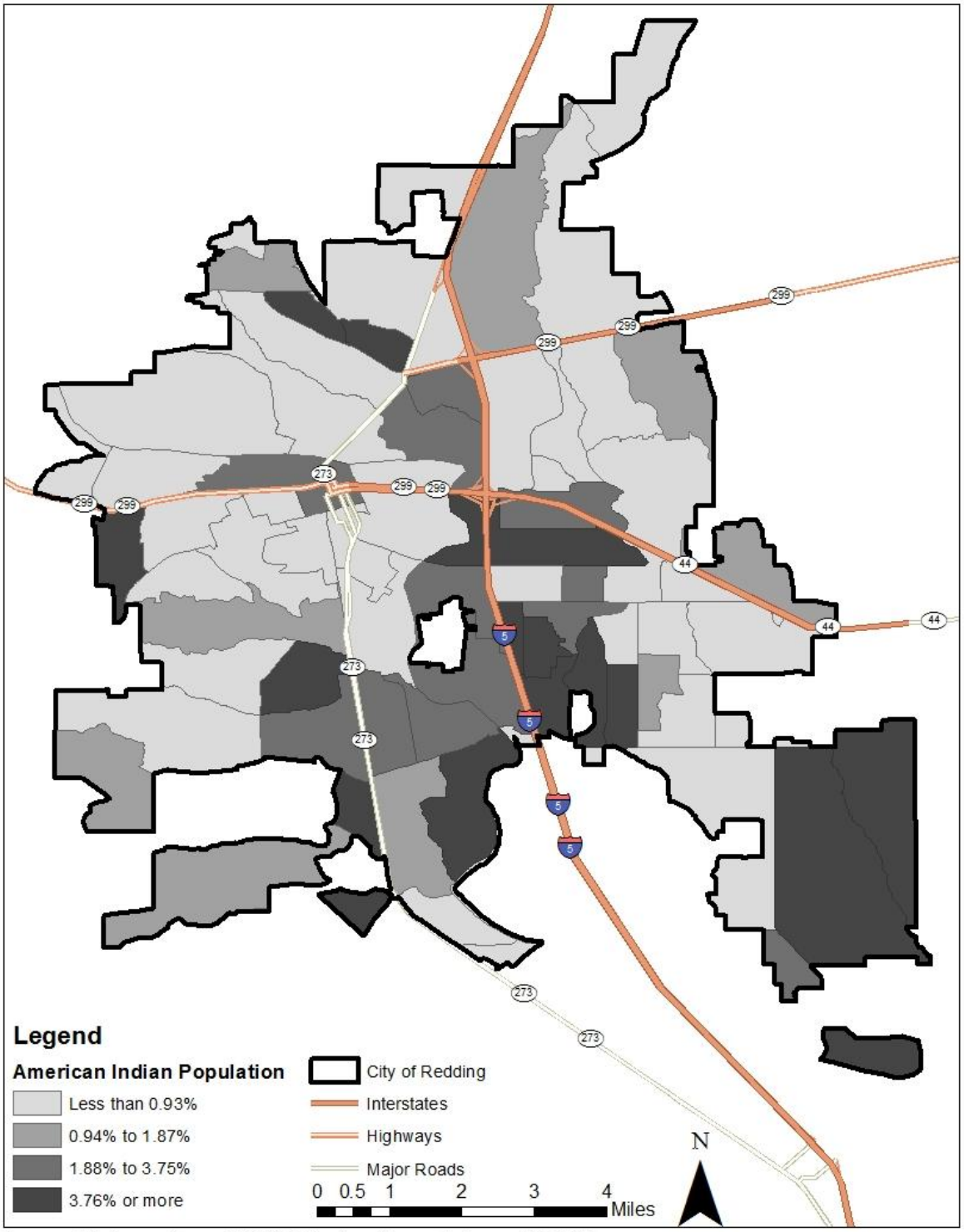
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E3: Percent African American, City of Redding, 2009-2013



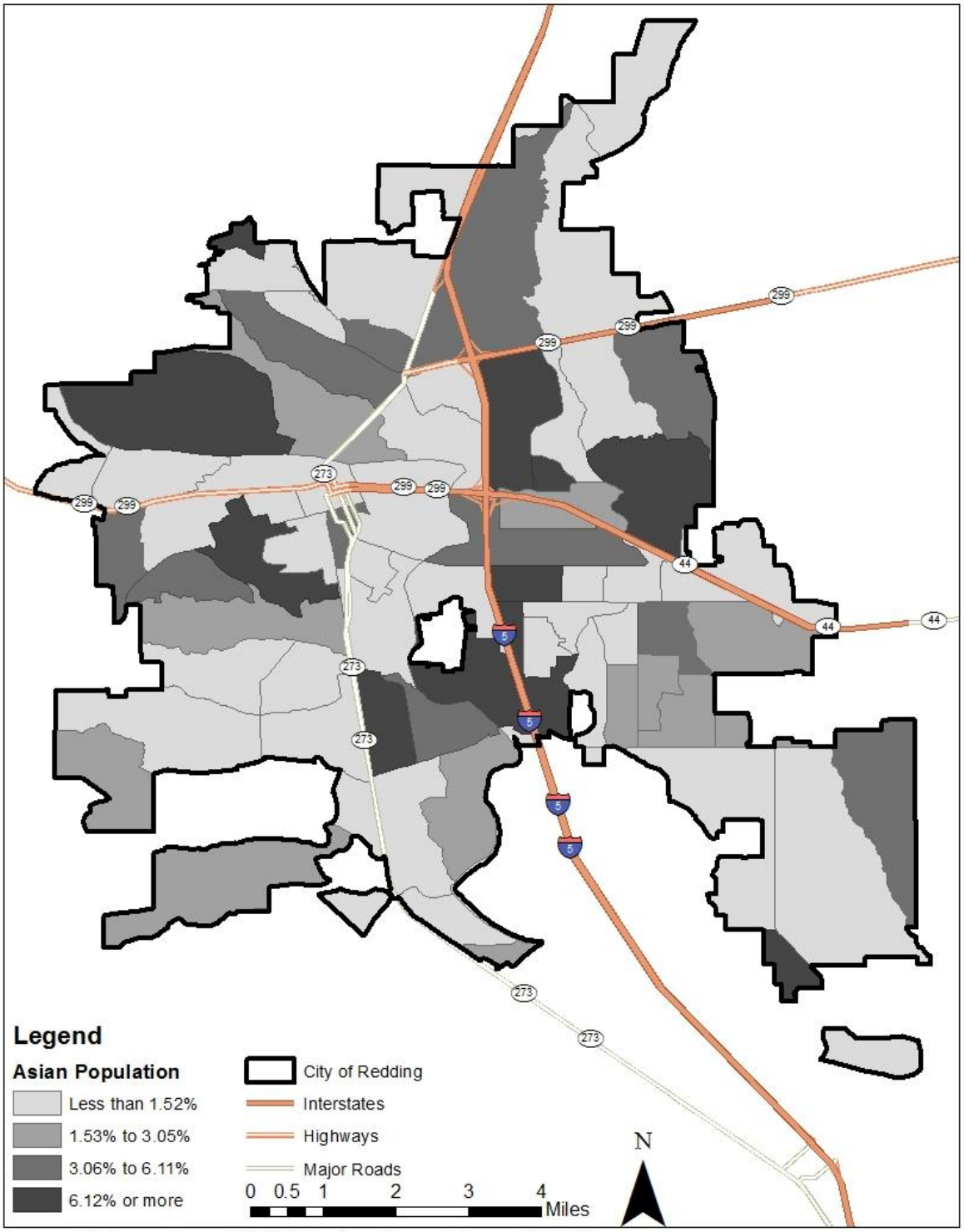
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E4: Percent American Indian, City of Redding, 2009-2013



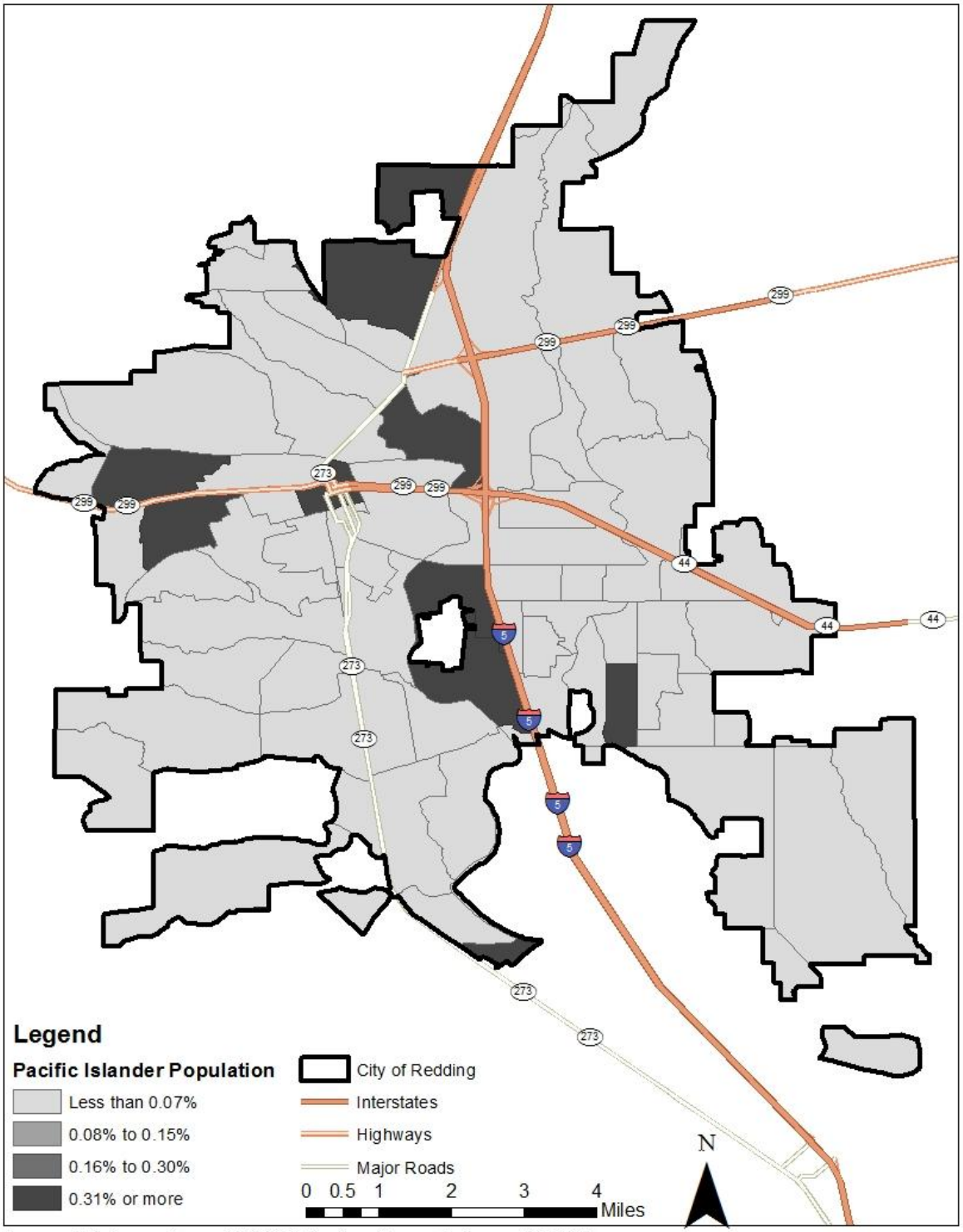
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E5: Percent Asian, City of Redding, 2009-2013



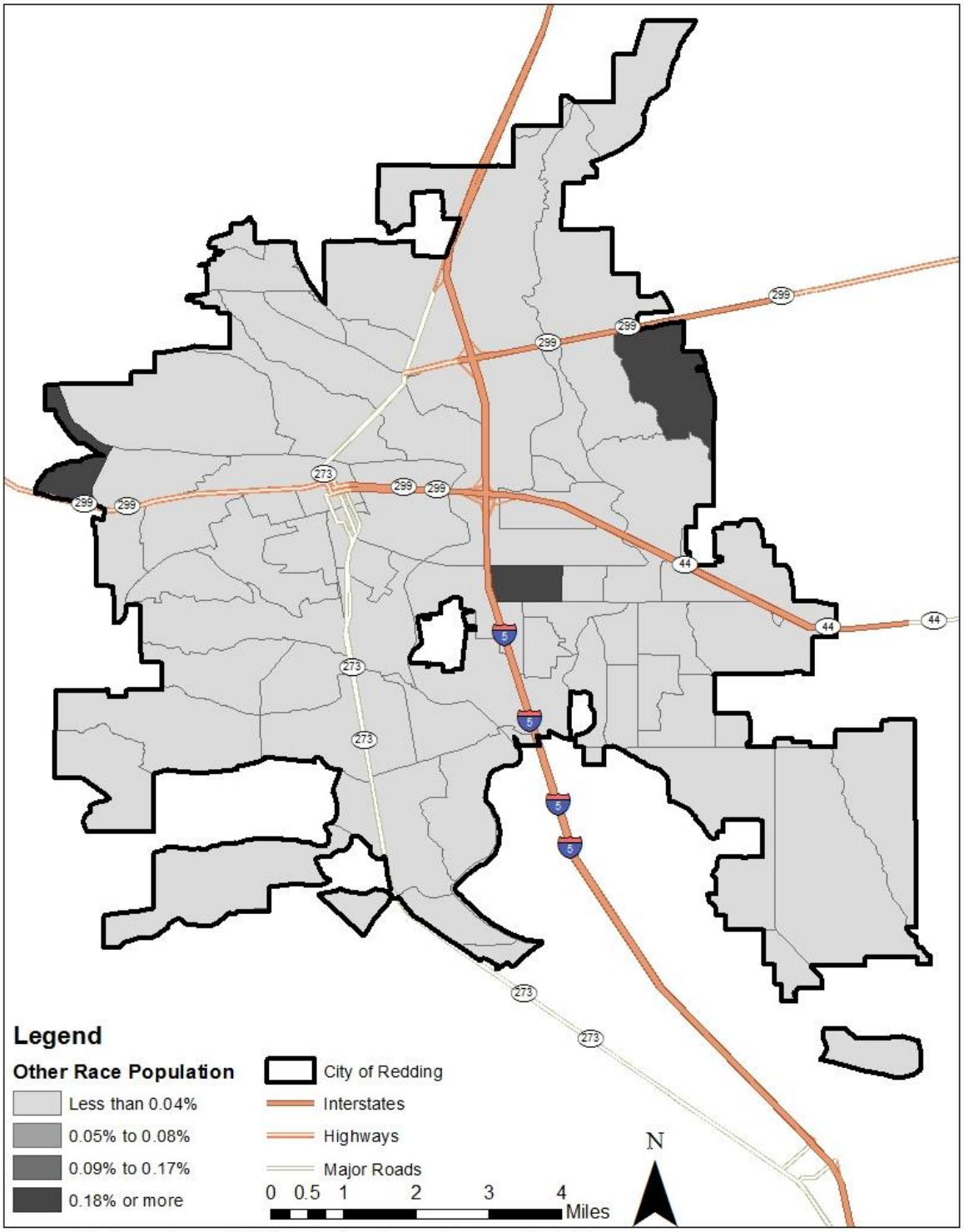
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E6: Percent Pacific Islander, City of Redding, 2009-2013



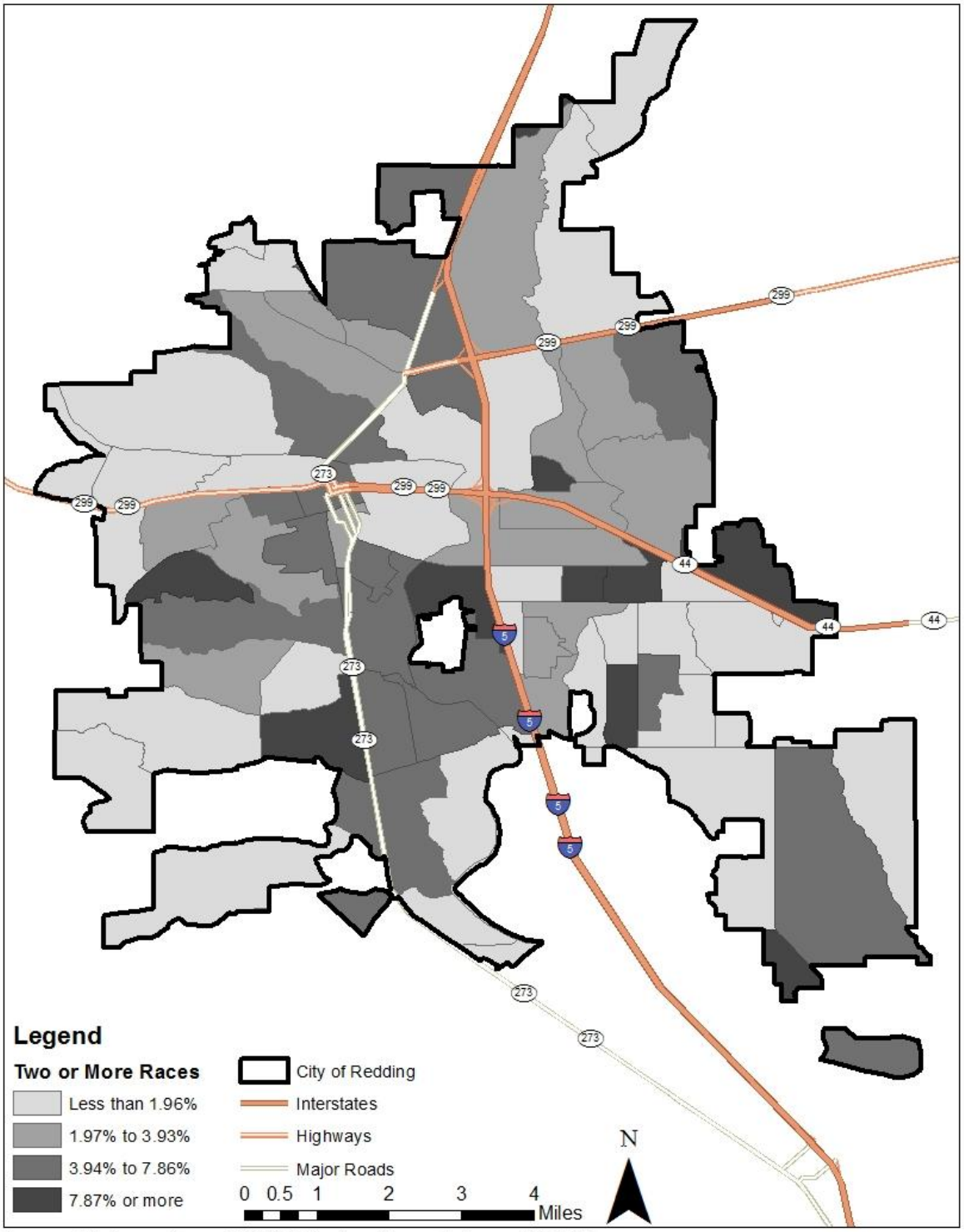
Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E7: Percent Some Other Race, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix E8: Percent Two or More Races, City of Redding, 2009-2013



Sources: U.S. Census Bureau, 2009-2013 American Community Survey; BAE, 2015.

Appendix F – Low- and Moderate-Income Block Groups

Block Groups with above average concentrations of low- and moderate-income households

Census Tract 115.00, Block Group 3
Census Tract 114.03, Block Group 2
Census Tract 115.00, Block Group 1
Census Tract 111.00, Block Group 2
Census Tract 113.00, Block Group 3
Census Tract 110.02, Block Group 4
Census Tract 116.00, Block Group 2
Census Tract 108.06, Block Group 1
Census Tract 107.03, Block Group 2
Census Tract 123.01, Block Group 1
Census Tract 108.06, Block Group 2
Census Tract 110.02, Block Group 3
Census Tract 102.00, Block Group 1
Census Tract 107.04, Block Group 2
Census Tract 103.00, Block Group 2
Census Tract 107.02, Block Group 1
Census Tract 123.01, Block Group 2
Census Tract 113.00, Block Group 2
Census Tract 114.02, Block Group 2
Census Tract 105.00, Block Group 3
Census Tract 113.00, Block Group 1
Census Tract 101.00, Block Group 2
Census Tract 112.09, Block Group 4
Census Tract 106.02, Block Group 1
Census Tract 112.09, Block Group 1
Census Tract 107.04, Block Group 1
Census Tract 107.04, Block Group 3
Census Tract 108.03, Block Group 2
Census Tract 104.00, Block Group 1
Census Tract 105.00, Block Group 1
Census Tract 109.00, Block Group 1
Census Tract 112.09, Block Group 3
Census Tract 104.00, Block Group 3
Census Tract 112.09, Block Group 2
Census Tract 116.00, Block Group 3
Census Tract 101.00, Block Group 1

Block Groups with concentrations of low- and moderate-income households that are greater than twice the citywide average

Census Tract 112.09, Block Group 2
Census Tract 116.00, Block Group 3
Census Tract 101.00, Block Group 1

Appendix G – Redding Area Bus Authority System Information

RABA Ride Guide

HAVE QUESTIONS?
Visit our website at:
www.RABAride.com
or callCustomer Service at:
530-241-2877

WEEKDAY SCHEDULES | NO SUNDAY SERVICE

Saturday service begins 3 hours later and ends at the time indicated.

NOTE: M D C A B C D Indicates timed stops, bus will not leave earlier than time indicated. All other times are estimations, please arrive earlier than time indicated

ROUTE 1

Leaves Masonic Transfer Center	Redwood Blvd. Opportunity Center	Lake/Aarly (Park Villa)	Hill/Pine (Post Office)	Shasta Dam Montana	Cascade/Oasis (AM/PM Market)	Lake Oasis	Arrives Masonic Transfer Center
M		A		B		C	M
6:35 AM Sat: 9:35 AM	:40	:50	:00	:05	:12	:15	:30
THEN EVERY HOUR UNTIL LAST BUS AT:							
7:35 PM	7:40	7:50	8:00	8:05	8:12	8:15	8:30 PM

ROUTE 2 EAST / ROUTE 2 WEST

Leaves Downtown Transit Center	Rescue Mission	RABA	Social Security	Downtown Transit Center	Airpark Rosaline (Mercy)	Placer/ Buenaventura	Eureka Way/ Walnut Shasta HS	Downtown Transit Center
D		A	B	D	C			D
6:20 AM Sat: 9:20 AM	:24	:30	:35	:47/:50	:55	:00	:05	:17
THEN EVERY HOUR UNTIL LAST BUS AT:								
6:20 PM	6:24	6:30	6:35	6:47/:50	6:55	7:00	7:05	7:17 PM

ROUTE 3

Leaves Downtown Transit Center	Railroad at El Reno	Breslauer Social Services	E. Bonnyview S. Bonnyview	Westside Rd./ Clear Creek (Park N Ride)	El Reno/ Westside	Sheridan @ Court (MLK Park and Center)	Arrives Downtown Transit Center
D		A		B		C	D
6:20 AM Sat: 9:20 AM	:30	:35	:45	:50	:55	:05	:15
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:30	6:35	6:45	6:50	6:55	7:05	7:15 PM

ROUTE 4

Leaves Canby Transfer Center	Maraglia (K Mart)	Lassen View School	Bechelli/ Knollcrest	Lassen View School	Maraglia (K Mart)	Dana /Bradford (Wal-Mart)	Arrives Canby Transfer Center
C	A				B		C
6:20 AM Sat: 9:20 AM	:35	:40	:50	:55	:00	:10	:15
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:35	6:40	6:50	6:55	7:00	7:10	8:15 PM

ROUTE 5

Leaves Downtown Transit Center	Hartnell at Shotwick Trail	Hartnell/ Shasta View (Holiday Mrkt)	Galaxy at Meteor	Hartnell/Victor (Tower Mart)	Hartnell at Shotwick (Veteran's Affairs)	Placer/East (SRMC)	Arrives Downtown Transit Center
D	A	B			C		D
6:20 AM Sat: 9:20 AM	:32	:40	:45	:50	:00	:10	:15
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:32	6:40	6:45	6:50	7:00	7:10	7:15 PM

ROUTE 6 SOUTH / ROUTE 6 NORTH

Leaves Canby Transfer Center	Victor/East Cypress	Victor at El Vista	Dana/ Bradford (Winco)	Canby Transfer Center	Shasta College	Bethel School	Arrives Canby Transfer Center
C		A		C	B		C
6:50 AM Sat: 9:50 AM	:56	:02	:13	:20	:33	:40	:47
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:50 AM	6:56	7:02	7:13	7:20 PM			

ROUTE 7

Leaves Downtown Transit Center	Market/ Quartz Hill	Masonic Transfer Station	Shasta College	Redwood (Opportunity Center)	Lake/ Masonic	Market/ Quartz Hill	Arrives Downtown Transit Center
D		M	A			B	D
7:20 AM Sat: 10:20 AM	:26	:35	:45	:58	:05	:10	:15
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:26	6:35	6:45	6:58	7:05	7:10	7:15

ROUTE 9 ANDERSON

Leaves Anderson Walmart	Stingy at St. Stephens	Silver at Diamond	Social Services	Arrives Downtown Transit Center	Leaves Downtown Transit Center	SR 273 at Canyon	Silver at Diamond	Balls Ferry at Childress	Arrives Anderson Walmart
A	B	C	D	D	D	E	C	F	A
6:20 AM	6:35	6:50	7:05	7:15	7:20	7:35	7:50	8:05	8:15
THEN EVERY TWO HOURS UNTIL LAST BUS AT:									
6:20 PM	6:35	6:50	7:05	7:15					

ROUTE 11

Leaves Canby Transfer Center	Hilltop/ Peppertree	Masonic Transfer Station	Court at Elk's Lodge	Downtown Transit Center	Cypress (City Hall)	Hilltop/ Commerce	Arrives Canby Transfer Center
C		M		D			C
6:20 AM Sat: 9:20 AM	:25	:35	:39	:50	:55	:00	:15
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:25	6:35	6:39	6:50	6:55	7:00	7:15

ROUTE 14

Leaves Downtown Transfer Center	Benton/ Quartz Hill	Masonic Transfer Station	Hilltop/ Mercedes	Canby Transfer Center	Hilltop/ Commerce	Cypress/ Civic Center Drive	Arrives Downtown Transfer Center
D		M		C			D
6:20 AM Sat: 9:20 AM	:26	:35	:43	:50	:02	:10	:17
THEN EVERY HOUR UNTIL LAST BUS AT:							
6:20 PM	6:26	6:35	6:43	6:50	7:02	7:10	7:17

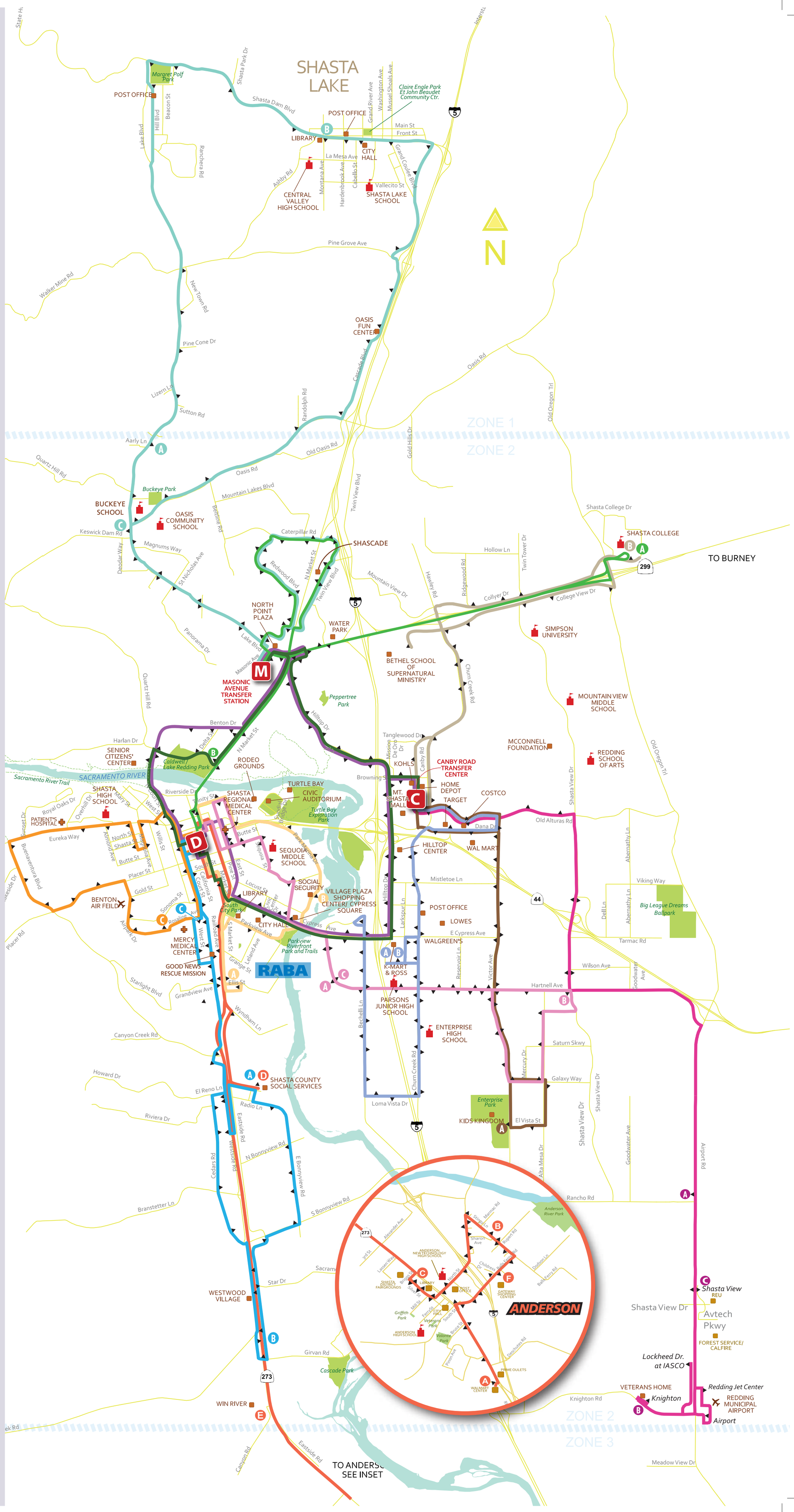
AIRPORT EXPRESS

Leaves Canby Transfer Center	Airport Rd. at Rancho Rd.	Lockheed Drive at IASCO	Veterans Home on Knighton	Redding Municipal Airport	Airport Rd. at Shasta View (REU)	Shasta View at Wilson	Old Alturas/ Bradford (Winco)	Arrives Canby Transfer Center
C	A		B		C			C
5:50 AM	6:05	6:15	6:20	6:25	6:30	6:40	6:45	6:47
THEN EVERY TWO HOURS UNTIL LAST BUS AT:								
5:50 PM	6:05	6:15	6:20	6:25	6:35	6:40	6:45	6:47

LEGEND

- A — Timed Stop
- Bus Stop
- C — Transfer Center
- Points of Interest
- School
- Fare Zones

NOTE: Routes are color coded for ease of distinction on map. Colors do not relate to signs on buses



RABA Ride Guide

Effective March, 2015

NEW

YOUR GUIDE TO RABA!

Welcome to the Redding Area Bus Authority!

We provide over 800,000 rides per year and have been serving Redding, Shasta Lake and Anderson communities since 1981.

This guide shows all the bus routes operated by **RABA**, hours of operations, fares and riding tips to help you plan your trip. Be sure to check out our complimentary new Route Booklet for more detailed information about our routes.

RABAride.com
Facebook.com/RABAride
Twitter @RABAride
#RABAride

Call customer service:
8:30 AM — 6:00 PM
for route or schedule questions
530-241-2877

RABA

TITLE VI COMPLAINT PROCEDURES

The Redding Area Bus Authority (RABA) grants all citizens equal access to its transportation services and are committed to ensuring that no person is excluded from participation in, or denied the benefits of its services on the basis of race, color, or national origin as protected by Title VI of the Civil Rights Act of 1964, as amended. It is further the intent of RABA that all citizens be aware of their rights to such access. For more information regarding Title VI, citizen rights, language assistance, and complaint procedures, please contact RABA by e-mail at rabastaff@ci.redding.ca.us or call 530.241.2877

FARES — ZONES — MONTHLY PASSES

RABA's service area is divided into 3 zones. When travelling in the same zone only a base fare is charged. When travelling to or through another zone, there will be an additional zone fare charged. All transfers are free, please notify driver upon boarding.

- Please use exact change -

Base Fare (age 6-61)	$1.50
Zone Change	$0.75
Children under 6	Free
Seniors (62 and over)	$0.75
Persons with Disability	$0.75
Medicare Care holder	$0.75
ZoneChange (Senior/ Disability/Medicare)	$0.40
Transfers	Free

Punchcards:

A $10 punchcards are available for **RABA** riders. Punchcards may be purchased at the Redding Downtown Transit Center. Punchcards can be used on Fixed Route and Demand Response.

— For full list of locations call —

241-2877 or visit
www.RABAride.com

Half Fare:

To ride with a half fare a rider may board the bus with one of these three

- **Show ID for proof of age**
- **Show Medicare card**
- **Show the RABA Blue Card**

To qualify for a **RABA** Blue Card you can fill out an application available online or obtain one from the **RABA** office at 3333 South Market during business hours. Please bring Medicare card, current SSI information or VA card. You may also show proof of disability by having a doctor fill out and sign a physician's form available online or from our office.

Monthly Passes:

If you ride RABA more than 30 one-way trips you will save with the unlimited ride monthly pass!

Passes	Reg.	Sr./DB
Redding Local Pass	$48.25	$24
Redding-Shasta Lake Pass	$82	$41
Redding-Anderson Pass	$82	$41
Youth Pass	$29	---

Monthly Passes are sold at the Downtown Transit Center or call **RABA** Customer Service **241-2877**.

CONTACT INFORMATION

Visit us online at: RABAride.com
Facebook: facebook.com/Redding-Area-Bus-Athority
Twitter: twitter.com/RABAride@RABAride #RABAride
Fixed Route Transit/Demand Response: 530-241-2877
Burney Express Information:
530-241-2877 —1-800-803-7222
TTY (Hearing Impaired): 530-241-6274
Administrative Offices: 530-225-4170
Transit outside of RABA Service Area for Sr. and Persons with DB Provided by Shasta Sr. Nutrition Program:
530-226-3075 / www.ssnpweb.org/id5.html
44 Express – Shingletown, Millville, Palo Cedro
www.ssnpweb.org/id23.html
Regional connections from Downtown
Redding Transit Terminal: 1530 Yuba Street, Redding
Sage Stage: Redding to Modoc County
connections to Reno, NV and Klamath, OR
sagestage.com / 530-233-6410
Trinity Transit: Redding to Trinity County
trinitytransit.org / 530-623-5438
Redwood Transit: Connect from Trinity Transit
Trinity County to Humboldt County
redwoodtransit.org / 707-443-0826
First Class Shuttle: Red Bluff, Corning, Orland, Willows, Sacramento & San Francisco Airports
reddingfirstclassshuttle.com / 530-605-0137
Greyhound Bus Line: greyhound.com / (530) 241-2070
Greyhound Package Express: (530) 241-2070
Customer Service: (530) 241-2533
Amtrak Train: 1620 Yuba Street
Coast Starlight service from Seattle, Washington to Los Angeles, California / Connections Nationwide
Amtrak.com / 1-800-872-7245

LIST OF STOPS

Timed stops are those stops where a bus departs at a designated time. This allows for a rider to gauge where the bus should be along the route. Times are not provided for all stops due to traffic congestion, loading or unloading, and other obstructions or delays.

ROUTE 1 STOPS

M :35 Masonic Transfer Station
Northpoint at Lake (Raley's)
Northpoint at Redwood
Redwood at Marijean
Redwood at Butternut Trail
:40 Redwood (1265) at Catepillar (Opportunity Center)
Caterpillar Road at Redwood
Caterpillar Road at Prestige Way
Caterpillar Road at Grand
Twin View at Caterpillar at (Shasta Inboards Boats)
Twin View (900) at Midway at (Shascade Skill Center)
Twin View at Valley Ridge (Cyclopedia of Redding)
Northpoint at Redwood
Northpoint at Raley's
Lake (465) at Clay
Lake at St. Marks at (Splish Splash Auto Wash)
Lake (991) at Tamarack
Lake at Keswick
Lake at Oasis (Towermart)
Lake (1733) at Hiatt (Buckeye school)
A :50 Lake (12125) at Aarly (Park Villa MHP)
Lake (12345) at Dean at (Richard's Automotive)
Lake at Pine Cone across from (Buckeye Grange)
Lake at Newton at (Gateway Community Church)
Lake at Pine Grove
Hill at Ranchera Rd. at (Rancho Pines)
:00 Hill at Pine at (Summit City Post Office)
Shasta Dam at Lake across from (Toyon Learning Center)
Shasta Dam at Sacramento at (Margaret V. Polf Park)
Shasta Dam at Shasta Park at (Twin Lake MHP)
Shasta Dam (3808) at Givan St.
B :05 Shasta Dam at Montana
Shasta Dam at Hardenbrook
Shasta Dam at Median (Car Wash)
Shasta Dam (4906) at Grand Coulee
Cascade at Shasta Dam at (Rite Aide)
Cascade at Morning Star across from (Project City P.O.)
Cascade at Cottage
Cascade (3020) at Mulberry at (Elegant Home Furnishing)
Cascade at Autumn Harvest
Cascade at Riddle at (Oasis Fun Center)
:12 Cascade (2402) at Oasis at (AM/PM Mini Mkt)
Oasis at Randolph
Oasis at Beltline
Oasis (3711) at Oasis School
C :15 Lake at Oasis
Lake at Tamarack
Lake at Panorama
Lake at St. Marks
Lake at Clay
M :30 Masonic Transfer Station

ROUTE 2 EAST STOPS

D :20 Downtown Transit Center 1530 Yuba Street
Market at Lincoln
Market at California at (Auto Spa Car Wash)
:24 Market at Grange near (Good News Rescue Mission)
Ellis at Polk
A :30 Market at Ellis (RABA office)
Parkview at Akard (across from City Hall)
B :35 Park Marina at Park Marina Circle (across from Social Security)
Park Marina at Olympus
Park Marina at 44 onramp (Shell Station)
Continental at Butte
Trinity at Liberty
D :48 Downtown Transit Center (arrive)

ROUTE 2 WEST STOPS

D :50 Downtown Transit Center (depart)
Court (1450) Butte at (County Court House)
Court at South
Court at Sonoma
Rosaline at West
C :55 Airpark at Rosaline at (Mercy Medical Center)
Airpark (2525) at (CH2M Hill)
Airpark at Sonoma near (CHP Office)
Airpark at Gold at (St. Joseph Church)
Placer at Mesa
Placer at San Francisco (across from Holiday)
:00 Buenaventura at Placer
Buenaventura at Cal Ore North
Buenaventura at Eureka at (Tops Market)
Eureka at Whiskeytown Ct
:05 Eureka at Walnut (Shasta High School)
Orange at Eureka Way
Orange at Shasta
Magnolia at Tehama at (Cascade Apartments)
:09 Magnolia at Eureka Way (U Prep)
11th at West
Court at 11th (YMCA)
Court at Eureka Way (Rite Aid)
Court (1450) Butte at (County Court House)
D :18 Downtown Transit Center (arrive)

ROUTE 3 STOPS

D :20 Downtown Transit Center 1530 Yuba Street
Court (1450) Butte at (County Court House)
Court at South
Court at Sonoma
Railroad at Sheridan
Railroad at Logan
Railroad at Laurel
Railroad at Grandview
Railroad at Buenaventura
:30 Westside Road at El Reno
Westside Road at Kenyon (near RV Park)
A :35 Breslauer at Veterans at (Social Service Offices)
Radio at Cerro across from (Juvenile Hall)
E. Bonnyview at N. Bonnyview at (Bonnyview Market)
E. Bonnyview at Nicolet
E. Bonnyview at Willowbrae
:45 S. Bonnyview at E. Bonnyview
Eastside (2415) at S. Bonnyview at (Win River Mini Mart)
Eastside at North across from
Eastside at Star
Eastside at Waverly
Eastside at Girvan
B :50 Westside Road at Clear Creek Park & Ride
State Route 273 at Westwood
Cedars at Concord across from (Shady Oaks Mobile Home Park)
Cedars at Branstetter at (Kingdom Hall)
Cedars at Kenyon
Cedars at Riviera
:55 El Reno at Westside (Laundromat)
Railroad at Buenaventura at (AM/PM Market)
Railroad at Grandview
West at Linden
C :05 Sheridan at Court (MLK Community Center and Park)
Court at Gold
D :25 Downtown Transit Center

ROUTE 4 STOPS

C :20 Canby Transfer Station
Old Alturas / Bradford (Costco)
Dana at Bradford (Wal-mart)
Dana at Friendly (Target)
Churn Creek at Presidio
Churn Creek at Mistletoe at (AM/PM Market)
Churn Creek at Cypress (980) at (Walgreens)
Churn Creek at Cypress at (Rite Aid)
Churn Creek (2650) at Maraglia at (RCN Plaza)
A :35 Maraglia East of Hilltop (K-Mart)
Churn Creek at Parsons at (El Mariachis Restaurant)
Churn Creek at Hartnell at (Graham Park)
Churn Creek (3330) at Linda at (Everyday HealthCare /across from E.H.S.)
Churn Creek (3550) at Echo at (Marquis Shasta Care)
Churn Creek (3980) at Loma Vista -- :15
:40 Loma Vista at Traverse (600) across from (LassenView School)
Bechelli at Joaquin
Bechelli (3629) at Layton at (Bechelli Oaks Apartments)
Bechelli (3333) at 3rd at (The Bike Shop)
Bechelli at Wilshire at (Best Price Furniture)
Bechelli at Hartnell at (AM/PM Market)
Bechelli at Markwood at (Mission Square)
N. Bechelli at Cypress at (Hospitality Inn)
:50 N. Bechelli at Knollcrest
Bechelli (2610) at Leila
Bechelli (2920) at Hartnell
Bechelli at Country Club Shopping Center
Bechelli/ Layton
:55 Loma Vista Traverse (near Lassen School)
Churn Creek at Loma Vista/Ethan Lane
Churn Creek at Echo
Churn Creek at Shirley (Enterprise HS)
Churn Creek at Bond
Churn Creek (2991) at Hartnell
B :00 Margalia East ofHilltop (K-Mart)
Larkspur at Cypress
Churn Creek at Cypress (CVS)
Churn Creek at Industrial at (Grocery Outlet)
Churn Creek at Mistletoe at (Redding Bank of Commerce)
Churn Creek at Presidio across from (Shasta Center / Dair Queen)
Dana at Churn Creek at (Jack in the Box)
:10 Dana at Bradford at (Wal-Mart)
Victor at Dana
Old Alturas at Bradford at (Winco)
Old Alturas at Friendly at (Movies 10)
C :15 Canby Transfer Station (arrival)

ROUTE 5 STOPS

D :20 Downtown Transit Center -1530 Yuba Street
East at Placer
East Street at Butte (Shasta Regional Medical Center)
Trinity at Liberty St
Placer at Continental (near Shasta Community Health & Urgent Care)
Sequoia at Sacramento (across from Sequoia School)
South at Athens
Athens at Locust
Hartnell at Cypress
A :32 Hartnell at Shotwick Trail (across from the VA Clinic)
Hartnell at Bechelli
Hartnell at Northwoods near (Rother School)
Hartnell (1109) at Arcade
Hartnell (1355) across from Reservoir
Hartnell (1463) at Middleton at (Enterprise MHP)
Hartnell (1575) at Middleton
Hartnell at Victor
Hartnell (2001) at Churn Court
B :40 Hartnell at Shasta View (Holiday Market)
Alta Mesa at Alden
Alta Mesa at Saturn Skyway
Galaxy at Meteor
Victor at Galaxy Way
Victor at Marlene
Victor at Hartnell
:50 Hartnell at Robert Court (Tower Mart)
Hartnell at Fairway
Hartnell at Irwin
Hartnell at Arcade
Hartnell at Northwoods
Hartnell at Bechelli (US District Court)
C :00 Hartnell at Shotwick Trail (Veteran's Affairs Clinic)
Hartnell at Cypress
Athens at Cypress
South at Athens
Sequoia at Lowe
Sequoia at Placer at (Sequoia School)
Placer at Continental at (Urgent Care Center)
:10 Placer at East (near Shasta Regional Medical Center)
D :15 Downtown Transit Center (arrive)

ROUTE 6 SOUTH STOPS

C :50 Canby Road Transfer Station
Dana at Churn Creek at (Jack in the Box)
Dana at Bradford at (Wal Mart) (Private shelter)
Victor at Dana
Victor at Azoulay --
Victor at Mistletoe
Victor at Cascade
:56 Victor (1741) at E. Cypress
Victor at Hartnell
Victor at Marlene
Victor at Vega
A :02 Victor at El Vista at (Enterprise Park / Kids Kingdom)
El Vista at Alta Campo
Galaxy at Meteor
Victor at Galaxy
Victor at Marlene
Victor at Bramble
Victor at Hartnell
Victor at E. Cypress
Victor at Lazelle
Victor at Dana
:13 Old Alturas at Bradford at (Winco)
Old Alturas at Friendly at (Movies 10)
C :17 Canby Transfer Station

ROUTE 6 NORTH STOPS

C :20 Canby Transfer Station
Churn Creek at Old Alturas
Churn Creek at Browning
Churn Creek at Whistling
Churn Creek at Palacio
Churn Creek at Golden Gate
Churn Creek at College View at (Fire Station No. 8)
College View at Churn Creek
College View at Tidmore
College View at Shasta View
College View at Mercy Oaks (Simpson Univ.)
College View at Old Oregon Trail
B :33 Shasta College – South Parking Lot
Collyer at Twin Tower Drive
Collyer at Lavender Hills
Collyer at Sierra Oaks
Collyer at Ridgewood
Hawley at Collyer
:40 College View at Bethel Ln. near (Bethel School)
Churn Creek at Golden Gate
Churn Creek at Palacio
Canby at Churn Creek
Canby (910) at Browning at (Pilgrim House)
C :47 Canby Road Transfer Station (arrive)

ROUTE 7 STOPS

D :20 Downtown Transit Center
Trinity at California
:26 Market Street at Quartz Hill
Market Street at Benton
M :37 Masonic Avenue Transfer Station
Lake at Market near (carwash)
Lake at Hilltop at (Walgreens)
Lake at Black Marble Way (future stop)
A :45 Shasta College off Old Oregon Trail (South Parking Lot)
Lake at North Boulder (future stop)
Twin View at Midway (Shascade)
Twin View at Caterpiller (Meeks)
Caterpillar at Grand Ave.
Caterpillar (West of North Market (273)
:58 Redwood (across from Opportunity Center)
Redwood at Butternut
Redwood at Marijean
Redwood at Harwood
North Point at Lake Blvd. (Raley's)
:05 Lake at Masonic
North Market at Benton
B :10 North Market at Quartz Hill
Market at Trinity
D :15 Downtown Transit Center

ROUTE 9 STOPS

A :20 Rhonda Road (Anderson Wal-Mart)
Anderson Walmart
SR273 at Bruce (northbound)
Balls Ferry at Freeman (Car Wash)
Balls Ferry at Martha
Balls Ferry at Gateway Center (Perko's)
Balls Ferry at Toyon
Stingy at Rupert
B :35 Stingy at St. Stephans
Stingy at Daisy (northeast corner)
North at Wendy
North at Tremonto
North at Freeman (New Tech High School)
Silver at North
Silver at School
C :50 Silver at Diamond
State Route 273 at Alexander
State Route 273 at Hill
State Route 273 at Jolly's Giant Flea Mart
State Route 273 at Happy Valley Rd
State Route 273 at Canyon
State Route 273 at Westwood Ave
A :05 State Route 273 at Breslauer (Social Services)
Eastside at Wyndham
D :20 Downtown Transit Center
State Route 273 at Westwood Ave
E :35 State Route 273 at Canyon Rd (WinRiver)
State Route 273 at Happy Valley
State Route 273 at Overland
Parallel at Hill
State Route 273 at Third
C :50 Silver at Briggs (Fairgrounds)
Silver at School
Silver at North (northwest corner)
North at Freeman
North at Ventura (Koffee Korner Restaurant)
North at Tremonto
North at Sharon
Stingy (southeast corner) at Daisy
Stingy at Bay
Stingy at Silo Ct
F :05 Balls Ferry at Childress
Balls Ferry at Ventura (Allstate Insurance Building)
Balls Ferry at South
State Route 273 at Bruce (southbound)
State Route 273 at Pinion (Tower Mart)
A :15 Rhonda at Pleasant Hill (WalMart)

ROUTE 11 STOPS

C :20 Canby Road Transfer Facility
Browning at Mission de Oro
Hilltop at Palisades
Hilltop at Sandpointe at (Sandpointe Apartments)
Hilltop (451) at St.Thomas (Hilltop Estates)
:25 Hilltop (300) at Peppertree
Hilltop (95)(Hilltop Apartments)
Hilltop (20) at Lake across from (Quality Plus Car Wash)
M :35 Masonic Avenue Transfer Station
No. Market (568) at Benton
No. Market (842) at Quartz Hill
Quartz Hill at Delta across from (Aquatic Center)
Quartz Hill at Benton (Lake Redding Golf Course)
:39 Benton at Quartz Hill near (Elk's Lodge/Senior Center)
Court (1155) at Eureka across from (YMCA)
Court (180) at Eureka (Rite Aid)
Court (1450) at Butte (County Court House)
Downtown Transit Center
D :50 Downtown Transit Center
Market at Lincoln
:55 Cypress (777) at Civic Center (City Hall)
Cypress a t Beverly (Big O Tires)
:00 Hilltop (2405) at Commerce
Hilltop (1987) at Mistletoe (Marie Calendars Restaurant)
Hilltop (1691) at Presidio (Cicada Restaurant)
Hilltop at Browning (Town & Country Shopping Center)
Browning (895) at Hilltop (Trader Joe's)
C :15 Canby Transfer Station

ROUTE 14 STOPS

D :20 Downtown Transit Center
Court (1775) at Shasta (Walgreens)
Court (1155) at Eureka (YMCA)
:26 Benton at Quartz Hill (Lake Redding Park)
Benton at Delta (Heritage Plaza)
Benton at Delta
Benton at Loma
M :35 Masonic Avenue Transfer Facility
Lake at Hilltop
Hilltop (100)(Hilltop Garden Apts)
:43 Hilltop at Mercedes
Hilltop at Sandpointe Dr.
Hilltop (753) at Palisades
Browning (895) at Hilltop at (Trader Joe's)
C :50 Canby Road Transfer Facility
Browning at Mission de Oro
Hilltop at Browning at (Best Buy)
Hilltop (1140) at E. Palisades (Bed Bath & Beyond)
Hilltop at E. Palisades (Bank of America / PetSmart)
Hilltop (1830) at Presidio (Red Lion)
Hilltop (1900) at Mistletoe (Holiday Inn)
Hilltop (2184) at Industrial
:02 Hilltop (2440) at Commerce at (Trinity Lutheran Church)
Cypress (400) at Rosemary
Cypress (500) at Athens
:10 Cypress at Civic Center Dr (Cypress School)
Cypress (2275) at Pine (Safeway)
East at Lincoln
East at Placer
East at Butte at (Shasta Regional Hospital)
D :17 Downtown Transit Center

AIRPORT EXPRESS STOPS

C :50 Canby Transfer Station
Old Alturas at Bradford
:58 Shasta View at Tarmac
Shasta View at Wilson
A :05 Airport Road at Rancho Road
:10 Airport Road at Shasta View (REU)
:15 Lockheed Drive at IASCO
B :20 Veterans Home on Knighton
:25 Redding Municipal Airport
Redding Jet Center
C :30 Airport Road at Shasta View (REU)
:40 Shasta View at Wilson
Shasta View at Tarmac
Old Alturas at Shasta View
Old Alturas at Edgewood
:45 Old Alturas at Bradford
Old Alturas at Friendly
C :47 Canby Transfer Station

BURNEY EXPRESS

This service is provided by Shasta County and operated by RABA. The route provides fast service along Highway 299 corridor with a few key pick-up points. Service Monday – Friday.

Burney to Redding

5:50 AM	11:50 AM	Burney
6:15 AM	12:15 PM	Montgomery Creek
6:25 AM	12:25 PM	Round Mountain
6:55 AM	12:55 PM	Bella Vista
7:05 AM	1:05 PM	Shasta College
7:15 AM	1:15 PM	Redding

Redding to Burney

10:25 AM	5:35 PM	Redding
10:35 AM	5:45 PM	Shasta College
10:45 AM	5:55 PM	Bella Vista
11:15 AM	6:25 PM	Round Mountain
11:25 AM	6:25 PM	Montgomery Creek
11:50 AM	7:00 PM	Burney

Complimentary Paratransit

RABA's complimentary paratransit provides origin to destination transportation for individuals who, because of a physical or psychological impairment, are not able to use the fixed route bus.

Complimentary paratransit is provided within ¾ of a mile from the fixed route bus line, as required by the Americans with Disabilities Act.

Eligibility

Passengers must complete an eligibility application and return to the **RABA** office in person or by mail to:

3333 South Market
Redding, CA 96001

Once the form is returned the applicant is given temporary eligibility status and may begin scheduling trips until the application is accepted or denied.

How to get an application

Print from www.rabaride.com
Call 530-241-2877
Visit RABA office 8AM-5PM Monday-Friday

Complimentary Paratransit Service Hours

Monday – Friday 6:20 AM to 7:20 PM
Saturdays 9:20 AM-7:20 PM

Passengers request a trip by calling **530-241-2877** and giving origin, destination and desired departure or arrival time.

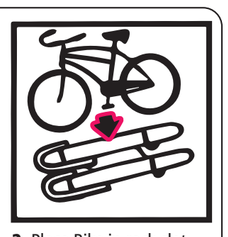
Van routings are arranged to serve as many passengers as possible on a single trip (shared rides).

BIKE AND RIDE

All **RABA** buses are equipped with a bike rack that will hold three bicycles. The bike racks have simple instructions (see below) posted right on them. For safety reasons, drivers cannot get off the bus to help you, but loading and unloading bikes on the rack is easy, and your bike rides free! Bicyclists must be 14 years of age or older to use the bike rack.

1. Squeeze handle and pull down rack.

1. Tome la manija y jale el portabicicletas hacia abajo.



2. Place Bike in rack slot.

2. Coloque la bicicleta en la ranura del portabicicletas.

3. Grasp arm support.

3. Tome el soporte del brazo.

4. Pull over tire.

4. Jale del neumático

Appendix H – Voluntary Compliance Agreement and Associated Documents

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
San Francisco Regional Office - Region IX
600 Harrison Street, 3rd Floor
San Francisco, California 94107-1387
Office: 800.347.3739 Fax: 415.489-6560
Office: 415.489-6524 TTY: 415.489-6554

Website: http://www.hud.gov
Website: español.hud.gov

MAR 2 0 2012

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. Steve Bade, Senior Redevelopment Project Coordinator
Housing Division (Housing/Community Development)
City of Redding
777 Cypress Avenue
Redding, CA 96001-2718

Dear Mr. Bade:

SUBJECT: Letter of Preliminary Findings
Section 109, Title VI, Section 504, and Section 3 Compliance Reviews
City of Redding, Community Development Block Grant Program (CDBG) and HOME Program
Program Years: 2008-2009, 2009-2010, and 2010-2011
Case Numbers: 09-11-R-007-9 (Section 109)
09-11-R-008-6 (Title VI)
09-11-R-007-4 (Section 504)
09-12-R-002-3 (Section 3)
09-12-R-002-F (AFFH)

The Department's Office of Fair Housing and Equal Opportunity has completed a review of the CDBG and HOME programs administered by the City of Redding. The review was conducted under the authority of Section 109 of the Housing and Community Development Act of 1974, as amended (Section 109), 42 U.S.C. Section 5301 et seq. and the Department's regulations implementing the Act at 24 Code of Federal Regulations (CFR) Parts 6 and 570.602; Title VI of the Civil Rights Act of 1964, as amended (Title VI), 42 U.S.C. Section 2000, and the Department's regulations implementing that Act at 24 CFR Part 1; Section 504 of the Rehabilitation Act of 1973, as amended (Section 504), 42 U.S.C. Section 794, and the Department's regulations implementing that Act at 24 CFR Part 8; and Section 3 of the Housing and Urban Development Act of 1968, as amended (Section 3), 12 U.S.C. Section 1701u, and the Department's regulations implementing that Act at 24 CFR Part 135.

The purpose of the review was to determine whether the CDBG and HOME funded programs managed by the City of Redding (recipient or grantee) are administered in compliance with the nondiscrimination provisions of Section 109, Title VI, Section 504, and Section 3.

Section 109 prohibits discrimination in any activity or program funded under the Housing and Community Development Act of 1974; it provides that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination on the basis of race, color, religion, national origin or sex. Title VI prohibits discrimination in any activity or program receiving federal financial assistance; it provides that no otherwise qualified person shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination solely on the basis of race, color, or national origin. Section 504 prohibits discrimination in any activity or program receiving federal financial assistance; it provides that no otherwise qualified individual shall, solely on the basis of disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance from the Department. Section 3 requires recipients of certain federal financial assistance, to the greatest extent possible, provide job training, employment, and other economic opportunities to low- or very low-income residents and businesses in connection with projects and activities in their neighborhoods.

The compliance review was carried out in two parts: (1) in-house data analysis; and, (2) on-site review. The on-site review included interviews with the recipient's staff members, an on-site visit to a sub-recipient at St. Clare Court, physical accessibility analyses of the Civic Center, and examination of pertinent documents and records, including citizen participation files, participant files, sub-recipient reports, and other records.

The on-site review was conducted during the period June 27– July 1, 2011. The areas examined included: Citizen Participation; Benefits, Services and Methods of Administration; Employment and Economic Opportunities; Affirmatively Furthering Fair Housing; Section 504 Program Requirements; a limited physical accessibility analysis; and, Record-keeping.

The review identified areas in which the recipient had failed to comply with particular provisions of Section 109, Title VI, Section 3 and Section 504 implementing regulations at 24 CFR Parts 6, 1, 8, and 135 respectively. Additionally, there were concerns not rising to the level of non-compliance which were identified during the review. The recipient is commended for two best practices.

The following sets forth the preliminary findings of non-compliance. Where essentially similar findings of non-compliance or concerns were identified in multiple areas of the review, they have been consolidated into a single finding or concern. As will be expressed in the Compliance Review Conclusion paragraph found toward the end of this letter, the Department seeks to achieve compliance with these preliminary findings

and concerns through the primary means of an expeditious execution of a Voluntary Compliance Agreement.

Preliminary Findings of Non-compliance

A. Preliminary Finding of Non-compliance #1a and #1b (Citizen Participation and Section 504 Program Requirements). Section 504 implementing regulations at 24 CFR §8.6 require recipients to utilize telecommunication devices for deaf persons (TDDs or TTYs) or other equally effective communication systems when they communicate with the public, applicants and beneficiaries by telephone.

The recipient has a TDD number to communicate with persons with hearing or speech impairments by telephone. Notices used to invite citizens to participate in the public planning process did not consistently include the TDD number or an equally effective communication method. On documents that identify the recipient's voice telephone number such as the Housing Division's Housing/Community Development (HCD) employee business cards and stationery, and flyers for funded programs like the Emergency Repair Program and Minor Home Repair Program for Seniors, the TDD number was not displayed. Program informational handouts and stationery used by sub-recipients did not include a TDD/TTY number or an equally effective communication method. On the recipient's website, HCD's main page and staff directory page do not display the TDD number. The failure to include the TDD number on all program-related materials distributed by the recipient and sub-recipient places the recipient in violation of Section 504 and the Department's regulations at 24 CFR §8.6.

Corrective Action. The recipient shall include a TDD/TTY number or equally effective telecommunication system on its website and in all notices used to invite citizens to public meetings. The recipient shall implement procedures to ensure that all vital program-related documents include the appropriate TDD/TTY number or an equally effective communication method. The recipient shall monitor sub-recipients to ensure their compliance with 24 CFR §8.6.

B. Preliminary Finding of Non-compliance #2 (Benefits, Services and Methods of Administration). Section 109 and Title VI implementing regulations at 24 CFR §6.10 (c) and 24 CFR §1.6(b) require that recipients gather and maintain such information as the Department shall deem necessary with respect to the racial and ethnic characteristics of applicants and participants in their federally-funded housing assistance programs. The Department's record-keeping regulations at 24 CFR Part 121 specify the types of racial and ethnicity to be maintained.

In August 2002, the Department issued "OMB Standards for Federal Data on Race and Ethnicity: HUD Policy Statement and Implementing Guidelines" that specifies the manner in which racial and ethnic characteristics are to be gathered, maintained, and submitted to HUD. (A copy of the guidance is enclosed.) All recipients and sub-recipients are required to utilize the OMB format revised on October 30, 1997 to collect

racial and ethnic data. The format requires allowing for the selection of from one of two ethnic categories and the option to select from one or more of five racial categories.

The recipient was not accurately collecting and reporting the race and ethnicity of program applicants and participants. The recipient required sub-recipients to fill out a "Monthly Report for Use of City of Redding CDBG funds" form that included reporting demographic information such as the race and ethnicity of persons assisted using the OMB *reporting* method, which was appropriate for *reporting* purposes. The recipient did not instruct sub-recipients to use the OMB method *to collect* participant race and ethnicity data. Instead, sub-recipients were directed to use a form, "Beneficiary Qualification Statement", to collect the race and ethnicity data from participants using the OMB *reporting* method. As such, sub-recipients collected race and ethnicity data using the OMB reporting method or methods other than the OMB collection method.

For participants who declined to self-identify race and/or ethnicity, the recipient's procedure was to use the observation method of collection, which is considered appropriate by OMB when individuals decline to self-identify. The recipient, in practice, did not consistently use the observation method. Although the recipient met face-to-face with applicants and participants, those who did not self-identify were reported as White/Non-Hispanics and their respective applicant/participant files were not annotated with any race and/or ethnicity selection or the collection method used.

Failure to correctly gather, maintain and submit accurate records in accordance with standards established by the Department places the recipient in preliminary non-compliance with Title VI and Section 109 implementing regulations at 24 CFR §§1.6 (b) and 6.10 (c) and with recordkeeping requirements at 24 CFR Part 121.

Corrective Action. The recipient shall amend all forms used to collect race and ethnicity data from applicants and participants to conform to the OMB collection format, including the "Beneficiary Qualification Statement". The recipient shall ensure that sub-recipients amend all forms used to collect applicant and/or participant race and ethnicity data to conform to the OMB collection format. The recipient shall train staff and sub-recipients on using the OMB collection and reporting formats and the observation method. The recipient shall monitor sub-recipients to ensure uniform implementation of the OMB collection and reporting methods.

C. Preliminary Finding of Non-compliance #3 (Benefits, Services and Methods of Administration). Section 504 implementing regulations at 24 CFR §8.55(b) require recipients to gather, maintain, and submit documentation of the extent to which persons with disabilities are participants in federally-funded programs and activities.

Sub-recipients were required to comply with Section 504 and were notified in their agreements that the recipient would furnish guidelines necessary to comply with Section 504. Sub-recipients were instructed to use a "Beneficiary Qualification Statement" form to collect demographic data directly from persons assisted and the form did not include asking participants to self-identify disability status. When sub-recipients submitted the

recipient's "Monthly Report For Use of City of Redding CDBG Funds" form to report demographic data of persons served, the form did not require reporting the number of disabled persons assisted. In programs administered by the recipient, the disability status of participants was collected but not gathered to report to HUD or analyzed. CAPERs and IDIS reports for the periods under review did not discuss or disclose the number of disabled persons assisted in funded programs. The recipient has not ensured that disability data was gathered and maintained for participants in all funded programs, particularly in public service activities.

The recipient did not accurately report the disability status of program participants who declined to self-identify. Those participants were, at times, reported as disabled or not disabled without any annotation in the files as to how the disability status was determined. Disability data was also not accurately reported for participants with disabilities and households with disabled family members. For instance, one Homebuyer Program participant self-identified as disabled and was reported as not disabled. In two Homeowner Rehabilitation Program participant files, documents contained information describing household members with disabilities and both participant households were reported as not disabled.

The failure to gather and maintain accurate disability data places the recipient in violation of Section 504 and the Department's regulations at 24 CFR §8.55(b).

Corrective Action. The recipient shall amend all forms used in federally funded programs to ensure disability data is collected from participants. The recipient shall monitor sub-recipients to ensure participant disability data is collected and reported to the recipient. The recipient shall disclose the number of participants with disabilities in future CAPERS and/or IDIS reports.

D. Preliminary Finding of Non-compliance #4 (Benefits, Services, and Methods of Administration). Section 3 implementing regulations at 24 CFR Part 135 require recipients to ensure that employment and economic opportunities generated by federal financial assistance shall, to the greatest extent feasible, be directed to low- and very low-income persons, and to businesses which provide economic opportunities to low- and very low-income persons. 24 CFR §135.32(a), (c) and (e) require recipients to notify Section 3 residents and businesses about training, employment and contracting opportunities; facilitate the training and employment of Section 3 residents and the awarding of contracts to Section 3 businesses; and document actions taken to comply with Section 3. 24 CFR §§135.90 and 135.30 (d) (2) require recipients to submit a Section 3 annual report and to provide justification, if Section 3 goals were not met.

Although the recipient has a Section 3 Plan (Plan), the recipient did not implement any strategies to direct training and employment opportunities to Section 3 residents. The Plan provided for developing registries to identify public housing residents and Section 3 residents, who may be interested in receiving notification of employment and training opportunities, and for encouraging contractors to provide job training opportunities. The recipient did not make efforts to develop any registries or to notify Section 3 residents, particularly those who were

homeless, Section 8 voucher holders or participants in the recipient's YouthBuild programs, and who would have been likely to qualify for a Section 3 preference when applying for training and employment opportunities.

The Plan gave a preference to Section 3 businesses when awarding contracting opportunities arising from housing and community development programs. In practice, the recipient did not conduct any outreach to identify any Section 3 businesses or make efforts to develop a registry of Section 3 businesses to facilitate notification when bidding opportunities arose. The recipient at the time of this review was unaware of any Section 3 businesses operating in the city. The recipient did not take any meaningful steps to notify Section 3 businesses of contracting opportunities.

In monitoring Section 3 projects, the recipient did not ensure that contractors made efforts to comply with Section 3. Contractors agreed to develop a directory of service organizations, job referral agencies, and manpower training programs operating within the project area and to notify service and community-based organizations and schools with low-income resident training programs of available employment opportunities. Contractors were required to maintain records of the responses from organizations as well as a list of the Section 3 applicants and reasons for rejection, if applicable. The recipient did not review documentation of Section 3 efforts undertaken by contractors or conduct any analysis to determine why Section 3 goals were not met.

For the periods under review, the recipient did not submit the HUD 60002-Section 3 Summary Reports for the CDBG and HOME programs in program year 2008 and part of program year 2009. When Section 3 goals were not met, the recipient did not submit the required explanations on the HUD 60002. The recipient and its contractors have a responsibility to take action to comply with Section 3, to analyze why Section 3 goals were not met, and to modify Section 3 plans accordingly. The recipient is in non-compliance with Section 3 implementing regulations at 24 CFR §135.32 (a), (c), and (e), §135.30 (d)(2), and §135.90.

Corrective Action. The recipient shall implement its Section 3 Plan to ensure compliance in its own operations; monitor efforts made by contractors to notify Section 3 businesses and residents of economic and employment opportunities; analyze the results of its own efforts and those of contractors; and revise outreach strategies, if necessary. The recipient shall ensure a HUD 60002 for each federally-funded program is submitted each year. For any program in which Section 3 goals were not met, the recipient shall provide justification on the HUD 60002 report.

E. Preliminary Finding of Non-compliance #5 (Affirmatively Furthering Fair Housing). Title VI, Section 504, and Section 109 implementing regulations at 24 CFR §1.4, 24 CFR §8.4, and 24 CFR §6.4 prohibit discrimination on the basis of race, color or national origin, disability, religion, and sex respectively in the administration of any program or activity, funded in whole or in part with federal financial assistance, even if unintended, which may have the effect of deterring participation by protected classes, including public policies that would serve to restrict the range of housing choices. The Department's implementing regulations at 24 CFR §§91.225 and 570.601 require a

recipient of federal funds to administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing. To meet this obligation, the recipient is required to assume the responsibility of fair housing planning by conducting an analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintaining records reflecting the analysis and actions. HUD's Fair Housing Planning Guide, Volume I, also suggests a model for the conduct of an effective, comprehensive Analysis of Impediments to Fair Housing Choice (AI).

The twelve-page AI revised in 2010 concluded that, "Based upon the information studied during this analysis, no significant impediments to fair housing choice within the City of Redding has been identified." The AI, in conjunction with the 2010-2014 Consolidated Plan, identified fair housing related "issues", and the recipient has, for the most part, identified and carried out actions to address those issues. The following issues should, as a minimum, be identified as "impediments" to fair housing choice, or be subjects of further study and analysis before concluding that they are not impediments:

- Blacks, American Indians, and Hispanics are significantly likelier to be living in poverty, and to be unemployed, which indicate that they have a disproportionate need for affordable housing;
- Female-headed households and persons with disabilities are significantly likelier to be living in poverty, and thus have a disproportionate need for affordable housing;
- A lack of affordable larger bedroom size housing units limits the range of housing choices for families with minor children;
- A relative lack of public transportation services may serve to limit the range of affordable housing choices, and result in a disparate impact on racial and ethnic minorities, female-headed households, families with children, and persons with disabilities;
- Lack of accessible housing limits the range of housing choices for persons with mobility-related disabilities;
- Blacks, Asians, American Indians, and Hispanics are likelier to be living in poverty but are significantly under-represented among the Redding Housing Authority's Housing Choice Voucher participants and applicants, thus limiting their choice of affordable housing;
- The city's housing market has a relatively high foreclosure rate, yet the AI did not analyze whether any protected class was disparately impacted by foreclosure activity, which resulted in a reduction of median housing prices by 35% between 2007-2010, and whether predatory or subprime lending practices may have played a role in the high rate of foreclosures; and
- The very small number of housing discrimination complaints filed on an annual basis is inconclusive as to whether there is little housing discrimination in the city, or whether residents subject to discrimination do not know their rights or how to exercise them. While the recipient has for many years provided limited support to an important, annual fair housing training event organized by Legal Services of

Northern California, the recipient has not funded a fair housing education, outreach, and enforcement program and fair housing testing and auditing is needed to determine whether residents are aware of their fair housing rights, and housing providers are aware of their obligations.

Because the recipient did not conduct a comprehensive analysis of fair housing issues in its AI, the Department does not concur in the AI's conclusion that there are no impediments.

The recipient is obligated to take affirmative action to overcome any effects of prior discrimination and conditions, which may have resulted in limiting participation in funded programs. By not conducting a sufficiently-thorough analysis of impediments and potential impediments to fair housing choice, the recipient has not met its obligation to affirmatively further fair housing choice, and places the recipient in non-compliance with Title VI, Section 109, and Section 504.

Corrective Action. The recipient shall within one year complete a revision to its 2010 AI, which shall include, at a minimum, an analysis of the issues noted above, and shall include consultation with racial and ethnic minorities, and persons with disabilities throughout the public planning/consultation process. After identifying any new impediments to fair housing choice in its revised AI, the recipient shall revise its 2014-2018 Consolidated Plan to include actions to address those impediments. A draft AI, to be completed within one year, shall be submitted to the Department for review and comment at least 45 days prior to formal adoption, which shall provide the Department a minimum of 30 days to communicate any concerns or requests for revisions to the recipient prior to its formal adoption.

F. Preliminary Finding of Non-compliance #6 (Section 504 Program Requirements). Section 504 implementing regulations at 24 CFR §8.51 require recipients to take the following actions within one year of July 11, 1988 (by July 11, 1989), and after consultation with interested persons, including individuals with handicaps or organizations representing individuals with handicaps: (1) evaluate current policies and practices to determine whether, in whole or in part, they do not or may not meet the requirements of Section 504; (2) modify policies and practices that do not meet the requirements of Section 504; and (3) take appropriate corrective steps to remedy the discrimination revealed by the self-evaluation.

In 1993, the recipient completed self-evaluation and transition plans. The updated 2005 plans included ADA program and physical accessibility findings of non-compliance along with corrective actions and timeframes for remediation of physical barriers in budget years *1993 to 1995*. While a new City Hall building has been occupied since 2000, the 2005 accessibility survey was conducted on the old City Hall building. The 2005 plans did not include sufficient timeframes to complete program and structural modifications. Because of the number of violations in the Section 504 Program Requirements area of this review, the failure to ensure that its programs, activities and services were fully accessible to citizens, applicants, participants and beneficiaries with

disabilities places the recipient in non-compliance with Section 504 implementing regulations at 24 CFR §8.51.

Corrective Action (Combined with Corrective Action for Concern J). The recipient shall consult with persons with disabilities or organizations representing persons with disabilities in completing a new self-evaluation to review its current policies and practices and an assessment of city facilities to identify physical barriers to persons with physical impairments. The recipient shall develop a transition plan proposing timeframes to complete modifications to policies and practices and to remediate any physical barriers that do not meet Section 504 requirements.

G. Preliminary Finding of Non-compliance #7 (Section 504 Program Requirements). Section 504 implementing regulations at 24 CFR §8.53(a) require recipients of federal financial assistance that employ fifteen or more persons to designate at least one person to coordinate efforts to comply with Section 504 requirements.

The recipient designated the Risk Manager of Liability as the Section 504 Coordinator. The Risk Manager of Liability is responsible for ensuring ADA compliance in the administration of *all* city programs, activities and services and can serve as the Section 504 Coordinator. In practice, the Risk Manager of Liability did not assume the responsibilities of coordinating efforts to comply with Section 504. For instance, the Section 504 Coordinator was not involved in the reasonable accommodations process and was not identified in any public notices as the person to contact, if anyone wanted to file a Section 504 complaint. Failure to designate a person as a Section 504 Coordinator, who is familiar and involved with efforts to ensure compliance with Section 504 requirements, could result in applicants, beneficiaries, or employees not being informed of all available rights and remedies under the statute and places the recipient in violation of Section 504 implementing regulations at 24 CFR §8.53(a).

Corrective Action. The recipient shall (a) designate at least one employee as the 504 Coordinator to coordinate efforts to comply with Section 504 requirements; (b) implement procedures to ensure its 504 Coordinator will receive training on the Coordinator's roles and duties and will be more directly involved with Section 504 requirements at the policy and program levels; and (c) amend vital documents to ensure the 504 Coordinator is identified as the point person for all Section 504 related matters.

H. Preliminary Findings of Non-compliance #8a and #8b (Benefits, Services and Methods of Administration and Section 504 Program Requirements). Section 504 implementing regulations at 24 CFR §8.53(b) require recipients of federal financial assistance that employ fifteen or more persons to adopt grievance procedures that incorporate appropriate due process standards and that provide for the prompt and equitable resolution of complaints alleging any action prohibited by Section 504.

HCD's written policies and materials for federally funded programs did not describe a procedure available to applicants, beneficiaries or participants for filing a Section 504 grievance. An appeals process is available to applicants for the Minor Home Repair Program for Seniors but does not specifically describe a procedure for filing a Section

504 grievance. For the Emergency Repair Program, Homebuyer Program and Housing Rehabilitation Program, applicants were advised on Fair Lending Notices of a grievance process and the basis of discrimination to file a complaint, but the basis did not include disability. If applicants were ineligible for city-administered programs, they were notified orally or in writing and were not informed of a Section 504 grievance procedure to file a disability discrimination complaint. HCD staff members responsible for implementing housing programs were not aware of any existing Section 504 grievance procedures to provide for prompt and equitable resolution to complaints alleging disability discrimination.

Although the recipient's 1993 self-evaluation described a grievance procedure and included a sample grievance form, applicants, beneficiaries, and participants were not notified of a Section 504 procedure to file a grievance. For all departments, the city, in practice, was implementing a procedure to address any type of complaint. If the complaint could not be resolved, a formal grievance could be filed. The number of formal grievances filed was tracked, but complaints not formally filed and resolved by individual city departments were not tracked. HCD did not track the number and nature of grievances filed against its office and cannot ensure that there was prompt and equitable resolution of Section 504 complaints. The failure to adopt grievance procedures places the recipient in non-compliance with Section 504 implementing regulations at 24 CFR §8.53(b).

Corrective Action. The recipient shall implement grievance procedures that include (a) overseeing the investigation and resolution of Section 504 related complaints by its designated Section 504 Coordinator and documenting the number, nature and outcomes of Section 504 related grievances; (b) notifying an individual of the right to file a complaint with the state or federal government against the recipient without filing first with the state office; (c) displaying the name(s) and phone number(s) of the Section 504 Coordinator(s); and (d) notifying applicants, participants and beneficiaries of its grievance policy on all forms and documents used to communicate with them or when the recipient's decision may have an adverse impact to a participant or beneficiary. The recipient shall post the grievance policy at its office to notify applicants, participants and beneficiaries.

I. Preliminary Finding of Non-compliance #9 (Section 504 Program Requirements). Section 504 regulations at 24 CFR §8.54(a) require recipients of federal financial assistance that employ fifteen or more persons to take appropriate initial and continuing steps to notify participants, beneficiaries, and applicants including those with impaired vision or hearing, and unions of professional organizations holding collective or professional agreements with the recipient that it does not discriminate on the basis of handicap in violation of Section 504. The notification shall state, where appropriate, that the recipient does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities. The notification shall also include an identification of the responsible employee designated pursuant to 24 CFR §8.53. Methods of initial and continuing notification may include the posting of notices, publication in newspapers and magazines, placement of notices in recipients' publications, and distribution of memoranda or other written communications.

Although the 1993 self-evaluation recommended displaying a notification of the non-discrimination policy in publications and at locations such as program sites and areas frequented by the public, the recipient did not take continuing steps to notify participants, beneficiaries, and applicants of its non-discrimination policy. The non-discrimination policy was displayed on HCD's Preliminary Application for federally assisted housing and the HOME Rental Program application. HCD's reception area did not display the non-discrimination policy. Notices of public hearings for the Annual Action Plan (AAP), notices of availability for review and comment of the CAPER, and informational handouts, such as flyers for the Homeowner Rehabilitation Loans Program, Emergency Repair Program, and Minor Home Repair Program for Seniors, did not contain the non-discrimination policy and the 504 Coordinator was not identified. The recipient did not monitor sub-recipients with fifteen or more employees for compliance with Section 504 continuing notice requirements. Failure to take continuing steps to notify applicants, beneficiaries and participants that it does not discriminate on the basis of disability places the recipient in preliminary non-compliance with Section 504 implementing regulations at 24 CFR §8.54.

Corrective Action. The recipient shall post in locations at public offices where CDBG and HOME activities are administered a non-discrimination notice that includes the name and contact telephone number of the Section 504 coordinator. The recipient shall ensure all informational materials available to participants, beneficiaries, applicants and employees include the non-discrimination policy. The recipient shall require sub-recipients with fifteen or more employees to include a non-discrimination notice in informational, advertising and marketing materials for federally funded programs and services and shall monitor compliance with Section 504 non-discrimination noticing requirements.

Programmatic Concerns

A. Concern #A (Citizen Participation). The Department's Section 109 implementing regulations at 24 CFR §6.6 require recipients of federal financial assistance to maintain records and data demonstrating compliance with citizen participation requirements at 24 CFR §570.506 and 24 CFR §91.105. 24 CFR §91.105(e) (3) require that public hearings be held at times and locations convenient to potential and actual beneficiaries. 24 CFR§91.105 (a) (ii) require recipients to take whatever actions are appropriate to encourage the participation of low- and moderate-income persons, including minorities.

Although citizens were invited to attend public meetings to participate in the planning process, the meetings were held during daytime hours. The times may not be convenient for potential and actual beneficiaries who work during daytime hours. The recipient does not have a population with a high percentage of racial or ethnic minorities or any low-income minority concentrated neighborhoods that are likely to be areas targeted for the

use of CDBG funds. Nonetheless, the practice of conducting public meetings during daytime working hours may have the effect of limiting the participation of potential and actual beneficiaries of the program.

In surveying citizens on their housing and service needs to develop the 2010-2014 Consolidated Plan, the recipient received a low citizen participation rate. Forty responses were received, which was a less than 1% response rate from the city's 2010 total population. Although Hispanics are the largest minority group, no Hispanics responded to the survey. The recipient also received a 20% response rate from households with 80% or below median income, which was significantly under-represented compared to this group's representation (40.3%) among the city's population of households. (2000 CHAS data) According to HCD, few people generally attended annual Community Development Advisory Committee planning meetings, which were, at times, held during the day or daytime working hours.

The recipient has an obligation to encourage meaningful participation of persons, including minorities, who are living in areas where CDBG funds are likely to be spent, to participate in the public planning process. The recipient was aware of the low participation rates in developing the Consolidated Plan and if practices are not modified to include affirmative outreach to minorities, particularly Hispanics, and to hold meetings at times convenient to potential and actual beneficiaries of housing and community development funds, the recipient may violate citizen participation regulations at 24 CFR Part 91.

Corrective Action. The recipient shall hold public hearings at reasonable times convenient to potential and actual beneficiaries who may be working during daytime hours. The recipient shall devise new outreach strategies to encourage the participation of all citizens, particularly racial and ethnic minorities, in the annual public planning process.

B. Concern B (Citizen Participation). Section 109 implementing regulations at 24 CFR §6.6 require recipients to maintain records and data demonstrating compliance with citizen participation requirements at 24 CFR Part 91. 24 CFR §91.115 (f) require that the recipient make available to the public the Consolidated Plan, substantial amendments and the performance report including the availability of materials in a form accessible to persons with disabilities, upon request. Section 504 regulations at 24 CFR §8.54(c) require recipients ensure that individuals with visual or hearing impairments are provided with the information necessary to understand and participate in the program. Methods for ensuring participation includes, but are not limited to, the use of taped and Braille materials and qualified sign and oral interpreters.

On public notices, the availability of the Consolidated Plan, AAPs, and CAPERs in alternative formats for persons with visual impairments (i.e. Braille, audiotapes, etc.) or hearing impairments (i.e. sign language interpreters) was not advertised. The opportunity to request translators and special services was offered, but the public notices did not specify what documents, i.e. the Consolidated Plan, AAP, and CAPERs, were available

in an accessible format for persons with visual impairments. If not corrected, persons with visual and hearing impairments may be denied meaningful access to participate in the planning processes.

Corrective Action. In notices for public meetings, the recipient shall publicize the availability of sign language interpreters and records, i.e. Consolidated Plan, AAPs, and CAPERs, pertinent to the use of CDBG and HOME funds in alternative formats for persons with visual impairments.

C. Concern C-1 and C-2 (Citizen Participation and Benefits, Services and Methods of Administration). Section 504 implementing regulations at 24 CFR §8.4 require recipients to modify their policies and practices to ensure that qualified persons with disabilities are not subjected to discriminatory treatment or limited in their participation.

The recipient does not have a formal written reasonable accommodations policy. In practice, the recipient implemented a reasonable accommodations procedure to process requests received from citizens, applicants or program participants. In public notices inviting citizens to participate in the public planning process, citizens were offered the opportunity to request "translators" or "special services". The notices did not *specify* if "translators" were persons to provide other than English language oral interpretation and/or sign language interpreters or that "special services" were reasonable accommodations. With the exception of the HOME Rental Program application form, housing program written materials did not notify applicants, beneficiaries or participants of the opportunity to request reasonable accommodations and as such, HCD recalled receiving few requests for reasonable accommodations. Program brochures and written materials used by sub-recipients did not display an offer the opportunity to request reasonable accommodations. Failure by the recipient to offer persons with disabilities the opportunity to request reasonable accommodations during the citizen participation and application and waiting list processes may result, if not corrected, in subjecting such persons to discriminatory treatment or limited participation and violate Section 504.

Corrective Action. The recipient shall include a statement, in all future publicized notices used to invite citizens to participate in the public planning process, offering the opportunity to request reasonable accommodations. The recipient shall adopt a reasonable accommodations policy and/or procedure and train staff on the policy and/or procedure. In future updates, the recipient and sub-recipient shall amend program and written materials to include a statement offering the opportunity to request reasonable accommodations. The recipient shall monitor sub-recipients for compliance.

D. Concern D (Benefits, Services and Methods of Administration). Title VI implementing regulations at 24 CFR §1.4(b) prohibit recipients from administering their programs or activities in such a way as to limit access on the basis of race, color, or national origin. Access to such programs by persons who have limited English proficiency is protected, on the basis of national origin, under Title VI and its implementing regulations. Section 109 implementing regulations at 24 CFR §6.4 prohibit

discrimination on the basis of race, color, national origin, religion and sex in any program or activity receiving federal financial assistance. On January 22, 2007, the Department also issued final guidance to assist federal recipients in developing procedures to ensure participation of persons who are Limited English Proficient (LEP).

On the public services application, a prospective sub-recipient was not asked how it intended to provide activities and services to Limited English Proficient (LEP) persons. The recipient did not assess or consider in its ranking of applications whether a prospective sub-recipient had procedures or resources in place to assist LEP persons. Since sub-recipients were not monitored to ensure a procedure was available to assist LEP persons, the recipient could not, in turn, ensure LEP persons had meaningful access to funded programs and activities.

In city administered programs, HCD described applicants and participants accompanied by family members or other third parties to assist with oral interpretation. Although the HCD staff was aware that there are city employees who speak Spanish or Laotian to assist persons with LEP, it was unclear if HCD proactively offered interpreter services to applicants, participants and beneficiaries.

According to the 2000 U.S. Census, the recipient does not have a significant percentage of persons who speak a language other than English *and* do not speak English "not well" or "not at all". The review did not identify individuals who were harmed by the failure to provide oral interpreter services. Nonetheless, under Title VI and Section 109, the recipient is responsible for ensuring meaningful access to any persons with LEP to all funded programs including those administered by sub-recipients and hence, a Concern is issued.

Corrective Action. The recipient shall ensure that HCD staff is aware of the availability of language services to persons who are LEP. The recipient shall notify applicants, beneficiaries and participants that LEP services are available. The recipient shall consider amending its public service application to include how sub-recipients will meet the language needs of persons with LEP. The recipient shall ensure that sub-recipients have procedures in place to assist persons with LEP.

E. Concern E (Benefits, Services and Methods of Administration and Affirmatively Furthering Fair Housing). Title VI, Section 504, and Section 109 implementing regulations at 24 CFR §1.4, 24 CFR §8.4, and 24 CFR §6.4 prohibit discrimination on the basis of race, color or national origin, disability, religion, and sex respectively in the administration of any program or activity, funded in whole or in part with federal financial assistance, even if unintended, which may have the effect of deterring participation by protected classes, including public policies that would serve to restrict the range of housing choices. The Department's implementing regulations at 24 CFR §§91.225 and 570.601 require a recipient of federal funds to administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing (AFFH).

In ranking and evaluating public service applications and selecting applicants for funding, the recipient did not consider, in any of the rating factors, how the proposed project or activity will AFFH and/or address any impediments identified in its AI. The application itself did not ask applicants to describe how the proposed services or activities will AFFH and/or address an impediment. The recipient has an obligation to undertake appropriate actions to AFFH and fund activities that will effectively address impediments, and if funding decisions do not include assessing how a program, activity or service will AFFH, the recipient may violate Title VI, Section 109 and Section 504.

Corrective Action. The recipient shall include in its ranking of applications for CDBG funding, a factor that considers how the proposed project will address an impediment to fair housing choice and/or AFFH. It is recommended that the recipient request applicants to describe in the application how the proposed project will address this factor.

F. **Concern F (Benefits, Services, and Methods of Administration).** Section 109 implementing regulations at 24 CFR §6.10(c) require recipients to gather and maintain the characteristics of the gender of the head-of-households for applicants and participants in federally funded programs and activities.

Although female-headed householder data was collected from participants in CDBG and HOME funded programs, the data was not gathered and reported to HUD. In one activity, the Minor Home Repair Program for Seniors, participants were not asked to self-identify female headed householder status. Sub-recipients collected the female head of householder status of participants and reported the data to the recipient. For activities that did in fact benefit female headed householders, the CAPERS and IDIS reports failed to disclose the number of female head of householder beneficiaries, as required. If this practice is not corrected, it may place the recipient in non-compliance with Section 109.

Corrective Action. The recipient shall ensure female-headed householder data is collected from applicants and participants in federally funded programs. The recipient shall monitor sub-recipients to ensure applicant and participant gender of head of household data is collected and reported to the recipient. The recipient shall gather and report the number of female-headed householder program participants in IDIS.

G. **Concern G-1 and G-2 (Benefits, Services, and Methods of Administration and Affirmatively Furthering Fair Housing).** Title VI and Section 109 implementing regulations at 24 CFR §1.4 and 24 CFR §6.4 prohibit recipients from administering their programs or activities in such a way as to limit access on the basis of race, color, national origin, religion or gender. Section 504 implementing regulations at 24 CFR §8.4(b) prohibit recipients from administering their programs or activities in such a way as to limit access to persons with disabilities. Further, the Department's implementing regulations at 24 CFR §§91.225 and 570.601 require a recipient to administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing. To meet this obligation, a recipient shall review, at least on an annual basis, of the degree to which racial and ethnic minorities, female-headed households, and persons with disabilities are participating in funded programs,

including affordable housing development and rehabilitation/preservation programs. Where a recipient identifies under-representation of any group based on race, color, national origin, or disability, the recipient shall adjust the administration of its programs and activities to assure equity in participation.

An analysis of public service and housing program participants by racial or ethnic group compared to their representation in the city's general or less than 80% median family income population revealed that there were no significant under-representations *when* there was participation by racial or ethnic minority individuals. As stated in above in Preliminary Finding of Non-compliance #1, because the recipient was not accurately collecting racial and ethnic characteristics of program participants, the analysis may not be conclusive. Nonetheless, there were housing and public service programs *in which no minorities participated for consecutive program years* and the recipient did not take action to conduct affirmative marketing to attract under-represented groups.

An analysis to determine if there was any under-representation of participants with disabilities or female-headed householders could not be performed for CDBG and HOME funded programs because the data was not consistently collected from sub-recipients and/or the data was not reported to IDIS or found in CAPERS.

The recipient used an "Annual On-site Monitoring" checklist to monitor sub-recipients for fair housing compliance in services, benefits, and participation and actions to affirmatively further fair housing. The recipient monitored for fair housing compliance if the activity or program was *housing assistance related*. Public service activities were not monitored for fair housing compliance. Although the recipient or sub-recipient may have collected racial and ethnic, disability, and/or female headed householder data, an analysis of participation rates was not conducted and, in turn, affirmative marketing and outreach strategies were not modified to reach under-represented racial and ethnic minority groups, persons with disabilities and female head of householders.

A recipient has an obligation to review and analyze demographic data for any under-participation of any group based on race, color, national origin, or disability and if any under-representations exist, the recipient shall modify the administration of its programs and activities to assure equity in participation. The recipient's practice, if not corrected, of not identifying under-representations and not ensuring that affirmative marketing efforts were made to target outreach may result in violations of Title VI, Section 109, and Section 504 and implementing regulations at 24 CFR §§1.4(b), 6.4(b) and 8.4.

Corrective Action. The recipient and sub-recipient shall analyze race, ethnicity and disability data and gender of head of householders for participants in each funded program and if any under-representations of any particular group exist, amend affirmative marketing plans to target outreach to any under-represented group. The recipient in monitoring sub-recipients shall ensure these affirmative actions were taken. Effective outreach strategies may include distributing program materials to community and faith-based organizations in the project area serving the under-represented group.

H. Concern H-1 and H-2 (Benefits, Services, and Methods of Administration and Affirmatively Furthering Fair Housing). Section 504 implementing regulations 24 CFR Part 8 prohibit discrimination on the basis of disability in any program or activity funded in whole or in part with federal financial assistance. Section 504 implementing regulations at 24 CFR §8.27 require (a) require owners and managers of accessible units to assure that information regarding the availability of accessible units reach persons with disabilities; take steps to maximize the utilization of such units by persons with disabilities requiring the accessible features of such unit; and when an accessible unit becomes vacant, offer the unit first to occupants with disabilities of another unit of the same project or comparable projects who are not occupying accessible units and second to applicants with disabilities on the waiting list who have a need for the accessible features of such unit. The Department's implementing regulations at 24 CFR §§91.225 and 570.601 also require a recipient of federal funds to administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing.

The recipient, in monitoring sub-recipients who have constructed and/or rehabilitated housing units, did not ensure full compliance with Section 504 regulations on the occupancy of accessible dwelling units. Sub-recipients, in their agreements with the recipient, were informed of their obligation to comply with Section 504 and were reminded that tenants residing in fully accessible units should have a need for the accessible features. The recipient did not ensure that tenants who did not need the features were, in fact, transferred to a non-accessible unit, if there were applicants or tenants needing accessible units. Further, beneficiaries of the Emergency Repair Program agreed to make good faith efforts to rent their modified units to persons needing the accessible features for a period of five years and no monitoring was conducted to ensure compliance with these agreements.

According to 2000 CHAS data, renter households with mobility limitations and less than 80% median family income (30%) have somewhat disproportionate housing needs compared to renter households with mobility limitations in the general population (24%). In addition to complying with Section 504 regulations, the recipient, in demonstrating actions to affirmatively furthering fair housing by addressing a lack of accessible housing impediment as discussed in Preliminary Finding of Non-compliance #5, above, and meeting the disproportionate needs of persons with mobility impairments, should conduct monitoring to ensure persons with physical impairments needing accessible units achieved meaningful access and participation and that sub-recipients were maximizing the utilization of accessible units. Overall, sub-recipients were not monitored for compliance with Section 504 implementing regulations as noted under **Preliminary Findings of Non-compliance #1a and 1b, #7, and Concern C-1 and C-2.** If monitoring practices are not corrected, the recipient may subsequently be in non-compliance with Section 504 implementing regulations at 24 CFR Part 8.

Corrective Action. In programs funding the construction and/or rehabilitation of affordable housing units and the Emergency Repair Program, the recipient shall monitor

sub-recipients and program beneficiaries to ensure that efforts were made to locate households needing accessible features to occupy vacant accessible units.

I. Concern I (Affirmatively Furthering Fair Housing). Title VI, Section 504, and Section 109 implementing regulations at 24 CFR §1.4, 24 CFR §8.4, and 24 CFR §6.4 prohibit discrimination on the basis of race, color or national origin, disability, religion, and sex respectively in the administration of any program or activity, funded in whole or in part with federal financial assistance, even if unintended, which may have the effect of deterring participation by protected classes, including public policies that would serve to restrict the range of housing choices. The Department's implementing regulations at 24 CFR §§91.225 and 570.601 require a recipient of federal funds to administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing. To meet this obligation, a recipient should include within its affordable housing development strategies and evaluation methodology a formal requirement to analyze whether, when considered overall, its affordable housing development is promoting a wide range of housing choices, including housing outside of areas of racial or ethnic minority concentration.

Using the HUD Section 202/811 definitions of what constitutes an area of minority concentration (i.e., any one minority racial/ethnic group > 20% higher than housing market area (HMA); all minority racial/ethnic groups > 20% higher than all minorities combined in HMA; in metro areas, all minority racial/ethnic groups make up > 50% of total population), an analysis of the twenty-six census tracts that lie wholly or partially in the city revealed that twenty-three are "mixed"; three are "non-minority"; and there are *no* census tracts that are areas of concentration. (Four census tracts with no population, according to the U.S. Census Bureau, were not included in this analysis.)

During the period of review, the recipient undertook development or substantial rehabilitation of 65 affordable housing units. If only because there are no racially/ethnically-concentrated census tracts, then none of the affordable housing development was in an area of concentration. Therefore, the recipient's affordable housing development strategies were not promoting or perpetuating areas of minority concentration or clustering.

The recipient's 2009 redevelopment strategy identified three neighborhoods to focus development efforts within. 44 of the 65 affordable units developed were within one of these three neighborhoods and none is an area of racial/ethnic concentration. While this strategy did not perpetuate or promote areas of minority concentration, city staff conceded that its strategy did not mandate a formal means or requirement for evaluating the degree to which affordable housing projects might promote racial/ethnic concentrations.

Although affordable housing development in the period under review did not result in promoting concentrations, the recipient did not with any strategic intent take affirmative action in its planning efforts to avoid the development of racial/ethnic concentrations. Title VI, Section 109, and Section 504 implementing regulations at 24 CFR §§1.4, 6.4,

and 8.4 respectively contain prohibitions against "criteria or other methods of administration which have the effect of subjecting persons to discrimination" against a federal protected basis. By not including a formal, methodological requirement for analyzing the degree to which a prospective affordable housing development or redevelopment project may limit the range of housing choices for minorities and persons with disabilities to areas already concentrated with affordable housing, the recipient may, if not corrected, violate Title VI, Section 109 and Section 504.

Corrective Action. The recipient shall implement as a part of its program year 2012 affordable housing planning strategies, as well incorporating into its evaluation process leading to funding decisions for affordable housing in program year 2012, a formal mechanism for evaluating whether proposed affordable housing developments: (i) will increase a range of housing choices, including choices outside of areas of racial/ethnic minority concentration and areas already concentrated with affordable housing; and (ii) will avoid the promotion or perpetuation of existing areas of racial/ethnic minority concentration that may now exist, or in the future may come to exist, within the city. The recipient shall provide a copy of its revised review protocol to the Department.

J. Concern J (Program and Site Accessibility). Section 504 implementing regulations at 24 CFR §8.21(c) require that existing non-housing programs be operated in such a manner that when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities. Regulations at 24 CFR §§8.21(a) and (b) and 8.32 provide that any new construction of or alterations to non-housing facilities including roads, walkways, and parking lots shall be designed and constructed to be readily accessible to and usable by individuals with disabilities and in conformance with the Uniform Federal Accessibility Standards (UFAS).

A limited survey of the city's Civic Center building revealed some barriers to physical accessibility that may restrict citizens utilizing wheelchairs from participating in federally funded programs and the public planning process. The Civic Center is where public planning meetings for the Consolidated Plan and AAPs were held and where HCD's office is located. At the HCD office where the public could obtain program information and apply to participate in funded programs, the survey revealed that accessible parking spaces and curb ramps at the Cypress Street parking lot had slopes exceeding the maximum UFAS threshold. Signage with the international symbol of accessibility was not displayed designating the entrance as accessible at the HCD office. The HCD office's service counter exceeded the maximum height allowance and a table is available as an alternative counter, but there is insufficient knee clearance for a person using a wheelchair. A Concern will be issued since the facilities are not fully UFAS accessible to persons with physical disabilities to meet the requirements of Section 504.

Corrective Action (Combined with Corrective Action for Preliminary Finding of Non-compliance #6). The recipient shall conduct an accessibility survey of the Civic Center building and develop a plan of action with timeframes to remediate all physical barriers.

Observations - Best Practices

A. Observation a. To monitor HOME sub-recipients, a "HOME Monitoring Checklist" was used to ensure compliance with fair housing and affirmative marketing regulations. The Checklist outlined a format for projects to analyze the race, ethnicity, gender, and disability data of applicants, tenants and rejected applicants compared to their representation in the housing market area. If any low representations among protected groups existed, the project identified reasons for the low representations, described actions to address the low representations, and maintained records to reflect actions taken. The use of the Checklist and affirmative marketing form by the recipient to analyze application, participation and rejection rates is recognized as a best practice.

B. Observation b. The procedure requiring sub-recipients implementing public service programs to report the demographics of persons assisted on a monthly basis *prior* to the sub-recipient receiving grant funds is recognized as a best practice.

COMPLIANCE REVIEW CONCLUSION

Pursuant to 24 CFR Part §8.56(h), you may request a complete review of the Section 504 Preliminary Findings of Non-compliance contained in this preliminary Letter of Findings within thirty (30) days of receipt of mailing or delivering to Mr. Bryan Greene, General Deputy Assistant Secretary, Office of Fair Housing and Equal Opportunity, 451 – 7th Street S.W., Washington, D.C. 20410, including a complete copy to Mr. Charles E. Hauptman, Region 9 Director, Office of Fair Housing and Equal Opportunity, 600 Harrison Street, 3rd Floor, San Francisco, California 94107, a written statement that explains, validates, or otherwise addresses the practices under review.

The Department would like to resolve these matters as soon as possible. Such resolution must be reduced to a written Voluntary Compliance Agreement (VCA) with a clear timetable for implementation. See 24 CFR §§6.41(e), 1.7(d) (1) and 8.56(j) (2). We will contact you shortly to arrange a mutually convenient time to discuss remedies to all findings and concerns.

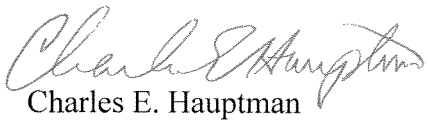
In the interim, please contact me personally at (415) 489-6536 or Sharon Chan, Equal Opportunity Specialist, at (415) 489-6529, if you have any questions or to coordinate the VCA negotiations between the Department and the City of Redding.

Under the Freedom of Information Act, it may be necessary to release this document and related correspondence and records upon a third party's request. In the event that the Department receives such a request, we will protect, to the extent provided

by law, personal information, which if released, would constitute an unwarranted invasion of privacy.

In conclusion, this office would like to take the opportunity to express our gratitude to you, your staff, and staff of your sub-recipient organizations for the cooperation and assistance extended to the Compliance Review Team throughout our review. We look forward to a prompt resolution of this matter.

Very sincerely yours,



Charles E. Hauptman
Director
Office of Fair Housing
and Equal Opportunity

Attachments:

1. "OMB Standards for Federal Data on Race and Ethnicity: HUD Policy Statement and Implementing Guidelines", HUD policy memo dtd 8/13/02
2. "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons; Notice" dated January 22, 2007
3. Limited UFAS Accessibility Report –City of Redding Civic Center

cc:
Ophelia Basgal, Regional Administrator, Region IX
Maria Cremer, Director, HUD-Region IX, Office of Community Planning and Development

AGREEMENT FOR

VOLUNTARY COMPLIANCE

WITH

SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

AND

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AS AMENDED

AND

SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968, AS AMENDED

AND

SECTION 504 OF THE REHABILITATION ACT OF 1973, AS AMENDED

BETWEEN THE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY

AND THE

CITY OF REDDING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOME PROGRAM

HOUSING DIVISION – HOUSING/COMMUNITY DEVELOPMENT
777 CYPRESS AVENUE
REDDING, CA 96001-2718

CASE NUMBERS: **09-11-R-007-9 (Section 109)**
09-11-R-008-4 (Title VI)
09-11-R-007-4 (Section 504)
09-12-R-002-3 (Section 3)
09-12-R-002-F (Affirmatively Furthering Fair Housing)

C-5806

I. INTRODUCTION

The United States Department of Housing and Urban Development (hereinafter referred to as the Department or HUD) pursuant to its law enforcement responsibilities under Section 109 of the Housing and Community Development Act of 1974, as amended, Title VI of the Civil Rights Act of 1964, as amended, Section 3 of the Housing and Urban Development Act of 1968, as amended, and the Rehabilitation Act of 1973, as amended, conducted a compliance review of the Community Development Block Grant (CDBG) program and HOME program administered by the City of Redding (hereinafter referred to as the Grantee or Recipient). The purpose of the review was to determine whether the CDBG and HOME programs managed by the Recipient were administered in compliance with the nondiscrimination provisions of Section 109, Title VI, Section 3, and Section 504.

The Department conducted an on-site review of the Recipient during the period June 27th to July 1st, 2011. The areas reviewed included Citizen Participation; Benefits, Services and Methods of Administration; Section 3; Section 504 programmatic requirements; and a limited physical accessibility survey.

The review disclosed that the program is administered in general compliance with regulations implementing Section 109 (24 CFR Part 6), Title VI (24 CFR Part 1), Section 3 (24 CFR Part 135) and Section 504 (24 CFR Part 8). The Department found that the Recipient was in preliminary non-compliance with 24 CFR §8.6, communications; 24 CFR §§1.6, 6.10, and 8.55 and 24 CFR Part 121, record-keeping; 24 CFR §§1.4, 6.4, 91.225, and 570.601, affirmatively furthering fair housing; 24 CFR §§135.30, 135.32, and 135.90 Section 3 requirements; 24 CFR §8.51, self-evaluation; 24 CFR §8.53, Section 504 coordinator and grievance procedures; and 24 CFR §8.54 notification of non-discrimination policy. The Department identified a number of programmatic concerns regarding the Recipient's administration of the programs in areas that were reviewed, as well.

The parties agree that nothing contained in this Agreement shall be construed to be a final finding or determination by the Department that the Recipient or any of its agents or employees intentionally engaged in unlawful practices that may have had the effect of illegally discriminating on the basis of race, color, national origin, religion, gender or disability. The parties agree that nothing contained in this document shall be construed as an admission of liability or an admission of having acted in violation with respect to the Department's preliminary findings by the Recipient or any of its agents or employees.

Nothing in this Agreement is intended to confer on any non-signatory third party a right to sue for an alleged breach of this Agreement, and the parties expressly intend to preclude the interference of any alleged third-party beneficiary rights.

The Department and the Recipient hereby agree that this Agreement does not increase or diminish the ability of any person or class of persons to exercise their rights under Section 109, Title VI, Section 3, Section 504, the Fair Housing Act, or any other Federal, State or local civil rights statute or authority with respect to any current, on-going or future actions. This Agreement does not create any private right of action for any person or class of persons not a party to this Agreement.

The Department and the Recipient, having agreed to settle and resolve voluntarily the Department's preliminary findings without the necessity of formal evidentiary hearings or other judicial processes, hereby agree and consent to the terms of this Agreement.

II. GENERAL PROVISIONS

A. With respect to any housing accommodations, facilities, services, financial aid, or other benefits related to the Recipient's CDBG program, the Recipient, its officers, trustees, directors, agents, employees, successors, and all persons in active concert or participation with any of them, agree to refrain from any acts that have the purpose of subjecting qualified persons to discrimination on the basis of race, color, national origin, religion, gender, or disability, in violation of Section 109, Title VI, Section 3, Section 504, and their respective implementing regulations at 24 CFR Parts 6, 1, 135, and 8.

B. This Agreement applies to Recipient's programs funded in whole or in any part with CDBG and HOME funds, and shall be binding upon the Recipient, its agents, successors, and assigns or beneficiaries who own, control, operate or sponsor said program.

C. The Department may conduct an on-site review of the Recipient's compliance with the provisions of this Agreement, and the Recipient will grant the Department's employees access to its premises, records, and personnel with reasonable notice during normal business hours, during the duration of this Agreement.

III. SPECIFIC PROVISIONS

The Recipient agrees to take the following specific actions within the timeframes stipulated.

A. Section 504 Communications Policy (24 CFR §8.6)

Within 90 days from the effective date of this Agreement, the Recipient shall develop a policy or procedure for internal use and applicable to all CDBG and HOME supported or assisted programs and activities to assure that the Recipient's website pages and all written materials related to its administration of CDBG and HOME-funded activities and programs contain contact information to include either a number for the Telecommunication Device for the Deaf or for the California Relay System. The policy or procedure shall provide for a monitoring

mechanism to assure that all sub-recipients comply with the Section 504 communications requirement. The Recipient shall submit to the Department a certification as to the completion of these actions.

B. Collection of Racial, Ethnic, Gender of the Head of Households, and Disability Data (24 CFR §§6.10, 1.6, and 8.55 and 24 CFR Part 121)

Within 180 days from the effective date of this Agreement, the Recipient shall:

(1) amend contract and funding agreement forms (for execution between the Recipient and sub-recipients involving the use of CDBG and HOME monies) to contain a requirement for sub-recipients to collect data on the race (American Indian/Alaskan Native, Asian, Black, Native Hawaiian/Pacific Islander and/or White) and ethnicity/national origin (Hispanic/Latino or Non-Hispanic/Latino) characteristics of applicants and participants or beneficiaries using a method consistent with "OMB Standards for Federal Data on Race and Ethnicity: HUD Policy Statement and Implementing Guidelines" (dated August 13, 2002);

(2) revise any forms, including application and demographic forms, used for collecting and maintaining racial and ethnic data from applicants for and participants or beneficiaries in CDBG and HOME funded activities to reflect the OMB methods for collecting and reporting such data;

(3) ensure that sub-recipients revise any forms used to gather demographic data from applicants for and participants or beneficiaries in CDBG and HOME activities to include the OMB methods for racial and ethnic data and collecting the gender of the head of household and disability status;

(4) develop a procedure to ensure that female-headed household beneficiaries in CDBG-funded programs, activities, and services are reported into HUD's Integrated Disbursement and Information System (IDIS);

(5) arrange for training of the Recipient's staff who are involved in the administration of its CDBG and HOME -funded activities, and for sub-recipients providing programs and activities with CDBG and HOME funds, of the OMB racial and ethnic data collection and reporting methods and disability and the gender of head of householder collection and reporting requirements;

(6) establish a procedure for future monitoring of sub-recipients to ensure uniform implementation of the OMB collection and reporting methods and collection of female headed householder and disability data; and

(7) submit to the Department, in accordance with paragraph IV, below, a copy of revised contracts or agreements and forms used to collect and report race, ethnicity, female headed householder status, and disability from applicants for and participants or beneficiaries in CDBG and HOME activities; and

(8) submit a certification that training for staff and sub-recipients was completed with respect to the collection and reporting of racial, ethnic, female headed householder, and disability characteristics of waiting list applicants for and participants in its CDBG and HOME assisted or supported programs and activities; that procedures were established by the Recipient to ensure female head of household data will be reported in IDIS; and monitoring procedures were developed to ensure CDBG and HOME sub-recipients are complying with OMB racial and ethnic data collection and reporting requirements.

C. Section 3 Economic and Employment Opportunities (24 CFR §135)

Within 90 days from the effective date of this Agreement, the Recipient shall:

(1) implement its Section 3 Plan;

(2) in monitoring sub-recipients, review documentation of efforts made to notify Section 3 businesses and residents of economic and employment opportunities in CDBG and HOME funded projects and activities in their neighborhoods, and analyze the results of those efforts, and revise marketing strategies, if necessary;

(3) establish a procedure to ensure the timely submission of the HUD 60002 for CDBG and HOME program; and

(4) provide justification in the HUD 60002, if Section 3 goals were not met.

The Recipient shall submit to the Department a certification that it has completed these actions.

D. Affirmatively Furthering Fair Housing (AFFH) (24 CFR §§1.4, 6.4, 8.4, 8.27, 91.225, and 570.601)

(1) Within 360 days of the effective date of this Agreement, the Recipient shall complete a revision of its Analysis of Impediments (AI) using HUD's Fair Housing Planning Guide as a reference, submit a copy of its draft AI to the Department in accordance with paragraph IV, below, at least 45 days prior to formal adoption and provide a minimum of 30 days for the Department to comment on the draft AI prior to its formal adoption.

(2) The revised AI shall:

(a) include participation and input from racial and ethnic minority citizens and person with disabilities throughout the public planning process;
(b) be used in the 2014-2018 Consolidated Plan to address AFFH;
(c) analyze impediments to fair housing choice based on race, ethnicity gender of head of household, and disability, and, at a minimum, analyze:

1. if protected classes have disproportionate affordable housing needs due to income;
2. if there is a lack of larger bedroom size affordable housing units, and its impact on limiting housing choices for families with minor children;
3. if the lack of transportation services has a disparate impact on minority households, families with children, female headed households, and persons with disabilities;
4. if a lack of accessible housing limits the range of housing choices available to persons with mobility related disabilities;
5. if the disproportionate representation among racial and ethnic minorities as applicants and participants in the Redding Housing Authority's Housing Choice Voucher program limits their range of housing choices;
6. if protected classes were disparately impacted by the high rate of foreclosures and by predatory or subprime lending practices; and
7. if residents are aware of their fair housing rights and obligations and housing providers are aware of their fair housing obligations.

(d) include actions the Recipient will take to address all impediments.

(3) Within 180 days of the effective day of this Agreement, as part of its obligation to AFFH, the Recipient shall:

(a) for public service applications, incorporate as part of its funding decision making process, how the proposed project, service or activity will AFFH and/or address any impediments identified in its AI;

(b) for affordable housing applications, incorporate as part of its funding decision making process, evaluate if the proposed affordable housing development:
   (i) will increase a range of housing choices, including choices outside of areas of racial/ethnic minority concentration and areas already concentrated with affordable housing; and
   (ii) will avoid the promotion or perpetuation of existing areas of racial/ethnic minority concentration that may now exist, or in the future may come to exist, within the city; and

(c) for programs funding the construction and/or rehabilitation of affordable units, develop a monitoring procedure to ensure that efforts were made to maximize the use of accessible units by households requiring the accessible features, and that beneficiaries of the Emergency Repair Program, who have agreed to market modified units to persons needing the accessible features for a period of five years, comply with their agreements.

The Recipient shall submit a copy of its revised procedures for evaluating public service and affordable housing applications and a copy of its monitoring procedures to the Department.

(4) The Recipient certifies by signing this Agreement that future updates to its AI occur in conjunction with 5-Year Consolidated Plan cycle, commencing with the 2014-2018 plan.

E. Section 504 Self-evaluation (24 CFR §8.51)

Within 240 days from the effective date of this Agreement, the Recipient shall conduct a new self-evaluation of its programs, activities and services to include reviewing its current policies and practices and consulting with persons with disabilities or organizations representing persons with disabilities. The self-evaluation shall propose timeframes in which to complete any necessary modifications to any policies and practices that do not meet Section 504 requirements and shall reflect the extent to which programs, activities and services are accessible to persons with disabilities. The Recipient shall submit a copy of the self-evaluation to the Department.

F. Section 504 Coordinator (24 CFR §8.53)

Within 60 days from the effective date of this Agreement, the Recipient shall designate a Section 504 Coordinator and assure that the Section 504 Coordinator is fully familiar with all applicable requirements of 24 CFR Part 8. The Recipient shall assure that the Section 504 Coordinator is involved with the Section 504 grievance process and the processing of reasonable accommodation requests and the outcome of any requests received. The Recipient shall ensure that the Section 504 Coordinator shall receive training on the coordinator's roles and functions and will be directly involved with Section 504 at the policy and program levels. The Recipient shall submit to the Department a copy of the Section 504 Coordinator's job description and a certification that it has completed these actions.

G. Section 504 Grievance Procedures (24 CFR §8.53)

Within 90 days from the effective date of this Agreement, the Recipient shall adopt grievance procedures to apply to all of its programs, activities, and services subject to Section 504. The procedure shall include notifying an individual of the right to file a complaint with the state or federal government (to include their respective addresses and phone numbers) against the Recipient without filing first with the state office; display the name(s) and phone number(s) of the Section 504 Coordinator(s); notify all participants and beneficiaries of its grievance policy on all forms and documents used to communicate with them or at times when the Recipient's decision may have an adverse impact to a participant or beneficiary. The Recipient shall post the grievance policy at its office. The Recipient shall submit a copy of the grievance procedures to the Department.

H. Section 504 Continuing Notice (24 CFR §8.54)

(1) Within 60 days from the effective date of this Agreement, the Recipient shall post in locations at public offices where CDBG and HOME activities are administered a non-discrimination notice that includes the name and contact number of the Section 504 coordinator.

(2) Within 60 days from the effective date of this Agreement, the Recipient shall require sub-recipients to include a non-discrimination notice in future updates of informational, advertising and marketing materials for the CDBG and HOME activities. The Recipient shall develop a monitoring procedure to ensure sub-recipients comply with the Section 504 continuing notice requirement. The Recipient shall submit to the Department a certification of completion of these actions.

I. Citizen Participation (24 CFR §§6.6, 91.105, and 570.506)

(1) Within 30 days from the effective date of this Agreement, the Recipient shall continue to ensure that public planning meetings for the purpose of developing the Consolidated Plan, Annual Action Plan, and CAPER are held at times convenient to citizens who are living in areas where funds are most likely to be spent. The Recipient shall submit to the Department a certification of completion of this action.

(2) Within 120 days from the effective date of this Agreement, the Recipient shall create an outreach plan to provide for inviting citizens to all public meetings during all phases of the planning process and to encourage the participation of low-income residents, particularly to include those who are disabled, racial and ethnic minorities, and single parent householders living in areas where federal funds are most likely to be spent. The Recipient shall provide a copy of the outreach plan to HUD.

J. Citizen Participation and Notice (24 CFR §§6.6 and 8.54)

Within 30 days from the effective date of this Agreement, the Recipient shall establish procedures to ensure that public meeting notices will publicize the availability of sign language interpreters and pertinent records related to the use of CDBG and HOME funds (Consolidated Plan, Annual Action Plans, and CAPERs) in alternative formats for persons with visual impairments. The Recipient shall submit to the Department a certification of completion of these actions.

K. Reasonable Accommodations (24 CFR §8.4)

Within 90 days from the effective date of this Agreement, the Recipient shall establish a procedure to ensure that public meeting notices offer persons with

disabilities an opportunity to request reasonable accommodations. The Recipient and sub-recipients shall, in future updates, revise applications and marketing materials for federally funded programs to include notification to interested persons of the availability of reasonable accommodations upon request. The Recipient shall submit to the Department a certification of completion of these actions.

L. Citizen Participation and Limited English Proficient (LEP) Persons (24 CFR §§1.4 and 6.4)

Within 180 days from the effective date of this Agreement, the Recipient shall develop monitoring procedures to ensure that sub-recipients have procedures in place to ensure meaningful access to programs, activities and services for LEP persons. The Recipient shall submit to the Department a certification of completion of this action.

M. Analysis of Participation in Funded Programs and Activities and AFFH (24 CFR §§1.4, 6.4, 8.4, 91.225, and 570.601)

Within 90 days from the effective date of this Agreement, the Recipient shall develop a procedure to analyze rates of participation based on race, ethnicity, gender of head of household, and disability in each funded program on an annual basis. The analysis should include identifying potential causes of any under-participation and devising remedies to overcome any under-participation, including affirmative outreach to those groups least likely to apply to funded programs and activities. If any under-representations were identified, the Recipient shall assess whether affirmative marketing and outreach strategies were modified to target under-represented groups. ("Under-representation" is defined for purposes of compliance with this Agreement as a participation rate in any funded activity wherein the participation rate by a particular minority group is less than that minority's representation among the general population in the housing market area or county.) The Recipient shall submit to the Department a certification that it has completed these actions.

N. Program and Site Accessibility (24 CFR §§8.20, 8.21 and 8.32)

Within 180 days from the effective date of this Agreement, the Recipient shall conduct an accessibility survey of the Recipient's office and facilities where CDBG and HOME are administered and locations where public meetings are held for the Consolidated Plan, Annual Action Plan and CAPERS planning process. The Recipient shall develop a plan to remediate all barriers to ensure compliance with the Uniform Federal Accessibility Standards. The Recipient shall submit to the Department a copy of the accessibility survey and plan.

IV. SUBMISSION OF REPORTS AND DOCUMENTATION

A. All reports, certifications and other documents identified for submission to HUD in the preceding sections are to be submitted to the following address:

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity, Region IX
Attn: Chuck Hauptman, Regional Director
600 Harrison St., 3rd Floor
San Francisco, CA 94107

B. Pursuant to the provisions set forth in paragraph III above, Recipient agrees to make reports to HUD-FHEO, in accordance with the timeframes established, above.

C. For monitoring reports the Recipient obligates itself to make to the Department pursuant to the provisions of paragraph III of this Agreement, the Department will grant to the Recipient, for good cause, extensions of up to 30 days upon telephonic request of the Recipient. If for good cause the Recipient believes that it will be unable to complete activities or submit monitoring reports even with a 30-day extension, then the Recipient shall submit to the Department a written justification for such delays, setting forth the activities that it has taken to comply, identifying the reasons that the Recipient will not be able to comply pursuant to the timeframes established in the Agreement, and proposing a revised deadline for completion or submission. The Department has sole discretion to make determinations as to whether the Recipient has shown good faith in complying with the terms of this Agreement, and determining whether requests for extension are justified.

V. EFFECTIVE DATE AND DURATION

A. The effective date of this Agreement is the date of the last signature on the signature page. This Agreement shall remain in effect for a three year period following the date of execution, unless the Department determines that the Agreement must be revised or extended based on its review of the Recipient's performance under the Agreement and notifies the Recipient to this effect prior to the expiration date.

B. Failure to carry out the terms of this Agreement may result in suspension or termination of or refusal to grant or to continue Federal financial assistance, or other actions authorized by law.

C. This Agreement may be modified or amended only by written agreement, executed by all parties. Waiver of any one provision of this agreement shall not be deemed to be a waiver of any other provision.

SIGNATURE PAGE
HUD SECTION 109, TITLE VI, SECTION 3, AND SECTION 504
COMPLIANCE REVIEW

This agreement for voluntary compliance with Section 109, Title VI, Section 3 and Section 504, consisting of ten (10) pages, is entered into by the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, and the City of Redding, Housing Division.

8/6/12

City of Redding KURT STARMAN, CITY MANAGER — Date

ATTEST:

8/7/12

PAMELA MIZE, City Clerk — Date

8/14/2012

Charles E. Hauptman, Director,
Office of Fair Housing and Equal Opportunity,
San Francisco HUB — Date

Form Approved

Barry E. DeWalt
Assistant City Attorney

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity – Region IX
1 Sansome Street, Suite 1200
San Francisco, California 94104
Voice: (800) 347-3739 (415) 489-6400
TTY: (415) 489-6560 Fax: (415) 489-6560
www.hud.gov
espanol.hud.gov

JUL 09 2015

Steve Bade
Housing Manager
City of Redding
777 Cypress Avenue
Redding, CA 96001

SUBJECT: Agreement for Voluntary Compliance (VCA)
City of Redding
Community Development Block Grant Program and HOME Program

Dear Mr. Bade:

This Office is in receipt of the City of Redding's draft Analysis of Impediments to Fair Housing (AI) on June 18, 2015. The draft AI was timely received in accordance with the amended terms of the VCA.

This Office has determined that the City of Redding did not achieve full compliance with Section III (D), (2) Affirmatively Furthering Fair Housing of the VCA. **The draft AI is substantially incomplete and, therefore, is not accepted.**

In accordance with Section III (D), (1) of the VCA and prior to the formal adoption of the draft AI, this Office submits the following comments and reasons the draft AI is not accepted.

1. Section III (D), (2), (a) of the VCA required the revised AI to include participation and input from racial and ethnic minorities and persons with disabilities throughout the public planning process. Surveys used to develop the AI were limited to identifying potential fair housing and lending impediments. Participants were not asked about other factors contributing to their decisions on where they live or would like to live but cannot. The percentage of racial and ethnic minorities and persons with disabilities responding to surveys was in parity with their respective representation in the city's population. The AI did not describe any other affirmative efforts to attract minority survey participants, such as residents living in areas with higher than average concentrations of minorities or farm workers, who are mostly Hispanic or Southeast Asian, have large family households, and limited English proficiency. Nonetheless, residents, racial and ethnic minorities, persons with disabilities, female headed households did not provide input in identifying potential impediments, other than those related to fair housing and lending practices, that restrict fair housing choice.

RECEIVED
JUL 15 2015
HOUSING

2. Section III (D), (2), (c) required the revised AI to analyze impediments to fair housing choice based on race, ethnicity, gender of head of household, and disability, and, analyze, at a minimum, fair housing choice issues, such as if any protected class has a disproportionate need for affordable housing, larger bedroom size affordable housing units, or transportation services, and a disproportionate representation among Housing Choice Voucher (HCV) Program applicants and participants. The AI did not fully analyze fair housing choice issues that may result in impediments, including the following:

   a. The AI revealed that individual racial or ethnic minority groups, persons with disabilities, and female headed households are likelier to be low-income, living in poverty or have housing problems and therefore, have a disproportionate need for affordable rental housing. The HCV program has 1,541 participants and with more than 7,000 applicants on the 2013 waiting list, the city's affordable housing programs continued to experience a high demand for rent subsidies. The AI also suggested that larger renter households with six or more members, who are more likely to be Hispanic or Southeast Asian, might have difficulties securing housing. However, despite this data, the AI did not conclude there is an impediment for lack of affordable housing or affordable larger bedroom size units, for any protected group.

   b. The AI did not review the locations of subsidized housing units to determine if there were concentrations, nor did the AI analyze whether the city lacked a range of housing choice outside areas concentrated with above average populations of low- and moderate-income minority households. An analysis of the HCV program revealed high utilization rates in areas with high concentrations of low- and moderate-income households, which suggests that there is a lack of affordable housing choice in high opportunity areas not only for HCV participants, as stated in the AI, but also for protected groups, who are disproportionately low-income. The AI did not analyze if there is a potential impediment associated with concentrations of subsidized housing units and did not identify a lack of housing choice in higher opportunity areas as an impediment for any protected group.

   c. The AI did not fully analyze impediments to fair housing choice for persons with disabilities. The HCV program issued 29 (2%) vouchers to households with disabilities, which is a significant under-representation when compared to their representation (18.3%) in the city's population, and the AI did not identify this as an impediment nor include an action to address it. The HCV vacant accessible unit list was not reviewed to determine if there was a lack of accessible units in a range of bedroom sizes and in locations outside areas of opportunity. The AI included an action to distribute Federal Fair Housing Act Accessibility Requirements in New Construction information to developers of new multi-family and rental housing, but the AI did not fully analyze a potential impediment for lack of accessible housing for persons with disabilities.

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d. The AI did not evaluate if there are disparities in access to community assets in neighborhoods identified by the city as areas of opportunity or high opportunity. (There are no racial and ethnically concentrated areas of poverty in Redding.) The AI reviewed access to public schools, public health institutions, employment centers, and public transit *routes* based on their locations and proximity to areas of opportunity. The AI did not analyze the locations of, or access to high performing public schools; access to health care services from high opportunity areas; and the locations of bus *stops or hours of service* for routes that provide access to high performing schools, health care facilities, and employment centers. In addition, the AI did not determine if there is older housing stock or lack of housing types for rental or homeownership (multi-family, single-family, etc.), infrastructure, or amenities, such as parks and community centers, in areas of opportunity and high opportunity areas. The AI did not fully analyze disparities in access to community assets to identify potential impediments.

We appreciate your cooperation and efforts to comply with the VCA. The VCA remains in effect until August 14, 2015, three years from the date of VCA execution. This Office is available to discuss an extension of time to complete actions required in Section III (D) of the VCA. Please contact Lead Equal Opportunity Specialist Sharon Chan at (415) 489-6529 to discuss proposed timeframes for completion, or for any further assistance.

Sincerely,

Jeff Jackson
Chief
Program Compliance Branch
Office of Fair Housing and
Equal Opportunity

JUL 15 2015

Appendix I – Fair Housing Packet

Legal Services of NORTHERN CALIFORNIA

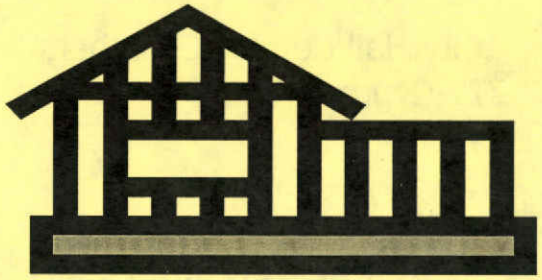
and

Shasta Fair Housing Alliance

Presents

Fair Housing Workshop

Includes lunch and comprehensive materials



Presenters will include staff from:

- H.U.D.
- National Housing Law Project
- Department of Fair Employment and Housing
- Legal Services of Northern California

Parking is limited this year due to construction

Topics may include:

- Overview of Fair Housing Law – State & Federal
- DFEH Complaints Retaliation
- Implicit Bias
- Domestic Violence and Housing
- Reasonable Accommodations
- Service Animals
- Sexual Orientation, Gender Identity and Gender Expression Discrimination
- Questions and Answers

Special Sessions:

4:00 to 4:45 - Specific requirements of Section 504 Coordinator as required by Section 504 of the Rehabilitation Act of 1973.

4:00 to 6:00 - Housing Rehabilitation and Homebuyer Program information will be available for workshop attendees and members of the general public.

Who Should Attend

- **Rental Housing Providers**
- **Property Management Firms**
- **Resident Managers**
- **Landlords**
- **Tenants**
- **Tenant Advocates**
- **Social Service Providers**

The workshop provides an overview of fair housing laws including disability discrimination, reasonable accommodations, sexual orientation, gender identity and gender expression discrimination, implicit bias and discrimination against victims of domestic violence.

There will be an opportunity to ask questions of the presenters.

Workshop Registration

Please register early as space is limited.

_____
Organization Name

_____
Attendee Name & Title

_____
Address

_____
City/State/Zip

_____
Telephone

_____
E-mail Address

☐ Check Enclosed (Please make checks payable to LSNC).

VISA/Mastercard: _____
Expiration Date: _____
CC Billing address:
_____
_____

The $15.00 fee includes lunch and comprehensive materials. Pre-registration and prepayment is required and space is limited. You may register by mail or by calling 530-241-3565 for more details. Scholarships available for low-income tenants who attend.
Accommodations: Call by April 27, 2015 regarding need for alternative format, assistive listening devices, interpreters, etc.

Mail registration form by April 23rd to:
Legal Services of
Northern California
1370 West Street
Redding, CA 96001

Legal Services of Northern California
1370 West Street
Redding, CA 96001

Legal Services of NORTHERN CALIFORNIA

Fair Housing Workshop

Thursday,
April 30, 2015
8:15 a.m. to 4:00 p.m.

City Hall Council Chambers
777 Cypress Avenue, Redding

Presented by:
Shasta Fair Housing Alliance Members:

- Legal Services of No. California
- Housing Authority of the City of Redding
- Northern Valley Catholic Social Services
- Renters HQ
- T & F Property Management

Facebook: https://www.facebook.com/shastafairhousing

Shasta Fair Housing Alliance
Fair Housing Workshop Agenda
April 30, 2015

8:15 - 8:45	**Registration/Coffee**
8:45 - 9:00	**Welcome** Lauren Sanchez and Cathy Cobbaert (LSNC), and Cynthia Abbott (HUD)
9:00 – 10:00	**Fair Housing Overview** Jeff Jackson (HUD) and Mimi Infantino (DFEH)
10:00 – 10:15	**Hypothetical** Cynthia Abbott (HUD)
10:15 - 10:30	**Break**
10:30 – 11:00	**Source of Income/Section 8 Voucher Discrimination** Bill Kennedy (LSNC)
11:00 – 11:15	**Housing Program Presentations** City of Redding Housing and Community Development U.S. Department of Veterans Affairs
11:15 - 12:00	**Implicit Bias** Bill Kennedy (LSNC)
12:00 - 12:15	**Questions and Answers**
12:15 - 12:45	**Lunch**
12:45 - 1:45	**Violence Against Women Act (VAWA) and domestic violence** Karlo Ng (NHLP)
1:45 - 2:15	**Sexual Orientation, Gender Identity and Gender Expression Discrimination** Sarah Fielding (LSNC) and Bill Kennedy (LSNC)
2:15 – 2:30	Break
2:30 - 3:30	**Reasonable Accommodations (including service animals)** Jane Shandler (HUD) and Kathryn Brady (NHLP)
3:30 – 4:00	**Questions and Answers**
4:00 – 4:45	**Section 504 HUD – Grantee Requirements – Duties and Responsibilities of Section 504 Coordinator (with certificates)** Jane Shandler and Jeff Jackson

Housing Authority of the City of Redding
Fair Housing

The Housing Authority of the City of Redding acts as a referral agency for Fair Housing issues. The Housing Authority offers no legal advice or information. Low-income individuals with concerns about tenant and landlord rights may contact Legal Services of Northern California at 241-3565.

All individuals may listen to recorded information on security deposits, repairs, evictions, rent increases, discrimination, unlawful entry and credit checks by contacting the California Department of Consumer Affairs at (800) 952-5210. To speak with a representative of the California Department of Consumer Affairs, please call (916) 445-1254.

You may pick up a complete Fair Housing Resource List, the booklet *California Tenant Rights*, and a booklet on small claims courts, all contained in the Fair Housing Packet at the Housing Authority, which is located at 777 Cypress Avenue. You may pick up this packet Monday through Thursday, 9:00 a.m. to 2:00 p.m. To have one mailed to you, please contact the Housing Division (with your name and address) at 225-4048.

H:\HA\Forms\reachout.FH.wpd11/12

Harassment and discrimination in employment, housing, public accommodations, and services are against the law.

Department of Fair Employment and Housing

Discrimination is Against the Law

Civil Rights in California

The Department of Fair Employment and Housing (DFEH) enforces California state laws that prohibit harassment and discrimination in employment, housing, and public accommodations and that provide for pregnancy leave and family and personal medical leave. It also accepts and investigates complaints alleging hate violence or threats of hate violence.

What DFEH Does

DFEH enforces these laws by

- Investigating harassment, discrimination, and denial of leave complaints
- Assisting parties to voluntarily resolve complaints involving alleged violations of the laws enforced by DFEH
- Prosecuting violations of the law
- Educating Californians about the laws prohibiting harassment and discrimination by providing written materials and participating in seminars and conferences

Discrimination in Employment

The California Fair Employment and Housing Act (FEHA) prohibits harassment and discrimination in employment based on the following:

- Race
- Color

Hate Violence

Under the Ralph Civil Rights Act, it is against the law for any person to threaten or commit acts of violence against a person or property based on race, color, religion, ancestry, national origin, age, marital status, medical condition, genetic information, disability, gender, gender identity, gender expression, sexual orientation, political affiliation, or position in a labor dispute.

Filing a Complaint

If you believe you are a victim of illegal discrimination or hate violence, you can file a complaint with DFEH by following these steps:

- Contact us at (800) 884-1684 (employment, housing public accommodation, and hate violence)
- Be prepared to present specific facts about the alleged harassment, discrimination, or denial of leave
- Provide copies of documents that support the charges in the complaint
- Keep records and documents about the complaint, such as paycheck stubs, rent receipts, membership applications, and other materials

DFEH will conduct an impartial investigation. We are not an advocate for either the person complaining or the person complained against. We represent the State of California. DFEH will, if possible, try to assist both parties to resolve the complaint.

If a voluntary settlement cannot be reached, and there is sufficient evidence that establishes a violation of the law, DFEH may file a civil complaint and litigate the case in civil court. If the court decides in favor of the complaining party, the following remedies can be ordered:

- Award of the job or the housing denied to the complainant, or similar relief
- Back pay or promotion for the complainant, or compensation for moving and relocation
- Compensatory damages for the complainant, including emotional distress damages
- Fines, penalties, or punitive damage
- Attorney's fees & costs

For more information, contact DFEH toll free at
(800) 884-1684
(employment, housing, public accommodation, and hate violence)

TTY number at (800) 700-2320
or visit our web site at www.dfeh.ca.gov

In accordance with the California Government Code and ADA requirements, this publication can be made available in Braille, large print, computer disk, or tape cassette as a disability-related reasonable accommodation for an individual with a disability. To discuss how to receive a copy of this publication in an alternative format, please contact DFEH at the numbers above.

State of California
Department of Fair Employment & Housing

DFEH-151 (11/14)

The mission of the Department of Fair Employment and Housing is to protect the people of California from unlawful discrimination in employment, housing and public accommodations, and from the perpetration of acts of hate violence.

- Religion
- Sex (gender, gender identity, gender expression)
- Sexual orientation
- Marital status
- National origin (including language use restrictions)
- Ancestry
- Disability (mental and physical, including HIV and AIDS)
- Medical condition (cancer/genetic characteristics & information)
- Age (40 and above)
- Request for family care leave
- Military or Veteran status
- Request for leave for an employee's own serious health condition
- Request for Pregnancy Disability Leave+
- Retaliation for reporting patient abuse in tax-supported institutions

Discrimination is prohibited in all employment practices, including the following:

- Advertisements
- Applications, screening, and interviews
- Hiring, transferring, promoting, terminating, or separating employees
- Working conditions
- Participation in a training or apprenticeship program, employee organization, or union

California workers are

- Guaranteed leave if disabled because of pregnancy
- Guaranteed reasonable accommodation for pregnancy
- Guaranteed leaves for the birth or adoption of a child; for the employee's own serious health condition; or to care for a parent, spouse, or child with a serious health condition
- Protected from harassment because of their sex, race, or any other category covered under the law
- Protected from retaliation for filing a complaint with DFEH, for participating in the investigation of a complaint, or for protesting possible violations of the law

California workers with disabilities are also entitled to reasonable accommodation when necessary in order to perform the job.

Discrimination in Housing

FEHA also prohibits discrimination in the rental and sale of housing based on the following:

- Race
- Color
- Religion
- Sex (gender, gender identity, gender expression)
- Sexual orientation
- Marital status
- National origin/Ancestry
- Familial status (households with children under age 18)
- Source of income
- Disability (mental and physical, including HIV and AIDS)
- Medical condition (cancer/genetic characteristics)

Discrimination is prohibited in all aspects of the housing business, including, but not limited to:

- Advertisements
- Mortgage lending and insurance
- Application and selection processes
- Terms, conditions, and privileges of occupancy, including freedom from harassment
- Public and private land-use practices, including the existence of restrictive covenants

Persons with disabilities are entitled to reasonable accommodation in rules, policies, practices, and services and are also permitted, at their own expense, to reasonably modify their dwelling to ensure full enjoyment of the premises.

As in employment discrimination law, persons are protected from retaliation for filing complaints.

Discrimination in Public Accommodations and Services

Discrimination in public services and accommodations is prohibited under the Unruh Civil Rights Act. The law requires "full and equal accommodations, advantages, facilities, privileges, or services in all business establishments." Business establishments covered by the law include, but are not limited to:

- Hotels and motels
- Nonprofit organizations
- Restaurants
- Theaters
- Hospitals
- Barber shops and beauty salons
- Housing accommodations
- Local government and public agencies
- Retail establishments

You are protected against illegal discrimination and harassment in the renting, leasing, or purchase of housing.

Department of Fair Employment and Housing

Fair Housing

You Are Protected Under California Law!

Laws enforced by the Department of Fair Employment and Housing (DFEH) protect you from illegal discrimination and harassment in housing based on

- **Race**
- **Color**
- **Religion**
- **Sex**
- **Gender**
- **Gender identity**
- **Gender expression**
- **Sexual orientation**
- **Marital status**
- **National origin** (including language use restrictions)
- **Ancestry**
- **Familial status** (households with children under age 18)
- **Source of income**
- **Disability** (mental and physical, including HIV/AIDS, cancer, and genetic characteristics)
- **Genetic information**
- **Age**

Other Agencies Can Help

The U.S. Department of Housing and Urban Development enforces federal laws that prohibit discrimination in housing. It also monitors subsidized housing programs. For further information, call (800) 347-3739, or visit the website at *www.hud.gov*.

The State of California Department of Consumer Affairs can help with questions or complaints regarding landlord/tenant relationships, including repair issues, safety violations, and Health and Safety Code violations. For further information, call (800) 952-5210, or visit the website at *www.dca.ca.gov*.

The Mobile Home Ombudsman at the Department of Housing and Community Development can help with questions or complaints pertaining to mobile homes, including health and safety issues, maintenance issues, and warranty issues. For further information, call (800) 952-5275, or visit the website at *www.hcd.ca.gov*.

For more information, contact the DFEH toll free at
(800) 884-1684
TTY number at **(800) 700-2320**
or visit our website at ***www.dfeh.ca.gov***.

In accordance with the California Government Code and ADA requirements, this publication can be made available in Braille, large print, computer disk, or tape cassette as a disability-related reasonable accommodation for an individual with a disability. To discuss how to receive a copy of this publication in an alternative format, please contact the DFEH at the numbers above.

State of California
Department of Fair Employment & Housing
2218 Kausen Drive, Suite 100
Elk Grove, CA 95758

DFEH-157H (11/14)

The mission of the Department of Fair Employment and Housing is to protect the people of California from unlawful discrimination, harassment, and retaliation in employment, housing and public accommodations, and from the perpetration of acts of hate violence.

What DFEH Does

The Department of Fair Employment and Housing has authority to perform the following:

- Enforce the *Fair Employment and Housing Act* (FEHA), the *Ralph Civil Rights Act,* and the *Unruh Civil Rights Act*
- Investigate harassment, discrimination, retaliation, and hate violence complaints
- Help landlords and tenants resolve complaints involving alleged violations of the laws enforced by the DFEH
- Prosecute violations of the laws enforced by the DFEH
- Educate Californians about the laws against discrimination, harassment, retaliation, and hate violence

Common violations of the FEHA, based on the categories listed above, include the following:

- Refusal to sell, rent, or lease housing accommodations
- Representation that a housing accommodation is not available for inspection, sale, or rental when that accommodation is in fact available
- Denial of a home loan or homeowner's insurance
- Provision of inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation
- Sexual harassment involving unwanted sexual advances or requiring sexual favors for housing rights or privileges
- Cancellation or termination of a sale or rental agreement
- Refusal to permit, at the disabled tenant's expense, reasonable modifications when necessary to accommodate a disability
- Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal opportunity to use and enjoy a dwelling
- Discriminatory policies, practices, terms, or conditions that result in unequal access to housing or housing-related services

It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions or policies that unlawfully discriminate against you based on the categories listed above.

Filing a Complaint

If you believe you have experienced illegal discrimination or harassment, you can explore filing a complaint with the DFEH by taking the following steps within **one year** of the incident:

- Contact the DFEH in writing or at our toll-free number (800) 884-1684
- Provide specific facts about the incident
- Provide copies of documents that support the charges in your complaint
- Keep records and documents about the complaint, such as rent receipts, applications, and other potential proof of discrimination

If your complaint is accepted, the DFEH will conduct an impartial investigation. The DFEH is a neutral fact-finder and does not represent you or the parties named in your complaint. Our role is to determine if the law has been violated. The DFEH may provide free mediation for interested parties. If possible, mediators try to assist the parties to resolve the complaint. Examples of resolution could include:

- Making available previously denied housing
- Compensation for losses and emotional distress
- Training and policy changes to prevent future discrimination
- Other actions to eliminate the effects of discrimination

If the DFEH is unable to resolve the complaint, and there is evidence that indicates a violation of the law, the matter may be litigated by the Department in civil court.

FAIR HOUSING RESOURCE LISTING

FEDERAL GOVERNMENT

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
600 Harrison Street, 3rd Floor
San Francisco, CA 94107-1387

1-800-347-3739
www.hud.gov/complaints

Fair Housing Complaint Hotline 1-800-669-9777

The Fair Housing Act prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status, and/or handicap. If you think your rights have been violated, you may fill out a Housing Discrimination Complaint Form, write HUD a letter at the address above or telephone the HUD Hotline.

STATE OF CALIFORNIA

Department of Fair Employment and Housing:
1515 Clay St., Suite 701
Oakland, CA 94612

1-800-233-3212
www.dfeh.ca.gov
TTY 1-800-700-2320

Investigates complaints of discrimination in the sale or rent of housing in the State of California. Victims of discrimination should write down what happened to them and then call the Department of Fair Employment and Housing. Where there is concurrent jurisdiction with a federal agency, the complaint is dual filed and referred.

California Department of Consumer Affairs:

1-800-952-5210
www.dca.ca.gov

Provides recorded tenant/landlord information regarding security deposits, repairs, eviction, rent increases, discrimination, unlawful entry, and credit checks.

To speak with a representative of the California Department of Consumer Affairs call (916) 445-1254 or email dca@dca.ca.gov.

LOCAL

Housing Authority of the City of Redding
777 Cypress Avenue
Redding, CA 96001
Hours: Monday-Friday 8:00 AM - 5:00 PM

(530) 225-4048

The Housing Authority of the City of Redding acts as a fair housing referral and information service. The City does not advise, provide legal service, or mediate disputes. Pamphlets regarding Fair Housing and California Tenants Rights are available at no charge.

Legal Services of Northern California
1370 West Street
Redding, CA 96001
Hours: Monday-Friday 9 a.m. to 5 p.m.

(530) 241-3565

Assists and/or represents low-income clients in federal housing issues, landlord-tenant disputes, and provides information on tenant rights. Offers weekly unlawful detainer (eviction) workshops. Call for workshop times. Some self-help law books are also available. Services provided to residents of Shasta, Trinity, Siskiyou, Modoc, and Lassen Counties.

Senior Legal Center of Northern California (530) 223-6979
1647 Hartnell Avenue, Suite 6
Redding, CA 96002
Hours: Monday-Thursday 9 a.m. to 4 p.m.
Friday 9 a.m. to Noon

Offers legal services to people age 60 and over in Shasta, Lassen, Modoc, Siskiyou, and Trinity Counties. No fees, and no income limitations.

Shasta County Small Claims Advisor 1-800-795-8136

Provides legal advice on small claims disputes. Claims are limited to disputes up to $5,000.00. No charge to resident of Shasta County who are litigants or potential litigants.

OTHER RESOURCES

Additional sources of information regarding landlord-tenant issues are available at local libraries and bookstores:

For Tenants: California Tenants' Handbook, Moskovitz and Warner, Nolo Press, Berkeley, CA.

For Landlords: Landlording, and The Eviction Book for California, Robinson, Express, Richmond, CA.

MOBILEHOME PARK TENANTS

Department of Housing and Community Development 1-800-952-5275
1800 Third Street, Sacramento, CA 95814 www.hcd.ca.gov
Sacramento, CA 95812-0031

Provides information to resolve problems associated with various aspects of mobilehome living including questions and concerns regarding Mobilehome Residency Law.

Golden State Mobilehome Owners League, Inc. 1-800-888-1727
11021 Magnolia Blvd www.gsmol.org
P.O. Box 876
Garden Grove, CA 92642

A non-profit "homeowners association" of mobilehome owners. Provides information, assistance and technical advice regarding mobile home park tenancy.

FAIR HOUSING FACT SHEET

Disability Discrimination

California Fair Housing Laws Protect You From Discrimination!

The *California Fair Employment and Housing Act* protects you from illegal discrimination and harassment in housing based on a mental or physical disability. Discrimination includes, but is not limited to, the following actions:

- Failure to provide reasonable accommodation in rules, policies, practices, or procedures when necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling
- Refusal to permit reasonable modification, at the tenant's expense, when necessary to afford a person with a disability full enjoyment of the premises
- Failure to design and construct multi-family dwellings in a manner that allows access to and use by persons with disabilities
- Refusal to rent, lease, or sell housing
- Discriminatory policies, practices, terms, or conditions that result in unequal access to housing or housing-related services

What is considered a disability under California law?

- Under California law, a disability is a mental or physical impairment, disorder, or condition that limits a major life activity. The definition of disability includes a diagnosis of HIV/AIDS, as well as medical conditions related to cancer and genetic characteristics.
- Major life activities include, but are not limited to, physical, mental, and social activities and working. Further, whether a condition or disability "limits" a major life activity must be determined without respect to any mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

What rights do I have as a tenant with a disability?

Persons with disabilities are entitled to be free from harassment and discrimination in all aspects of housing. They also have a right to reasonable accommodation in rules, policies, practices, or services related to housing when necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling and are permitted, at their own expense, to modify their dwellings to ensure full enjoyment of the premises.

New construction of certain multi-family dwelling units built for first occupancy after March 13, 1991, and ten percent of multi-story dwelling units built after July 1, 2005, are required to include specified accessibility features for persons with disabilities including accessibility to the primary entrance in common areas and in designated units.

Multi-family dwelling units and multi-story dwelling units that are required to include the specified accessibility features are those dwelling units that are contained in a building with four or more condominium dwelling units or with three or more rental apartment dwelling units. In buildings **with** an elevator, **all** dwelling units must include the specified accessibility features. In buildings **without** an elevator, only the ground floor units must contain the specified accessibility features. A multi-story dwelling unit is defined as a condominium or rental apartment dwelling unit that contains finished living space on one floor and the floor immediately above or below it.

Ten percent of multi-story dwelling units built on or after July 1, 2005, are also required to have an accessible route to the entrance on the primary entry level and at least one accessible bathroom on the primary entry level and in the public and common areas.

The multi-family and multi-story dwellings must be designed and constructed to permit access to and use by persons with disabilities and must provide, at a minimum, the following specified accessibility features:

- Building entrances that are on an accessible route
- Public and common areas that are readily accessible and usable by persons with disabilities
- An accessible route into and through the unit
- Doors, kitchens, and bathrooms designed to allow access, passage and maneuvering by persons using wheelchairs

Continued

- Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
- Bathroom design that allows installation of safety grab bars around toilets, tubs, or shower stalls and seats

What should I do if I believe I have been discriminated against?

If you believe you have experienced illegal discrimination or harassment, you can explore filing a complaint with the Department of Fair Employment and Housing (DFEH) by taking the following steps within one year of the incident:

- Contact DFEH in writing or at our toll-free Housing number **(800) 233-3212**
- Provide specific facts about the incident or situation
- Provide copies of documents that support the charges in your complaint
- Keep records and documents about the complaint, such as a diary or log of incidents, rent receipts, applications, and other potential proof of discrimination

What will DFEH do?

If your complaint is accepted, DFEH will conduct an impartial investigation. DFEH is a neutral fact-finder and does not represent you or the parties named in the complaint. DFEH tries to assist both parties to resolve the complaint.

Examples of resolutions could include:

- Making available the previously denied housing or accommodation
- Compensation for losses and emotional distress
- Training and policy changes to prevent future discrimination
- Other actions to eliminate the effects of discrimination, such as penalties and fines

If DFEH is unable to resolve the complaint, and there is sufficient evidence to establish a violation of the law, the matter may be litigated by the Department before the Fair Employment and Housing Commission or in civil court.

Can I file a lawsuit before or after I file a complaint with DFEH?

You have the right to file a lawsuit on your own behalf in a California court within **two years** of the alleged discriminatory act. It is not necessary to file a complaint with DFEH prior to the filing of a lawsuit. If you do file with DFEH, the time that a complaint is pending with DFEH will not count when computing the two-year period.

Are there other agencies that can help?

The U. S. Department of Housing and Urban Development (HUD) enforces federal laws that prohibit discrimination in housing. HUD also monitors subsidized housing programs. For further information, call (800) 347-3739, or visit the web site at *www.hud.gov.*

The State of California Department of Consumer Affairs can help with questions or complaints regarding landlord/tenant relationships including repairs, safety violations, and Health and Safety Code violations. For further information, call (800) 952-5210, or visit the web site at *www.dca.ca.gov.*

The Mobile Home Ombudsperson at the California Department of Housing and Community Development can help with questions or complaints pertaining to mobile homes, including health and safety issues, maintenance issues, and warranty issues. For further information, call (800) 952-5275, or visit the web site at *www.hcd.ca.gov.*

For more information, contact DFEH toll free at **(800) 233-3212,** Oakland area & out-of-state at **(510) 622-2945** or **2946,** TTY number at **(800) 700-2320,** or visit our web site at ***www.dfeh.ca.gov***

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State of California

Department of Fair Employment & Housing Oakland Housing Unit 1515 Clay Street, Suite 701 Oakland, CA 94612

DFEH-193H (04/04)

How to Obtain Our Services

If you think you have a legal problem, call LSNC as soon as possible with the following information:

- The county you live in;
- The number of persons in your household and the income (gross monthly) of all persons in the household;
- The facts about your problem;
- Any deadlines relating to your problem.
- Have all your papers about the problem in front of you when you call.
- Appointments and clinics are scheduled in advance.
- Bring all your papers with you if you come for an appointment.
- Please call before visiting our office.

Don't Wait Until the Last Minute to Contact Our Office

Client Eligibility – 2007

Eligible Persons in Family	Annual Income	Monthly Income
1	$12,763	$1,064.00
2	17,113	1,426.00
3	21,463	1,789.00
4	25,813	2,151.00
5	30,163	2,514.00
6	34,513	2,876.00
7	38,863	3,239.00
8	43,213	3,601.00

Services Not Provided

- Criminal defense
- Traffic fines or violations
- Conflict of interest between you and a current or former LSNC client
- Immigration
- Probate
- Conservatorships
- SSI initial denials

Legal Services of Northern California

Shasta Office

Serving Shasta, Siskiyou, Trinity, Lassen and Modoc Counties

1370 West Street
Redding, CA 96001
(530) 241-3565
1-800-822-9687

What We Do

Legal Services of Northern California (LSNC) provides free legal assistance to individuals and groups who meet income eligibility requirements. Services range from referrals to representation, depending on the client's needs, LSNC priorities and the resources available. The Shasta Regional Office serves Shasta, Trinity, Siskiyou, Lassen and Modoc counties.

Legal Services Provided in the Shasta Office

Advocates in our office may be able to help you in the following areas:

Housing

- If your landlord serves you with eviction papers or threatens to evict you.
- If the place you rent is unsafe or unhealthy and you want to know your rights.
- If your landlord locks you out or shuts off your utilities or takes your property.
- If the Housing Authority is terminating your housing benefits.
- If you are homeless.
- If you feel you have been discriminated against in housing on the basis of your disability, race, gender, national origin or family status.

Benefit Programs

- If you have been denied Food Stamps, CalWORKs, General Assistance, Interim Assistance, Social Security, Supplemental Security Income (SSI), In-Home Support Services, Unemployment Benefits, Homeless Assistance Funds, other public benefits, and believe you are eligible.
- If your assistance checks or services are being stopped, reduced, or delayed.
- If you need information about appeals or administrative hearings.

Health Rights

- If you need help in proving you are eligible for medical public assistance programs like Medi-Cal, Medicare, Denti-Cal or the County Medical Services Program (CMSP).
- If a hospital or clinic denies or restricts health services.

Other Legal Issues Covered:

- Unemployment benefits
- Primary and secondary educational issues

In Pro Per Clinics

Information and assistance with legal forms to self represented litigants in Shasta, Siskiyou and Trinity counties. Call LSNC for times and locations of clinics.

- Small Claims
- Family Law
- Civil complaints and answers
- Civil harassment/TRO

Additional Services

- Senior Legal Hotline (1-800-222-1753).
- Shasta Voluntary Legal Services Program.
- Community legal education to promote awareness of legal rights.
- Disability and Employment Rights Advocacy – advocacy and support for persons with disabilities. (1-800-444-6188)
- Assistance to non-profits working with low-income clients in incorporating.

The mission of Legal Services of Northern California is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within their community efficiently utilizing all available resources.

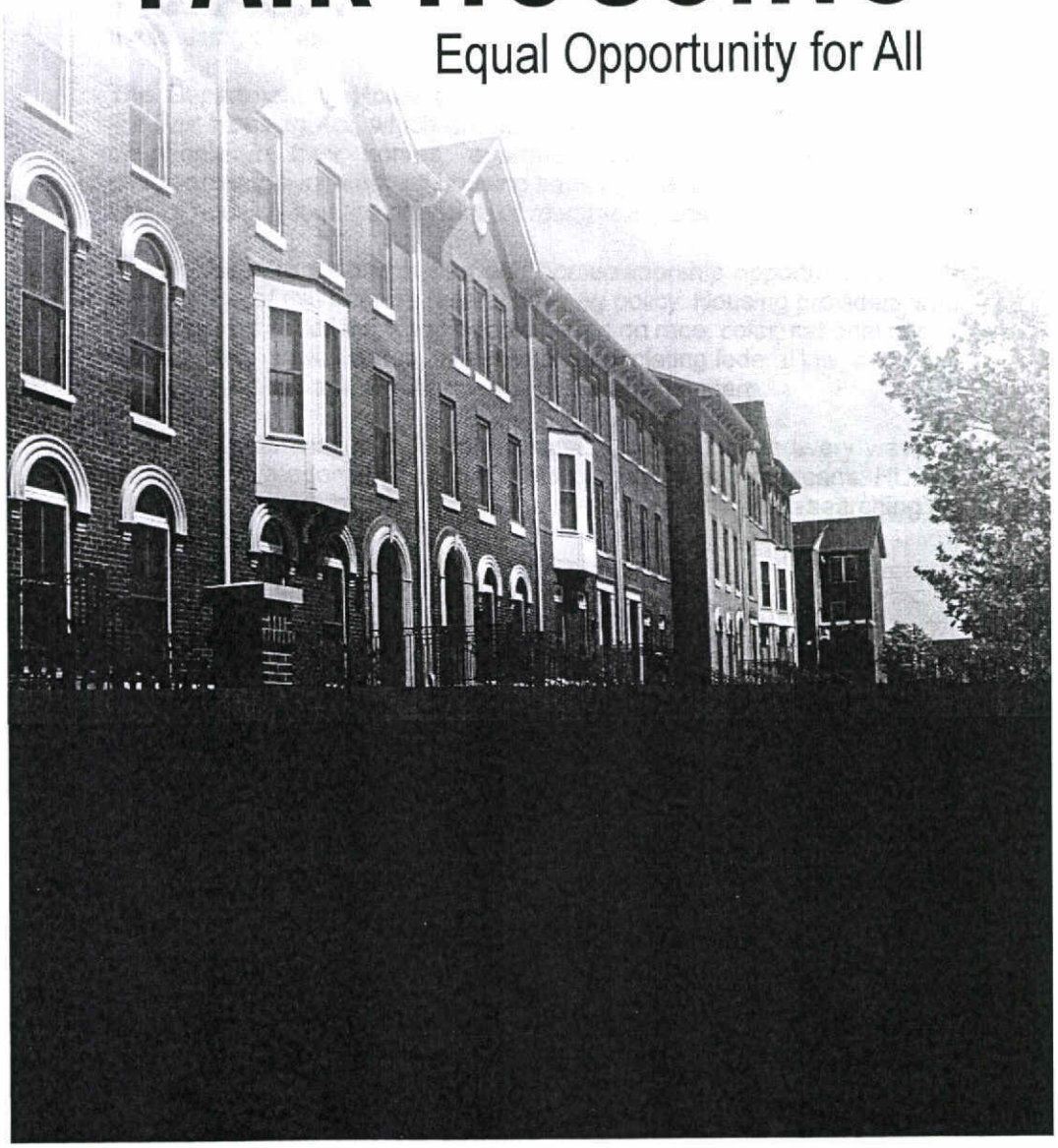
California Tenants

A GUIDE TO RESIDENTIAL TENANTS' AND LANDLORDS' RIGHTS AND RESPONSIBILITIES

Revised July 2012

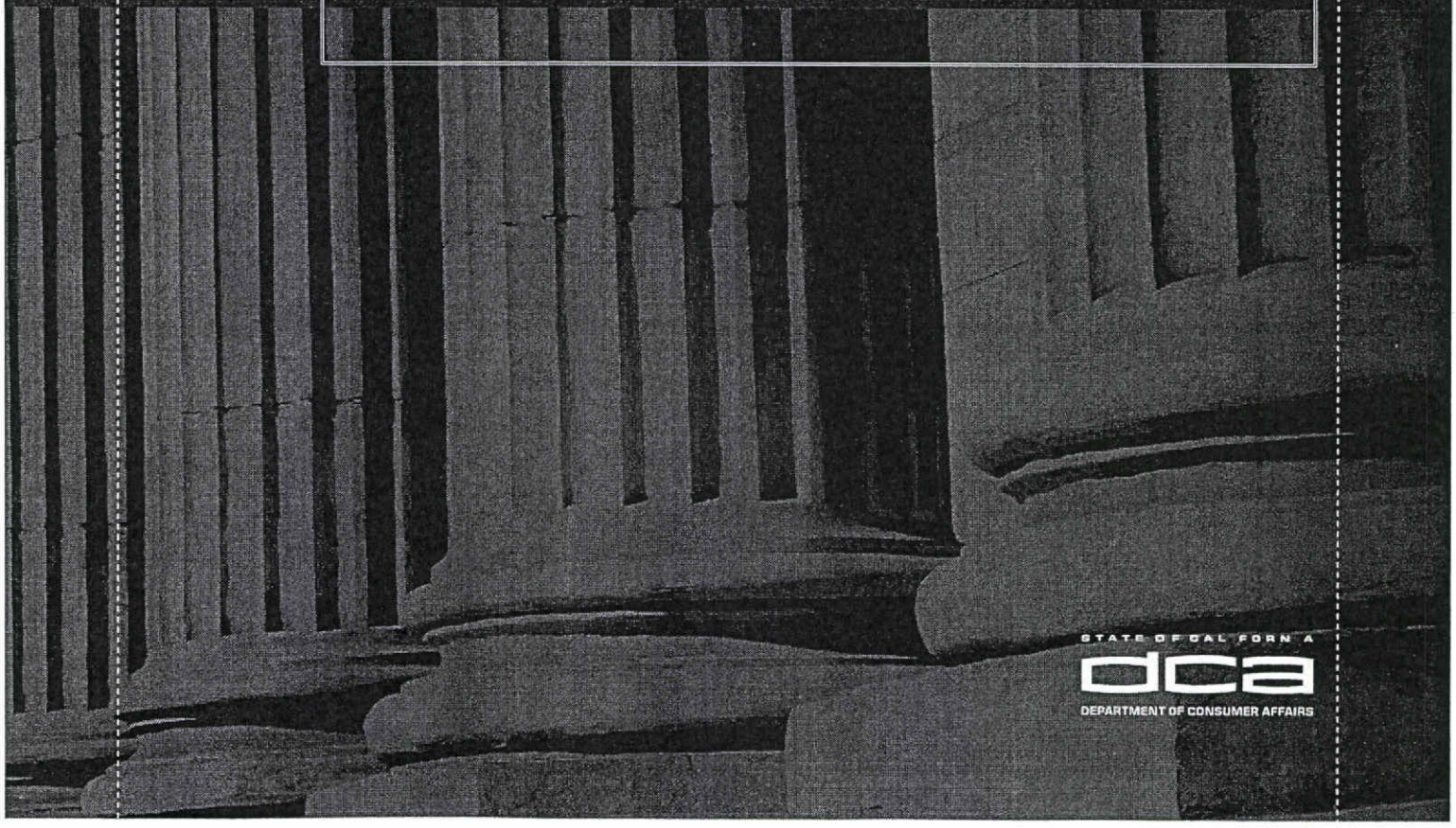
FAIR HOUSING

Equal Opportunity for All



The Small Claims Court

A Guide to Its Practical Use



STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

Housing Authority of the City of Redding
General Program Information

The Redding Housing Authority offers the Section 8 Rental Assistance Program, which helps low-income families pay their rent each month. These programs help keep monthly housing costs at around 30% of the family's gross income.

We are located at 777 Cypress Avenue. Our office hours are 9:00 a.m. to 2:00 p.m., Monday through Thursday.

The Redding Housing Authority Housing Choice Voucher Program waiting list is currently **closed** and we are not accepting applications at this time. The length of time the Housing Choice Voucher Program waiting list will be closed is unknown at this time.

There is no emergency housing assistance available through the Housing Authority.

For a list of low-income housing options that are not administered by the Housing Authority, pick up a referral list at the Housing Authority office.

The Housing Authority is only a referral agency for Fair Housing and Landlord/Tenant disputes. If you want information on your Fair Housing options, feel free to request a Fair Housing Packet.

H:\HA\Forms\reachout.gen.wpd 12-26-13.wpd

Section 8 Rental Assistance
Frequently Asked Questions

I've just applied, how long will I have to wait for help?
There is not a simple answer to this question because an applicant's wait will depend upon various items: date and time of application, residency, how many families leave the program, etc. The average wait is approximately two to four years.

Where am I on the waiting list?
The Housing Authority does not give out numbers on the waiting list, simply because your position fluctuates as new applicants are added and others are taken off the waiting list. Your number would not tell you how much longer you would have to wait in any case.

Do I have to be a city resident to be assisted?
You may either reside within the city limits of Redding or work within the city limits.

What if I do not live in Redding, but would like to move to Redding?
If you do not live or work within the city limits of Redding, you should also apply with the housing authority in the area where you reside. If you live on the outskirts of Redding, in Anderson, Shasta Lake City, or any other area in Shasta County other than within the city limits of Redding, you should apply for rental assistance at the Shasta County Housing Authority located in the Shasta County Administrative Building at 1450 Court Street, Suite 108, Redding, California, (530) 225-5160.

How do I report changes to my application?
While on the waiting list, you must report changes in where you live, your mailing address, and changes in who lives in your home. These changes must be reported by completing a waiting list application/update form. You may obtain this form at our office, or you may call (530) 225-4418 to request a form be mailed to you. Our office is located at 777 Cypress Avenue in Redding. For the HEARING IMPAIRED using a TDD machine, our TDD line is (530) 225-4363.

How will I know when I am at the top of the waiting list?
You will be notified by mail when you are at the top of the waiting list. That is why you must report any changes in your mailing address.

I am a person with disabilities, will I get housing more quickly?
Persons with disabilities will be housed before single persons under the age of 62.

Do you have emergency housing or emergency assistance?
No. Federally subsidized housing is not an entitlement program like other forms of public assistance. That is, even though you may be eligible for, and in need of housing assistance, there are not enough funds to assist everyone who qualifies. This is why the waiting list and the wait are so long.

I have a landlord who is willing to rent to me under the Section 8 program. Can I get a Voucher immediately?
The Housing Authority does not give a preference to applicants who are "in-place," meaning they are living in a unit where the owner accepts Section 8. The Section 8 waiting list is a wait for funding, not for housing.

I'm homeless, can you help me?
Unfortunately, the Housing Authority does not have emergency housing or subsidy available. We will refer you to agencies in the area that provide emergency shelter and assistance.

My family is getting evicted, how can you help?
Again, unfortunately, the Housing Authority does not operate emergency housing or emergency subsidy. We were established to provide affordable rental housing. Additionally, we are required to provide housing assistance to families according to date and time of application.

What documents are needed to qualify? Social security cards, photo identification, birth certificates, marriage licenses, bank statements, proof of income, and criminal records are some of the documents that will be required to determine eligibility for the Housing Choice Voucher Program. These documents will be required when you reach the top of the waiting list.

Do I have to be a citizen to qualify?
HUD provides assistance only for citizens or non-citizens with eligible immigration status.

Do I have to be low income to qualify?
Regulations from the Department of Housing and Urban Development (HUD) mandate that no new admission may exceed 50% of the median income.

Am I allowed to possess or use medical marijuana?
No. The federal government does NOT recognize the California Compassionate Use Act and considers marijuana (a.k.a. cannabis) an illegal substance. The Housing Choice Voucher Program is a federally funded program. When applying for or participating in the Section 8 program, you are not allowed to possess, use smoke, ingest, cultivate or sell marijuana, with or without a doctor's recommendation.

Under federal law, participants may be denied assistance or terminated from the program should they possess, use, smoke, ingest, cultivate or sell marijuana, with or without a doctor's recommendation. If your possession or use of marijuana is within one year of your name reaching the top of the waiting list, your Section 8 program application may be denied. Furthermore, if the possession or use is while you are an active Section 8 program participant, you may be terminated from the rental assistance program.

For further information, please access the January 20, 2011, memorandum "Medical Use of Marijuana and Reasonable Accommodation in Federal Public and Assisted Housing"and RHA's Criminal Activity Policy at: *http://www.ci.redding.ca.us/housing/documents.htm*

Shasta County 2014 Key Services

You can apply online & get information about CALFRESH (Food Stamps), CALWORKS and MediCal
www.C4yourself.com
call 1-877-652-0731 or visit HHSA's five regional offices*

Shelter: **Women & Children:** GNRM House of Hope 241-3608 **Men:** Good News Rescue Mission 241-5754
Domestic Violence Victims: One Safe Place Shelter and 24 hr. Crisis and Information Line) 244-0117

Showers: Good News Rescue Mission: 241-5754 (if you aren't staying there 7:30 - 8:30 a.m. Mon - Fri) YMCA: 246-9622 $5 (Mon - Sat 5 - 8 a.m.)

Info: **211 Shasta:** Dial 211 for 24 hr information on community resources or www.211shasta.org
24 hr Suicide Crisis Line: 1-800-273-TALK • **Community Resources Information:** Northern Valley Catholic Social Service 241-0552
Veterans: 225-5616 • **Seniors:** 223-6034 • **Domestic Violence 24 hr:** 244-0117 • **Disabilities:** 242-8550 • **Teens:** 365-9260

Accessing Services: Need help in accessing services or filling out paperwork? Contact your nearest HHSA Social Services Regional Office for assistance:
Anderson: 229-8200 Burney: 335-6700 Shasta Lake: 275-7500 Downtown Redding: 229-8441 Enterprise: 224-4200

Need Help to Quit Smoking? 1-800-NO BUTTS

Motel: If you are on or eligible for CALWORKS, their homeless program may pay for a motel, rent and utility deposits. 1-877-652-0731
Good News Rescue Mission: GNRM can accommodate medical shelter needs including bed rest during the day at their shelter.

Food: **Food bank & food program locations and hours throughout Shasta County: 243-8713 Box 250**
Meals & Food for Seniors: Shasta Senior Nutrition Program: 226-3071 (Lunch Centers, Meals on Wheels, Brown Bag & USDA Commodities)
Meals: Three meals a day whether you stay at their shelter or not: Good News Rescue Mission 241-5754 (6:30 am, noon, and 5:15 pm. Sunday lunch at 1:00)
Food Banks: for recorded listing call 243-8713 box 250 The Salvation Army 222-2207 (Mon, Wed, Thurs. 9 - 11:30)
People of Progress: 243-3811 (Mon - Fri 9:00 to 12:00) Shasta Senior Nutrition Friday Food Bank: 226-3071 (First & Third Fridays 8 to 9 am)
Monthly Food: CALFRESH Food Stamps: 1-877-652-0731 WIC (mothers, infants & children up to age 5): 225-5168
USDA Commodity Program and Food Bank operated by Shasta Senior Nutrition Program (not just for seniors) Call for days and time: 226-3071

Clothing: People of Progress: M-F, 9-9:30 243-3811. The Salvation Army (by appt.) 222-2207. GNRMission: M,T,W,F 7:30-4:30 241-5754

Employment or Income: EDD Employment Development Workforce Services: 225-2185
SMART Center (job listings, resumes) 246-7911 CALWORKS: (families with children) 1-877-652-0731 General Assistance (income, job search, resumes): 229-8150 Goodwill Job Connection (job services): 351-7677 Labor Ready: (day labor private employer) 242-6855

Free Cell Phone & Service for low income persons
1- 877-777-1914 or www.reachoutmobile.com (choose Federal Lifeline Program)

Voice Mail:
P.O.P. 243-3811

Walking & Bicycling Trails:
www.healthyshasta.org

Counseling: Domestic Violence: One Safe Place 24 hr. Crisis/Info Line: 244-0117 24 hr Suicide Crisis Line:1-800-273-TALK
Shasta County Mental Health: (direct services and referrals to community programs 225-5200 Hill Country Wellness Center:(for people throughout Shasta County) 337-6243 Northern Valley Catholic Social Service: 241-0552

Drug/Alcohol: For information and referrals to all community programs call: Shasta County Alcohol /Drug: 225-5240

Medical or Health Services: MediCal: 1-877-652-0731
Shasta Community Health Center (Medical & Dental): 246-5710 HOPE Van: 246-5765 Good News Rescue Mission (Dental): 241-5754
Shasta Regional Medical Center: 244-5400 Mercy Medical Center: 225-6000 Hill Country Wellness Center (Medical/Dental): 337-6243
Redding Rancheria (Native Americans): 224-2700 Veterans Outpatient Clinic: 226-7555 Shasta County Public Health: 225-5591
Women's Health Specialists (men / women's health check-ups & birth control): 221-0193 Planned Parentood: 351-7100
IHSS In Home Support Services: Info on eligibility to have an IHSS worker, hiring a worker, signing up to become a worker: 225-5507

Legal Help/Info: Family Law Facilitator: free info and workshops about filings and procedures on custody, support, visitation, divorce/separation/annulment, paternity, orders to show cause, modification and default 245-6900 Legal Services of Northern California: 241-3565 (Housing, Benefits, Medical, Seniors, etc.) Senior Legal Services of Northern California: 1-888-354-4474

Housing & Utilities: Tenant Rights: 241-3565 Utilities: Call your utility company for payment options and referrals
Rental Listings, information for group living & transitional housing programs: Northern Calif. Catholic Social Service: 241-0552
Veterans: Veterans Resource Center: 223-3211 **People with disabilities:** Independent Living Services 242-8550
Families with Children: Rent assistance and utility & rent deposits for families on or eligible for CALWORKS: 1-877-652-0731
Seniors: Golden Umbrella: 223-6034 **Young Adults & Teens formerly in Foster Care:** Independent Living Program 365-9260

Veterans: **Check veteran programs for new programs, new eligibility & housing.** Veterans Resource Center: 223-3211
VA Outpatient Clinic: 226-7555 Veterans Service Office: 225-5616 EDD Veterans Employment Services: 225-2194

Transportation: RABA monthly passes (disability & senior discounts): 241-2877 Ask organizations for emergency bus passes.
Passes for essential appointments: People of Progress: 243-3811 Senior Transportation: 226-3075 Living Hope Bicycles & Repairs: 243-8066

This flyer provided by POP, People of Progress Food Bank, Resource Center & Thrift Store (530) 243-3811 © 2014 People of Progress, Redding CA USA 5-12-2014
Permission granted to photocopy. More resource info: www.peopleofprogress.org If this info helps, can you donate a dollar on our website or drop by?

CALFRESH FOOD STAMPS & CALWORKS * 1-877-652-0731
EDD Workforce Services 1325 Pine St. 225-2185
Family Law Facilitator 245-6900 1500 Court Street, Room 115
General Assistance 2460 Breslauer Way 229-8150
Golden Umbrella 200 Mercy Oaks Drive 223-6034
Good News Rescue Mission House of Hope 3100 South Market St. 241-5754
Goodwill Job Connections 1643 Hilltop Drive 351-7677
HHSA Health & Human Services 1-877-652-0731
HOPE Van 246-5765
Hill Country Wellness Center HWY 299 Round Mountain 337-6243
IHSS In Home Supportive Service 2640 Breslauer Way 225-5507
Independent Living Services 169 Hartnell Ave. #128 242-8550
Labor Ready 242-6855 113 Lake Blvd.
Legal Services of Northern Calif. 1370 West St. 241-3565
Living Hope Bike Repair 1043 State Street 243-8066
Mercy Medical Center 2175 Roseline Ave. 225-6000
Northern Valley Catholic Social Service (NVCSS) 241-0552 2400 Washington (off Park Marina)
One Safe Place 244-0117 1670 Market St. Suite 300 24-hour Crisis Line
People of Progress 243-3811 1242 Center St. (off Shasta near Calif.)
Planned Parenthood 351-7100 2935 Bechelli Lane #C
RABA (public transit) 241-2877 Yuba between Oregon & California
Redding Housing Authority 777 Cypress Avenue 225-4048
Redding Rancheria Health Clinic 1441 Liberty Street 224-2700
Salvation Army 222-2207 2691 Larkspur Lane
Senior Legal Services of Northern California 1-888-354-4474
Senior Transportation 226-3075
Shasta Community Health Center 1035 Placer St. 246-5710
Shasta County Alcohol & Drug 2640 Breslauer Way 225-5240
Shasta County Housing Authority 1450 Court St. Rm. 108 225-5169
Shasta County Mental Health 2640 Breslauer Way 225-5200
Shasta County Public Health 2650 Breslauer Way 225-5591
Shasta Regional Medical Center 1100 Butte Street 244-5400
Shasta Senior Nutrition Program 100 Mercy Oaks Drive 226-3071
SMART Employment Center 1201 Placer Street 246-7911
Veteran Employment Service EDD 1325 Pine Street 225-2194
VA Outpatient Clinic 226-7555 351 Hartnell Avenue
Veterans Resource Center 153 Hartnell Ave. #100 223-3211
Veteran Service Office 225-5616 1855 Shasta Street
WIC (various locations) 225-5168
Womens' Health Specialists 221-0193

* Offices: Anderson, Burney, Enterprise Shasta Lake and Downtown Redding

Food Assistance List

Resource Information Provided by People of Progress

POP helps 14,000 people annually with food for 290,000 meals, etc.

• FOOD BANKS

People of Progress Resource Center & Food Bank
1242 Center St. Redding 243-3811 Mon - Fri 9 to 12:00 (clothing 9 - 9:30)
Weekday afternoons & Saturday morning food bank by appointment only.
Emergency help for people in Shasta County. Food, clothing, information.
(SS# required. ID requested. Call first if you can't arrive during program hours)

Anderson Cottonwood Christian Assistance
2979 East Center Street Anderson 365-4220 10 - 1:45 Tues. & Fri.
(ID & proof of Anderson/Cottonwood/Happy Valley/Shingletown address required.
Redding services limited to addresses south of Knighten road only.)

Good News Rescue Mission. No Food Bank. Bread Only.
3100 S. Market St. Redding 241-5754 Bread available every day after 10:00

Redding Loaves & Fishes 1180 Industrial St. (behind Grocery Outlet)
241-1108 Saturdays 9-1:00 Photo ID, SS#, and proof of address required

The Salvation Army - Compassion Food Ministry - Closed Tues & Fri
2691 Larkspur Redding 222-2207 Food: Mon, Wed & Thurs. 9 -11:30
Monthly food for seniors & families with kids. Weekly perishables for anyone.
All other assistance (clothing, utilities, etc.) is by appointment on M, W, TH, afternoons. (Photo I.D., SS#, address, age and income verification required)

Shasta Senior Nutrition Program -- Friday Food Bank
NOT JUST FOR SENIORS 100 Mercy Oaks Dr. Redding 226-3071
1st & 3rd Fridays 8 - 9:00 a.m. for all low income persons. Photo ID, proof of address

Bread of Life Food Pantry Redding, 949-6202
Fall River Mills Community Food Pantry 336-5304 336-5127
Hill Country Health & Wellness Center, Round Mountain 337-6243
St. Francis of Assisi Catholic Church, Burney 335-2372 335-4741
Shasta Lake Community Pantry (also breakfast & clothing) 275-3568 275-8052
Shasta Lake United Methodist Church (by appointment) 241-5000 or 275-2720
Shepherd's Heart Community Food Bank, Cottonwood 347-3691
Shingletown Grassroots Emergency Food Closet 474-4220
Solid Rock Four Square Church, Burney 335-4300
Tri County Community Network, Burney 335-4600

• MONTHLY FOOD

CALFRESH (FOOD STAMPS) ELIGIBILITY IS BROADER FOR FOOD STAMPS THAN FOR OTHER PUBLIC ASSISTANCE PROGRAMS.
You can get CALFRESH even if you are working. You do not need to be on CALWORKS or General Assistance to qualify. Call toll-free 1-877-652-0731 for info -- or you can apply online at www.C4Yourself.com or visit an HHSA Regional Office in Anderson, Burney, Downtown Redding, Enterprise or Shasta Lake.

USDA COMMODITIES: NOT JUST FOR SENIORS
Pick up free food monthly -- easier eligibility than food stamps!
For all low or no income individuals and families, working or not. Operated by Shasta Senior Nutrition Program and available at nine locations throughout Shasta County. 226-3071

PREGNANT WOMEN, INFANTS, CHILDREN: Shasta County WIC
Nutritional counseling and food vouchers given for pregnant women and their children up to 5 years old. 1220 Sacramento St., Redding, 225-5168 2801 Silver Street, Anderson 225-3715 Call for other locations.

Living Hope Food Co-op 1043 State St. Redding 243-8066

• MEALS

Good News Rescue Mission -- 3100 South Market St. Redding
241-5754 Everyone is welcome for meals seven days a week whether they stay overnight or not: Breakfast - 6:30, Lunch - 12:00 (on Sundays at 1:00)
Dinner - 5:15 Be there by 6:30 to stay in the shelter for men, women & children.

Twin View Church Redding, Wed. Dinners for Kids age 6-14 241-0551
Solid Rock Four Square Church, Burney, Dinners 4th Thurs. 335-4300
Valley Christian Fellowship Sunday lunch in Caldwell Park 243-7479

SENIORS -- contact Shasta Senior Nutrition Program about low cost meals served at four centers; their Meals on Wheels home delivery program; and their Brown Bag program (groceries twice per month). 226-3071

Easy Ways to Eat 5 Servings of Fruits & Vegetables a Day

Breakfast -- eat half a banana or half an apple along with whatever else you normally have for breakfast.

Lunch -- eat a medium carrot or half an apple mid-morning. Have two cups of dark leafy green lettuce in a salad with lunch.

Dinner: snack before dinner on a carrot or half an apple then have a vegetable or fruit side dish with your meal.

- *The size of one serving is half a cup - so a large apple counts as two!*
- *Fiber in beans, vegetables and fruit help keep your heart healthy.*
- *Fresh, frozen or canned? These all have about equal nutrition value. Rinse fruits if in heavy syrup and choose "light syrup" for less calories.*
- *Carrots, celery, onions, oranges and apples last a long time after you buy them so they are easy to keep on hand in your kitchen.*
- *Whenever you make canned soup at home, you can add in extra fresh, frozen or canned vegetables to boost the nutrition. Or grate a zucchini or carrot in the soup -- small pieces can't be tasted.*
- *For healthier pizza, ask them to put on only half the cheese and give you the rest to use later. Tastes about the same -- but with about half the fat!*
- *Get Take-and-Bake pizzas and then boost the nutrition by adding thin-sliced zucchini or onion, or chopped bell peppers at home before baking.*

Tasty, Quick, Easy & Healthy

Pumped Up Mac & Cheese
Make mac and cheese then stir in one can tuna and some canned green beans or peas -- an instant casserole in your pot!

Instant Pizza
Spread tomato paste (more flavor and nutrition than tomato sauce) directly on bread or a flour tortilla or pita bread. Sprinkle on italian seasoning and top with chopped leftover meats or lunch meat and a sprinkle of grated cheese. Heat in toaster oven. Use less cheese -- still delicious but way less calories!

Breakfast Wrap
Cut a slice of lunch meat and a slice of cheese in half and line them all up in the center of a corn or flour tortilla. Microwave for 15 seconds. Then add salsa if you like and roll it up! (whole wheat tortillas are most nutritious)

Kids' Carrot Salad
If you get them to try this, they will love it. Peel and grate some carrots. Add raisins and/or chopped apples. Stir in just enough low-fat sour cream or plain or vanilla yoghurt to moisten. Add just a little bit of frozen concentrated lemonade to sweeten. Add a pinch of cinnamon for a flavor-punch.

Easiest Fruit Salad -- Everyone Loves It
Use any combination of fruit you have. Apples, oranges, bananas, pears, grapes, etc. For the "dressing," use a tablespoon of frozen orange juice concentrate and a pinch of cinnamon. Stir. Kids absolutely love it and the orange juice keeps fruit from turning brown overnight if you have leftovers.

Sneaky Snack Cake
Use a spice cake mix. Follow directions but instead of oil, use applesauce in the same amount. Add two cups grated carrots and/or a cup of raisens. Bake a little longer than the directions call for. Sneaky Snack Cake is delicious and moist without frosting and "sneaks" in some fruits and vegetables.

Rice and Beans Make a Protein Equal to Meat
When eaten in the same meal, rice and beans or tortillas and beans combine to make a complete protein. If you soak beans or rice overnight or for a few hours, you can then cook them covered, and with water, in a microwave.

NOTE: Programs may change times or day of service. Information is correct 5 / 6 / 14. Some programs request or require photo ID, proof of address and income. None require referrals. Most programs that are not located in Redding only serve people living in their own community or area. This flyer provided by People of Progress
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SUBSIDIZED HOUSING REFERRAL LIST — REDDING AREA

HERITAGE PLAZA — **241-7740**
1875 Benton Drive, Redding, CA 96003. 1, 2, and 3 bedroom apartments.

LINDEN APARTMENTS — **241-1709**
2795 West Street, Redding, CA 96001. 2 and 3 bedroom apartments.

NORTHERN VALLEY CATHOLIC SOCIAL SERVICE
Wilshire Place: Developmentally disabled tenants. — **222-0532**
Della Williams Gardens: Individuals with severe, persistent mental illness. — **224-9750**

REDDING RHF HOUSING, INC. — **244-2320**
1626 Court St. Suite 200, Redding CA 96001
Developmentally disabled persons only may apply. One adult tenant/bedroom.
Meals provided, utilities included, laundry facilities available.

SAINT CLARE COURT — **223-5639**
2475 Beverly Drive, Redding, CA 96001 — **241-0552**
Disabled persons only may apply.

SHADOWBROOK APARTMENTS — **221-5722**
1835 Hartnell Avenue, Redding CA 96002. 3 and 4 bedroom apartments.

WHISPERING OAKS APARTMENTS — **226-8475**
900 Canby Road, Redding CA 96003. 1 bedroom apartments only.

SENIORS

HOTEL REDDING — **241-2331**
1748 Market Street, Redding CA 96001 (Ages 55 and over)

EAST STREET SENIOR APARTMENTS
1225 South Street, Redding, CA 96001. (Ages 55 and over) — **242-6056**

LAUREL GLEN APARTMENTS — **221-6809**
555 Leila Avenue, Redding CA 96002 (Ages 62 and over)

LORENZ HOTEL — **243-6451**
1509 Yuba Street, Redding CA 96001 (Ages 62 and over)

MERCY OAKS VILLAGE — **242-1797**
2355 McAuley Way, Redding CA 96002

MOUNTAIN VISTAS I — **244-7901**
675 Peppertree Lane, Redding CA 96003 (Ages 62 and Over)

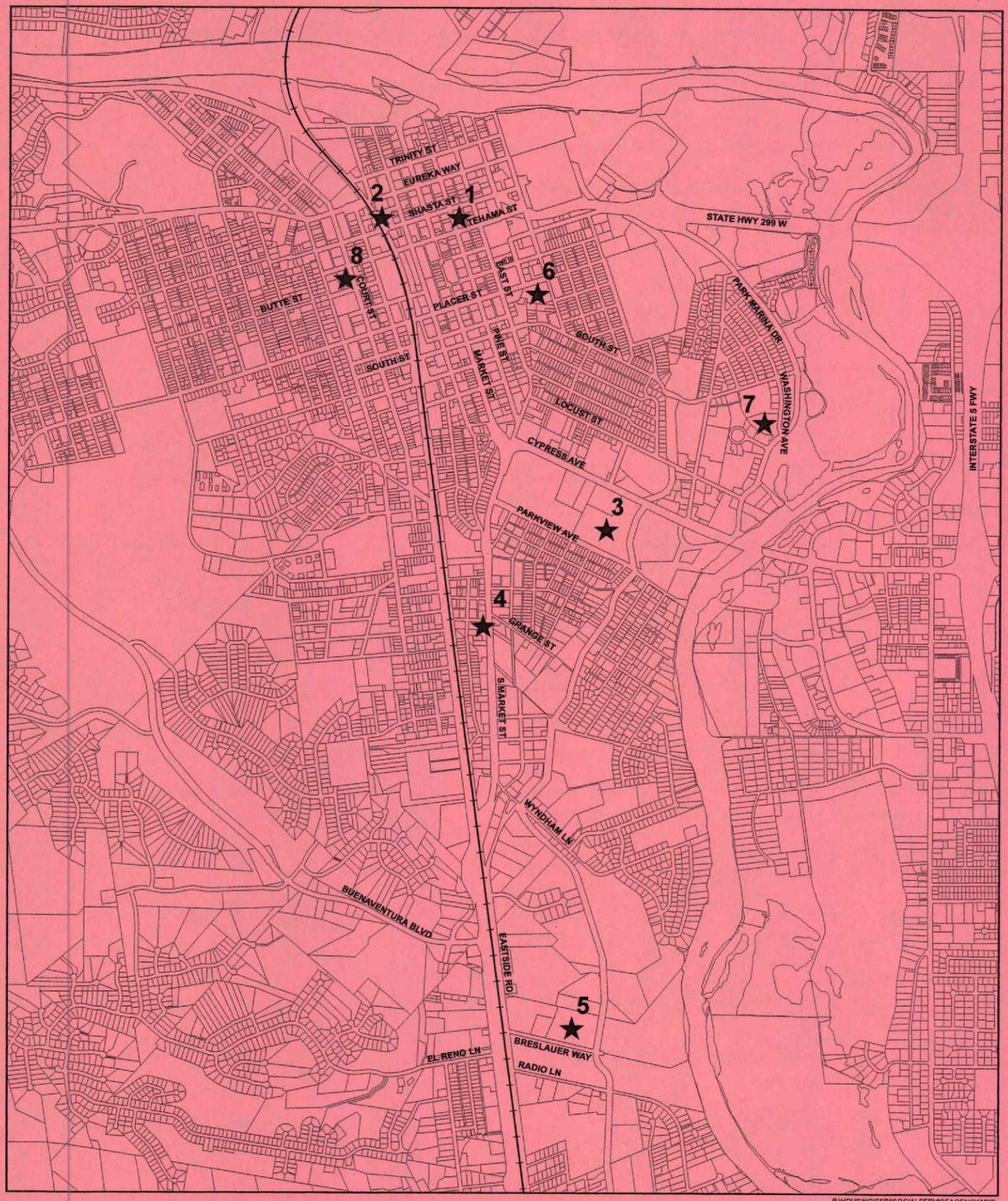
MOUNTAIN VISTAS II — **241-9030**
385 Hilltop Drive, Redding CA 96003 (Ages 62 and Over)

REDDING PILGRIM HOUSE — **222-2210**
910 Canby Road, Redding CA 96003 (behind Mt. Shasta Mall)
Seniors and mobility impaired.

TREE HOUSE SENIOR APARTMENTS — **246-1086**
4500 Alder Street, Redding CA 96003 (Ages 62 and over)

WEBSITE
www.shastacoc.org

The Shasta County low-income and homeless resource and referral guide to assistance.
PROVIDED BY THE HOUSING AUTHORITY OF THE CITY OF REDDING



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1 SMART / EMPLOYMENT CENTER
2 PEOPLE OF PROGRESS (POP)
3 CITY OF REDDING HOUSING DIVISION
4 HOUSE OF HOPE / GOOD NEWS RESCUE MISSION
5 SHASTA COUNTY DEPARTMENT OF SOCIAL SERVICES
6 SHASTA COMMUNITY HEALTH CENTER
7 NORTHERN VALLEY CATHOLIC SOCIAL SERVICES (NVCSS)
8 SHASTA COUNTY HOUSING AUTHORITY

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SHASTA COUNTY EMERGENCY AND ASSISTANCE AGENCIES

EMPLOYMENT

SMART Community Employment Center- Job search assistance and Youth Program	246-7911

FOOD AND MEALS

Anderson/Cottonwood Christian Assistance	365-4220
Emergency Food Bank & USDA Commodities	226-3071
Living Hope	243-8066
Meals on Wheels	226-3061
People of Progress	243-3811
Rescue Mission	241-5754
Salvation Army	222-2207
Shasta Senior Nutrition Center	226-3060
Shasta Lake Senior Nutrition	275-2506

GENERAL ASSISTANCE

Helpline (Crisis Line)	225-5252
Northern Valley Catholic Social Services	241-0552
Shasta County Health and Human Services	229-8400

HEALTH

Denti-Cal	800-322-6384
Good News Rescue Mission Health Clinic	241-5754
Covered California	887-652-0731
Medicare	800-772-1213
Mercy Medical Center	225-6000
Shasta Community Health Center	246-5710
Shasta County Public Health	225-5591
Shasta Regional Medical Center	244-5400
HOPE Mobile Health Outreach	246-5710 main 246-5765 msg line

HOUSING

Redding Housing Authority	225-4048
Shasta County Housing Authority	225-5160

LEGAL SERVICES

Legal Services of Northern California	241-3565
Shasta County Public Defenders Office	245-7598
Public Guardian	225-5103

TRANSPORTATION

R&M Medi-Trans	221-7665
Redding Area Bus Authority (RABA)	241-2877
Dial-A-Ride	241-8295
Quality Medi-Ride	222-2392

UTILITIES

HEAP - Home Energy Assistance Program	877-801-7692 or 378-6900

VETERANS

Point Man	243-8387
Veteran Affairs Outpatient Clinic	226-7555
Veterans Service Office	225-5616

SHASTA COUNTY EMERGENCY AND ASSISTANCE AGENCIES

PEOPLE OF PROGRESS 1242 Court Street, 243-3811

Services available:

- Food
- Clothing and household items with referral
- Gasoline for medical emergencies (must provide proof of insurance)
- Medication (limited)
- Voice mail

SALVATION ARMY 2691 Larkspur Lane, 222-2207

Services available:

- Food bank and clothing
- Utilities- Reach Program (PG&E only)
- Medication (limited)
- Church services & Bible study classes on Sundays

LIVING HOPE 1043 State Street, 243-8066

Services available:

- Food
- Clothing

DEPARTMENT OF SOCIAL SERVICES 2460 Breslauer Way, 229-8400

Services available:

- Help in the form of General Assistance & TANF Assistance
- Help in meeting rental payments
- Can issue funds to get into a hotel
- CalFresh, Covered California, and CalWORKS program

GOLDEN UMRELLA

Senior Services 200 Mercy Oaks Dr, 223-6034

GOOD NEWS RESCUE MISSION 3100 South Market Street, 241-5754

Services available:

- Temporary men's shelter (registration daily at 5:30 p.m.)
- Breakfast, lunch, and dinner provided
- Shower, shave, and free clothes available Mon.-Fri., 7:30-8:30 a.m.
- Drug & alcohol rehabilitation and recovery program

HOUSE OF HOPE 3100 South Market Street, 241-3608

Services available:

- Temporary women's shelter (registration daily at 5:30 p.m.)
- Breakfast, lunch, and dinner provided
- Shower and clothing available Mon.-Fri., 8:00-9:00 a.m.
- Drug & alcohol rehabilitation and recovery program

ONE SAFE PLACE 2280 Benton Drive, Building A, 244-4767

Services available:

- Shelter for women and children
- Emergency Food & Clothing
- Legal Assistance
- Crisis Counseling

HOUSING AUTHORITY OF THE CITY OF REDDING

777 Cypress Avenue, Redding, CA 96001-2718
P.O. Box 496071, Redding, CA 96049-6071
FAX 530.225-4126 TDD 530. 225.4363
Main Line 530.225.4048

Housing Choice Voucher Waitlist Opening

NOTICE IS HEREBY GIVEN that the Housing Authority of the City of Redding, in accordance with regulations outlined by the Department of Housing and Urban Development, will temporarily open the City of Redding Housing Choice Voucher Program waiting list.

The City of Redding Housing Choice Voucher Program provides rental assistance to very-low income, eligible applicants.

HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
MAXIMUM ANNUAL INCOME	$19,950	$22,800	$25,650	$28,450	$30,750	$33,050	$35,300	$37,600

The waiting list will open on Monday, June 1, 2015, at 8:00 AM.

The waiting list will close on Monday, June 8, 2015, at 5:00 PM.

Applications will be only accepted online at https://www.waitlistcheck.com/CA1628

The Redding Library offers internet access for those that do not have a computer or smartphone. If you need assistance with submitting an application due to a disability, you may come to our office located at 777 Cypress Avenue in Redding. Office hours are from 9:00 AM to 2:00 PM, Monday through Thursday.

All applications must be complete, including correct Social Security numbers and dates of birth for each household member. Duplicate applications will not be accepted.

Preference will be given to low-income applicants that live or work within the city limits of Redding and to the elderly, disabled, and families who apply for the program.

It is the policy of the Redding Housing Authority to see that every individual regardless of race, religion, color, creed, age, sex, gender identity/expression, ancestry, national origin, sexual orientation, marital status or disability shall have equal opportunity in accessing affordable housing.

EQUAL HOUSING OPPORTUNITY

AFFORDABLE HOUSING PROGRAMS OFFERED BY THE CITY OF REDDING, HOUSING DIVISION

777 CYPRESS AVENUE, REDDING, CA 96001
(530) 245-4048
ci.redding.ca.us/housing/programs

MINOR HOME REPAIR PROGRAM FOR SENIORS

This program is available to assist low-income, senior citizen (62+) homeowners in need of minor property repairs who do not have the financial resources to complete the repairs. A maximum grant of $500 may available to pay for the repairs. This program also assists eligible applicants who own mobile homes.

Contact Trisha Oliphant at 225-4351

EMERGENCY REPAIR PROGRAM

This program is designed to provide affordable loans to eligible low-income owner-occupants of houses (and mobile homes) as well as owner-investors of rental properties. The purpose of this program is to provide assistance with basic health and safety repairs for homeowners who are otherwise unable to obtain other financial resources. The loan is an unsecured, 3% simple interest loan with a maximum amount of $4,000. Monthly payments are not required.

Landlords participating in the program may receive a grant up to $4,000 for accessibility improvements to the unit in exchange for a good-faith effort to rent the accessible unit to disabled individuals.

Contact Trisha Oliphant at 225-4351

HOMEOWNER REHABILITATION LOAN PROGRAM

This program provides secured, low-interest loans to qualified homeowners for rehabilitation of residential property. Repairs may include roofing, pest control work, plumbing, electrical, flooring, painting, energy conservation upgrades, and general property improvements. Free technical assistance is available to coordinate the project. Elderly (62+) and disabled individuals may qualify for a deferred-payment loan. Amortized loans are available for low-income households. Deferred loans accrue 3% simple interest and amortized loans accrue 5% simple interest annually. The debt on the property, including the rehabilitation loan, may not exceed 90% of the property's value.

Contact Mark Christ at 245-7136

HOME RENTAL PROGRAM

This program provides long-term, low-interest loans to owner-investors and non-profit organizations owning rental properties to upgrade or construct units occupied by low-income tenants. The purpose of the program is to increase the supply of decent, safe, sanitary, and affordable rental housing units while revitalizing neighborhoods within the community.

Contact Mark Christ at 245-7136

HOMEBUYER PROGRAM

This program is designed to assist income eligible families or individuals purchase a home within the city limits of Redding who are unable to accomplish that goal without assistance. Qualified first-time home buyers can obtain a "silent" second loan that bridges the gap between the purchase price of the home, the primary loan, and the applicant's downpayment. No monthly payments are required on the loan.

Contact Denise Miller at 225-4335