CITY OF
ANDERSON

CERTIFICATION OF ACCURACY

The undersigned in the capacity of Development Services Director on behalf of the City of Anderson has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information that has been provided herein is true and correct.

John R. Stokes

John Stokes, Development Services Director

4/27/10
Date

HOUSING POLICY
DEVELOPMENT, HCD

APR 28 2010

Planning Department • 1887 Howard Street, Anderson, California 96007-1804
Telephone (530) 378-6636 • Fax (530) 378-6666

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of Anderson

Mailing Address:

City of Anderson
1887 Howard Street
Anderson, CA 96007

Contact Person: John Stokes Title: Development Services Director
Phone: (530)378-6643 FAX: (530)378-6666 E-mail: jstokes@ci.anderson.ca.us
Reporting Period by Calendar Year: from January 1, 2009 to December 31, 2009

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 31, 2010. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

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 City of Anderson

Reporting Period 1-Jan - 31-Dec-09

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	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					15	0					
(10) Total by income Table A/A3 ► ►					15						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
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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**	15					15	0
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Anderson

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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.			2009									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	165											165
	Non-deed restricted												
Low	Deed Restricted	123											123
	Non-deed restricted												
Moderate	Deed Restricted	141											126
	Non-deed restricted		15									15	
Above Moderate													
Total RHNA by COG. Enter allocation number:		429	15									15	414
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

ANNUAL ELEMENT PROGRESS REPORT
on Housing Element Implementation
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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers.		
Name of Program:	**Objective:**	**Deadline in H.E.**	**Status of Program Implementation**
Program 1.1: Implement Code Standards that Allow for a Variety of Housing	Meet Regional Share	ongoing	Ongoing Progress .
Program 1:2: High Quality in New Residential Development	Use Minimum standards as set forth in Anderson Code for Design Review	ongoing	City of Anderson uses Design Review for all residential over 3-units, Industrial and commercial projects.
Program 1.3: Second Units:	Approve second units Est. 10	Dec. 2010	Start work on amending code July 2010
Program 1.4: Density Bonuses and other Regulatory Incentives.	Approve 10 additional density bonus units.	Dec. 2010	Start work on amending code July 2010
Program 1.5: Density Bonuses for Quality Housing Design.	Approve projects that comply with the standards of this program: est. 10	Dec. 2010	Start work on amending code July 2010
Program 1.6: Promote Homeownership for Low and Moderate Income Households.	Assist 10-first time home buyers.	Dec. 2010	Prepare and distribute promotional information
Program 1.7: Continue to use State, Federal and Private Funding Programs	Secure funding to meet construction objectives for low and moderate housing	2009-2014	City of Anderson has secured 1.5 million CDBG dollars to provide water services target groups that currently have failing wells and septics.
Program 1.8: Expand Housing Opportunities for Extremely low-income	Facilitate development of 40 single-room occupancy units or other units deemed affordable to extremely low-income	ongoing	Meet with developers on a biennial basis beginning
Program 2.1: Maintain a current and Adequate Land Inventory.	Maintain sufficient sites to accommodate, at min-imum Anderson's regional	2009-2014	Update land inventory ever year beginning in July 2010

	share.		
Program 2.2: Facilitate Lot Mergers to increase housing development potential .	Increase the development potential of small, individual lots under single ownership for maximum developed permitted by zoning : 4 mergers	Dec. 2010	Currently working with one multifamily developer for a subsidized project.
Program 2.3: Residential Mixed Use and Infill	150 Housing Units, 100 affordable to low- and very low income households.	2010 - 0214	City has updated the City of Anderson General Plan that includes a new zoning designation for downtown development that includes mix use (First floor commercial, second floor residential). City adopted the Mixed Use Ordinance in early 2009.
Program 3.1: Update the Zoning Ordinance.	Facilitate housing by eliminating of alternative housing	Dec. 2010	Start work on Amending Code July 2010
Program 3.2: Continue to expedite Application for Residential Development.	Reduce Processing times and cost for residential development, particularly affordable housing development	2009 - 2014	City of Anderson uses a pre-application process to facilitate and expedite processing of applications.
Program 3.3: Use Planned Development Process	Utilize the Planned Development process to facilitate development particularly of affordable housing	2009 - 2014	The Vineyards at Anderson Specific Plan and Planned Development are currently being considered. This would provide for the residential growth of the City over the next 30+ years and provide a full range of housing.
Program 4.1: Conduct housing conditions survey.	Update information on housing condition to better target rehabilitation efforts.	2009 - 2014	Grant funding is not available for this task in 2010/11 FY The City will apply for 2011/12 FY funding
Program 4.2: Housing Rehabilitation Program.	Rehabilitate 50 dwelling units.	2009 - 2014	City of Anderson has assisted 3 families with rehabilitation funds through Shasta County Housing Authority.
Program 4.3: Improve the Condition of Rental Housing	Rehabilitate 30 rental housing units. (part of the 50	2009 - 2014	Currently two affordable apartment complexes are starting the renovation process. We expect permits soon.
Program 4.4. Address Unsafe Building Conditions.	To improve the residential building conditions.	2009 - 2014	City of Anderson continues to use a code enforcement person to gain compliance with all building

			codes. The City is currently has a code enforcement person that in conjunction with Shasta County through our housing set aside funds has been able to assist qualified applicant to come into compliance with building codes.
Program 4.5: Preserve Historic and Architecturally Significant Residential Structures.	To ensure that historic preservation is considered in the implementation of	2009 - 2014	City of Anderson is currently trying to initiate an inventory of historic buildings in cooperation with the Historical Society and the Anderson New Technology High School.
Program 4.6: Flexible Implementation of Building Code Standards for Architecturally Significant Structures	Facilitate rehabilitation of historic and affordablel housing.	2009 - 2014	City of Anderson adopted the 2007 edition of the California Historical Building Code
Program 5.1: Conserve the afffordability of Subsadized Rental Housing	To conserve the affordability of the rental housing stock.	2009 - 2014	The City is currently coordinating with developers to remodel and continue two affordabel apartment complexes.
Program 5.2: Mobil Home Parks	Conserve the affordability and condition of 30 Mobile homes and rehabilitate 10 mobile homes.	2009 -2014	City of Anderson has taken over the oversight program from the State. Staff has met with the owners.
Program 5.3: Federal Housing Vouchers.	Increase the availability of housing vouchers in Anderson and rental property owner's acceptance of vouchers.	2009 - 2014	The City of Anderson accomplishes this program by acting as a referral service to inquiring landlords through the distribution of pamphlets.
Program 6.1: Encourage the Production of Housing for Large Families	At least ten percent of new Multifamily units should be three or four bedrooms. 10 new three or four bedroom units	2009 - 2014	The City is currently working with developers to provide three and four bedroom units in proposed affordable housing developments.
Program 6:2 : Special Needs Housing on Infill Sites	To meet a portion of the City's affordable housing needs through mixed-use and infill projects.	2009-2014	There are currently two permits for conversion of commercial space to residential use being processed in the Mixed Use district.
Program 6:3 : Homeless Services	Homeless Services	2009 - 2014	The City of Anderson in conjunction with Shasta County Housing Authority has implemented a new program that places homeless that are mentally ill in housing with payment for up to two years.

Program 6:4 : Continuum of Care for Seniors	To provide a continuum of care facility for seniors in Anderson.	2009 - 2014	The City has continued to enforce State and Federal Standards for accessibility of multifamily buildings. The City promotes existing multifamily structures to meet current standards through Program 4.2.
Program 6:5 : Accessibility of Housing for Persons with Disabilities.	To increase the accessibility of multifamily buildings to person with disabilities.	2009 - 2014	See programs 4.2, 4.3 and 6.4
Program 6:6 : Special Needs Housing for Low-Income Households.	Same as program 1.4-1.8	2009 - 2014	See Program 1.4-1.8
Program 6:7 : Supportive Services for Special Needs Groups.	To increase the availability of, and access to, supportive services by special needs groups.	2009 - 2014	The City continues to provide pre applications meetings that help to identify any special needs support necessary for a project. See Program 1.4-1.8
Program 6:8 : Priority Sewer and Water Service.	To increase availability of and access to services.	2009 - 2014	City of Anderson is working to provide service to proposed affordable housing developments.
Program 7.1: Energy Conservation in Residential Construction	Ensure all new residential construction meets California's minimum standards for energy efficiency	2009 - 2014	The City of Anderson adopted the 2007 building codes which include updated energy requirements.
Program 7.2: Energy Conservation in Residential Land Use Planning and Design	Support residential energy efficiency, reduce residential energy consumption, and reduce the cost of household ehergy for long term affordability		See programs 4.2 and 4.3
Program 7.3 : Improve the Energy Efficiency of Older Homes	Promote energy efficiency improvements as part of its marketing efforts of the housing rehabilitation program.	2009 - 2014	See programs 4.2 and 4.3
Program 8.1: Promoted Equal Housing Opportunities	Promote equal housing opportunities for all City residents.	2009 - 2014	A contact person has been designated withint he Development Services Department to provide information to the public and to provide referrals.

Program 8.1: Organize Fair Housing Event	To promote equal housing opportunities for all Anderson residents.	2009 - 2014	City of Anderson contracts with Shasta County Housing Authority to Administer all housing programs. As part of this agreement Shasta County Housing Authority conducts a yearly Fair Housing Workshop of which the City of Anderson was included. This years workshop was held on April 20, 2007.

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Jurisdiction	City of Anderson
Reporting Period	1-Jan - 31-Dec-09

General Comments:

This is the first reporting year after adopting the updated Housing Element for the City of Anderson in December 2009. Implementation of the policies will commence this year. However we are only into the current year four months.