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

Jurisdiction City of Tehama

Reporting Period 1/1/2013 - 12/31/2013

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

Note: units serving extremly 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)	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**	**Timeframe in H.E.**	**Status of Program Implementation**
Federal/State housing assistance	Rehab/elevate 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 govt/mke 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Accommodate manufactured housing	Continue to allow in residential area	Ongoing	One application - withdrawn because of economy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. Converid City Hall from electrical heat to natural gas.
Equal Opportunity Housing Programs	Public information	Ongoing	Information posted
Special Housing needs groups	Remove constraimts	Ongoing	No progress - no demand.
Second Units	Encourge 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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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 foreclosurand 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 accomodate future housing needs.