



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

Jurisdiction City of Tehama  
Reporting Period 1/1/2013 - 12/31/2013

**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 that 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
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	City continues to own and repair, as necessary, 5 units for low income residents.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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

No. of Units Permitted for Moderate	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 Above Moderate						0

\* Note: This field is voluntary

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Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	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
			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	5										0	5
	Deed Restricted Non-deed restricted											0	
	Deed Restricted Non-deed restricted	4										0	4
Moderate	Deed Restricted Non-deed restricted	5					1					0	4
	Deed Restricted Non-deed restricted											0	
Above Moderate		10										1	10
Total RHNA by COG. Enter allocation number.		24					1					1	
Total Units													23
Remaining Need for RHNA Period													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Timeframe in H.E.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Federal/State housing assistance	Rehab/leivate 10 housing units	2009-14	Did various levels of rehab work on 11 low income homes
Encourage private sector use of housing programs	Local development of low and mod homes	2009-2014	No progress-no demand
Strategies to remove gov/trnke restraints	Maintain areas for residential dev	2011	Residential zoning retained
Removal of constraints for special needs	Provide housing for elderly, etc.	2011	City Hall made ADA compliant
Encourage conformance with building codes	Reduce cost, relax standards	2011	Water hook up fees waived for development of 8 lots
Accommodate manufactured housing	Continue to allow in residential areas	Ongoing	One application - withdrawn because of economy
Support dev. Of farmworker housing	Dev. Of farm housing in Tehama Co	Ongoing	Support
Reduce cost of residential utilities	Use of natural gas rather than wood or propane	Ongoing	One new unit and one existing convert to natural gas. Convert City Hall from electrical heat to natural gas.
Equal Opportunity Housing Programs	Public information	Ongoing	Information posted
Special Housing needs groups	Remove constraints	Ongoing	No progress - no demand.
Second Units	Encourage second units	Ongoing	One second unit built-attached housing for parent
Multifamily housing	Encourage multifamily dev.	7/11	No interest from developers.

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## *Housing Element Implementation*

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Jurisdiction City of Tehama  
Reporting Period 1/1/2013 - 12/31/2013

General Comments:

Because of the poor economy and housing market, there was little interest in building in Tehama. A developer was in the process of developing the infrastructure for eight existing lots and had to stop because of the poor economy and cost of building. Building housing is further complicated as the entire city is located in a floodplain. The city did accept four houses in lieu of foreclosed and one house because of a loan default which are being retained as low income housing units. Tehama works very hard to maintain the housing units that presently exist. We currently have a CDBG planning grant to create a master transportation and water plan to accommodate future housing needs.

