

CITY OF REDDING



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

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HPD

March 8, 2011
G-030-070

HOUSING POLICY
DEVELOPMENT, HCD

MAR 14 2011

Ms. Cathy E. Creswell, Acting Director
Division of Housing Policy Development
Department of Housing and Community Development
1800 3rd Street
Sacramento, CA 95814

Subject: Redding's 2010 Housing Element Annual Progress Report

Dear Ms. Creswell:

Attached is the City of Redding's Annual Progress Report for calendar year 2010. I believe you will find that it provides sufficient information to compare program performance not only with the RHNAP, but also with those quantified goals established within the adopted Housing Element.

Should you or your staff have any questions, please do not hesitate to call me or Senior Planner Kent Manuel of my staff at 530-225-4122 or 530-225-4029, respectively.

Sincerely,

Jim Hamilton, AICP
Development Services Director

JH:el
LTR11\A3-17L-CC.wpd

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

Jurisdiction _____
Reporting Period Jan-10 - 1-Dec-10

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

1	2	3	4			5	6		7	8
			Very Low Income	Low Income	Moderate Income		Above Moderate Income	Total Units Per Project		
Project Name (may be APN No. or project name or address)	Unit Category	Tenure Residential or Other	Affordability by Household Income			Total Units Per Project	EA # from Units	Assistance Programs for Each Development	Deed Restricted Units	See below the number of units determined to be affordable without financial or deed restrictions and, if an affordability restriction for the project is determined the table was provided, refer to instructions.
1225 South St (LINC)	5+	R	17	3	1	21	21	RDA		
2780 Leland Ave	SF	O		1		1	1	RDA		Footnote 1
2784 Leland Ave	SF	O		1		1	1	RDA		Footnote 1
2392 LaVilla Way	SF	O		1		1	1	RDA		Footnote 1
2965 Lanning Ave	SF	O		1		1	1	RDA		Footnote 1
2975 Lanning Ave	SF	O		1		1	1	RDA		Footnote 1
2985 Lanning Ave	SF	O		1		1	1	RDA		Footnote 1
(9) Total of Moderate and Above Moderate from Table A3					66	66	135			
(10) Total by Income Table A/A3			17	9	70	162	26			
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

Footnote 1: Building permits were taken out in previous years, however, it was not until 2010 that Agency placed affordability restrictions on the units.

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

Jurisdiction _____
Reporting Period Jan-10 - 1-Dec-10
80

**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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(1) of Government Code Section 65583.1
	Extreme Low Income Units	Very Low Income Units	Low Income Units	Total RDA Units	
(1) Rehabilitation Activity		2		2	RDA provided soft/hab funding for a fourplex with 2 units restricted to very-low.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	2	0	2	

* 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	7	59				66	66
No. of Units Permitted for Above Moderate	67				2	69	69

* Note: This field is voluntary

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

Jurisdiction _____
Reporting Period Jan-10 - 1-Dec-10

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.	2007		2008		2009		2010		2011		2012		2013		2014		2015		Total Units to Date (all years)	Total Remaining RHNA by 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	Year 8	Year 7	Year 6	Year 5	Year 4	Year 3	Year 2	Year 1			
Very Low	Deed Restricted																			1,754	
	Non-deed restricted			14	17														31		
Low	Deed Restricted																			1,234	
	Non-deed restricted			3	3														6		
Moderate	Deed Restricted																			1,209	
	Non-deed restricted			21	68														89		
Above Moderate				80	69														149	2,812	
Total RHNA by COG, Enter allocation number:																					
Total Units																				275	6,809
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 Redding
Reporting Period: January 1, 2010 - December 31, 2010

**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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.	Deadline in H.E.	Status of Program Implementation
Name of Program	Objective		
Activity 1.1 Moderate/Substantial Rehabilitation-Owner-Occupied Units.	Each year rehabilitate 20 single-family homes (2 ELI; 2 VLI; 13 LI; 3 MI).	Ongoing	Rehabilitated 1 unit. The income of the household assisted was VLI.
Activity 1.2 Moderate/Substantial Rehabilitation-Rental Units.	Each year rehabilitate 20 rental units (5 VLI; 15 LI).	Ongoing	Rehabilitated 15 units. The income of the households assisted were: 3 ELI; 12 VLI; 0 LI.
Activity 1.3 Minor Rehabilitation - All Units.	Each year rehabilitate 10 ERP units and 90 senior repairs (SRP) (15 ELI; 75 VLI; 10 LI).	Ongoing	ERP: 8 Units (5 ELI; 2 VLI; 1 LI); SRP: 121 Units (26 ELI; 49 VLI; 46 LI). Be WISE: 3 Units (0 ELI; 0 VLI; 0 LI, 3 MI)
Activity 1.4 Code Enforcement.	Minimize number of dwellings demolished through abatement process.	Ongoing	No structures were determined to be uninhabitable; therefore, no structures were demolished.
Activity 1.5 Conservation of At-Risk Units.	Conserve 246 affordable rental units.	Ongoing	Kutras Gardens opted out of its contract with HUD, however, the RHA was awarded 40 additional subsidies in March 2010 to assist tenants.

Program Description (By Housing Element Program Names)	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.		
Activity 2.1 Development of New Affordable Rental Units.	Annually facilitate the development of 25 new multiple-family units for low and moderate-income households.	Ongoing	Assisted in the development of 20 affordable units (17 VLI; 3 LI; 0 MI).
Activity 2.2 Partnerships with Local Nonprofit Housing Development Entities.	Enter into mutually beneficial partnerships with housing providers.	Ongoing	The City continues to partner with local nonprofit housing development entities.
Activity 2.3 HUD Section 8 Rental Assistance Program.	Maintain 95-100 percent lease-up rate of allocated subsidies. Apply for additional vouchers as become available.	Ongoing	Maintained 95 percent lease-up and expended 90 percent of allocated HAP funds. The RHA was awarded 40 additional subsidies in March 2010 to assist tenants at Kutras Gardens when it opted out of its contract with HUD.
Activity 2.4 New Construction of Ownership Units.	Facilitate the development of 15 new ownership units annually (12 LI; 3 MI).	Ongoing	Assisted in the development of six low-income housing units.
Activity 2.5 Streamline the Development-Approval Process for Affordable Housing Projects.	Evaluate Zoning Ordinance/development standards.	FY 2010-11	Underway.
Activity 2.6 Consider Amendment of the Second Dwelling Ordinance.	Evaluate standards and amend as necessary.	FY 2009-10	Amendments adopted in 2010.
Activity 2.7 Amend "RM" District.	Amend regulations to establish a "base density" of 20 units per acre for high-density multiple-family projects.	FY 2009-10	Amendments adopted in 2010.
Activity 2.8 Inclusionary Zoning Ordinance.	Consider adoption of an inclusionary zoning ordinance.	FY 2012-13	Program not yet initiated.
Activity 3.1 Develop Inventory of Vacant Land and Sites Suitable for Reuse.	Stimulate additional private investment in targeted neighborhoods by identifying vacant land and sites for reuse.	Ongoing	Developed software program in 2010 to compile housing survey data. Staff will begin surveying the Downtown neighborhood in 2011.

Program Description (By Housing Element Program Names)	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.		
Increase Home-Ownership Opportunities.	Assist 20 households to purchase homes annually (10 LI; 10 MI).	Ongoing	Assisted 1 VLI, 8 LI and 0 MI homebuyers.
Activity 4.2 Target Neighborhood Master Planning.	Undertake the development of additional neighborhood plans as warranted.	Ongoing	Developed software program in 2010 to compile housing survey data. Staff will begin surveying the Downtown neighborhood in 2011.
Activity 4.3 Target Neighborhood Incentive Package.	Provide financial assistance to those property owners who participate in revitalizing their neighborhood.	Ongoing	In 2010, 35 rental units benefitted through the Paint Voucher Program.
Activity 5.1 Acquisition and Assembly of Key Parcels Within Target Neighborhoods.	Acquire, assemble, and develop key parcels in target neighborhoods to implement neighborhood plans.	Ongoing	Agency activities included: (1) sale of one parcel in the Parkview neighborhood for the development of a mixed-use project; (2) acquisition of three parcels in the Downtown neighborhood for development of affordable housing; (3) reparcelization of a 10-acre parcel to create additional development opportunities; and (4) continued marketing of Agency-owned parcels.
Activity 6.1 Fair Housing Referral and Information Program.	Educate public regarding fair housing law, including anti-discrimination regulations.	Ongoing	Co-sponsored the 14 th Annual Fair Housing Workshop on April 21, 2010. April was recognized as Fair Housing Month.
Activity 6.2 Homeless Assistance.	Assist in provision of shelter and services to the area's homeless population.	Ongoing	City staff continues to be involved members of the City of Redding/Shasta County continuum of Care Council. Currently working with two nonprofit organizations interested in developing additional transitional units.
Activity 6.3 Single-Room Occupancy Units.	Continue to support the development of SROs.	Ongoing	No inquiries received.

Program Description (By Housing Element Program Names)	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.		
Family Self-Sufficiency (FSS) Program.	Assist participants achieve highest level of self-sufficiency from public assistance.	Ongoing	Six households were successful graduates with escrow accounts totaling \$26,172. Deposits were \$78,185 in 2010. In 2010, the program averaged 49 households per month.
Activity 8.1 Energy Efficiency.	Provide means to lower energy costs.	Ongoing	Existing programs are in effect.
Activity 8.2 Low-Income residences retrofit program.	Obtain program funding.	Ongoing	Program established. Completed 15 whole-house retrofits; 38 partial retrofits.

ITEM NO.	4.4(a)
MEETING DATE	March 1, 2011
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

CITY OF REDDING

REPORT TO CITY COUNCIL

DATE: February 10, 2011
G-030-070

FROM: Jim Hamilton, Development Services Director

SUBJECT: Annual Report on the General Plan

Recommendation

Accept the 2010 General Plan/Housing Element Annual Progress Report.

Background

Government Code Section 65400 requires that local governments, on an annual basis, submit a report to the local legislative body and the Governor's Office of Planning and Research (OPR) that details the measures taken to implement the General Plan over the past year. Further, a report on progress made to implement the Housing Element of the General Plan (Plan) must be provided to the State Department of Housing and Community Development (HCD). Staff has combined these reports into a single document. These reports must be ultimately reviewed and accepted by the City Council and are to be provided to the requisite state agencies by April 1 of each year.

The purpose of the report is to inform policy makers and interested persons of the progress made in implementing the General Plan over the past year. The review process serves to easily inform interested persons about new or changing directions.

A set format for the annual reports has not been established by the state, except for the Housing Element, which utilizes a reporting format developed by HCD. Staff has attempted to make Redding's report comprehensive, yet easy to understand, by:

- ▶ Using a table format that includes implementation/action measures and progress made toward attaining these measures.
- ▶ Including implementation measures since adoption of the Plan, rather than just a yearly "snapshot" of activities.

Note that the major General Plan accomplishments made in 2010 are identified beginning on page 3 of the report. The Housing Element report begins on page 20.

Conclusion

The Planning Commission reviewed and accepted the report at its February 8, 2011, meeting and referred the document to the City Council for acceptance and transmittal to state agencies. The City Council is simply required to accept the report and no further action is necessary.

Attachment

- A. 2010 General Plan Annual Report

CITY OF REDDING

2010
GENERAL PLAN/HOUSING
ELEMENT ANNUAL PROGRESS
REPORT



PREPARED BY:

DEVELOPMENT SERVICES DEPARTMENT

FEBRUARY 2011

ITEM 4.4(a)
ATTACHMENT A

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Purpose of the Annual Report

California law requires all jurisdictions to submit to their legislative bodies by April 1 an annual report on the status of the General Plan and progress toward its implementation. The report must also be forwarded to the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). Because the role of the General Plan is to serve as the "constitution" for a community's land use and development activities and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. This Annual Report is the appropriate tool for that review.

The information contained in this report satisfies both the overall General Plan and Housing Element (Element) annual reporting requirements established by Government Code Section 65400. It allows interested persons and parties to compare the implementation programs contained in the General Plan with those activities initiated and completed by the City since its adoption.

The report is organized in the following manner:

GENERAL PLAN. The report lists all implementation measures contained in the General Plan (Plan), and details the progress made toward implementation since its adoption.

HOUSING ELEMENT. The report includes specific project and program activities conducted in 2010. It uses a table format that is required by HCD.

GENERAL BACKGROUND

The City of Redding General Plan was adopted on October 3, 2000. However, several Elements were amended in 2007 and 2009 as reflected in the progress reports for those years. The General Plan contains the seven state-required elements, which consist of Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In addition, the General Plan includes four optional elements: Public Facilities and Services, Recreation, Air Quality, and Economic Development.

Local governments are required to keep their general plan current and internally consistent. There is no specific requirement that governs the timing of General plan updates, with the exception of the Housing Element, which is required to be updated every five years. The City of Redding's Housing Element was updated and adopted on February 2, 2010.

The 2010 Annual Progress Report was presented to the Redding Planning Commission on February 8, 2011, and the Redding City Council on March 1, 2011.

2010 ACCOMPLISHMENTS

Activities completed in 2010 pertain principally to the adoption and implementation of the Housing Element, although a major milestone in implementation of the overall General Plan was also accomplished with the comprehensive update of the City's Subdivision Ordinance.

Housing Element Implementation

Activities completed in 2010 include the adoption of the 2009–14 Housing Element (Element) and adoption of Zoning Code amendments pertaining to the Housing Element's work program. The following summarizes the activities undertaken to implement the Element:

"RM" Residential Multiple-Family District. Activity 2.7 of the Element directs the City to amend the regulations of the "RM" District to establish a base density of 20 units per acre for high-density developments that agree to reserve at least 35 percent of the dwelling units for lower-income households. This is in response to Assembly Bill 2348 that established "default densities" for residential projects for lower-income households as a means to introduce more certainty into the development process. The Element clearly demonstrates that Redding has sufficient vacant land inventory to accommodate the needs of lower-income households in those vacant properties that are already zoned at densities allowed in the "RM-12" through "RM-20" zoning districts. The adopted "RM" District amendments apply the 20 dwelling units per acre "default density" to all high-density developments that contain the aforementioned commitment to affordable units.

Second Dwelling Ordinance. Activity 2.6 of the Element directs that the City consider amendments to the Second Dwelling ordinance if a review of that ordinance determined that its standards contribute to the lack of applications for this dwelling-unit type in Redding. The requisite review was undertaken with the following amendments being adopted as a means to encourage more property owners to construct second dwellings:

- ▶ Increase the base size of a second dwelling from 400 square feet to 500 square feet.
- ▶ Permit a 20 percent increase in the size of a second dwelling if it exceeds the energy-efficiency standards of the California Energy Code.
- ▶ Allow up to a 20 percent increase in the size of a second dwelling if necessary to accommodate the space needs of a disabled household.

Homeless Shelter Ordinance. Redding adopted its Homeless Shelter ordinance in 2009 to implement Senate Bill 2 (SB 2). That law requires local jurisdictions to establish one or more zoning districts where homeless shelters are allowed "by right." In its review of the 2009–14 Element, staff of the Department of Housing and Community Development requested that Redding evaluate the ordinance's 24-bed, "by right" limit to determine if that standard posed an impediment to the establishment of new facilities in the community. That evaluation was to occur as part of the annual progress report. The City is not able at this time to conduct such an evaluation, since no proposals for new facilities have been made to the Shasta County Continuum of Care Council (COCC) or to the City since adoption of the Element. The COCC has traditionally been the initial point of contact regarding homeless services in Redding. Staff will continue to monitor the issue with the COCC during 2011.

In January 2011, the COCC received an informal proposal to establish a camping area for the homeless in the City. A formal operating plan or location has not been presented to the COCC or City to date. The COCC membership encouraged the proponents to continue working with the resource providers who make up the COCC regarding the proposal. The effort to create a permanent camping area for the homeless does not fall under the provisions of SB 2, however, the City will work with the COCC and the camp proponents in determining whether this type of facility is necessary and appropriate for serving the needs of at least a portion of Redding's homeless population.

General Plan Implementation

Subdivision Ordinance Update. One of the last major implementation measures of the 2000–2020 General Plan was the update of Redding's Subdivision Ordinance. The ordinance was comprehensively amended in 2010 to reflect changes in state law and current local map processing procedures. In addition to addressing these technical requirements, the update included the addition of a new chapter on subdivision design. This chapter brings a multitude of General Plan policies related to subdivision and community design into the auspices of Redding's land development ordinance. Among the design elements contained in the new ordinance are:

- ▶ Creating liveable, healthy, and aesthetically pleasing neighborhoods.
- ▶ Providing "complete streets," including facilities for bus turnouts and benches.
- ▶ Providing non-motorized connections to open space, parks, schools, transit stops, and other nearby neighborhoods and commercial areas.
- ▶ Including shade trees and complimentary landscape along streets and paths.
- ▶ Providing for parkland/or community building and facilities at central locations.

GENERAL PLAN IMPLEMENTATION PROGRESS

Community Development and Design Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Establish project review procedures to ensure that new development will not degrade public services below established service levels, that it contributes to the enhancement of services as appropriate, and that the costs of providing public services do not exceed anticipated revenue from the development of the project over the long term.</p>	CDD2B	Zoning Code adopted in 2002 includes Adequate Public Facilities requirements for traffic impacts.
<p>2. Prepare basic development standards and design criteria for development of "Mixed-Use Villages." The guidelines should address appropriate site characteristics, mix of uses, densities and intensities, building siting, circulation, transit, open space, and related items.</p>	CDD9C	Adopted Zoning Code Chapter 18 ("MU-N" Overlay) in 2002.
<p>3. Review and revise, as necessary, the Zoning Ordinance and map to ensure consistency with the General Plan and to specifically accomplish the following purposes:</p> <ul style="list-style-type: none"> ▶ Ensure consistency with the General Plan in terms of zoning districts and development standards. ▶ Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts. ▶ Create new zoning districts as needed. ▶ Liberalize the nonconforming use provisions of the Zoning Ordinance to allow nonconforming uses to continue subject to obtaining a use permit. 	Various Policies	Adopted new Zoning Code on December 5, 2002. Yearly updates have also been adopted to address changes in state law, correct inconsistencies, or provide additional/modified standards as determined necessary.
<p>4. Review and revise, as necessary, the Subdivision Ordinance to implement the policies of and ensure consistency with the General Plan and Zoning Ordinance. Add requirements for determining whether adequate public facilities meeting established service level standards will be available at time of development and mandatory denial unless the subdivider agrees to provide them, consistent with General Plan policies.</p>	Various Policies	Comprehensive update of the ordinance was adopted in 2010. Provisions for "adequate public facilities," particularly for traffic circulation, are included in Chapter 18.22 of the Zoning Ordinance.
<p>5. Prepare comprehensive Land Use Plans for the Municipal Airport and Benton Airpark as necessary to ensure consistency with the adopted Plan and to submit the plans to the Airport Land Use Commission for approval.</p>	Various Policies	No action.

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>6. Require preparation and approval of specific plans for those areas shown on Appendix "A." Specific plans shall comply with State law requirements and the specific plan guidelines contained in Appendix "A" of the Policy Document.</p>	CDD1I	<p>The Oasis Road Specific Plan was adopted in 2006. A key implementation measure, the North Redding Traffic Benefit Fee District, was adopted in 2007 and became effective on January 15, 2008.</p>
<p>7. Prepare and publish design standards for stormwater-detention basins which address the following:</p> <ul style="list-style-type: none"> ▶ Depth, shape, side slopes. ▶ Landscape and plant materials. ▶ Multiuse recreational concepts. ▶ Pollution-filtration concepts. 	CDD6B CDD6C	<p>Specific standards not established. Designs are reviewed on a project-by-project basis.</p>
<p>8. Prepare and adopt Hillside Development Standards for inclusion in the Subdivision Ordinance. These standards should include, but not be limited to, provisions for the following:</p> <ul style="list-style-type: none"> ▶ Appropriate densities based on degree of natural slope. ▶ Parameters for street, utility, and building-site grading. ▶ Erosion and sediment control. ▶ Surface and subsurface drainage. ▶ Vegetation removal and revegetation requirements. 	CDD7B	<p>No direct action. Project-by-project review is undertaken to ensure compliance with policies related to grading, drainage, erosion control, vegetation management, etc.</p>
<p>9. Prepare and adopt provisions to be included in the Zoning Ordinance, including an incentive program to encourage mixed-use projects—particularly in the Downtown area. Such a program should identify appropriate geographic locations for the use of incentives and parameters for receiving them. Specific incentives to be considered include, but are not limited to:</p> <ul style="list-style-type: none"> ▶ Amending the Zoning Ordinance to provide for increases in allowable commercial floor area when a building or project also contains residential uses. ▶ Amending the Zoning Ordinance to establish reduced parking requirements for mixed-use projects. ▶ Modifying the Traffic Impact Fee program to reflect the reduction in vehicle trips that can be expected to be attained. ▶ Utilizing Redding Redevelopment Agency funds to assemble and develop key properties in cooperation with the private-sector development community. ▶ Establishing criteria to expedite the development review process. 	Various Policies	<p>The 2007 General Plan Update (see "2007 Policy Update" section) provides opportunities for increased land use intensity Downtown and other appropriate locations intended to encourage mixed-use development. Further, both the Off-Street Parking Ordinance and "Mixed-Use" Overlay District of the Zoning Code provide for reductions in parking required for mixed-use programs.</p>

MEASURE	GENERAL PLAN POLICIES	ACTION
10. Prepare and adopt an incentive package, either by amendment of the Zoning Ordinance or by City Council Policy, to encourage infill development of vacant or underutilized parcels.	CDD10C	No direct action. The City continues to provide incentives and concessions under State and local Density Bonus laws to facilitate infill development.
11. Amend the Zoning Ordinance as necessary to allow, and provide parameters for, the establishment of small neighborhood-serving stores within residential districts. The ordinance should address the following minimum elements: <ul style="list-style-type: none"> ▶ Maximum size of facilities. ▶ Allowable and inappropriate uses. ▶ Parking. ▶ Compatibility with adjacent land uses. 	CDD10G	Chapter 18.31, Residential Districts adopted in 2002.
12. Amend the Zoning Ordinance as necessary to allow guest houses/second units in single-family residential districts consistent with Government Code Section 65852.2.	CDD11F	Chapter 18.31, Residential Districts adopted in 2002.
13. Develop and implement a self-supporting program of rental housing inspections which includes requirements for upgrading property to meet minimum standards.	CDD12G	No action
14. Develop guidelines for preparation of the independent market analysis required in conjunction with General Plan amendment requests for significant retail and office commercial land. These guidelines should identify the project-size thresholds and the specific type and level of market information required.	CDD13A	Guidelines established on a case-by-case basis depending on location and type of commercial development proposed.
15. Prepare and adopt comprehensive design criteria to be applied to the development of public and private projects, including single-family subdivisions, multiple-family housing, and commercial development. The guidelines should not attempt to regulate or dictate architectural design, but establish parameters relating to scale, mass, building patterns, landscape, parking areas, views, and other appropriate topics. Integrate design standards into the site-plan and development-review process.	CDD11B CDD14A	Design Criteria adopted by resolution of City Council (Resolution No. 2002-140).
16. Prepare and adopt new street standards that include revised cross-sections for residential streets. The standards should consider the hierarchical nature of residential streets by establishing parameters for reduced street widths. The standards should also accommodate the use of landscaped parkways and appropriate traffic-calming devices.	CDD17A	Public-street standards are included in the City's construction standards manual.

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>17. Develop a citywide plan, priority system, and funding program for systematically undergrounding overhead utility lines in existing neighborhoods and commercial areas. Emphasis should be placed on undergrounding in those areas which are visible to the greatest number of residents and visitors or locations where road-improvement projects are already planned.</p>	CDD18C	Initial corridors and program implemented (Cypress Avenue, Parkview Avenue, Hilltop Drive).
<p>18. Prepare and adopt a Specific Plan and Development Guidelines for Downtown Redding to address:</p> <ul style="list-style-type: none"> ▶ Appropriate land use classifications. ▶ Desired mixed-use concepts. ▶ Public gathering places. ▶ Building scale and mass. ▶ Facade and overhang treatments. ▶ Downtown circulation and streetscape. ▶ Parking and parking structures. ▶ Linkage to other districts. 	CDD-D1	Adopted in 2001 and amended in 2010 to reflect current General Plan policies and terminology and procedures of the Zoning Ordinance.
<p>19. Review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.</p>	CDD22A	Ongoing.
<p>20. The City shall conduct a major review of the General Plan every five years and revise it as deemed necessary.</p>	CDD22B	The major policy base of the General Plan were reviewed and adopted in 2007 and 2009.
<p>21. Implement the provisions of this General Plan through its ongoing project review process.</p>	Various Policies	Ongoing.

Transportation Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Prepare and adopt a Right-of-Way Dedication Ordinance defining procedures and standards for street dedications.	T1C	Ordinance adopted in 2003.
2. Revise the City's current Construction Standards to incorporate: <ul style="list-style-type: none"> ▶ Desired design features for arterials, including landscape strips between the curb and sidewalk, Class II bicycle lanes, and landscaped medians. Transitions between standard sidewalk layouts and the new designs should also be addressed. (Policy T3A) ▶ Standards for the full range of potential bicycle and pedestrian facilities expected to be developed within the City. (Policy T6A, T8A) ▶ Criteria for Planning Commission and/or City Engineer approval of exceptions to standard street dedication and improvement requirements. 	T3A T6A T8A	No direct action. Implementation occurs through adoption of Specific Plans and approval of development projects. Street standards are also being reviewed as part of the Subdivision Ordinance update.
3. Reevaluate the City's existing Traffic Impact Fee program and modify it if necessary to ensure that the fees collected actually cover the costs of identified improvements needed to maintain adopted levels of service.	T3E T3F	Adopted February 20, 2001. Updated April 22, 2004. The North Redding Traffic Benefit District (Oasis Road interchange reconstruction and related projects) was adopted in 2007, as was the Churn Creek Road Traffic Impact Fee related to improvements to Churn Creek Road between Denton Way and South Bonnyview Road.
4. Periodically update the City's traffic model by incorporating new road improvements and land use modifications. This type of maintenance will ensure that the model continues to function as an accurate and effective planning tool.	T1B	Countywide model update adopted in 2007.
5. Evaluate and establish as necessary a central control system to synchronize traffic signals along major transit routes.	T3G	No action.
6. Prepare and implement a Comprehensive Bikeway Plan to specifically locate, prioritize, and identify funding sources for commuter and recreational bicycle facilities.	T8A	The "Bikeway Action Plan" was adopted in 2010.

MEASURE	GENERAL PLAN POLICIES	ACTION
7. Monitor aviation activity and needs on an ongoing basis. Periodically update local Airport Land Use Plans and Airport Master Plans to address changing conditions and/or new opportunities for airport improvements.	T10A	Municipal Airport Master Plan adopted in 2005. Benton Master Plan adopted in 2008.
8. Develop strategies to generate ongoing funding for general Airport operations and a reserve which can be used to meet the matching fund requirements of grant funding sources.	T10A	Ongoing.
9. Complete a project study report and secure funding for a Gold Street undercrossing (or other appropriate location) and South Bonnyview Road overcrossing of the Union Pacific Railroad.	T12A	Gold Street study completed in 2005.

Natural Resources Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Modify the City's Grading Ordinance to:</p> <ul style="list-style-type: none"> ▶ Require that grading or other site work undertaken during the rainy season be subject to an Erosion and Sediment Control Plan that has been approved by a Certified Erosion and Sediment Control Specialist and the City's Public Works Department. ▶ Establish erosion-control requirements and review process for small projects, including the construction of single-family residences. 	NR1A	The ordinance was comprehensively amended in 2006 to reflect changes in review processes and inspection/improvement requirements.
<p>2. Amend the City's "Open Space" Zoning District as necessary to incorporate stream corridor/riparian vegetation buffer provisions and to establish appropriate uses within these areas.</p>	NR6D	Zoning Ordinance Chapter 18.48, River/Creek Corridor Redevelopment adopted in 2002.
<p>3. Modify Chapter 18.63 "Surface Mining and Reclamation" of the City's Municipal Code to be consistent with the General Plan.</p>	NR13A	Zoning Ordinance Chapter 18.52—"MR" Mineral Resource Overlay District adopted in 2002. Clarifying provisions added in 2007 and 2008.
<p>4. Prepare a Comprehensive Open Space Plan that addresses the following:</p> <ul style="list-style-type: none"> ▶ Open-space framework. ▶ Role of public and private open-space areas. ▶ Agricultural land preservation. ▶ Important ecological areas. ▶ Acquisition and management of public open-space lands. 	NR11A	Citywide Parks, Trails, and Open Space Master Plan adopted in 2004.

Health and Safety Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Maintain copies of the Seismic Hazards Assessment for the City of Redding, prepared by Woodward-Clyde Federal Services (1995), and any other current seismic and geologic studies at locations accessible to the general public and developers, including the main branch of the Shasta County Library and the Building and Planning Divisions of the City of Redding Development Services Department.</p>	<p>HS1A HS1B</p>	<p>Copies available.</p>
<p>2. Continue to implement the City's Floodplain Ordinance and undertake any other actions necessary to comply with Federal and State floodplain requirements or to maintain the City's eligibility under the National Flood Insurance Program.</p>	<p>HS2A</p>	<p>Ordinance enforced.</p>
<p>3. Periodically review and update the Citywide Master Storm Drain Study to reflect items such as:</p> <ul style="list-style-type: none"> ▶ Improved modeling techniques and projections. ▶ Changes in established flood elevations resulting from increased development. ▶ Modifications to identified hazard areas resulting from the installation of new flood-protection facilities and drainage improvements. ▶ Additional improvements that may be needed to enhance flood-protection capabilities. 	<p>HS2C</p>	<p>Ongoing. Work under way: Phase I of Churn Creek Basin Storm Drain Study has been completed.</p>
<p>4. Undertake additional studies necessary and implement a regional stormwater-detention system. Such studies should address appropriate locations, sizes, designs, funding, maintenance, and other pertinent information.</p>	<p>HS2G</p>	<p>Phase I of Churn Creek Basin Storm Drain Study has been completed.</p>
<p>5. Rezone newly identified flood-hazard areas as "Open Space."</p>	<p>HS2C HS2E</p>	<p>Rezoning initiated on project-specific basis once floodplain is identified and project is constructed.</p>
<p>6. Review and update the City's <i>Disaster Response Plan</i> to address incidences of flooding created by uncontrolled releases from Shasta Dam and coordination with the U.S. Bureau of Reclamation, notification procedures, and preferred evacuation routes in the event of a dam failure at either Shasta or Whiskeytown Dams. Periodically update the City's <i>Disaster Response Plan</i>, as necessary, to ensure that an adequate plan and program can be activated in response to a variety of emergency situations.</p>	<p>HS3A</p>	<p>Completed. Approved by Office of Emergency Services and FEMA in 2005.</p>

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>7. Develop and adopt a Comprehensive Fire Protection and Management Manual which addresses items including, but not limited to:</p> <ul style="list-style-type: none"> ▶ Specific building materials, site-design features, setbacks and preferred landscape materials/ placement that can be used to protect development in high wildland fire-hazard areas. ▶ Circumstances when cul-de-sacs longer than 600 feet in length may be considered. ▶ Appropriate locations for unpaved fire-access roads in high wildland fire-hazard areas. ▶ The responsibilities of the various City Departments relating to open-space area fire-protection measures maintenance. ▶ The area of volunteer assistance in the implementation of necessary fire protection measures. 	HS4E	Manual for fire safe building construction completed and made available to building community in 2005.
<ul style="list-style-type: none"> ▶ Continue to identify existing crime patterns, particularly those involving career criminals, and study methods to further enhance community-oriented policing and other programs geared to this group. 	HS5C	Program established.
<ul style="list-style-type: none"> ▶ Pursue incorporation of advanced technology systems and automation to improve efficiencies and the quality of service provided. Such systems may include, but are not limited to: <ul style="list-style-type: none"> ▶ A Single Entry Electronic Information System. ▶ A new Records Management System (RMS). ▶ A Mobile Data System. ▶ A Voice Recognition System. ▶ Driver's License Scanners. 	HS5C	Technologies under review.
<ul style="list-style-type: none"> ▶ Acquire funds for the purchase of identified acquisition zones north and south of the Redding Municipal Airport to reduce noise and safety impacts. 	HS7A	Funding from FAA utilized for acquisition as funds are available. Fourteen properties (234 acres) purchased in 2004-2005. Ongoing program based on funding availability.
<ul style="list-style-type: none"> ▶ Forward all proposed development projects which involve the manufacture, use, and storage of hazardous materials to the Shasta County Environmental Health Division. This procedure will ensure that all appropriate business and emergency plans are required and any other special requirements or mitigation measures are incorporated into conditions of approval for the project. 	HS9A	Project referral process ongoing.

MEASURE	GENERAL PLAN POLICIES	ACTION
<ul style="list-style-type: none"> Continue to publicize the City's Household Hazardous Waste Collection Program, including information regarding the types of materials accepted and days and hours of facility operation, to encourage maximum participation by residents. 	HS9B	Ongoing.
<ul style="list-style-type: none"> Require appropriate City staff to undergo regular disaster-preparedness training, including the staging of simulated disaster and response drills. 	HS9E	Emergency Operations Center established. Training is ongoing.

Noise Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Develop and publish a Noise Attenuation Manual which illustrates preferred site planning and building materials/design techniques to effectively mitigate noise impacts.	N1E	No action. Currently rely on project-specific noise studies and recommendations.
2. Record changes that occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed development projects.	N1A	Ongoing.
3. Maintain and periodically update existing local noise maps as new information about the community's noise environment becomes available to ensure accuracy in land use compatibility planning and appropriate mitigation of noise impacts.	N1A	No new information developed. Currently rely on project-specific noise studies and recommendations.
4. Implement the noise policies set forth in the City's Comprehensive Land Use Plans for Benton Airpark and Redding Municipal Airport.	N2A	Ongoing.
5. Amend sections of the Zoning Ordinance pertaining to industrial and commercial development standards to require that proposed projects be designed in a manner to minimize potential noise impacts on adjacent noise-sensitive uses.	N3B	Zoning Ordinance Chapter 18.34, Industrial Districts; Section 18.40.110, Performance Standards Citywide, adopted in 2002.
6. Adopt the Noise Ordinance to establish appropriate standards for various noise-generating uses throughout the community.	N1B	Zoning Ordinance Section 18.40.100, adopted in 2002.
7. Use the development and environmental review process to ensure that noise impacts are adequately addressed and sufficiently mitigated in accordance with the State's Noise Insulation Standards and with the policies set forth in the Noise Element of the General Plan.	Various Policies	Ongoing. Currently rely on project-specific noise studies and recommendations.

Recreation Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Amend the Open Space Ordinance as necessary to permit limited development of river and creek corridor areas for trails; safety; and other low-impact, public-use activities.</p>	CDD5A	<p>Zoning Ordinance Chapter 18.35, Open Space District, adopted in 2002.</p>
<p>2. Prepare and adopt Citywide Recreation and Trails Master Plans that address:</p> <ul style="list-style-type: none"> ▶ Specific locations where trails will be developed, including the type of trail that is planned (single-purpose, multi-purpose, paved, unpaved, etc.). The City's trail system should focus on linking neighborhoods to other land uses and significant destination points within the community. ▶ Open-space areas where land dedications and easements should be acquired to provide public access, but where no formal trail improvements are planned. ▶ Incorporation of the Sacramento River Trail within the Regional River Parkway. ▶ Separation of bicyclists and pedestrians from vehicular traffic, whenever feasible. ▶ Separation between pedestrian, skater, and bicycle facilities to the extent necessary for safety. ▶ A priority system for the development of trails and trail connections, including a City-looped system. Emphasis should be placed on connecting existing trails, when possible, prior to constructing new, disconnected trail segments. ▶ Identification of funding sources for trail development. ▶ Incentives to encourage private property owners to dedicate lands for public trail purposes. ▶ Interfaces between public trails and private property, including recommended features or strategies designed to protect the security and privacy of adjacent residents. ▶ Short- and long-term maintenance costs. <p>The plan should be developed in conjunction with Federal, State, and local agencies; private property owners; and community groups.</p>	R11A	<p>Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004.</p>

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>3. Prepare and adopt a Citywide Parks and Recreation Master Plan that addresses:</p> <ul style="list-style-type: none"> ▶ Updated site-selection and development standards for the park types listed in this element. ▶ A priority system for the acquisition and improvement of parklands. ▶ A system for providing partial land, in-lieu fee, and/or park development credits for: <ul style="list-style-type: none"> • Private park and recreation facilities. • Recreation amenities contributed to existing public parks or schools where long-term, joint-use agreements with the City are in place. • Private development of public parks. ▶ Strategies to address existing sites in the City's inventory of undeveloped parkland which are found to be unsuitable for the public park types described in this element. 	R4A	Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004.
<p>4. Continue to require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the maximum land-dedication ratios allowed under state law to offset projected impacts on the public park system.</p>	R5B	In-lieu fees and park dedication requirements updated in 2006.
<p>5. Pursue both existing and alternative sources of funding to provide parklands and facilities which will adequately meet community needs. The following new sources of funds should be given careful review:</p> <ul style="list-style-type: none"> ▶ Establishment of a Parks and Recreation District. ▶ Higher percentage of redevelopment funds. ▶ Open-space and park bonds. 	R10B	Addressed in Parks, Trails, and Open Space Master Plan.
<p>6. Conduct periodic surveys to determine the recreation desires of the citizens of Redding. Design and implement recreation programs which are responsive to the desires reflected by the majority of survey respondents.</p>	R4A	Survey completed 2002.

Economic Development Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Utilize a prioritized ranking system which will ensure that substantial financial incentives such as infrastructure improvements, land buy-downs, loans, and other nonprogrammatic incentives are provided primarily to those industries and businesses that will demonstrate net economic and social benefits to the community.	ED3A ED3B ED3C ED3D	Process established in 2004.
2. Leverage City economic development funds for attracting industry by participating in national, state, regional, and county business attraction marketing organizations which have significant promotional budgets and compatible key industry targets.	ED3E	Ongoing in cooperation with Shasta County Economic Development Corporation.
3. Continue direct personal contact with existing businesses, small and large, and those which have growth potential. Commit resources to address problems identified in business retention surveys and assist businesses wishing to expand.	ED2B	Ongoing in cooperation with Shasta County Economic Development Corporation.
4. Place a priority on processing development permits for industrial-related projects and/or expansions and assist businesses throughout the process.	ED1J	Staff planner assigned to expedite economic development proposals.
5. Develop a formalized process to assist those business representatives that contact the City for business relocation, expansion, or similar information. <ul style="list-style-type: none"> ▶ Train appropriate staff in available economic development and incentive programs. ▶ Maintain strong coordination between the Economic Development Director and staff involved in the development process. ▶ Develop standard promotional materials for use with business attraction prospects. 	ED2B	Ongoing in cooperation with Shasta County Economic Development Corporation; staff planner assigned to expedite economic development proposals.
6. Where feasible, participate financially in public/private partnerships with the private sector on significant economic development projects that represent a good investment for the City as well as the company, investors, and/or developers in accordance with adopted policies.	ED3A	Implemented on a case-by-case basis.
7. Create and maintain a database of local industrial lands information which will be available to all interested parties. The database should include relevant demographic, environmental, and economic information, including aerial photographs where appropriate.	Various Policies	Ongoing in cooperation with Shasta County Economic Development Corporation.
8. Continue to implement the Development Services Department's Service Enhancement Program to enhance service to the development industry.	ED2B	Ongoing. Progress in meeting service standards evaluated quarterly.

MEASURE	GENERAL PLAN POLICIES	ACTION
9. Modify the City's jobs credit incentive program such that it is administered by and incentives are authorized by the City Manager, rather than by case-by-case action of the City Council.	ED3A	Process established in 2004.
10. Conduct periodic "business roundtable" meetings to foster communication between the City and local businesses.	ED2B	Program established.
11. Explore the feasibility and preferred locations for construction of a new convention facility.	ED5A	Previous report has not been updated. No progress.
12. Develop a strategy for the rehabilitation or adaptive reuse of commercial centers that are experiencing decline or substandard economic performance.	ED5D	No commercial centers are in significant decline. Strategy not developed.

Public Facilities and Services Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, Specific Plan), conduct a thorough analysis of the impacts of the proposed changes on all aspects of the City's infrastructure system, and require mitigation as appropriate.	PF1C	Ongoing.
2. Regularly update and adopt the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with the General Plan.	PF1I	Updated biannually.
3. Implement ordinances to protect life, control fire losses and fire protection costs through the use of automatic suppression systems.	PF4E	On project basis.
4. Periodically update the City's Master Water Plan to reflect changes to the General Plan General Plan Diagram, water use pattern changes, regulatory changes, or other circumstances.	PF5F	Master Water Plan adopted in 2000. A comprehensive update was initiated in 2010 and planned to be completed in 2011.
5. Periodically review and update , as necessary, the City's Electric Utility Strategic Plan to reflect industry restructuring developments and other changing conditions.	PF7A	Ongoing.
6. Select and pursue the acquisition of sites considered appropriate for regional stormwater-detention/retention facilities within the incorporated area.	PF9B	Base data developed.
7. Construct regional stormwater-detention/retention basins at locations that will minimize current flooding risk.	PF9C	Churn Creek and tributaries study completed.

NOTE: The implementation strategies for the Air Quality Element are contained within that element and are reflected as project mitigation measures where appropriate on a project-by-project basis.

1-31-11

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

Jurisdiction _____
Reporting Period Jan-10 - 1-Dec-10

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

1 Project Identifier (may be APN (No. project name or address))	2 Unit Category	3 Tenure R-Owner D-Other	4 Affordability by Housing Income			5 Total Units on Project	5a Est. # Total Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units See instructions	8 Housing without Financial Assistance or Deed Restrictions 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	Assistance Programs for Each Development See instructions		
1225 South St (LINC)	5+	R	17	3	1	21	21	RDA			
2780 Leland Ave	SF	O		1		1	1	RDA			Footnote 1
2784 Leland Ave	SF	O		1		1	1	RDA			Footnote 1
2392 LaVilla Way	SF	O		1		1	1	RDA			Footnote 1
2965 Lanning Ave	SF	O		1		1	1	RDA			Footnote 1
2975 Lanning Ave	SF	O		1		1	1	RDA			Footnote 1
2995 Lanning Ave	SF	O		1		1	1	RDA			Footnote 1
(9) Total of Moderate and Above Moderate from Table A3					66	69	135				
(10) Total by Income Table A/A3			17	9	70	162	26				
(11) Total Extremely Low-income Units*											

* Note: These fields are voluntary

Footnote 1: Building permits were taken out in previous years, however, it was not until 2010 that Agency placed affordability restrictions on the units.

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

Jurisdiction _____
Reporting Period Jan-10 - 1-Dec-10
80

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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extreme Low Income	Very Low Income	Low Income	Total RHA Units	
(1) Rehabilitation Activity		2		2	RDA provided acq/rehab funding for a fourplex with 2 units restricted to very-low.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	2	0	2	

* 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	7	59				66	66
No. of Units Permitted for Above Moderate	67				2	69	69

* Note: This field is voluntary

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

Jurisdiction _____ Jan-10 - 1-Dec-10
Reporting Period

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.	Permitted Units Issued by Affordability										Total Remaining RHNA by Income Level	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)		
Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted											1,754
	Non-deed restricted			14	17						31	
Low	Deed Restricted											1,234
	Non-deed restricted			3	3						6	
Moderate	Deed Restricted											1,209
	Non-deed restricted			21	88						89	
Above Moderate											149	2,812
Total RHNA by COG. Enter allocation number.												
Total Units			118	157							275	6,809
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 Redding
Reporting Period: January 1, 2010 - December 31, 2010

**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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element	Deadline in H.E.	Status of Program Implementation
Activity 1.1 Moderate/Substantial Rehabilitation- Owner-Occupied Units.	Each year rehabilitate 20 single-family homes (2 ELI; 2 VLI; 13 LI; 3 MI).	Ongoing	Rehabilitated 1 unit. The income of the household assisted was VLI.
Activity 1.2 Moderate/Substantial Rehabilitation- Rental Units.	Each year rehabilitate 20 rental units (5 VLI; 15 LI).	Ongoing	Rehabilitated 15 units. The income of the households assisted were: 3 ELI; 12 VLI; 0 LI.
Activity 1.3 Minor Rehabilitation - All Units.	Each year rehabilitate 10 ERP units and 90 senior repairs (SRP) (15 ELI; 75 VLI; 10 LI).	Ongoing	ERP: 8 Units (5 ELI; 2 VLI; 1 LI); SRP: 121 Units (26 ELI; 49 VLI; 46 LI). Be WISE: 3 Units (0 ELI; 0 VLI; 0 LI, 3 MI)
Activity 1.4 Code Enforcement.	Minimize number of dwellings demolished through abatement process.	Ongoing	No structures were determined to be uninhabitable; therefore, no structures were demolished.
Activity 1.5 Conservation of At-Risk Units.	Conserve 246 affordable rental units.	Ongoing	Kutras Gardens opted out of its contract with HUD, however, the RHA was awarded 40 additional subsidies in March 2010 to assist tenants.

Program Description (By Housing Element Program Names)	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.			
Activity 2.1 Development of New Affordable Rental Units.	Annually facilitate the development of 25 new multiple-family units for low and moderate-income households.	Ongoing	Assisted in the development of 20 affordable units (17 VLI; 3 LI; 0 MI).	
Activity 2.2 Partnerships with Local Nonprofit Housing Development Entities.	Enter into mutually beneficial partnerships with housing providers.	Ongoing	The City continues to partner with local nonprofit housing development entities.	
Activity 2.3 HUD Section 8 Rental Assistance Program.	Maintain 95-100 percent lease-up rate of allocated subsidies. Apply for additional vouchers as become available.	Ongoing	Maintained 95 percent lease-up and expended 90 percent of allocated HAP funds. The RHA was awarded 40 additional subsidies in March 2010 to assist tenants at Kutras Gardens when it opted out of its contract with HUD.	
Activity 2.4 New Construction of Ownership Units.	Facilitate the development of 15 new ownership units annually (12 LI; 3 MI).	Ongoing	Assisted in the development of six low-income housing units.	
Activity 2.5 Streamline the Development-Approval Process for Affordable-Housing Projects.	Evaluate Zoning Ordinance/development standards.	FY 2010-11	Underway.	
Activity 2.6 Consider Amendment of the Second Dwelling Ordinance.	Evaluate standards and amend as necessary.	FY 2009-10	Amendments adopted in 2010.	
Activity 2.7 Amend "RM" District.	Amend regulations to establish a "base density" of 20 units per acre for high-density multiple-family projects.	FY 2009-10	Amendments adopted in 2010.	
Activity 2.8 Inclusionary Zoning Ordinance.	Consider adoption of an inclusionary zoning ordinance.	FY 2012-13	Program not yet initiated.	
Activity 3.1 Develop Inventory of Vacant Land and Sites Suitable for Reuse.	Stimulate additional private investment in targeted neighborhoods by identifying vacant land and sites for reuse.	Ongoing	Developed software program in 2010 to compile housing survey data. Staff will begin surveying the Downtown neighborhood in 2011.	

<p>Program Description (By Housing Element Program Names)</p>	<p>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.</p>
<p>Increase Home-Ownership Opportunities.</p>	<p>Assist 20 households to purchase homes annually (10 LI; 10 MI).</p>
<p>Activity 4.2 Target Neighborhood Master Planning.</p>	<p>Undertake the development of additional neighborhood plans as warranted.</p>
<p>Activity 4.3 Target Neighborhood Incentive Package.</p>	<p>Provide financial assistance to those property owners who participate in revitalizing their neighborhood.</p>
<p>Activity 5.1 Acquisition and Assembly of Key Parcels Within Target Neighborhoods.</p>	<p>Acquire, assemble, and develop key parcels in target neighborhoods to implement neighborhood plans.</p>
<p>Activity 6.1 Fair Housing Referral and Information Program.</p>	<p>Educate public regarding fair housing law, including anti-discrimination regulations.</p>
<p>Activity 6.2 Homeless Assistance.</p>	<p>Assist in provision of shelter and services to the area's homeless population.</p>
<p>Activity 6.3 Single-Room Occupancy Units.</p>	<p>Continue to support the development of SROs.</p>

Program Description (By Housing Element Program Names)	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.		
Family Self-Sufficiency (FSS) Program.	Assist participants achieve highest level of self-sufficiency from public assistance.	Ongoing	Six households were successful graduates with escrow accounts totaling \$26,172. Deposits were \$78,185 in 2010. In 2010, the program averaged 49 households per month.
Activity 8.1 Energy Efficiency.	Provide means to lower energy costs.	Ongoing	Existing programs are in effect.
Activity 8.2 Low-Income residences retrofit program.	Obtain program funding.	Ongoing	Program established. Completed 15 whole-house retrofits; 38 partial retrofits.

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