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**Department of Housing and  
Community Development**  
ANNUAL HOUSING ELEMENT PROGRESS REPORT

**City or County Name:**

City of Anderson

**Mailing Address:**

City of Anderson  
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Anderson, CA 96007

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Reporting Period by Calendar Year from: January 1, 2010 to December 31, 2010

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 1, 2011. 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-

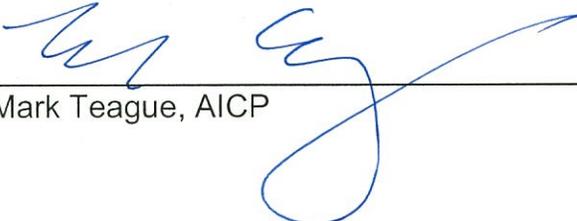
**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



**Department of Housing and  
Community Development**  
ANNUAL HOUSING ELEMENT PROGRESS REPORT

CERTIFICATION OF ACCURACY

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

  
\_\_\_\_\_  
Mark Teague, AICP

3.9.11  
\_\_\_\_\_  
Date

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

Jurisdiction City of Anderson  
Reporting Period January 1, 2010 - December 31, 2010

**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 RHINA which meet 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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	24					24	
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 City of Anderson  
Reporting Period January 1, 2010 - December 31, 2010

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.  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	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-deed restricted											165
Low	Deed Restricted Non-deed restricted											123
Moderate	Deed Restricted Non-deed restricted	24									24	102
Above Moderate												
Total RHNA by COG. Enter allocation number.		24									24	390
Total Units												
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Anderson  
Reporting Period January 1, 2010 - December 31, 2010

**General Comments:**

As with much of the country the housing industry in Anderson was hit particularly hard by the recession. There were no large residential projects proposed during the last year. The City did approve the Vineyards Specific Plan which includes a mix of housing types and densities; however the project lacks a developer following the bankruptcy of the applicant. The City's redevelopment capabilities have been seriously jeopardized by the take of revenue by the state. Until this revenue is returned it is unlikely that any of the housing efforts envisioned by the redevelopment process will be realized. The City remains committed to providing housing at all income levels and works diligently within the limited budget resources that remain to assist owners with rehabilitation and renovation of existing homes.

**ANNUAL ELEMENT PROGRESS REPORT**  
**on Housing Element Implementation**  
**(CCR Title 25 Section 6202)**

**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 Municipal 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	Set for the March 14, 2011 Planning Commission Agenda.
Program 1.4: Density bonuses and other regulatory incentives.	Approve 10 additional density bonus units.	Dec. 2010	Set for the March 14, 2011 Planning Commission Agenda.
Program 1.5: Density bonuses for quality housing design.	Approve projects that comply with the standards of this program. Est. 10.	Dec. 2010	Set for the March 14, 2011 Planning Commission Agenda.
Program 1.6: Promote home ownership for low and moderate income households.	Assist 10 first-time home buyers.	Dec. 2010	A brochure has been completed; ongoing.
Program 1.7: Continue to use State, Federal & 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 service to target groups. Construction is currently underway.
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. Ongoing.
Program 2.1: Maintain a current and adequate land inventory.	Maintain sufficient sites to accommodate, at minimum, Anderson's regional share.	2009-2014	Completed January 12, 2011, updated annually.
Program 2.2: Facilitate lot mergers to increase housing development potential.	Increase the development potential of small, individual lots under single ownership for maximum development permitted by zoning. 4 mergers.	Dec. 2010	Ongoing.
Program 2.3: Residential Mixed Use and infill	150 housing units, 100 affordable to low and very low income households.	2010-2014	The City has updated the City of Anderson General Plan that includes a new Zoning designation for downtown development that includes mixed use (first floor commercial, second floor residential). The City adopted The City adopted the Mixed Use Ordinance in early 2009. Ongoing.
Program 3.1: Update the Zoning Ordinance	Facilitate housing by eliminating alternative housing.	Dec. 2010	Set for the March 14, 2011 Planning Commission Agenda.
Program 3.2: Continue to expedite applications for residential development.	Reduce processing times and cost for residential development; particularly of affordable housing.	2009-2014	Ongoing.
Program 3.3: Use Planned Development Process.	Utilize the Planned Development process to facilitate development, particularly of affordable housing.	Jun-10	The Vineyards at Anderson Specific Plan & Planned Development was adopted June, 2010. This provides for the residential growth of the City over the next 30+ years and provides 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 2011/2012 FY. The City will apply for 2012-13 funding.
Program 4.2: Housing rehabilitation program	Rehabilitate 50 dwelling units.	2009-2014	One in 2010; 49 to go.

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on Housing Element Implementation  
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**Table C**  
**Program Implementation Status**

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 have initiated the permit process. We expect the issuance of permits soon.
Program 4.4: Address unsafe building conditions.	To improve residential building conditions.	2009-2014	The City of Anderson continues to employ a code enforcement officer to gain compliance with all building codes.
Program 4.5: Preserve historic and architecturally significant residential structures.	To ensure that historic preservation is considered in the implementation of plans.	2009-2014	The 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 (not completed yet).
Program 4.6: Flexible implementation of building code standards for architecturally significant structures.	Facilitate rehabilitation of historic and affordable housing.	2009-2014	The City of Anderson adopted the 2010 edition of the California Historical Building Code.
Program 5.1: Conserve the affordability of subsidized rental housing.	To conserve the affordability of the rental housing stock.	2009-2014	The City is currently coordinating with Contractors to remodel and continue the use of two affordable apartment complexes.
Program 5.2: Mobile home parks.	Conserve the affordability and condition of 30 mobile homes and rehabilitate 10 mobile homes.	2009-2014	The City of Anderson has assumed jurisdiction from the State. Staff has met with the owners to help implement the State mandated emergency preparedness plan.
Program 5.3: Federal Housing Vouchers.	Increase the availability of housing vouchers in Anderson and rental property owners' 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 multi-family units should be three or four bedrooms. Ten 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 in-fill projects.	2009-2014	There are currently two permitted projects for the conversion of commercial space to residential use under construction in the Mixed-Use District.
Program 6.3: Homeless Services.	Homeless services.	2009-2014	The City of Anderson in conjunction with the 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 multi-family buildings. The City promotes existing multi-family structures to meet current standards through program 4.2.
Program 6.5: Accessibility of housing for persons with disabilities.	To increase the accessibility of multi-family buildings to persons 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 programs 1.4 - 1.8	2009-2014	See programs 1.4 - 1.8.
Program 6.7: Supportive services for special needs groups.	To increase the availability of, and access to special services by special needs groups.	2009-2014	The City continues to provide pre-application meetings that help identify any special needs support for a project. See programs 1.4 - 1.8

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**Table C**  
**Program Implementation Status**

Program 6.B: Priority sewer & water service.	To increase availability of and access to services.	2009-2014	The 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 2010 building codes, which include updated energy requirements.
Program 7.2: Energy conservation in residential land use planning & design.	Support residential energy efficiency, reduce residential energy consumption and reduce the cost of household energy for long term affordability.	2009-2014	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: Promote equal housing opportunities.	Promote equal housing opportunities for all City residents.	2009-2014	The Development Services Department provides information to the public and provides referrals.
Program 8.2: Organize Fair Housing event.	To promote equal housing opportunities for all Anderson residents.	2009-2014	The City of Anderson partners with Legal Services of Northern California to conduct an Annual Fair Housing Workshop. This year's workshop is April 14, 2011.