Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR 22 2013

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, 2012 to December 31, 2012

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, 2013. 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

CITY OF
ANDERSON

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

CERTIFICATION OF ACCURACY

The undersigned in the capacity of Director of Development Services 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 her knowledge, that the information that has been provided herein is true and correct.

Kristen Maze _____ 4-17-13

Kristen Maze Date

Planning Department • 1887 Howard Street, Anderson, California 96007-1804
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Anderson

Reporting Period Date1/1/2012 - 12/31/2012

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 ► ►					24	0	24				
(10) Total by income Table A/A3 ► ►					24						
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Jurisdiction City of Anderson

Reporting Period Date1/1/2012 - 12/31/2012

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		7	4	11	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	7	4	11	

* 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					0	

* Note: This field is voluntary

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

Jurisdiction City of Anderson

Reporting Period Date1/1/2012 - 12/31/2012

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													
	Non-deed restricted													
Moderate	Deed Restricted													-24
	Non-deed restricted								24				24	
Above Moderate														
Total RHNA by COG. Enter allocation number:									24				24	-24
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
(CCR Title 25 Section 6202)

Table C
Program Implementation Status

Program Description	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:	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	Provide flyers or brochure at permit counter and web site to promote second units.	Ongoing	City currently allows second units pursuant to Anderson Municipal Code Section 17.06.030.
Program 1.4: Density Bonuses and other Regulatory Incentives	Consistent with State Law	Ongoing	City uses pre-application meetings to discuss density bonus units.
Program 1.5: Density Bonuses for Quality Housing Design	Increase the quality of residential developments and design.	Ongoing	Ongoing review of residential design for 3 or more units.
Program 1.6: Promote Homeownership for Low and Moderate income households.	Assist 25-first time home buyers.	Ongoing	City of Anderson has assisted 4 families using its Down payment Assistance Program (DAP) in reporting years 2010-2012.
Program 1.7: Senior and Affordable Housing Combing District	Facilitate greater variety of housing types and cost for seniors.	Ongoing	The revised 2007 General Plan and zoning resulted in allowing higher densities for residential housing, including senior and affordable housing.
Program 1.8: Continue to Use State, Federal and Private funding programs.	Secure adequate funding to meet the City's low and moderate housing needs.	Ongoing	The City contniues Home Reuse (DAP) and has applied for HOME and TAC for Regency Place(Seasons) Senior Apts Phase II that was completed in 2010.
Program 2.1: Maintain a current and Adequate Land Inventory.	Maintain sufficient sites to accommodate, at minimum Anderson's regional share.	Ongoing	City currently has adequate land to accomodate additional housing for all income levels.
Program 2.2: Facilitate lot mergers to increase housing development potential.	Increase the development potential of small lots under single ownership for maximum development permitted by zoning.	Ongoing	The City continually encourages lot mergers on small infill parcels to increase development potential. This is not an aggressive program. We provide an annual housing inventory.
Program 2.3: Residental Mixed Use and Infill	150 housing units, 100 affordable to low and very low income households.	Ongoing	City has updated the City of Anderson General Plan and Zoning Ordinance that includes a mixed use zoning designation for downtown development.
Program 2.4: Private, onsite waste and waste water facilities	To allow a cost-effective means of providing water and wastewater services to residence in very low density areas of Anderson.	2012	City of Anderson will apply for grant funding to extend waste water facilities to the north east area of the City. The CDBG grant funding has provided water and waste water system improvements to home owners in need of upgrades in 2012.
Program 3.1: Amend the zoning ordinance funding programs	Facilitate the provision of alternative house through zoning standards.	Ongoing	Second unit, farm workers housing and transitional housing ordinance was approved in 2011.
Program 3.2: Use of Planned Development Process	Facilitate the residential development for affordable housing.	Ongoing	The City amended the zoning ordinance to remove potential constraints to the availability of housing for all segments of the population, allowing transitional housing, farmworker housing, residential density bonus as per State Law and second dwelling units.
Program 3.3: Continue to expidite application for residential development.	Reduce processing times and cost for residential development particularly affordable housing development.	Ongoing	City of Anderson uses a pre-application process to facilitate and expedite processing of applications.
Program 3.4: Continue Flexible Implementaiton of building code standards.	Facilitate the production and rehabilitation of historic and affordable housing and the conversion of suitable structures for residential use.	Ongoing	City of Anderson uses the California Historical Building Code Part 8, Title 24, CA Code Regulations for assessing historical buildings.
Program 4.1: Conduct housing conditions survey.	Update information on housing condition to better target rehabilitation efforts.	2014	Grant funding for this task for 2012/2013 was not available. Last housing survey was completed in 2005.
Program 4.2: Housing Rehabilitation Program.	Rehabilitate 50 dwelling units.	2009-2014	City of Anderson has assisted 7 families with rehabilitation funds through the grant funding year 2009 and currently 4 families for grant funding year 2010 which is currently ongoing.
Program 4.3: Improve the Condition of Rental Housing	Support rehabilitate of all rental housing units.	Ongoing	City of Anderson issued renovation permits for two low income rental apartment complexes in 2011. The City has successfully assisted families with rehabilitation of homes see program 4.2.

Name of Program:	Objective:	Deadline in H.E.	Status of Program Implementation
Program 4.4. Address Unsafe Building Conditions.	To improve the residential building conditions.	Ongoing	City of Anderson continues to use a code enforcement to gain compliance with all building codes. The City recently updated there code enforcement ordinance.
Program 4.5: Preserve historic and architecturally significant residential structures.	To ensure that historic preservation is considered in the implementation of plans.	Ongoing	City of Anderson maintains a design review committee to review changes to historic buildings and our Downtown Mixed-Use zone district is designed to preserve historic buildings.
Program 5.1: Conserve the affordability or subsidized rental housing in Anderson	To conserve the affordability of the rental housing stock.	Ongoing	City of Anderson has issued permits this passed year and completed two apartment complex remodels.
Program 5.2: Mobile Home Parks	Conserve the affordability and condition of mobile homes within the mobile home parks. .	Ongoing	City of Anderson maintains jurisdiction for enforcement of the mobile home parks and will continue to preserve housing within the existing parks.
Program 5.3: Existing Affordable Market Rate Rental housing.	To conserve the affordability of the rental housing stock.	Ongoing	Ongoing.
Program 5.4: Federal Housing Vouchers.	Increase the availability of housing vouchers in Anderson and rental property owner's acceptance of vouchers.	Ongoing	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.	2014	In its fourth year of the Housing Element the City of Anderson has not approved any new multi-family 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.	Ongoing	See program 2.3
Program 6:3 : Homeless Services	Homeless Services	Ongoing	The City of Anderson refers the homeless to our local homeless consortium, Good New Rescue Mission and local Churches.
Program 6:4 : Continuum of Care for Seniors	To provide a continuum of care for seniors in Anderson.	Ongoing	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.	Ongoing	See program(s) 4.2, 4.3 and 6.4
Program 6:6 : Special Needs Housing for Low-Income households	Same as program 1.4-1.8	Ongoing	See Program 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.	Ongoing	The City continues to provide pre-applications meetings that help identify any special needs support for a project. See Program 1.4-1.8
Program 7.1 : Energy conservation in residential construction	Ensure that all new residential construction meets California minimum standard for energy efficiency.	Ongoing	The City of Anderson adopted the 2010 building codes, which include updated energy requirements.
Program 7.2: Energy conservation in residential land use planning	To increase residential energy efficiency, reduce residential energy consumption and reduce residential energy costs.	Ongoing	See program(s) 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.	Ongoing	See program(s) 4.2 and 4.3
Program 8.1: Promote equal housing opportunities	Promote equal housing opportunities for all City residents.	Ongoing	The Development Service 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.	Ongoing	City of Anderson partners with Legal Services of Northern California to conduct an Annual Fair Housing Workshop.