# ATTACHMENT A

## Department of Housing and Community Development

# ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Tehama County

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Reporting Period by Calendar Year: from 1/1/2016 to 12/31/2016

These forms and tables (see sample-next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 654000) at the addresses listed below:

**Department of Housing and Community Development**
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

**Governor's Office of Planning and Research**
P.O. Box 3044
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Tehama County

**Reporting Period** 1/1/2016 - 12/31/2016

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| TC Building Permit Data | SF | O | | | 35 | 5 | 40 | | | 0 | |
| TC Building Permit Data | SF | O | | 23 | | | 23 | | | 0 | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| (9) Total **of Moderate and Above Moderate** from Table A3 ► ► | | | | | 8 | 0 | 8 | | | | |
| (10) Total by income Table A/A3 ► ► | | | | 23 | 43 | 5 | 71 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | | | | | | | | | |

* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Tehama County

**Reporting Period** 1/1/2016 - 12/31/2016

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 8 | | | | | 8 | 8 |
| No. of Units Permitted for **Above Moderate** | | | | | | 0 | |

* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Tehama County

**Reporting Period** 1/1/2016 - 12/31/2016

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | | | | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Level** | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | | |
| Very Low | Deed Restricted | | | | | | | | | | | | | |
| | Non-deed restricted | | | | | | | | | | | | | |
| Low | Deed Restricted | | | | | | | | | | | | | -56 |
| | Non-deed restricted | | 33 | 23 | | | | | | | | | 56 | |
| Moderate | Deed Restricted | | | | | | | | | | | | | -63 |
| | Non-deed restricted | | 28 | 35 | | | | | | | | | 63 | |
| Above Moderate | | | 4 | 5 | | | | | | | | | 9 | -9 |
| Total RHNA by COG. Enter allocation number: | | | 65 | 63 | | | | | | | | | 128 | -128 |
| Total Units ► ► ► | | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | | |

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

**Table C Housing Programs Progress Report - Government Code Section 65583.**
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|---|
| HE-1.A-Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing. | Approve at least five developments that include a range of housing types. | Ongoing | The County has implemented this program on an ongoing basis. Pursuant to Government Code 65450-65457, Tehama County promotes a range of housing types, zoning and land use controls and flexible development standards for projects processed through Specific Plans. |
| HE-1.B-Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the remaining Regional Housing Need Allocation (RHNA) for lower income households; the County will identify and zone sufficient sites to accommodate any shortfall. The Planning Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors. | Identify annual housing priorities and prepare annual report. | Annually, by April 1 | Annual Report Completed December of 2015 |
| HE-2.A-Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units. | Support applications by developers for funding of affordable housing. | Meet with developers annually, assist with application as projects come forward | The County has implemented this program on an as needed basis through developer interests and/or through the dissemination of new updated program information, whether it is quarterly or annually. |
| HE-2.B-At-Risk Affordable Housing: Continue to monitor the dates that rent- or price-restricted affordable housing projects in the unincorporated county will convert to market-rate units. Work with owners and agencies to preserve this stock of affordable housing. | Identify affordable housing units which are at risk of becoming market-rate units and assist the complex in preserving the affordability of the complex. | Annually | There are presently no rent or price – restricted affordable housing projects within the unincorporated areas of the County. The County will conduct such monitoring and preservation efforts in the event that such projects locate in Tehama County. |

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| HE-2.C-State and Federal Funding: The County will apply for state and federal monies for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are:<br>• State Predevelopment Loan Program<br>• Affordable Housing Innovation Program<br>• Multifamily Housing Program<br>• US Department of Agriculture (USDA) Rural Development, Section 515 Program<br>• USDA Rural Development, Section 523/524 Technical Assistance Grants<br>• Community Development Block Grant Program (CDBG)<br>• Home Investment Partnerships Program (HOME)<br>• CalHOME<br>• US Department of Housing and Urban Development (HUD) Section 202 Program | Secure state and federal monies for direct support of low-income housing construction and rehabilitation. | Annually | The County has implemented this program on an as needed basis through developer interests and/or through the dissemination of new updated program information, whether it is quarterly or annually. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County is informed by HCD publications and NOFA's about various funding sources. The County may apply for funding as it becomes available and as staffing and budget permits. |
| HE-2.D-Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-3 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households. | Amend the Zoning Code to permit single-room occupancy units. | Ongoing | The County has implemented this program permiting single-room occupancy dwelling units wthin the R-3, R-4 and C-3 zoning districts by right "Lodginghouse" etc. Pursuant to Government Code 65450-65457, Tehama County promotes a range of housing types, zoning and land use controls and flexible development standards for projects processed through Specific Plans. |
| HE-3.A-Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County's RHNA targets. | Develop a vacant land inventory. | Ongoing | The County has established a GIS database of vacant lands as part of the Housing Element update 2014-2019. The database includes information such as zoning, acreage, major environmental constraints and the availability of infrastructure. This database was utilized in preparing this document. The vacant lands inventory has been completed. The inventory includes information such as Assessor's Parcel Number, Zoning, Acreage, General Plan Designation, Density Allowed, Probable Density and Affordable Housing Type. |

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| HE-3.B-Housing Distribution: Continue to use land inventory information to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or overconcentration of assisted housing in particular areas of the county. | Ensure that assisted housing is appropriately distributed. | 2014–2019 | The County has implemented this program on an ongoing basis. During the General Plan update process it was determined that the Antelope area was in need of high density residential housing. 10 acres were identified that could accommodate higher densities when sewer and water services become available. This Program remains appropriate and has been carried forward into the new Housing Element. |
| HE-3.C-Reduced Density/EDU Factors for Mobile/Manufactured Home Units: When establishing or amending development impact fees or similar fees, the County's fee calculations will assign mobile/manufactured home units a lower density or EDU (equivalent dwelling unit) factor than single-family dwelling units, resulting in reduced fees for mobile/manufactured home units. | Stimulate very low-income and extremely low-income mobile home unit production through reduced impact fees. | 2014 and ongoing | The County has not established or amended a development impact fee or similar fees other than for transportation. The program remains appropriate and the County will consider implementing the program when other fees are established related to Mobile/Manufactured Home Units. |
| HE-3.D-Affordable Housing Funding for Mobile/Manufactured Home Units: When applying for, administering, and expending state, federal, and other funding for the development of affordable housing units, the County will give preferential consideration to developments or projects that produce mobile/manufactured home units affordable for extremely lowand very low-income groups, to the fullest extent permitted by the applicable funding source guidelines. | Encourage extremely low- and very low-income mobile/manufactured unit production through priority grant funding treatment. | 2014 and ongoing | The County has implemented this program on an ongoing basis. The program remains appropriate, however, no projects meeting the parameters of this program have been brought to the Planning Department for their consideration from 2014 thru 2015. |
| HE-3.E-Publicize Affordable Mobile/Manufactured Home Unit Opportunities: The County will make affirmative efforts to publicize the availability of affordable mobile/manufactured home sites. This effort will include, at a minimum, placing information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website, and providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups. | Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction. | 2014 and ongoing | The County has implemented this program on an ongoing basis through providing information to interested parties at the Planning Department. |
| HE-3.F-MH Combining District Expansion and Protection: The County's preparation and review of the General Plan Annual Report will include identification and consideration of areas appropriate for rezoning to the MH Special Mobile Home Combining District. Additionally, the County will consider and where appropriate provide fee reductions and priority processing for property owner–initiated rezonings into the MH Special Mobile Home Combining District. Furthermore, approval of any proposal to rezone property out of the MH Special Mobile Home Combining District will include a finding, based on substantial evidence, that such rezoning will not interfere with the accommodation of the County's RHNA for the very low-income and extremely low-income income groups. | Increase the sites available for the installation of the most affordable mobile/manufactured home units. | 2014 and ongoing | The County has implemented this program on an ongoing basis. There have been no areas identified that would benefit from the rezoning to the MH Special Mobile Home Combining District (Tehama County Code, chapter 17.60). |

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| HE-4.A-Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing. | Work with local nonprofit agencies to secure funds for one farmworker housing and/or provide assistance to two farmworker housing projects in the unincorporated area. | 2014 and ongoing | The County has implemented this program on an ongoing basis. There have been no requests by non-profit affordable housing developers to identify and pursue funding for affordable farmworker housing in 2014 thru 2015. |
| HE-4.B-Housing Choice Voucher Assistance: Given the expected population increase over the next five years, work to increase the number of Housing Choice Vouchers (formerly Section 8) in the county. An additional 20 vouchers will be sought. The County will prepare resolutions and letters or provide technical assistance in support of this effort. The County will make a special effort to inform eligible female heads of households about Housing Choice Vouchers and other programs for housing through its Community Action Agency, and assist them in applying for these programs. | Secure an additional 20 Housing Choice Vouchers for very lowincome residents and eligible female heads of households. | 2014–2019 | This program was not fully implemented due to unforeseen circumstances. In early 2009, the Tehama County Housing Authority permanently divested and transferred authority and responsibility for the Section 8 program to the Plumas County Community Development Commission. Consequently, the actions described in this program are no longer within the County's control. However, the County will continue to make outreach and assist Plumas County's implementation of the Section 8 program as appropriate. |
| HE-4.C-Emergency Shelter Development: The County will assist nonprofit organizations in developing a homeless shelter and transitional living area by sponsoring grants and, if possible, using funds from available welfare programs. The County will use the Local Continuum of Care Plan to identify and assist the needs of homeless persons and families and the homeless service providers. | Assist in the development of an emergency shelter. | 2014 and ongoing | The County has implemented this program on an ongoing basis. There have been no requests by non-profit organizations in developing a homeless shelter and transitional living areas from 2014 thru 2016. |
| HE-4.D-Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website. | Provision of incentives for the development of larger rental housing units. | Incentive program completion by December 2015 | The County has implemented this program on an ongoing basis. No developers have submitted applications for Large Household Housing. Although interest in this program, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop. |

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| HE-4.E-Senior Housing: The County will review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County. | Facilitate the development of housing for seniors. | 2014 and ongoing | The County has implemented this program on an ongoing basis. The County has received no applications for Senior Housing. Although interest in this program, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop. |
| HE-4.F-Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding. | Facilitate the development of rental assisted housing. | 2014 and ongoing | The County has implemented this program on an ongoing basis. The County has received no applications nor has there been any interest for Project-Based Rental Assisted Housing in the past two years. Although interest in this program, and therefore program activity, has been non-existent, the program remains appropriate should interest develop. |
| HE-4.G-Farmworker Housing Incentives: The County will consider and where appropriate provide fee reductions and priority processing for farmworker housing. | Establish 20 farmworker housing units (extremely low income). | 2014 and ongoing | The County has implemented this program on an ongoing basis. While there have been several inquiries regarding farmworker housing pursuant to the County's zoning changes conforming to and implementing Health and Safety Code sections 17021.5 and 17021.6, there have been no applications or plot plans submitted to the Planning Department. |
| HE-4.H-Farmworker Housing Funding Assistance: The County will apply for or support applications for funding for farmworker housing. The County will periodically review available funding programs to identify additional funding sources for farmworker housing. | Establish 50 farmworker housing units (extremely low income). | June 2015, annually thereafter | The Planning Department periodicaly reviews NOFA's and researchs funding programs and determine the County's eligibility to apply for grants specifically designated to support farmworker housing. Annual and Ongoing as program information becomes available to the Planning Department. |

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| HE-4.I-Reasonable Accommodation: The County will develop procedures for reasonable accommodation in accordance with fair housing and disability laws, and will amend the County's formal policy documents, resolutions, and/or the county code wherever necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. | Establish a reasonable accommodation procedure. | Procedures shall be completed and formalized by June 2015. | Tehama County has adopted sections of the building code that address and provide reasonable accommodations in accordance with fair housing and disability laws. |
| HE-4.J-Special Needs Households: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups. | Meet special needs and seek funding for special needs groups. | Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing | The County has implemented this program on an as needed basis through developer interests and/or through the dissemination of new updated program information, whether it is quarterly or annually. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County is informed by HCD publications and NOFA's about various funding sources. The County may apply for funding as it becomes available and as staffing and budget permits. |
| HE-5.A-Housing Stock Condition: Prepare an updated report on the condition of housing stock in the unincorporated areas of Tehama County, with focus on more populated communities. Conditions of housing stock will be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock. | Prepare housing condition survey. | Completion of housing stock conditions report by June 2016 | This program has been accomplished through the incorporation of the information into the 2014-2019 Housing Element; see section 1.4 Housing Stock Characteristics. |
| HE-5.B-Building Inspection/Code Enforcement: Increase efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about rehabilitation programs—public, private, and/or nonprofit—to low- and moderate-income households with homes or apartments in need of repairs. | Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households. | 2014 and ongoing | The County has implemented this program on an ongoing basis. Once a substandard building has been identified the owners are contacted regarding the need for repair. In some cases the dwellings have been abated, most have not been. |
| HE-6.A-Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. | Continue to work with service districts to improve and expand County infrastructure to support existing and future development. | 2014 and ongoing | program on an ongoing basis. This program has been carried forward into the new Housing Element that has the objectives to continue to work with service districts to improve and expand County infrastructure to support existing and future development. Funding Source: CDBG, USDA funds, General Fund, and, if available, Redevelopment Funds. |

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| HE-6.B-Annexation: The County will work with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexation and orderly expansion of residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable city and County policies, thereby facilitating residential development with access to existing municipal services. Also, the County and cities will develop procedures on reallocating their RHNA housing targets after property is annexed to a city. | Coordinate with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexations in areas that are planned for development. | 2014 and ongoing | This program has been implemented in part. Although formal policies have not yet been adopted, the County and the Cities have actively cooperated to facilitate annexation and orderly expansion of residential development. This cooperation has resulted in the successful annexation of multiple appropriate properties into both Red Bluff and Corning over past years. This program remains appropriate. |
| HE-6.C-Annexation, Community Service Districts: The County will continue to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development. | Coordinate with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexations in areas that are planned for development. | 2014 and ongoing | The County has implemented this program on an ongoing basis. Although opportunities for, and interest in, such annexations, and therefore activity under this program, has been limited during the past few years, the program remains appropriate should opportunities and interest develop, and has been carried forward into the new Housing Element. |
| HE-6.D-Permit Processing: Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits. | Review permitting procedures to ensure streamlined permit process. | 2015 and ongoing | The County has successfully implemented this program on an ongoing basis. |
| HE-6.E-Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lowerincome households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies. | Provide expedited processing and/or technical assistance for affordable housing projects. | 2016 and ongoing | The County has successfully implemented this program on an ongoing basis. |
| HE-6.F-Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance. | Provide fee deferrals for a minimum of two affordable projects. | 2014–2019 | The County has implemented this program on an ongoing basis. Although interest in such developments, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop, and has been carried forward into the new Housing Element. |
| HE-6.G-Flexibility in Development Standards: In order to encourage the provision of affordable housing, including housing for seniors and persons with disabilities and/or developmental disabilities, amend the Zoning Code to allow flexibility in the development standards, as determined by the County, when adequately justified as needed by the developer. | If demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects. | 2016 and ongoing | This program has been implemented. The 2009-2029 General Plan includes designated Special Planning Areas, which provide for flexible development standards through the Specific Plan and Development Agreement process. This process may include considerations such as the provision of affordable housing; housing standards for seniors and persons with disabilities is encorporated within the Building Code, which allows for reasonible accomidation of such intrests. |

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| HE-7.A-Equal Housing Opportunity: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. | Provide information on housing discrimination at County offices and website, and other public places. | 2017 and ongoing | The County has implemented this program on an ongoing basis. |
| HE-7.B-Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)). | Refer discrimination cases to DFEH or HUD or other appropriate agencies. | 2018 and ongoing | The County has implemented this program on an ongoing basis. |
| HE-8.A-Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." | Refer discrimination cases to DFEH or HUD or other appropriate agencies. | 2019 and ongoing | The County has implemented this program on an ongoing basis. |
| HE-8.B-Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need. | Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established. | 2020 and ongoing | The County has implemented this program on an ongoing basis. |

**General Comments:**

**Throughout 2015 and 2016 and continuing presently, the Tehama County Planning Department has been in the process of preparing zoning amendments to further implement the goals and policies of the General Plan as well as working towards meeting the County's share of the regional housing need. Staff recommends that this process continue.**