2019-2024 HOUSING ELEMENT UPDATE

CITY OF RED BLUFF, CALIFORNIA

Updated by:

City of Red Bluff Community Development Department

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ACKNOWLEDGEMENTS FOR THE CITY OF RED BLUFF'S 2019-2024 HOUSING ELEMENT UPDATE

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I. INTRODUCTION

A. Authorization

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

B. Purpose of Content

This updated housing element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. The State of California, Office of Planning and Research's (OPR) 2017 General Plan Guidelines were used as the guiding principles for this document. This housing element examines the City of Red Bluff's housing needs as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Red Bluff City Council, this updated housing element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of economic uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is undergoing substantial changes. As a result, the methods for achieving the City of Red Bluff's objectives, or the ability to meet them at all, as stated today, may be less relevant tomorrow or a year from tomorrow. Therefore, it is intended that this housing element be reviewed annually and updated and modified not less than every five years in order to remain relevant and useful to decision makers, the private sector, and the residents.

It should be pointed out that State law explicitly indicates that the City of Red Bluff is not expected to spend any of its own funds in carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to: 1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; 2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and 3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

C. Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. City staff has reviewed the other draft elements of the general plan and has determined that this element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

D. Use of Relevant and Current Data

To properly understand the circumstances of local housing, a complete review and analysis of the community's population characteristics and housing stock was performed. An attempt has been made to use the most current socioeconomic and building data available in the updating of this element. The primary sources of data are the 6th Cycle Data Package for Tehama County, provided by the California Department of Housing and Community Development (HCD), the 2013-2017 American Community Survey, specific sections of U.S. Census 2000 or 2010 reports, and State Department of Finance updates. The most relevant HCD resource is the *Final Regional Housing Need and Regional Housing Need Plan*, which allocates the City's share of regional housing need between January 1, 2014 and June 30, 2019. This data was updated with the most current available information.

Finally, some of the data collected by various sources and utilized in the updating of this element reflect population totals that are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. Wherever possible, these inconsistencies were corrected with the most primary valid sources known.

E. Citizen Participation

Section to be completed upon conclusion of public participation process.

This Housing Element is a compilation of past Housing Element Goals, Policies and Programs. With this in mind, citizens participation regarding the 2019-2024 Housing Element occurred numerous times in 2020 including a published (English and Spanish) public workshop on February 13, 2020. The proposed draft 2019-2024 Housing Element was also posted on the City of Red Bluff web site as indicated in the notice. The City also notified specific interested parties and stakeholders, community non-profit housing advocates, local affordable housing complexes, and special needs groups serving the City's population. The workshop was attended by members of the public, affordable housing advocates and complexes, the local homeless coalition, and members of the Red Bluff City Council and Planning Commission. Concerns raised during the workshop by the attendees ranged from the ability of local affordable complexes serving only very low-income levels to continue to be viable, to how does the Regional Housing Needs Allocation (RHNA) affect the City, to the increase in homelessness in the City.

Additionally, the draft Housing Element was presented to the City Council at a public meeting as an informational item on February 18th, 2020. The City Council opened up the meeting for public

comments as is required. However, the public provided no comments on the draft Housing Element during this meeting.

Government Code (Section 65355) requires that the City Council must conduct at least one public hearing prior to adoption of the 2019-2024 updated Housing Element. At this time, this hearing has not been scheduled. However, in order to comply with this statute, a public hearing will be scheduled in the coming months as the draft housing element contains the proposed policy document for the next 5 years. Once the final Housing Element has been adopted by the City Council, the City's website will be modified to include this document.

The City of Red Bluff 2019-2024 Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council. Citizen input was received through workshops and public hearings conducted by the Planning Commission and the City Council. This input was incorporated into the Housing Element where applicable. To ensure that all economic segments of the community were involved in the Housing Element update, all local non-profit housing groups and other social service organizations serving the City's special needs groups were provide notice of public hearings and workshops. Public Hearings and workshops were subsequently advertised in both English and Spanish in local newspaper, at City Hall and invitations were circulated to community non-profit housing, local affordable housing complexes and special needs groups serving the City's population, as well as Planning Commissioners and City Council.

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II. REVIEW OF PREVIOUS HOUSING ELEMENT

When preparing an updated housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporated what has been learned from the results of the previous element.

A. Objectives

The objectives for the construction of new housing units contained in the previous housing element were a direct reflection of the Regional Housing Needs Allocation (RHNA) plan prepared for Tehama County by the State Department of HCD pursuant to Government Code Section 65584. The RHNA Plan identified a need for 995 new residential units in Tehama County over a 5.5-year period (January 1, 2014 to June 30, 2019). The need for 995 units was shared and distributed among each of the communities in the County, with each community's fair share determined by its proportion of the County's overall household population. Thus, the City of Red Bluff's share of regional housing needs was 323 units or about 59 units per year over the 5.5 year period. However, the City recognized that the RHNA goal set forth by HCD was likely beyond its capacity to meet due to the economy and a shortage of funding and staff resources. Thus, the City established a goal of providing for slightly over one half (53.8 percent) of RHNA numbers, or 174 new units. In an attempt to provide housing for all income groups in the City, these 174 units were further divided amongst the various income groups as follows: 73 units or 42.0 percent of the goal is allocated for very low income (less than 50 percent of the median family income) units; 61 units or 35.1 percent of goal is allocated for low income (50 to 80 percent of the median) units; 30 units or 17.2 percent of the goal is allocated for moderate income (80 to 120 percent of the median) units; and 10 units or 5.7 percent of the goal is allocated for above moderate (120 percent or more of median family income) units. In addition to the construction of 174 new units, the previous element anticipated that at least 8 housing units would be rehabilitated and 46 units would be conserved between 2014 and 2019.

B. Results

As shown in Table 1, a total of 75 new housing units were constructed in the City between 2014 and 2019, or approximately 15 units per year. While detailed information regarding the cost of each of the units is not readily available, it has been estimated that none of these units are very low income units, 46 of these units are low income units, there were 29 moderate income units, and no above moderate income units.

With regard to the rehabilitation or conservation of units that are affordable to lower income households, a total of two units were rehabilitated between 2014 and 2019 using the City's Owner-Occupied Rehabilitation Program funds. In making the existing housing stock more affordable to lower income residents, it is estimated that 750 households in the City received some form of rental assistance during this period. Direct funding for low income households was primarily provided by the Section 8 Housing Choice Voucher program of the Federal Department of Housing and

Urban Development (HUD). However, rental assistance also came in the form of rent limits established through participation by the City, non-profit organizations, renters and/or owners of residential developments in the following programs: HUD's Section 162, 202, 811 and HOME programs; U.S. Department of Agriculture's (USDA's) Section 514 and 515 programs; and state and federal Low Income Housing Tax Credit programs administered in the State of California by the California Tax Credit Allocation Committee.

TABLE 1
HOUSING OBJECTIVES AND ACCOMPLISHMENTS 2014-2019

NEW CONSTRUCTION					
INCOME CATEGORY	***RHNA***	***CITY GOAL***	***UNITS BUILT***	***RHNA DEFICIT***	***CITY DEFICIT***
Very Low	73	73[1]	0	73	73
Low	52	61	46	6	15
Moderate	61	30	29	32	1
Above Moderate	137	10	0	137	10
TOTAL	323	174	75	248	99
REHABILITATION					
Objective: 8 units Actually Rehabilitated: 2 units					
CONSERVATION					
Objective: 46 units Actually Conserved: 46 units					

Source: City of Red Bluff Housing Element, 2014-2019, City of Red Bluff Planning Department, 2019
Notes: 1) Includes 36 extremely low income units

The total number of new housing units constructed in the City over the prior planning period fell short of the total projected, along with the number of units rehabilitated. The shortfall in new housing starts was due to a variety of reasons, not the least of which was the nature of investment decisions being made in the private marketplace and the fact that the State's RHNA projections and the City's related objectives may have been overly ambitious. As for rehabilitated units, the Housing Condition survey indicates most housing in Red Bluff is in decent shape after many of the homeowners used their refinancing money during the real-estate boom (2004-2006 period) toward home improvements.

In addition to the general slump in the housing market during the 2009-2017 time period, the lack of new construction in the very low and low-income categories was at least partially attributable to City funding and staffing limitations. While the City has been active in pursuing the use of State and Federal housing assistance programs, the funds available have been limited and the competition among agencies for those funds has been intense. At the same time, the limited City staff available to focus on local housing needs has affected the City's administrative capacity to formulate and carry out programs for facilitating new construction. However, as reflected by the quantified objectives presented in the Housing Program section of this element, the City's efforts during the prior planning period are expected to result in the increased production of lower income housing units over the next five years because the economy and housing seems to be slowly rebounding from the recession.

TABLE 2
REVIEW OF PROGRAMS CONTAINED IN PRIOR ELEMENT

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
Program HD.1.1: Monitor the supply of vacant land within the City limits through the use of the Land Use/Vacant Inventory Program.	The City updates its inventory of vacant land on an annual basis using tax accessory information, building permit records and the City's GIS database system. While it is helpful keeping the inventory current, there has never been a shortage of vacant residential land with infrastructure such that it requires a rezone of non-residential land or annexation. Nevertheless, the program has proven to be an effective tool for ensuring that the City has an adequate supply of vacant residential land.	This program will be continued.
Program HD.1.2: Utilize State and Federal assistance to the fullest extent possible to develop affordable extremely low income households, lower income housing for families and Large Households, including farmworkers and persons with development disabilities possible to develop lower income housing for families, including farm workers.	The City has supported SHIPP low income housing with letters to USDA and acquired $700,000 in HOME funding for First Time Home Buyers and low income home rehabilitation loans, which can be used by farm workers. In late 2018, the City received an inquiry for the support of a HOME funding to develop an affordable housing complex. The city has received building plans from the applicant and this process is ongoing.	This program will be continued.
Program HD.1.3: The City of Red Bluff will assist the efforts of the Countywide Farmworker Housing Development Committee by providing input and support of initiatives addressing this problem. The City zoning encourages housing for a variety of farmworker needs such as allowing manufactured homes, second units and permitting farm labor housing for six or fewer in single family districts. The City will proactively reach out and assist potential developers of housing for farmworkers including supporting funding applications.	The City reviewed building records, zoning code and other records as a part of the Community Development Department annual report. The City has maintained the zoning ordinance, which allows for affordable housing types (e.g., allowing manufactured housing units, Accessory Dwelling units and permitting farm labor housing for six or fewer person in single family zoned districts). The City treats all housing development applications equally. The City has not received any requests for the development of farmworker housing during the 2014-2019 time period.	The Countywide Farmworker Housing Development Committee has been disbanded. As the City allows farmworker housings in all residential zones, this program is no longer necessary. This program will be discontinued.
Program HD.1.4: Assist in identifying location of sites for possible acquisition by an affordable housing developer of assisted housing for large families and/or sites that could be considered for dormitory-style housing for migrant workers.	Through the City's GIS program, City staff maintain records of vacant land and buildings in the community. This information is shared with developers on request.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
Program HD.1.5: Assist in the development of affordable housing by continuing to promote self-help housing developments within the City. Self-help housing is a Rural Housing Service-funded housing program, where future owner/resident provides labor toward the development of the units and/or assists in sharing the cost of building the units.	The SHIPP single-family self-help subdivision received City support, including subdivision map extension, expedited issuance of permits, and re-inspection without additional fees along with numerous letters to the USDA for support and clarification of conditions expectations. Further, City staff continues to notify interested parties of self-help contacts and agents.	This program will be continued.
Program HD.1.6: Assist private sector with developing an outreach program aimed at increasing the supply of privately produced rental and ownership housing in a manner that may be more affordable to the end consumer. The program will include disbursement of information through brochures, advertising, and workshops to affordable housing developers, appropriate agencies, and other interested parties. Information to be disbursed will relate to State and Federal housing finance/funding programs; Housing Element programs; existing zoning ordinance incentives for affordable housing, including density bonuses, second units, reduced single-family lot sizes, reduced parking for elderly, reduced fees and setbacks on site or in areas of the City considered ideal for high-density housing.	Although the City has not developed an official outreach program, prospective developers are put in contact with the City's Technical Advisory Committee (TAC). The TAC provides developers with information on buildable sites, land-use and building requirements and works to help developers identify a product that will meet the needs of Red Bluff residents. The Planning Department and Building Office also continuously disburses information relating to affordable housing and directs interested parties to those organization and/or agencies administering programs within the City, such as housing rehabilitation, self-help, and operation of affordable rental dwelling units.	This program will be continued.
Program HD.1.7: Encourage developers to apply for State and Federal low interest rate tax allocation credits to be used for the development of housing affordable to low and moderate income households, when funds are available. The City will periodically contact local developers and assist with development of housing affordable to lower income households, including identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development and assisting with local	The City has been recently approached to construct a 36 unit senior multifamily complex using for HOME grant funding. This is currently an ongoing effort. Additionally, the City uses State Notice of Funds Available (NOFA) Schedules and notices the public hearings as a means to contact the local development community as well as regional developers. The State NOFA process allows Low Income projects to subsidize their costs and leverage their State and Federal low interest rate tax allocation credits, which are another form of available funding.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
development applications processing. The City Council will also serve as a referral agency to provide local developers with any available information on government programs.		
Program HD.1.8: Continue to utilize, to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Tehama County Housing Authority, in partnership with the Plumas County Community Development Commission, will provide information to residents on the use of any new housing assistance programs that become available.	The Tehama County Housing Authority partnered with Plumas County Community Development Commission in 2009 to administer the program in an effort to reduce cost. It is evident that the cost savings associated with the partnership has allowed a greater number of vouchers to be issued to households in the City of Red Bluff. There are 198 households receiving Housing Choice Vouchers in the City of Red Bluff, due to the success of this program it is up 100 households over the previous HE period.	This program will be continued.
Program HD.1.9: Continue to support the emergency housing program operated by Tehama County and community organizations that provide emergency shelter for battered women and their children, and support the provision of transitional housing. The City is currently supporting efforts to acquire funding to purchase/rehabilitate facilities specifically for a transitional and/or homeless shelter.	There has been an emergency shelter for domestically abused women and their children in the City of Red Bluff since 1994, which was expanded in 2010 due to state funding in which the City played an active role. This shelter expanded again in 2017 to add additional housing. While no applications for emergency homeless shelters were made to the City in 2014-2019, the City is participating in discussions with the County and service providers for the development of a homeless shelter funded by the County, on County-owned property within the City boundaries. The City allows homeless shelters without a use permit in the M-2 zone and with a Conditional Use Permit (CUP) in the M-1 zone in the city.	This program will be continued.
Program HD.1.10: Work in close cooperation with Tehama County to ensure the orderly development of unincorporated lands adjacent to the City and the consistency of land use policies and development standards in those areas	This is an ongoing process. In 2008, the City and Tehama County Local Agency Formation Committee (LAFCO) finished the Municipal Service Review and the City's Sphere of Influence was finally adopted. Planning Staff from the City and County periodically meet to discuss development in unincorporated areas adjacent to City limits. There were no requests for annexations between 2014-2019.	This program will be continued.
Program HD.1.11: Work closely with qualified developers of new multifamily housing that includes affordable four- and five-bedroom units. The City will offer expedited review process and technical assistance for projects that include four- and five-bedroom units.	City staff maintain records of vacant land and buildings in the community. This information is shared with developers on request. A number of sites for an affordable housing project were identified by staff for project representatives during the 2014-2019 time period. These projects resulted in the addition of a number of very low and low income housing, including the approval of the Vista Ridge Phase I.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
Program HD.1.12: In response to input and comments received during public hearings and public workshops, the City will review available parcels of land within Commercial Zoning districts every 2 years for potential rezoning opportunities that would accommodate a homeless shelter and M-2 Zoning based on the following criteria: A) The available parcels may or may not have a structure erected upon the lot. B) The potential sites for a Homeless Shelter and M-2 rezoning shall not be any closer than 2,640 feet or a half mile to any type of school, as M-2 Zoned Land Uses conflict with children. C) The site must have access to available services and utilities. The results of the parcel search and the identified parcels that meet the criteria above shall be included in the same year's Annual Housing Element Report.	Review of the City's commercial zoning districts indicate that there are sites with commercial zoning that would meet the stipulations presented in Program HH.1.12. The City has identified 13 sites that would meet the HD.1.12 goal, however, none of these sites were rezoned during the 2014-2019 time period. The City allows homeless shelters in the M-1 zoning district with approval of a CUP and by right in the M-2 zoning district. Currently, there are approximately 26 acres of vacant land zoned M-2 directly adjacent to services and utilities including public transportation and commercial uses. The County has identified a portion of the 26 acres for a possible site for a new homeless shelter. However, no shelter has been constructed at this time.	The City will continue this program in order to assist in the development of homeless shelters in the city.
Program HD.1.13 In response to the passage of Senate Bill (SB) 745 and in order to correct and amend Ordinance 1022, the City of Red Bluff will work on amending the language in its zoning code to reflect the use of State language regarding supportive, transitional housing and target population as needed in order to be consistent with State statutes.	The City revised the Zoning Ordinance in 2014 to include supportive and transitional housing and target population in order to be consistent with SB 745.	This program was completed by the City and will be discontinued.
Program HD.1.14: The City of Red Bluff TAC will review Section 25.217 of the Zoning Code (Number of Spaces Required) for smaller bedroom-size unit(s) and or studio unit(s) requirements by 2016 to determine if a reduction in spaces per said units would be warranted.	The City requires one covered and one uncovered parking space per unit, plus one visitor space for every five units for multifamily complexes. No change in the space requirement has occurred since adoption of the program. No request for a reduced number of parking spaces has been submitted for multifamily units during the 2014-2019 time period. However, the City does allow a reduction in parking requirements with approval by the Planning Commission. The City is currently in the process of revising the zoning ordinance in order to comply with the parking standards for ADUs and JADUs as defined in Government Code § 65852.2.	The city does have a process for the reduction in parking spaces. As such, this program is considered un-necessary and will be discontinued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
Program EC.1.1: Promote and encourage the "weatherization" program operated by the local Self Help Home Improvement Agency (SHHIP) and funded by Pacific Gas & Electric Company (PG&E).	The City's building department encourages homeowners to access the SHHIP weatherization program and HOME Fund rehab program when repairs or improvement appear warranted. Further, as individuals interested in the weatherization program approach the City for information, City staff refer these individuals to the SHHIP or HOME Rehab program and PG&E program.	This program will be continued.
Program EC.2: Encourage use of solar energy considerations in new residential construction.	When applications for new residential development are submitted to the City, the City encourages the use of solar as a part of the application process. In addition, as of January 1, 2020, solar is required of every residential development by State law.	This program will be revised and continued to reflect new State laws.
Program EC.1.3: Promote and encourage tree planting to provide shade cooling in summer and the use of ground cover in new developments in lieu of concrete, rock, or asphalt.	The City has a tree preservation and replacement ordinance and requires tree planting in all new development as part of the City's Design Review Guidelines. Further, the City amended its Design Review Guidelines to require a 50% shade canopy in parking lots and updated its Land Division Standards (LDS) to require tree planter strips between curbs and sidewalks.	This program will be continued.
Program EC.1.4: The City shall obtain and keep on record the PG&E Solar program Coordinator contact information for public distribution.	The City has a copy of the PG&E Solar Program at the front counter with the coordinator contact information	This program will be continued.
Program EC.1.5: The City shall emphasize and promote tree planting of streetscapes every 30 feet on center as indicated in the City of Red Bluff Design Review Guidelines Section H Landscaping #9 for new streets and encourage replacement of those trees when unforeseen circumstances require their removal.	Projects are reviewed and conditioned to comply with the City's design review, zoning code, and LDSs regarding street tree planting, these requirements have been found to reduce the urban heat island by cooling the overall community reducing electricity consumption from swamp coolers and Air Conditioners and to aid in the reduction of Global Warming Greenhouse Gas per Resolution 3-2013.	This program will be continued.
Program MI.1.1: Continue the rehabilitation of substandard residential units using available subsidies for lower income residents (both owner and rental units).	The City's Owner-Occupied Rehabilitation Program offers low interest rate loans for lower-income households. The HOME and Community Development Block Grant (CDBG) fund monies have all been dispersed for 2019. The City is currently applying for HOME and CDBG funding for the next cycle.	This program will be continued.
Program MI.1.2: Continue code enforcement of the housing and fire prevention codes and health	Building and fire departments respond promptly to building and fire code violations. This has compelled a number of landlords and property owners to remedy health and safety code violations.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
and safety regulations by appropriate City Departments.		
Program MI.1.3: Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program, which could include distribution of brochures and canvasing of target neighborhoods.	The City uses State NOFA Schedules and notices the public hearings as a means to contact and disseminate the CDBG funding and availability through the notice of new grant opportunities. The State NOFA process allows low income residents access to rehabilitation funding. Brochures about the program have been provided in the lobby at City Hall. Due to limited staffing levels, canvassing of neighborhoods was limited; public notices in the newspaper seem to be more effective as the target area is widened. The City, through its consultant, is applying for more CDBG funding.	This program will be continued.
Program MI.1.4: Ensure the maintenance of residential areas by monitoring and periodically reviewing the City's capital improvement programs affecting Red Bluff's neighborhoods.	Through the Annual Budget process and with information provided as a result of infrastructure studies, the City continues to determine areas and facilities of greatest need and allocate funding to improve public facilities where the need is greatest with limited resources.	This program will be continued.
Program RC.1.1: Periodically reexamine the zoning ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	The City adopted a Zoning Ordinance amendment in May 2018 to resolve internal conflicts, revise the Ordinance to include State law requirements for ADUs and revise definitions for "Family" and "Employee Housing" to meet State law definitions. The City is currently in the process of amending the Ordinance to meet new ADU and JADU State law requirements. The City anticipates the completion of this process and amending the Zoning Ordinance by March 2020.	This program will be continued.
Program RC.1.2: Periodically survey (e.g., every two years) other cities in Tehama County to ensure that local development fees do not become a constraint on housing production.	Fees are set by Council Resolution based on studies; Planning Department fees are among the lowest in Northern California. Example Preliminary Plan Review Cost is $265 and Design Review cost is $339. The City's fee structure remains comparable to other jurisdictions that serve the County's housing needs. The City has waived certain fees for non-profit organizations that is utilized on an as-needed basis. In all, development impact fees were waived for a 1 year period with 2 year construction extension during this planning period. The City is currently in the process of updating its building fees, which were last updated in 2012.	This program will be continued.
Program RC.1.3: Evaluate zoning and land use regulations on an annual basis for Americans with Disabilities Act (ADA) and fair housing compliance. The City will specifically ensure,	The City continually evaluates zoning and land use regulations for ADA and fair housing compliance as a part of the development review process. The City is currently in the process of adopting appropriate sections of the State Building Code that address ADA/JADU provisions that came into	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
establish and/or clarify that the formal reasonable accommodation process encourages the development, maintenance and improvement of housing for persons with disabilities, including minimizing public hearings and relaxing decision-making criteria consistent with fair housing regulations.	effect on January 1, 2020. The City anticipates the completion of this process and amending the Zoning Ordinance by March 2020.	
Program AH.1.1: Deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than 3%, defined as a "severe housing shortage." If the vacancy factor is more than 3%, the City may allow conversion of one-half the total number of rental units built that year to condominium units.	The City has received very few inquiries and no formal applications for the conversion of rental units to condominiums. None between 2014 and 2018. Under existing City codes, no more than 5% of rental stock can be converted annually. Conversions are subject to conditions issued under a CUP and may be subject to tenant relocation recruitments. These factors serve to discourage conversions. Along with City staff communication and support to the California TAC Allocation Committee regarding at risk development, this program seems to function well.	This program will be continued.
Program AH.1.2: Provide and maintain a monitoring system with local non-profit housing development organizations to preserve assisted housing units that are eligible to be converted to market rate units in response to the expiration of assisted housing regulatory agreements with State and Federal housing agencies.	The City relies on the California Housing Partnership Corporation monitoring system that tracks at-risk projects. That entity also notifies the regional housing development non-profit serving Red Bluff of the at-risk project. This system was utilized in preserving the affordability of Jackson Manor, a 44-unit low income apartment complex.	This program will be continued.
Program AH.1.3: Pursue the use of local and State funds to preserve lower income housing opportunities in the City's mobile home parks.	There are two mobile home parks in the City, one of which is located in subdivision. The lots and the mobile homes in the subdivision are owned by the occupants. Given the ownership of the mobile homes in these parks, there are no preservation issues to be addressed.	There are currently no mobile home preservation issues to be addressed; nonetheless, this program will be continued
Program AH.1.4: Continue to encourage the use of USDA, HUD, and other programs to maximize participation by low income multifamily housing owners and local residents in various Rental Assistance Programs.	There are currently 3 projects in the City that utilize USDA funding, 7 that utilize HUD funding and 7 that utilize Low-Income Housing Tax Credit (LITHC) funding. Combined, these projects account for 716 of the City's affordable low income and very low income multifamily units.	This program will be continued.
Program AH.1.5 Encourage affordable multifamily housing owners to retain and renew their USDA, HUD and other Rental Assistant Program contracts to preserve existing affordable	The City has assisted at-risk units in the past in obtaining additional funding. Currently, there are 92 affordable units considered at-risk in the city.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
housing within the City. Distribute notices of Funding Availability to owners; assist with preparation of funding applications; and promote public recognition with City Council Proclamations of Appreciation, distribution of positive press releases, and assistance publicizing and City Council and City staff attendance at "open house" for newly funded facilities.		
Program AH.1.6: The City will process an amendment to the Code that reflects Government Code 65915.	The City amended the zoning code in May 2018 to comply with Government Code §65915.	This program has been completed and will be discontinued.
Program EO.1.1: The City will update information annual regarding the Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refers tenant complaints on discrimination, and acts as tenant advocacy organization. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations.	Several copies of equal opportunity housing brochures are free to the public in display racks in the public lobby at City Hall. The City also maintains an Equal Opportunity file at the City's front counter that contains regulations governing fair housing and non-discrimination requirements. As needed, City staff delivers copies of equal opportunity housing brochures to the Tehama County Library. As tenant's complaints are received, those pertinent to fair housing laws are referred to the California Rural Legal Assistance Office. Further, all City-assisted housing programs are required to notify participants of Equal Opportunity and non-discrimination policies and procedures.	This program will be continued.
Program EO.1.2: The City of Red Bluff will continue to inform residents of their rights under fair housing law by posting and maintaining notices throughout the community regarding the City of Red Bluff Planning Department as the Fair Housing Information and Referral Office at City Hall located at 555 Washington Street and at least two other public places within the city limits.	Several copies of equal opportunity housing brochures are free to the public in display racks in the public lobby at City Hall. As needed, City staff delivers copies of equal opportunity housing brochures to the Tehama County Library.	This program will be continued.
Program EO.1.3: Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney and/or the California Rural Legal Assistance (CRLA) for action.	As complaints are received, they are referred to the CRLA.	This program will be continued.

PROGRAM DESCRIPTION	*STATUS OF PROGRAM IMPLEMENTATION*	*CONTINUE, MODIFY, OR DELETE*
Program EO.1.4: The City will process an amendment to the Code to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Section 17021.5.	The City amended the zoning code in May 2018 to comply with Government Code §17021.5.	This program has been completed and therefore will be discontinued.
Program E.O.1.5 The City Technical Advisory Committee will review the existing Family status and definition provided in the zoning code for consistency with state statues. If the current definition in the zoning code is determined to be in conflict with state statutes than an ordinance remedying the conflict will be processed for adoption within the second year of the Housing Elements adoption.	The City amended the zoning code in May 2018 to comply with Government Code §17021.5.	This program has been completed and will be discontinued.

C. Implications for New Element

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in May 2014 were responsive to State housing goals and many continue to reflect the desires and aspirations of the local community. Hence, through the adoption of this updated element, the City of Red Bluff has reaffirmed its commitment to many of these goals, while augmenting the supporting policies. This new element has updated the housing goals and policies for the City of Red Bluff. However, it has not changed the substance of these goals and policies as adopted by the City Council in 2014.

In establishing its current objectives and programs, the City once again considered its experience over the past five-year period. Based on this experience, certain programs contained in the prior element have been deleted or modified while some new programs have been added. Some programs that were not initiated, but are still quite pertinent, have been carried over and will be implemented during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are more realistic and attainable than those contained in the prior element.

III. COMMUNITY PROFILE

In order to effectively determine the present and future housing needs of the City of Red Bluff, demographic and socioeconomic variables such as population, number of households, current housing stock, and household incomes are analyzed.

The following information was provided by the California Department of Housing and Community Development's 6th Cycle Data Package for Each Non–Council-of-Governments Counties, the 2013-2017 American Community Survey (ACS), the California Department of Finance (DOF), Tehama County, the City of Red Bluff, and various other sources.

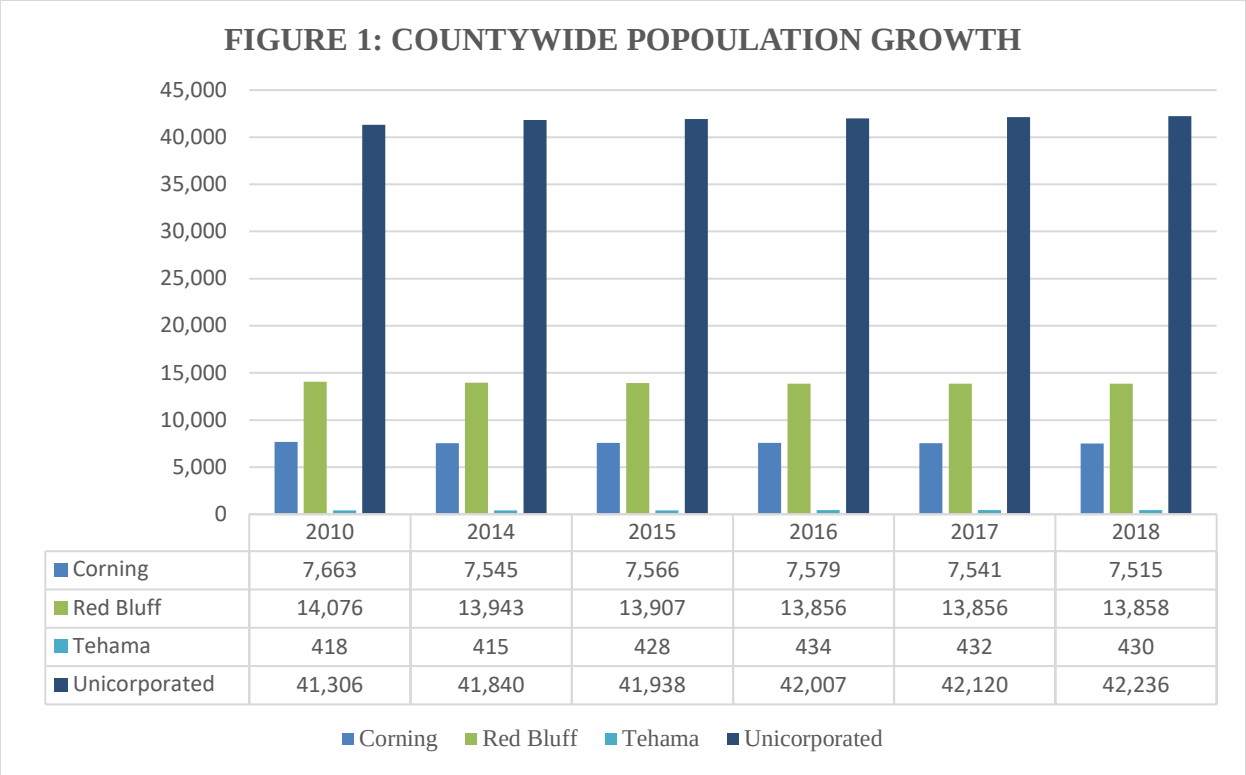
A. Population Trends and Projections

Since 2010 the City of Red Bluff's population has experienced a decline of approximately 1.55 percent, with the largest decrease occurring between 2015 to 2016 (51 persons). According to the U.S. Census Bureau, the City had a population of 14,076 in 2010. More recently, the California DOF estimated the population at 13,858 as of January 1, 2018, which is a 0.19 percent decrease since the 2010 Census. Figure 1 illustrates the City's rate of growth relative to other communities in Tehama County from 2010 to 2018. As shown, since 2010, the cities of Corning and Red Bluff declined in population, while the City of Tehama and unincorporated Tehama County increased in population.

TABLE 3
POPULATION GROWTH – 2010 TO 2018

		CHANGE		
YEAR	***POPULATION***	***NUMBER***	***PERCENT***	***ANNUAL PERCENT***
2010	14,076	-	-	-
2014	13,943	-133	-0.94%	-0.24%
2015	13,907	-36	-0.26%	-0.26%
2016	13,856	-51	-0.37%	-0.37%
2017	13,856	0	0.00%	0.00%
2018	13,858	2	0.01%	0.01%
2010-2018	-	-218	-1.55%	-0.19%

Source: HCD 2018



Source: HCD 2018

B. Employment Trends

The most recent labor force data for the City was provided by the California Employment Development Department (EDD). Labor force is the sum of employment and unemployment, excluding people in the armed forces. Table 4 includes people working in the private and public sectors, people who are unemployed but actively seeking work, and laid off workers who are waiting to be called back to work. Table 4 indicates that approximately 95.4 percent of the labor force in the City was employed in 2019. Thus, the unemployment rate is approximately 4.6 percent, which is slightly higher than that of either Tehama County or the State. However, when compared to the 2010 statistics, employment in Red Bluff has increased dramatically when the unemployment rate was 16.2 percent.

TABLE 4
ANNUAL EMPLOYMENT – 2010 TO 2019

	RED BLUFF		***TEHAMA COUNTY***		***CALIFORNIA***	
	2010	***2019***	***2010***	***2019***	***2010***	***2018***
Labor Force	5,440	5,520	25,710	26,480	18,336,300	19,398,200
Employed Individuals	4,560	5,260	21,750	25,340	16,091,900	18,582,800
Unemployed Individuals	880	260	3,960	1,140	2,244,300	815,400
Unemployment Rate	16.2%	4.6%	15.4%	4.3%	12.2%	4.2%

Source: EDD 2019.

Table 5 illustrates the employment by industry in the City. As shown, the largest employment sector in the city is in the "[e]ducational services, and health care and social assistance" category, representing 19.0 percent of the employed persons in the city.

TABLE 5
CITY OF RED BLUFF EMPLOYMENT BY INDUSTRY - 2016

	EMPLOYMENT	*PERCENT*
Civilian employed population 16 years and over	4,765	100%
Agriculture, forestry, fishing and hunting, and mining	129	2.7%
Construction	447	9.4%
Manufacturing	189	4.0%
Wholesale trade	71	1.5%
Retail trade	840	17.6%
Transportation and warehousing, and utilities	357	7.5%
Information	105	2.2%
Finance and insurance, and real estate and rental and leasing	129	2.7%
Professional, scientific, and management, and administrative and waste management services	242	5.1%
Educational services, and health care and social assistance	906	19.0%
Arts, entertainment, and recreation, and accommodation and food services	715	15.0%
Other services, except public administration	221	4.6%
Public administration	414	8.7%

Source: HCD 2018

C. Household Size

A household formation rate is the prime determinant for housing demand. Households can form or decrease in number even in periods of static population growth, such as grown children leaving home or through separations and divorce.

TABLE 6
HOUSEHOLD SIZE BY TENURE

YEAR	*PERSONS PER HOUSEHOLD*		
	AVERAGE	*OWNER OCCUPIED*	*RENTER OCCUPIED*
2000	2.47	2.46	2.48
2010	2.54	2.48	2.55
2017	2.48	2.46	2.49

Source: U.S. Census Bureau: 2000 and 2010 Census; 2013-2017 ACS

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household.

The 2000 Census reported that the average number of persons per household in the City is 2.47, which is very close to the average persons per household reported in the 2010 Census at 2.54. The 2013-2017 ACS estimated that the City had 2.48 persons per household in 2017. Also as shown in Table 6, the average household size by tenure has remained fairly consistent during the 17-year time period with renter households increasing slightly by 0.01.

D. Ethnicity

The City of Red Bluff is a community with a population that is classified as predominately White, as indicated by statistics from the 2010 Census and the 2013-2017 ACS. As of 2010, approximately 80.7 percent of the total population within the City identified themselves as White. By 2017, this proportion had increased to 89.5 percent. However, due to the manner in which Census data are reported, the Hispanic population has been included within the White and "Some Other Race" categories. When noted separately, the Hispanic population comprised approximately 21.6 percent of City's population in 2010 and 18.2 percent in 2017.

The greatest proportional increase is in the Asian category at 83.4 percent increase, while the greatest proportional decrease in the Native Hawaiian and Other Pacific Islander category. However, the 2013-2017 ACS used to identify race and ethnicity for 2017 is just an estimate and has a fairly substantial spread for the margin of error from 4 percent for the "White" category and 200 percent for the Native Hawaiian and Other Pacific Islander" category. Until the 2020 Census is completed, the actual change in race/ethnicity cannot be precisely determined in the City. The approximated racial composition in the City in 2010 and 2017 is detailed in Table 7.

TABLE 7
POPULATION BY RACE/ETHNICITY – 2010 TO 2017

POPULATION	*2010*		*2017*		*PERCENT CHANGE 2000-2010*
	NUMBER	*PERCENT OF TOTAL*	*NUMBER*	*PERCENT OF TOTAL*	
White	11,366	80.7%	12,629	89.5%	11.1%
Black or African American	128	0.9%	114	0.8%	-10.9%
American Indian and Alaskan Native	438	3.1%	355	2.5%	-18.9%
Asian	187	1.3%	343	2.4%	83.4%
Native Hawaiian and Other Pacific Islander	16	0.1%	2	0.0%	-87.5%
Some other race	1,168	8.3%	221	1.6%	-81.1%
Two or more races	773	5.5%	447	3.2%	-42.2%
TOTAL	14,076	100%	14,111	100%	0.2%
Hispanic	3,037	21.6%	2,565	18.2%	-15.5%

Source: U.S. Census Bureau: Census 2010; 2013-2017 ACS.

Notes: The Hispanic population group is not broken out as a separate ethnic group in the U.S. Census. The people who identify themselves as Hispanic were included under the ethnic classifications of "white" and "some other race." Since the people who consider themselves Hispanic constitute a very significant portion of the overall population of the City, their numbers have been disaggregated for the purposes of this document.

Percentages may not add up to 100% due to rounding.

E. Age Characteristics

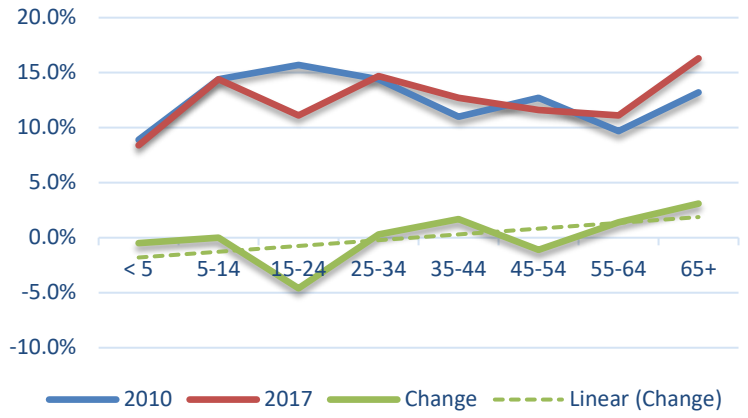
The composition of Red Bluff's population by age is shown in Table 8. Although most of the age group's percentage of the total population has not changed significantly since 2010, there are notable decreases in the 15 to 24 age group (4.6 percent) and increases in the 65 and over age group (3.1 percent). This change is reinforced by the median age increasing from 32.2 in 2010 to 36.5 in 2017 indicating a slightly older population in the City.

TABLE 8
POPULATION BY AGE – 2010 TO 2017

AGE (YEARS)	*2010*			*2017*			*2010-2017 CHANGE*
	NUMBER	*PERCENT*	*COMBINED PERCENT*	*NUMBER*	*PERCENT*	*COMBINED PERCENT*	
< 5	1,247	8.9%		1,185	8.4%		-0.5%
5-14	2,023	14.4%	39.0%	2,032	14.4%	33.5%	0.0%
15-24	2,214	15.7%		1,566	11.1%		-4.6%
25-34	2,017	14.4%	24.4%	2,074	14.7%	27.4%	0.3%
35-44	1,544	11.0%		1,792	12.7%		1.7%
45-54	1,785	12.7%	22.4%	1,637	11.6%	22.7%	-1.1%
55-64	1,372	9.7%		1,566	11.1%		1.4%
65+	1,874	13.2%	13.2%	2,300	16.3%	16.3%	3.1%
TOTAL	14,076	100%	100%	14,111	100%	100%	-
Median age	32.2	-	-	36.5	-	-	4.3

Source: U.S. Census Bureau: Census 2010; 2013-2017 ACS.

FIGURE 2: AGE GROUP PERCENTAGE AND PERCENT CHANGE - 2010 TO 2017



The largest age bracket in the City, based on 2017 ACS data, is persons 0 to 24 years of age, which constitutes 33.5 percent of Red Bluff's total population, down from the 2010 proportion of 39.0 percent. Next is the 25 to 44 year old age group, which represents 27.4 percent of the City's total population. Persons in the 45 to 64 age group comprise 22.7 percent of the population, while persons 65 and older constitute 16.3 percent of the City's population. Figure 2 provides a visual representation of the population proportions by age group as well as the percent change in ages between 2010 and 2017. As shown, the 15 to 24 age group decreased by almost five percent while the 65 and older age group increased by about three percent since 2010 in the City.

F. Income Characteristics and Poverty Status

Table 9 lists the income distributions for households in the City of Red Bluff in 2010 and 2017. It also shows the median household income of the City, which decreased by approximately 5.1 percent from $32,782 to $31,119 during this period. HUD provides Section 8 Income Limits to reflect changes in area and family median income levels and income levels for different size households and income categories. It is important to note that for all housing programs in the City of Red Bluff, eligibility is based on the HUD median income for the County, not the City. In 2017, this figure was somewhat higher than that of the City at $59,900. However, this median income level is based on a four-person household. The data in Table 9 does not include the size of a household by income level, so identifying the number of households under the median income level is not possible with this table. However, Figure 3 illustrates the proportional changes in household income levels between 2010 and 2017 in the City. This figure suggests that the proportion of households earning less than $10,000 annually has increased by 2.6 percent, while the proportion of households earning between $10,000 and $14,999 has decreased by this same amount. While the actual number of households under the HUD income level categories (extremely low to above moderate) cannot be determined from Table 9 or Figure 3 as the size of a household is not included, this table and figure do indicate that the number of households earning more than $50,000 has slightly increased between 2010 (28.6%) and 2017 (31.0%). However, the median income has decreased during the same time period which would indicate that the number of households earning less than the 2010 median income of $32,782 has actually increased.

TABLE 9
INCOME DISTRIBUTION – 2010 TO 2017

ANNUAL INCOME	*2010*		*2017*	
	NUMBER OF HOUSEHOLDS	*PERCENT OF TOTAL*	*NUMBER OF HOUSEHOLDS*	*PERCENT OF TOTAL*
Less than $10,000	353	6.7%	513	9.3%
$10,000 to $14,999	759	14.4%	650	11.8%
$15,000 to $24,999	912	17.3%	1,108	20.1%
$25,000 to $34,999	801	15.2%	898	16.3%
$35,000 to $49,999	938	17.8%	634	11.5*%
$50,000 to $74,999	743	14.1%	904	16.4*%
$75,000 to $99,999	321	6.1%	490	8.9%
$100,000 to $149,999	337	6.4%	198	3.6%
$150,000 or more	105	2.0%	116	2.1%
TOTAL	5,270	100%	5,511	100%
Median Income	$32,782	—	$31,119	—

Source: U.S. Census Bureau: Census 2010; 2013-2017 ACS.
Percentages may not add up to 100% due to rounding,

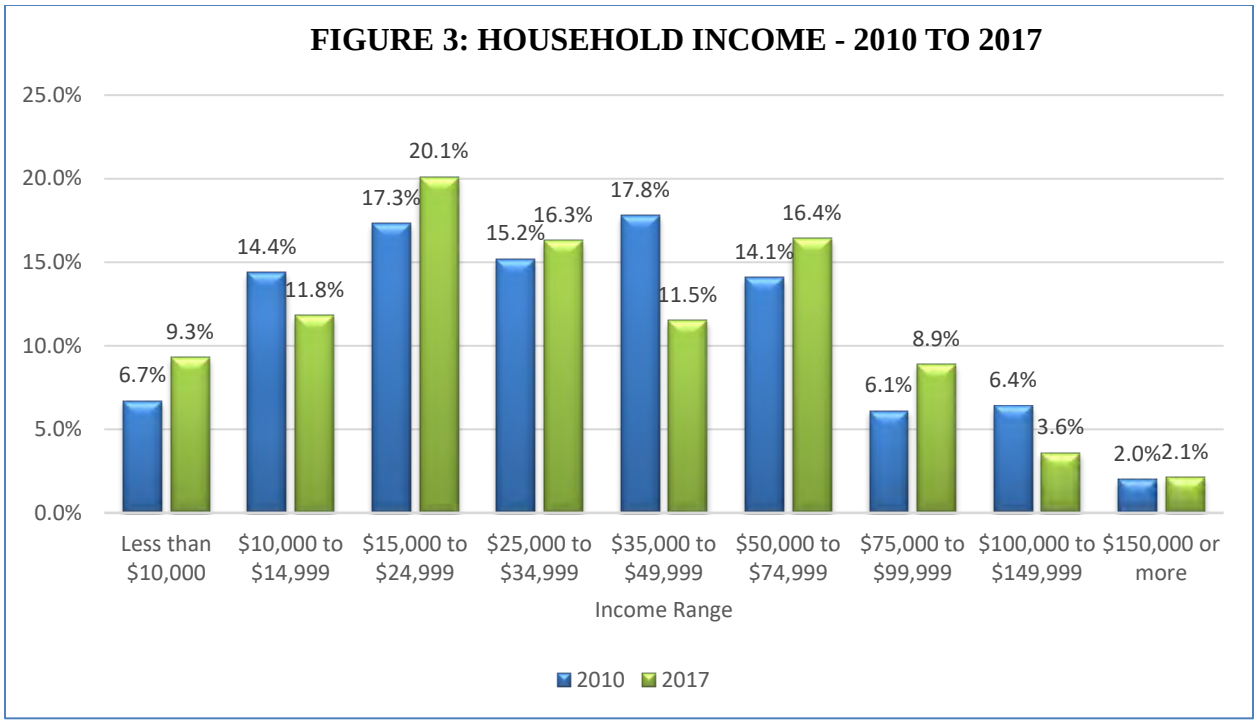


Table 10 shows the income level by tenure. As shown, owner households have a much higher median income than renter households at $49,798 compared to $22,179 for renters. This is interesting because, as shown in Table 6, owner and renter average household size is similar. However, the median income level for renters may be reflective of the tendency of persons to buy a home rather than rent when they reach a higher income level.

TABLE 10
INCOME BY TENURE - 2017

	OWNER-OCCUPIED HOUSING UNITS		*RENTER-OCCUPIED HOUSING UNITS*	
	NUMBER	*PERCENT*	*NUMBER*	*PERCENT*
Occupied Housing Units	2,387	100.0%	3,124	100.0%
Less than $5,000	18	0.8%	269	8.6%
$5,000 to $9,999	45	1.9%	179	5.7%
$10,000 to $14,999	84	3.5%	567	18.1%
$15,000 to $19,999	136	5.7%	303	9.7%
$20,000 to $24,999	121	5.1%	546	17.5%
$25,000 to $34,999	363	15.2%	534	17.1%
$35,000 to $49,999	435	18.2%	199	6.4%
$50,000 to $74,999	596	25.0%	309	9.9%
$75,000 to $99,999	308	12.9%	182	5.8%
$100,000 to $149,999	164	6.9%	36	1.2%
$150,000 or more	117	4.9%	0	0.0%
Median Household Income	$49,798		$22,179	

Source: U.S. Census Bureau: 2013-2017 ACS.

The poverty rate is the percentage of people of the total population that live below the poverty level. According to the 2017 ACS, the City's overall poverty rate is approximately 25.3 percent. Table 11 identifies the poverty rate by age group in the City as well as for single-parent families. As shown in Table 11, approximately 50.2 percent of all families in poverty live in a two-parent family representing 7.6 percent of the total families living in Red Bluff. Based on the information provided in Table 11, 25.3 percent of the persons living in Red Bluff are below the poverty line this is an increase of 302 persons since 2010.

TABLE 11
POPULATION BELOW POVERTY LEVEL – 2010 TO 2017

	NUMBER BELOW POVERTY	*PERCENT OF TOTAL IN POVERTY*	*PERCENT OF POPULATION OR FAMILIES*	*NUMBER BELOW POVERTY*	*PERCENT OF TOTAL IN POVERTY*	*PERCENT OF POPULATION OR FAMILIES*	*CHANGE*
	2010			2017			
Population							
Children < 18 years	1,432	45.3%	10.2%	1,139	32.9%	8.3%	-293
Adults (18-64)	1,469	46.5%	10.4%	1,967	56.8%	14.4%	498
Elderly (65+)	259	8.2%	1.8%	356	10.3%	2.6%	97
Total Pop. Below Poverty Level	3,160	100%	22.4%	3,462	100%	25.3%	302
Total Population	14,076	100%	---	13,691	100%	---	-220
Family							
Male-Headed Single-Parent Family	48	6.8%	0.9%	0	0.0%	0.0%	-48
Female-Headed Single-Parent Family	535	76.1%	9.9%	240	49.8%	7.6%	-295
Two Parent Families	120	17.1%	2.2%	242	50.2%	7.6%	122
Total Families Below Poverty Level	703	100%	22.3%	482	100%	15.2%	-221
Total Families	3,160	100%	---	3,174	100%	---	14

Source: : U.S. Census Bureau: Census 2010; 2013-2017 ACS
Note:Percentages may not add up to 100% due to rounding. Similarly, the overall poverty rate is published by the U.S. Census Bureau as a standalone statistic and may not accurately reflect the exact sum of individual poverty rates as reported herein.

G. Historic Residential Construction Trends

From 2009 thru 2018, the housing construction within the City averaged approximately 15 units per year. The majority of those units were constructed to meet single-family and multifamily needs. As shown in Table 12, the number of housing units constructed is broken down annually into the categories of single-family, multifamily, and mobile units.

TABLE 12
TEN-YEAR RESIDENTIAL CONSTRUCTION PROFILE
2009 TO 2018

YEAR BUILT	*SINGLE-FAMILY*	*MULTIFAMILY*	*MOBILE HOME*
2009	15	0	1
2010	15	0	0
2011	12	0	0
2012	21	0	0
2013	13	0	0
2014	1	26	0
2015	1	0	0
2016	4	0	0
2017	3	35	0
2018	3	2	0
TOTAL	88	63	1

Source; City of Red Bluff Building Department, 2019.
Table 12 depicts construction activity reporting from the year the permit was granted.

H. Type and Age of Residential Structures

Table 13 displays the estimated number of units of each housing type in the City as reported by the DOF. Based on these estimates, single-family development has had an increase of 75 homes in the City since 2010. Multifamily units have increased very slightly with the development of one duplex since 2010.

TABLE 13
HOUSING UNIT TYPES - 2019

HOUSING TYPE	*2010*		*2019*	
	NUMBER	*PERCENT*	*NUMBER*	*PERCENT*
Single-family				
Detached	3,556	60.5%	3,631	61.0%
Attached	113	1.9%	113	1.9%
Multifamily				
2-4 units	814	13.9%	816	13.7%
5 or more	921	15.7%	921	15.5%
Mobile Homes	468	8.0%	469	7.9%
Total Units	5,872	100%	5,950	100%

Source: DOF 2019

Single-family housing constitutes approximately 62.9 percent of the housing stock in the City. When mobile homes are included in this total, the number of single-family units increases to approximately 70.8 percent. Multiple housing units (apartments with five or more units) account for 15.5 percent of the housing stock in the City, whereas duplexes, triplexes, and fourplexes constitute 13.7 percent of the City's housing units.

As evident in Table 14, the majority of housing stock in Red Bluff is more than 50 years old, built before 1980, with many historical homes in evidence. A number of housing units were constructed in the late nineteenth and early twentieth centuries, with most of the residential development in the City occurring between 1950 and 1989. There are approximately 4,934 housing units in the City that are over 30 years old, which represents 82.3 percent of the City's existing housing stock. As a subset of the percentage of housing stock over 30 years old, 629 dwelling units, or 10.5 percent of the City's housing stock, were constructed prior to 1939.

TABLE 14
AGE OF HOUSING

YEAR BUILT	*NUMBER*	*PERCENT*	*TOTAL*	*PERCENT OF TOTAL*
1939 or earlier	629	10.5%	629	10.5%
1940 to 1949	342	5.7%	971	16.2%
1950 to 1959	957	16.0%	1,928	32.2%
1960 to 1969	665	11.1%	2,593	43.3%
1970 to 1979	1,187	19.8%	3,780	63.1%
1980 to 1989	1,154	19.3%	4,934	82.3%
1990 to 1999	581	9.7%	5,515	92.0%
2000 to 2009	357	6.0%	5,872	98.0%
2010 to 2014	72	1.2%	5,944	99.2%
2015 to 2019*	48	0.8%	5,992	100.0%
TOTAL	5,992	100%		

Source: City of Red Bluff; DOF 2019
Notes: * As of January 1, 2019

I. Housing Conditions

During preparation of the 2013 Housing Conditions Report, a total of 6,168 housing units in the City of Red Bluff were evaluated and recorded in the summer of 2013. Table 15 shows that 97.2 percent of the housing units were found to be in standard condition. Of these 6,168 units, 2.8 percent (175 units) were in need of at least some repair. These substandard units are further broken down in Table 15, which indicates that 75.4 percent (132 combined single-family and multifamily units) needed minor repairs, 21.1 percent (37 units) needed moderate repairs, less than 1 percent (two units) needed substantial repair, and 0.1 percent (four units) were considered dilapidated and need replacement. According to the City of Red Bluff Building Inspector, there has been, and continues to be, considerable rehabilitation of

TABLE 15
HOUSING CONDITIONS - 2013

CONDITION	*NUMBER*	*PERCENT*
Single Family		
Sound	3,641	95.2%
Minor	128	3.4%
Moderate	33	1.3%
Substantial	2	0.05%
Dilapidated	4	0.1%
Multifamily		
Sound	2,352	99.6%
Minor	4	0.2%
Moderate	4	0.2%
Substantial	0	0.0%
Dilapidated	0	0.0%
Total Substandard	175	2.8%
Total Standard	5,993	97.2%
Total Surveyed Units	6,168	100%

Note. The Multifamily statistics above have been synthesized from the Multifamily Housing Condition Survey section on page 6-7 for true Dwelling/Resident/Household equivalent numbers uniformity and cohesive survey results. As most multifamily structures/buildings in Red Bluff are fourplexes, which is how the statistical information of 590 multifamily buildings and units (State Standard) is synthesized into 2,360 actual dwellings.

the City's housing stock since the economic decline in 2009. He further notes that housing conditions in the City are likely better now than when reported in 2013.

TABLE 16
SUBSTANDARD UNITS, 2013

SUBSTANDARD UNITS	*NUMBER*	*PERCENT*
Minor Repair	132	75.4%
Moderate Repair	37	21.1%
Substantial Repair	2	0.05%
Dilapidated	4	0.1%
TOTAL	175	100%

Source: City of Red Bluff, Housing Conditions Report, 2013.

Table 16 illustrates the degree of severity of housing conditions for the substandard units surveyed. It is worth noting that the vast majority of units required only minor repair. This factor needs to be considered when designing a housing rehabilitation program for the City of Red Bluff. It is likely that a city-wide rehabilitation program could be based upon low cost project improvements.

J. Tenure

Table 17 illustrates the tenure of housing in Red Bluff. The most recent tenure information comes from the U.S. Census Bureau. According to the 2013-2017 ACS, the majority of households in the City (56.7 percent) were renter-occupied at the time of the Survey. In 2010, renter households represented 57.6 percent of the occupied housing units in the City. However, given the recent devastation caused by the Camp Fire, which resulted in the loss of over 11,000 housing units, it is difficult to say with certainty what the current proportion of renter-occupied to owner-occupied households may be until such time that new Census surveys can be completed.

TABLE 17
HOUSING TENURE

TENURE	*2010*		*2017*	
	NUMBER	*PERCENT OF TOTAL*	*NUMBER*	*PERCENT OF TOTAL*
Occupied Housing Units	5,376	100%	5,511	100%
Owner occupied Housing Units	2,277	42.4%	2,387	43.3%
Renter occupied Housing Units	3,099	57.6%	3,124	56.7%

Source: U.S. Census Bureau: Census 2010; 2013-2017 ACS

K. Overcrowding

The U.S. Census Bureau and the State of California HCD define overcrowding as more than 1.01 or more occupants per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Table 18 illustrates the number and percentage of units in the City that have more than one occupant per room. According to the 2010 Census, approximately 1.7 percent of owner-occupied housing units and 5.8 percent of all renter-occupied units in the City were either overcrowded or severely overcrowded at that time. By 2016, these percentages decreased to 1.6 percent for owner-occupied households are overcrowded but remained a 5.8 percent for renter-occupied households.

TABLE 18
OVERCROWDED HOUSING – 2010 TO 2016

TENURE	*2010*		*2016*	
	NUMBER	*PERCENT*	*NUMBER*	*PERCENT*
Owner occupied Total	2,183	—	2,263	—
Overcrowded Units	91	1.7%	36	1.6%
Renter occupied Total	3,354	—	3,141	—
Overcrowded Units	320	5.8%	183	5.8%
Total Overcrowded Units	411	7.5 %	219	4.1 %

Source: U.S. Census Bureau: Census 2010; HCD 2018

L. Overpayment

Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 35 percent are considered "severely cost-burdened". Measuring the amount of people paying more than this percentage helps define an area's affordability problem. Table 19 illustrates the extent of overpayment in the City of Red Bluff. According to information provided by HCD (2018), 50.2 percent of all households in the City of Red Bluff spent more than 30 percent of their gross income for housing in 2015. Approximately 11.4 percent of owner households are cost-burdened to severely cost-burdened. Renter households experienced a 26 percent higher rate of overpayment than owner households with approximately 38.8 percent cost-burdened to severely cost-burdened households; there are 2,690 households that suffer cost-burdens in paying housing costs, which represents 50.2 percent of all households in the city.

TABLE 19
HOUSEHOLDS OVERPAYING -2015

TOTAL HOUSEHOLDS CHARACTERISTICS	*NUMBER*	*PERCENT OF TOTAL HOUSEHOLDS*
Total occupied units (households)	5,355	100.0%
Total Renter households	2,960	55.3%
Total Owner households	2,395	44.7%
Total lower income (0-80% of HAMFI) households	3,260	60.9%
Lower income renters (0-80%)	2,360	44.1%
Lower income owners (0-80%)	900	16.8%
Extremely low income renters (0-30%)	735	13.7%
Extremely low income owners (0-30%)	110	2.1%
Lower income households paying more than 50%	1,020	19.0%
Lower income renter HH severely overpaying	780	14.6%
Lower income owner HH severely overpaying	240	4.5%
Extremely Low Income (0-30%)	580	10.8%
ELI Renter HH severely overpaying	515	9.6%
ELI Owner HH severely overpaying	65	1.2%

TABLE 19
HOUSEHOLDS OVERPAYING -2015

TOTAL HOUSEHOLDS CHARACTERISTICS	*NUMBER*	*PERCENT OF TOTAL HOUSEHOLDS*
Income between 30%-50%	280	5.2%
Income between 50% -80%	160	3.0%
Lower income households paying more than 30%	1,890	35.3%
Lower income renter HH overpaying	1,480	27.6%
Lower income owner HH overpaying	410	7.7%
Extremely Low Income (0-30%)	675	12.6%
Income between 30%-50%	635	11.9%
Income between 50% -80%	580	10.8%
Total Households Overpaying	2,690	50.2%
Total Renter Households Overpaying	2,080	38.8%
Total Owner Households Overpaying	610	11.4%

Source: HCD 2018
Note: HAMFI = HUD Area Median Family Income.

M. Vacancy Rates

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units.

TABLE 20
OCCUPANCY STATUS – 2010 TO 2019

OCCUPANCY	*2010*		*2019*	
Total Housing Units	5,872	100%	5,950	100%
Occupied Housing Units	5,376	91.5%	5,494	92.3%
Vacant Housing Units	496	8.5%	456	7.7%

Source: U.S. Census Bureau, Census 2010; DOF 2019.

In a healthy market, the vacancy rate is between five and eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the city, there should be an adequate selection for all income levels.

Occupancy information is available from the U.S. Census Bureau for 2010 and from the State DOF for 2019. According to DOF, the vacancy rate decrease slightly to 7.7 percent from the 2010 Census proportion of 8.5 percent. By comparison, Tehama County had a vacancy rate of approximately 13.8 percent in 2019. The DOF estimates are dated as of January 1, 2019. This must be taken

TABLE 21
VACANT UNITS BY TYPE - 2017

VACANCY TYPE	*UNITS*
For Rent	240
For Sale Only	81
Rented or Sold, Not Occupied	0
For Seasonal, Recreational, or Occasional Use	46
For Migrant Workers	0
Other Vacant	250
TOTAL	617

Source: U.S. Census Bureau, 2013-2017 ACS ..

into account because, since that time, occupancy rates in the northern part of the State have changed drastically because of the Camp Fire in Butte County, which occurred in November 2018. The Camp Fire caused the displacement of over 53,000 people, and as a result, vacancy rates must have changed drastically in the City and surrounding area. However, no official post-Camp Fire occupancy rates are available at this time. Table 21 provides details on types of the vacancies in 2017.

N. Housing Affordability

1. Homeowners

According to the 2013-2017 ACS, the median value of a single-family home in the City of Red Bluff was $158,000 in 2017. The median home value in the City compared favorably with the median home value in the County, which was $191,400, as shown in Table 22. In October 2019, the median sale price in Red Bluff was $225,000 (Zillow 2019). However, this sale price is not the same as home value as it only considers residential units that sold during a specific time frame and does not represent the estimated home value of all residential units in the city as shown in Table 22.

TABLE 22
HOME VALUES - 2017

HOME VALUE	*NUMBER OF UNITS*	
	RED BLUFF	*TEHAMA COUNTY*
Less than $50,000	192	1,446
$50,000 to $99,999	291	1,611
$100,000 to $149,000	557	2,097
$150,000 to $199,999	824	3,217
$200,000 to $299,999	322	3,683
$300,000 to $499,999	172	2,831
$500,000 to $999,999	14	794
$1,000,000 or more	15	255
Median Value	$158,000,	$191,400

Source: U.S. Census Bureau, 2013-2017 ACS.
Note: Reported units are owner occupied units.

The 2010 Census collected and reported selected monthly costs for owner occupied dwellings. In the City of Red Bluff, homes with a mortgage had a median monthly cost of $1,193 and without a mortgage the monthly cost was $309. The median monthly cost of mortgaged homes in the County was $1,400, and the median monthly cost of homes without a mortgage in the County was $328.

Mortgage interest rates are a prime determinant of home affordability. Table 23

TABLE 23
HOUSING AFFORDABILITY BY INCOME

INCOME GROUP	*INCOME RANGE*	*AFFORDABLE MONTHLY PAYMENT[1]*
Extremely Low	$0-$25,750	$0-$643.75
Very Low	$25,751-$32,400	$643.76-$810.00
Low	$32,401-$51,850	$810.01-$1,296.25
Moderate	$51,851-$77,750	$1,296.26-$1,943.75
Above Moderate	$77,750 -and above	$1,943.76 and up
Area Median Income (AMI)	$64,800	$1,620.00

Source: HUD 2019
(1) Assumes 30 percent of income for shelter.

indicates that at the current interest rate of 3.82 percent for a 30-year fixed-rate loan, a household earning the City of Red Bluff median income of $57,800 annually could qualify for the median value home in the city.

Assuming 3.82 percent interest, 5 percent down, taxes and insurance around $450 (including mortgage insurance), and a monthly payment around $1,445, with approximately 30 percent of any given households gross income going toward shelter, a family would have to earn around or above $57,800 a year to qualify for a single-family home at the median sale price of $225,000 in the City of Red Bluff. As stated previously, HUD provides Section 8 Income Limits grouped according to household size and income range. According to this information, the 2019 area median income for Tehama County is $64,800 for a four-person household resulting in an affordable housing monthly payment of $1,620. The 2013-2017 ACS provides estimated income information for the City as shown previously in Table 9. According to this information, the 2017 household median income in the City, not dependent on household size, was $31,119. At this income, the affordable housing monthly payment would be $778 or a home sales price of $113,500[1]. Therefore, new single-family housing in the City of Red Bluff is catering to the needs of the moderate to above-moderate income groups. These assertions assume that the household does not have a large outstanding consumer debt (i.e., credit cards, revolving loans or car loans), which could otherwise disqualify them.

Many different levels of income groups can become homeless or transient at one or more time in their life. With the passage of Ordinance 988, the City of Red Bluff Emergency Homeless Shelter Zoning Code amendment, the M-2 Zoning District allows Emergency Homeless Shelter as a permitted right, without a use permit and in the M-1 Zoning District with a use permit.

2. Renters

The 2013-2017 ACS indicates that the median gross rent in the City of Red Bluff was $797 in 2017, as itemized in Table 24. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the median rent is affordable to households earning $31,880 a year. The median rent in the County was only slightly higher than in the city at $812.

TABLE 24
MONTHLY RENTAL COST, 2017

RENT	*NUMBER OF HOUSEHOLDS*	
	RED BLUFF	*TEHAMA COUNTY*
Less than $300	363	11.6%
$300 to $499	158	5.1%
$500 to $799	1,017	32.6%
$800 to $999	795	25.4%
$1,000 to $1,499	648	20.7%
$1,500 to $1,999	41	1.3%
$2,000 to $2,499	13	0.4%
$2,500 to $2,999	17	0.5%
$3,000 or more	0	0.0%
No cash rent	72	2.3%
Median Rent	$797	--

Source: U.S. Census Bureau, 2013-2017 ACS

[1] With a 30-year fixed rate loan at 3.908% and no monthly debt..

O. At-Risk Housing Analysis

1. Introduction

California Government Code Section 65583 requires that the Housing Element include a study of all low income rental-housing units which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a 10-year period, which is divided into two five-year segments coinciding with the updating of the housing element.

In the case of the City of Red Bluff, certain types of HUD- and State-sponsored projects and any locally financed projects with specified time and use restrictions must be evaluated. The analysis must contain the following components as required by HCD:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units, which will become at-risk in the 10-year period;
- Identification or non-profit entities qualified to acquire and manage rental housing;
- Identification of possible sources and potential funds for preserving housing units; and
- Inventory of existing and proposed City programs for preserving at-risk units.

The first segment for analyzing at-risk units is 2019-2024 and the second segment is 2025 to 2030.

2. Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive in that it identifies all of the low income rental units in Red Bluff, regardless of restrictions and time frames. Over time, this will serve as a list to be regularly monitored in order to evaluate the possible loss of affordable units, and also as planning information for use in analyzing the distribution and concentrations of lower income units in the city.

Each property in the inventory is assigned a level of risk of conversion. There are four levels of risk: Very High, High, Moderate, Low, and Low Risk. Properties are at-risk when they are within five years of the end date of the most valuable subsidy or rent restriction. For example, a property with a Section 8 contract that expires four years from the date of the last update is considered High Risk. Properties are at Moderate Risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to 10 years of the current date. Properties are Low Risk when their subsidies and/or rent restrictions will expire more than 10 years in the future.

5-Very High	Section 8 Contract Expiring or Mortgage maturing in next year
4-High.	Section 8 Contract Expiring or Mortgage maturing in 1-5 years
3-Moderate	Section 8 Contract Expiring or Mortgage maturing in 5-10 years
2-Low	Section 8 Contract Expiring or Mortgage maturing in more than 10

Table 25 lists the apartment complexes and facilities that have been identified as providing subsidized rental housing and are evaluated pursuant to the criteria outlined above. As shown, the

Bayless Garden Apartments are considered to be of High Risk as it has a possible conversion date of 2021. The Phoenix Apartments are considered to be of Moderate Risk as it has a possible conversion date of 2023.

TABLE 25
RENTAL ASSISTED COMPLEXES

NAME	*ADDRESS*	*AFFORDABLE UNITS*	*TOTAL UNITS*	*EARLIEST DATE OF CONVERSION*	*RISK LEVEL*
LITHC Assisted					
Bayless Garden Apartments	1865 Walnut Ave	46	46	2021	High
Red Bluff Meadow Vista Apartments	710 Vista Way	56	72	2056	Low
Red Bluff Meadows	850 Kimball Rr	51	52	2058	Low
Vista Ridge Apartments	1755 Southridge Dr	55	56	2061	Low
Kimball Crossing	820 Kimball Crossing	55	56	2061	Low
Creekside Village	319 S. Jackson St	60	61	2062	Low
Jackson Manor Apartments & Lassen View Apartments	755 Luther Rd	87	89	2068	Low
HUD Assisted					
Phoenix Apartments	1323 Deborah Dr	45	46	2023	Moderate
Mercy Riverside Manor	460 Main St	24	24	2031	Low
Oak Park Manor	200 Jackson St	29	30	2032	Low
Villa Columba	460 Main St	70	70	2032	Low
Redwood Gardens	805 Orange St	10	11	2041	Low
Washington Court	200 Jackson St	11	11	2042	Low
Brickyard Creek	1275 Walnut St	0	50	2055	Low
USDA Assisted					
Red Bluff Meadows	850 Kimball Rd	51	52	2058	Low
Jackson Manor/ Lassen View Apartments	755 Luther Rd	83	89	2068	Low
Red Bluff Apartments	111 Sale Ln	67	72	2040	Low

Source: HCD 2018

3. Summary of At-Risk Rental Conversions

This Housing Element Cycle (2019-2024) has 92 units that are considered a High or Moderate Risk of converting market rate units. For the 2025-2030 period, no units are considered at-risk.

4. Cost Analysis

In order to provide a cost analysis of preserving at-risk units, cost must be determined for rehabilitation, new construction or tenant-based rental assistance. This analysis determines whether replacement (new construction) or preservation (acquisition and rehabilitation, and/or

direct rental subsidy commitments) will be the most economical approach to preserving at-risk units.

Rehabilitation

The primary factors used to analyze the cost of preserving low income housing include acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per-unit preservation costs for the City of Red Bluff according to the Community Housing Improvement Program (CHIP), which is the most recently acquired and rehabilitated low income project site (Brickyard Creek Apartment acquisition and rehabilitation project). The approximate cost per unit for acquisition and soft costs is $18,782. The cost per unit for rehabilitation is $40,421. The financing for Brickyard Creek Apartments was paid for by Multifamily Housing Program (MHP), HUD, HOME, AHP, and CDBG funds. Using the most recent example, the total cost per unit to preserve a low income housing unit in Red Bluff is approximately $59,203, if the financing is covered by a Federal or State rehabilitation program. Due to the economic downturn of the last planning period, costs including labor and materials, along with land acquisition, have been relatively low and stable. While the economy is on the mend, the City believes these cost estimates will be reasonably accurate for this Housing Element Cycle. A privately financed rehabilitation project would have a higher per unit cost.

New Construction/Replacement

New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. The following costs describe new construction for an affordable housing complex in the City of Red Bluff. Based on recent discussions with Pacific Companies, a developer of affordable multifamily and senior projects in California, the current cost for affordable multifamily development in Red Bluff is approximately $250 to $300 per square foot. When land acquisition is also required, this cost increases to about $400 per square foot. As shown in Table 26, based on these estimated costs, the replacement cost for the 46-unit Bay Garden Apartments is estimated between $9.5 and $15 million. For the 45-unit Phoenix Apartments, replacement cost is estimated to be between $8.3 and $13.3 million.

TABLE 26
ESTIMATED REPLACEMENT COST OF AT-RISK UNITS

					TOTAL
BAYLESS GARDEN APARTMENTS					
BEDROOMS		1	2	3	-
NUMBER OF UNITS		16	15	15	46
UNIT SIZE		640 sq. ft.	800 sq. ft.	1,025 sq. ft.	-
COST PER SQ. FT.	$250	$160,000	$200,000	$256,250	-
	$300	$192,000	$240,000	$307,500	-
	$400	$256,000	$320,000	$410,000	-
TOTAL	$250	$2,560,000	$3,000,000	$3,843,750	$9,403,750
	$300	$3,072,000	$3,600,000	$4,612,500	$11,284,500
	$400	$4,096,000	$4,800,000	$6,150,000	$15,046,000
PHOENIX APARTMENTS					
BEDROOMS		1	2	3	-
NUMBER OF UNITS		21	25	-	46
UNIT SIZE		640 sq. ft.	800 sq. ft.	-	-
COST PER SQ. FT.	$250	$160,000	$200,000	-	-
	$300	$192,000	$240,000	-	-
	$400	$256,000	$320,000	-	-
TOTAL	$250	$3,360,000	$5,000,000		$8,360,000
	$300	$4,032,000	$6,000,000		$10,032,000
	$400	$5,376,000	$8,000,000		$13,376,000

While these are estimates based on current conditions, the City believes these cost estimates will be reasonably accurate for the 2019-2024 Housing Element Cycle.

The rehabilitation of existing units is the most cost-effective approach toward the preservation of at-risk units in the City of Red Bluff. It should be noted, however, that at-risk units may also be preserved through tenant-based rental assistance.

Tenant-Based Rental Assistance

Tenant-based rental assistance primarily depends on the income of the family, the shelter costs of the apartment, and the number of years the assistance is provided. If the typical family that requires rental assistance earns $31,119 (i.e., qualified income for Very Low income classification), that family could afford approximately $778 per month for shelter costs. According to HUD, hotpads.com, the median rent for a two-bedroom unit in Red Bluff is $1,095. The difference between the $778 and the median rent for a two-bedroom unit would result in the necessity for a monthly rental assistance of $317 a month or $3,804 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to $76,080 per family.

For the five-year period including the second segment or period as analyzed in the Housing Element, a total of 92 units are considered to be at-risk during the 2019-2024 Housing Element time period. The total cost of replacing these units with new and comparable units is estimated at $28.4 million, including land acquisition. The estimated cost to rehabilitate and preserve these units is approximately $5.5 million (based on an average of $59,203 per unit as discussed previously). The estimated cost of providing tenant-based rental assistance is approximately $7.0 million for a 20-year period. The units that are designated as at-risk remain in good standing with their rental assistance providers even though they have been flagged as high or moderate risk due to the potential for converting to market rate units.

The City of Red Bluff is committed to the preservation of affordable housing units and provides programs and policies in the Housing Goals, Policies, and Programs Section of this Housing Element that address preservation (See Programs AH.1.1-AH.1.5). The City is also aware of various resources, procedures, and programs aimed at preserving at-risk housing units, discussed below. As indicated previously, the City assisted Ellison Apartments, and in 2006 Red Bluff Meadows apartments with the rehabilitation of substandard multifamily rental units through HOME grants. During the boom years of 2005 thru 2006, the City supported Tax Allocation Funding for the construction of the Kimball Crossing Apartments (56 Units), Vista Ridge Apartments (56 Units) and Creekside Apartments (60 Units). Additionally, the City requested tax allocation funding on behalf of the Jackson Manor Apartments during the 2014-2019 Housing Element time period.

5. Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. First, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The only non-profits that have an established association with the City or have sought the right of first refusal status with the California Department of Housing and Community Development, are:

Community Housing Improvement Program, Inc.
1001 Willow Street
Chico, CA 95928

Northern Valley Catholic Social Service
1020 Market Street
Redding, CA 96001

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road Suite 101
Oakland, CA 94621-1419

Rural Communities Housing Development Corporation
237 East Gobbi Street
Ukiah, CA 95482

Self Help Home Improvement Project, Inc. (USDA Rural Development Partners)
3777 Meadowview Road. No. 100,
Redding, CA 96002

5a. Tenant Resources

In order to help preserve tenant resources, the City has policies that waive or reduce certain fees for qualified projects along with assistance as indicated in Program HD 1.5. The City will also promote the following programs and actions.

- Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.
- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators in Federal, State or local initiatives that address affordable housing preservation (e.g., support State or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the Federal, State or local levels to preserve at-risk units on a project-by-project basis.

6. Recommended Procedures

In order to preserve affordable housing in the City of Red Bluff, the City shall consider:

- Adopting an Affordable Housing Preservation Strategies Plan, which focuses on the methods of evaluation and processes to address retention of various types of affordable housing.

- Establishing procedures for monitoring, disseminating tenant counseling, and identifying potential funding sources.

- Regularly monitoring the complexes that are on State or Federal inventories of at-risk units, and any other new subsidized units, which are built in the future.

- Coordinating informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing related issues.

- Establishing review procedures for determining adequacy and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.

- Developing a Request for Qualifications (RFQ) format, which solicits the background as well as organizational structure of interested entities with no previous experience with housing preservation programs.

- Utilizing the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

7. Financing Resources for Housing Preservation

The potential resources that could become a part of the City's overall financial plan for retaining affordable units, which might become at-risk in the future, include the following:

- HUD Programs - Future funding for new projects is unpredictable and perhaps even unlikely, given the recent policy of the Federal government. Project-based Section 8 contracts with HUD-subsidized rents must be sufficient to permit owners a reasonable return and/or to cover debt service. With regard to existing units, Section 8 is a realistic and valuable tool with which to maintain affordability.

- Community Development Block Grant Funds - Red Bluff, not being an "entitlement" community for these funds, cannot rely on annual appropriations to sustain eligible programs, including housing-related activities. In 2000 and 2012, the City received State CDBG funds and designated most of it for housing rehabilitation activities. As these loans are repaid, a revolving loan fund provides for additional preservation activities.

- California Tax Credit Allocation Committee Funding (TCAC)- Future funding is unpredictable. However, nonprofit corporation such as the Jackson Manor Apartment Complex owners specialize in these Tax Credit funding packages. With the City taking on a supporting role through various site studies and analyses, at-risk sites such as Jackson Manor can obtain additional funding for rehabilitation and status renewal.

- Mortgage Revenue Bonds - The City should analyze its capacity to provide credit support for issuing revenue bonds designated for the purpose of creating or conserving affordable housing units. As a primary sponsor for this type of bond-funded activities, the City would have the ability to require and enforce the use and retention of units for lower income households for specific periods of time.

- Community Reinvestment Act - Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs should be meeting with local lenders to discuss future housing needs, which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

8. Quantified Objectives for "At Risk" Analysis

There are 92 rental units in the City that are designated as a high- or medium-risk of converting to market rate units between 2019 and 2024. There are no units at-risk or that represent a lower risk of market rate conversion between 2014 and 2019. In order to preserve these units in the planning period (2019-2024), the City should focus on established programs for monitoring the status of future potential at-risk units, as well as developing and/or expanding possible funding sources for preservation. The process of monitoring, negotiating, and possibly financially assisting the preservation of affordable units in Red Bluff will be an ongoing program function for City staff. A successful plan for dealing with the future need for affordable rental housing should include: (1) continuous monitoring of any and all existing complexes with some type of affordability restrictions; (2) the development of new programs and incentives to entice the construction of additional units: and (3) designating potential resources for operating as well as financing the preservation of units.

9. Programs for Preservation and Construction of Affordable Housing

Available funding sources and other viable programs/policies that may aid in the acquisition, expansion, preservation, and/or rehabilitation of affordable housing choices are listed under Affordable Housing Programs.

Affordable Housing Programs

- Project Development: The City's Planning and Building Departments should provide technical assistance and administrative support for housing development efforts similar to the Jackson Manor, Lassen View Apartments, Villa Columba and Mercy Riverside Manor.

- Housing Rehabilitation: Through funding derived from the CDBG program, the City has supported a residential rehabilitation program in Red Bluff. Qualified lower-income homeowners and landlords who rent to lower-income households have been and will continue to be assisted with low-interest loans for basic improvements to residential dwellings.

- Non-Profit Support: The City should continue its cooperative relationships with qualified non-profit groups, which may play a role in assisting in the preservation and expansion of affordable housing in the community.

- Policy and Ordinance Review: Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.

- Housing Referral Service: The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.

- Inclusionary Zoning: The City could consider the adoption of an inclusionary zoning ordinance requiring a stated amount of lower-income units in all new single- and multifamily developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.

Note. The following summarizes other potential resources and programs provided through the State of California and/or Federal Government of which the City of Red Bluff is aware and, if funding is available, will improve the ability to preserve and expand the affordable housing choices.

Affordable Housing and Sustainable Communities Program (AHSC): The AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

CalHome: CalHome makes grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

California Emergency Solutions and Housing (CESH): The CESH Program provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at risk of homelessness. Eligible applicants are Administrative Entities (AEs) (local governments, non-profit organizations, or unified funding agencies) designated by the Continuum of Care (CoC) to administer CESH funds in their service area. The California Department of HCD administers the CESH Program with funding from the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). HCD expects to administer CESH funding in two rounds with the first Notice of Funding Availability (NOFA) released August 2018 and in early 2019. The Tehama County Continuum of Care is administering CESH funds locally through 2024.

Community Development Block Grant (CDBG): CDBG makes funds available in four categories: Community Development (CD), Economic Development (ED), Community Services and Housing Activities, and Disaster Recovery Initiative (DRI). CDBG grants can be used broadly but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low income households. Funds are available in California communities that do not receive CDBG funding directly from the HUD. There is an annual competitive funding cycle for all except ED, which has an over-the-counter NOFA process.

- Community Development Programs
- Economic Development Programs
- Drought-Related Lateral Program

Emergency Solutions Grants Program (ESG): ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing rapid rehousing services. Funds are

available in California communities that do not receive ESG funding directly from HUD. Funding is announced annually through a NOFA.

Golden State Acquisition Fund (GSAF): GSAF was seeded with $23 million from the Department's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of $13,950,000. Funds are made available over the counter. Contact a fund manager for more information.

Home Investment Partnerships Program (HOME): HOME assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance. At least 50 percent of the amount is awarded to rural applicants and 15 percent is set aside for CHDOs. Funds are available in California communities that do not receive HOME funding directly from the HUD. Funding is announced annually through a NOFA.

Housing for a Healthy California (HHC): HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize funds from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a NOFA.

Housing-Related Parks Program: The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low income households. Grant funds are made available to local jurisdictions.

Infill Infrastructure Grant Program (IIG): IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

Joe Serna, Jr., Farmworker Housing Grant (FWHG): FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.

Local Housing Trust Fund Program (LHTF) Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years and made available to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down payment assistance to first-time homebuyers.

Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP): MPRROP makes short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued

affordability. Funds are made available through a competitive process in response to a periodic NOFA.

Multifamily Housing Program (MHP): MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

National Housing Trust Fund: National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low income households (ELI households, with incomes of 30 percent of area median or less). This year California is receiving approximately $10.1 Million for the program. Subscribe to the Multifamily Housing Programs e-mail list to receive notification of their availability. Funds will be made available through a competitive process and will be announced through a NOFA.

No Place Like Home: The No Place Like Home Program will have $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.

Permanent Local Housing Allocation (PLHA): PLHA funds will be available for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities, including The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental housing, including acquiring and rehabilitating foreclosed or vacant homes or apartments, providing services associated with preserving and creating new permanent supportive housing, services for persons who are experiencing or at risk of homelessness, and homeownership opportunities, such as down payment assistance programs. PLHA is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). HCD intends on releasing the initial NOFA in the spring of 2020.

Pet Assistance and Support (PAS) Program: Pet Assistance and Support provides funds to homeless shelters for shelter, food and basic veterinary services for pets owned by individuals experiencing homelessness.

Predevelopment Loan Program (PDLP): PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low income households. Availability of funding is announced through a periodic NOFA. Eligible applicants include local government agencies, non-profit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are non-profit mutual or public benefit corporations.

SB 2 Planning Grants Program: The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded

through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). HCD intends on releasing the NOFA in March of 2019.

Section 811 Project Rental Assistance: Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership among the California Housing Finance Agency (CalHFA), Department of Health Care Services (DHCS), CD, Department of Developmental Services (DDS) and California TCAC. Opportunities to apply for this project-based assistance are through a NOFA published by CalHFA.

Supportive Housing Multifamily Housing Program (SHMHP): SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.

Transit Oriented Development Housing Program (TOD): The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, cities and counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

Veterans Housing and Homelessness Prevention Program (VHHP): VHHP makes long-term loans for development or preservation of rental housing for very low- and low income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a NOFA.

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IV. HOUSING NEEDS ASSESSMENT

The housing needs of a community revolve around the extent to which housing units are and will be available, the degree to which available housing is and will be affordable, and the extent to which the housing stock of the city is in sound or standard condition.

This section sets forth the housing needs in the City of Red Bluff and identifies the needs of special segments of the community (i.e., the elderly, disabled or handicapped, large families, female-headed households, farmworkers, and the homeless).

A. Regional Housing Needs Plan

State Housing Element law (Government Code Section 65583) requires that the housing element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of the City of Red Bluff, the regional allocation is developed by HCD. Projections of future housing need are depicted in Table 27.

TABLE 27
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME GROUP

INCOME GROUP	*2014-2019*		*2019-2024*		*CHANGE*	
	NUMBER	*PERCENT*	*NUMBER*	*PERCENT*	*NUMBER*	*PERCENT*
Extremely Low*	37	11.5%	41	11.1%	4	8.9%
Very Low	36	11.1%	41	11.1%	5	11.1%
Low	52	16.0%	63	17.1%	11	21.2%
Moderate	61	18.9%	63	17.1%	2	3.3%
Above Moderate	137	42.5%	160	43.5%	23	16.8%
TOTAL	323	100%	368	100%	45	13.9%

Source: HCD Regional Housing Needs Allocation, 2014-2019 and 2019-2024
Note: The RHNA is not provided for the Extremely Low income group by HCD. Therefore, the Very Low income group is divided equally between the Extremely Low and Very Low income group to determine the Extremely Low income group amounts.

To meet the new construction objective of 368 units over the next five years (see Table 48), approximately 74 new units would need to be constructed per year in the City of Red Bluff. As noted previously, only 75 units were actually constructed between 2014 and 2019.

B. Need for Replacement Housing

In the 2013 Housing Condition Survey, the City evaluated and recorded a total of 6,168 housing units (dwellings) within its City limits, which represents 100% of all housing units (It should be noted that various specific Census Reports/Surveys include their own housing inventory total within the City of Red Bluff because the margin of error varies per survey style and format). Table 15 shows the results of the evaluation of which 97.2% of the housing units surveyed were found to be in sound condition and 2.8 percent were considered substandard. One hundred and seventy-five units were considered substandard and in need of repair in order to be brought up to a standard condition. These included two units (less than 1 percent) in need of substantial repair and another four units (less than 1 percent) that are dilapidated condition and in need of

replacement. Along with 37 or 0.06 percent that are in need of moderate repair and 132, or 2.1 percent of all units surveyed, are considered to need minor rehabilitation since they scored between 10-15 points. This low number of substandard housing can be attributed to the high financing rate of the older homes in the 2004-2006 period, of which a large portion of the over inflated home value and refinancing went to home improvements and much need maintenance as can be seen in the new Housing Conditions Survey results. While 81 percent of the dwellings are over 25 years old, the refinancing during 2004 to 2006 is evident in the low numbers relating to minor and moderate repair or roughly five percent of the overall housing is in need of repair.

It is also worth noting that even when a survey rates a unit as having a moderate need, the extent of the housing rehabilitation may be found to be more substantial if one conducted an interior inspection. In other words, the number of houses in the City of Red Bluff that need extensive housing rehabilitation is potentially higher than what is reported because the housing condition survey does not factor the interior condition of homes. Consequently, continued housing rehabilitation programs will be needed to preserve the condition of the City's housing units.

C. Special Housing Needs

Within the overall housing need estimates are segments of the population that require special consideration. These are generally made up of people who are low income and do not have easy access to housing choices. These groups include the elderly, the handicapped and developmentally disabled, large households, female-headed households, farm workers, and the homeless.

1. Senior Households

The 2013-2017 ACS identified a total of 1,874 persons over the age of 65 in the City of Red Bluff. These individuals represent 1,274 households in the city as shown in Table 28. This represents approximately 23.2 percent of all households. The City has recognized that the elderly have special access and affordability limitations and, therefore, has identified programs and policies in this document to address those issues.

TABLE 28
SENIOR HOUSEHOLDS - 2017

AGE	*OWNER OCCUPIED*	*RENTER OCCUPIED*	*TOTAL*
65 to 74	397	254	607
75 and above	419	204	663
Total Elderly Households	816	458	1,274
Percent of Total Households	14.9%	7.7%	23.2%

Source: U.S. Census Bureau, 2013-2017 ACS.

2. Persons with Disabilities

According to the 2013-2017 ACS, in 2017, 24.5 percent of the total population of the City of Red Bluff lives with a disability, compared to 20.6 percent in Tehama County. There were a total of 3,374 persons considered disabled in the City of Red Bluff in 2017. Compared to 2010 Census number of 2,920 persons, has increased by 15.5 percent over the seven-year time span. A breakdown of age groups with disabilities in the City of Red Bluff, as well as Tehama County, is presented in Table 29.

TABLE 29
PERSONS WITH DISABILITIES – 2010 TO 2017

	2010		*2017*		*CHANGE*	
	NUMBER	*PERCENT OF POPULATION*	*NUMBER*	*PERCENT OF POPULATION*	*NUMBER*	*PERCENT*
City of Red Bluff						
Under 5	59	0.4%	0	0.0%	-59	-100.0%
5-17	380	2.8%	187	1.4%	-193	-50.8%
18-64	1,491	11.0%	2,026	14.7%	535	35.9%
65 +	990	7.3%	1,161	8.4%	171	17.3%
TOTAL	2,920	21.6%	3,374	24.5%	454	15.5%
Tehama County						
Under 5	5	0.1%	0	0.0%	-5	-100.0%
5-17	807	1.3%	712	1.1%	-95	-11.8%
18-64	6,550	10.5%	7,221	11.5%	671	10.2%
65 +	4,403	7.1%	5,017	8.0%	614	13.9%
TOTAL	11,819	19.0%	12,940	20.6%	1,121	9.5%

Source: U.S. Census 2010, 2013-2017 ACS

TABLE 30
DISABILITY AND EMPLOYMENT

	2016	
	NUMBER	*PERCENT*
Total:	7,968	100.00%
In the labor force:	5,168	64.9%
Employed:	4,543	57.0%
With a disability	396	5.0%
No disability	4,147	52.0%
Unemployed:	625	7.8%
With a disability	169	2.1%
No disability	456	5.7%
Not in labor force:	2,800	35.1%
With a disability	1,312	16.5%
No disability	1,488	18.7%

Source: HCD 2018

As shown in Table 30, in 2016, persons with a disability represented 5.0 percent of the labor force in Red Bluff. Of the 396 disabled persons in the labor force, 169 were unemployed in 2016.

Table 31 illustrates the type of disability by age. As shown, for those persons with a disability between the 5 to 64 age group, 37.1 percent or 1,210 persons have a cognitive disability. In the 65 and over age group, 24.5 percent, 800 persons, have an ambulatory difficulty.

TABLE 31
PERSONS WITH DISABILITIES
BY DISABILITY TYPE AND AGE

	RED BLUFF	
	NUMBER	***PERCENT***
Total Disabilities Tallied	3,262	100.0%
Total Disabilities for Ages 5-64	2,092	64.1%
Hearing Difficulty	492	15.0%
Vision Difficulty	298	9.1%
Cognitive Difficulty	1,210	37.1%
Ambulatory Difficulty	1,065	32.7%
Self-Care Difficulty	335	10.3%
Independent Living Difficulty	628	19.3%
Total Disabilities for Ages 65 and Over	1,170	35.9%
Hearing Difficulty	608	18.6%
Vision Difficulty	265	8.1%
Cognitive Difficulty	308	9.4%
Ambulatory Difficulty	800	24.5%
Self-Care Difficulty	435	13.3%
Independent Living Difficulty	518	15.9%

Source: HCD 2018

With the passage of the ADA, new multifamily housing will contain some units specifically designed for the handicapped. There are four low income rental housing projects (Redwood Gardens 11 units, Brickyard Creek apartments 6 units, Vista Ridge Apartments 6 units, Phoenix Apartments 46 units) in the City that contain 69 units for person with disabilities. The rents for these units are based on tenant income.

According to Government Code Section 65583, no city, county, city and county, or local governmental agency shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, family status, disability, or age of owners or intended occupants of the residential development of the emergency shelter.

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental disabilities but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State DDS currently provides services and supports for approximately 269,900 children and adults with developmental disabilities and 40,300 infants with a developmental delay or established risk condition. These services are provided through State-operated developmental centers and community facilities, and contracts with 21 nonprofit agencies, called regional centers. In addition, the regional centers are currently providing diagnosis & evaluation services to approximately 10,700 consumers.

TABLE 32
DEVELOPMENTALLY DISABLED PERSONS BY AGE

	0-17 YEARS	*18+ YEARS*	*TOTAL*
TOTAL	173	292	465

Source: HCD 2018

DDS currently provides services to 465 developmentally disabled persons in the City. Table 32 shows these persons by age group. As of 2018, the Far Northern Regional Center served approximately 719 clients with developmental disabilities who live in Tehama County. This includes 465 clients who live in the 96080 Zip Code area not necessarily within the City of Red Bluff City Limits; about 37.2 percent (137 people) of these individuals are children under the age of 18 who live with their parents.

The DDS provides information about developmentally disabled persons including residential status in the city. As shown in Table 33, of the persons DDS serves, 263 live with a family member or guardian. Additional persons with developmental disabilities may reside in the city but are not seeking assistance from the Far Northern Regional Center.

TABLE 33
DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE

HOME OF FAMILY OR GUARDIAN	*INDEPENDENT /SUPPORTED LIVING*	*COMMUNITY CARE FACILITY*	*INTERMEDIATE CARE FACILITY*	*FOSTER /FAMILY HOME*	*OTHER*	*TOTAL RES*
263	91	97	0	<11	<11	>451

Source: HCD 2018

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the Far Northern Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, there are a number of housing types appropriate for people living with a development disability: rent subsidized homes, unlicensed and come-in support single-family homes, licensed group Residential Care Facilities that can house fewer than 9 persons in a standard or multifamily dwelling structure (with individual bedrooms, but shared bathrooms and kitchen facilities) are preferred. This type of housing may be a single-family dwelling, duplex unit, multifamily apartment structure or even a lodging housing, which would only allow five persons and are compatible with and appropriate for existing residential neighborhoods with good access to transit and services. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Approximately 3.4 percent (465 persons) of the City's population are reported by DDS as having a developmental disability. Because of this small portion, the City of Red Bluff believes that the needs of developmentally disabled persons can be accommodated though housing programs and policies that assist lower-income households in general rather than specific programs targeting this special needs group (Programs such as HD 1.2). However, the following is a summary of current programs, services and resources that are offered at the community level.

DDS Rental Unit (DDSR)

Through an interagency agreement with the DDS, the HCD helps to administer a $3,718,000 program pursuant to a 1994 Superior Court decision called the Coffelt Agreement. Funding under this program is completely exhausted and no new funding is anticipated. However, the program design reflects concepts from both affordable housing and supported living arrangements. Fourteen rental projects were established offering housing with rents at approximately 30% of an individual's income for regional center consumers throughout California. The sole purpose of the program is to provide additional long-term affordable housing stock to persons with a developmental disability who choose to live in a supported living environment.

DDS Affordable Housing (DDS-AH)

The Governors' 2001 budget allocated $2.9 million to increase affordable housing for consumers of the regional center system. $2.9 million was granted through a Request for Proposal (RFA) process under the DDS-AH project.

The DDS-AH projects are designed to increase Capacity Building and Housing Production of affordable housing for persons with developmental disabilities. A Capacity Building project develops resources in the community for persons with developmental disabilities to acquire affordable housing. Housing Production projects increase the stock of affordable housing through the purchase, rehabilitation, or construction of real property.

Community Placement Plan Housing

The use of Community Placement Plan (CPP) funds is one of the DDS strategies to develop permanent affordable and accessible homes consistent with the regional centers' authority to conduct resource development as described in Welfare and Institutions Code, Section 4418.25. In collaboration with the regional center, DDS uses CPP funds to develop homes as an alternative for individuals with developmental disabilities to reside in the community instead of institutional settings. In addition, CPP funds create consumer housing through the "Buy It Once" model where a non-profit ownership entity (NPO) owns the property for the restricted use by regional center consumers. Using the Housing Guidelines (links below), a regional center may submit a housing proposal to DDS requesting approval of CPP funds for the acquisition and development of affordable and accessible homes for the benefit of consumers. This page contains the current CPP Housing Guidelines and the related forms. Additionally, a PowerPoint presentation is available at the link below that includes a description of the process regional centers must use to submit an application for funding CPP Housing project(s).

Affordable Housing Resources

There are several affordable housing programs available to the public. They are administered by public and private agencies that can assist persons and agencies with acquiring affordable housing.

- California Housing Finance Agency (CHFA) - A loan program that offers reduced interest rates for multifamily permanent housing projects that serve disabled tenants

in need of special services and administers the California Homebuyers' Down-Payment Assistance Program. For more information visit the CHFA website.

- Section 8 Homeownership Program - A program administered through HUD that allows use of Fair Share (Section 8) vouchers for homeownership. For more information visit the HUD website.

- Housing Authorities - The State of California does not own or operate public housing; public housing is administered directly through local Public Housing Authorities (PHAs). For a complete list of housing authorities, go to: housing.hcd.ca.gov/hpd/hrc/tech/contacts.htm.

Affordable Housing Coalitions and Agencies

Resources for Rural Community Development (RRCD)

RRCD is based in Redding, California and has programs to assist persons with developmental disabilities with home ownership and accessing affordable housing in their communities. RRCD covers the nine-county area-receiving services from Far Northern Regional Center. RRCD can be reached at (530) 222-8704, or by e-mail at rrcd@pacbell.net.

Affordable Housing Links

U.S. Department of Housing and Urban Development (HUD)

HUD is a federal government agency that promotes affordable housing through various programs including Section 8 housing certificates and assisting first time home- buyers with down payments etc. www.hud.gov.

Fannie Mae

Fannie Mae is a major home loan organization that started an initiative to help persons with disabilities to purchase housing. Fannie Mae is calling this program the HOME CHOICE program. To find out more about the HOME CHOICE program please visit Fannie Mae's website at www.fanniemae.com or www.homepath.com.

California Coalition for Rural Housing

The California Coalition for Rural Housing is statewide nonprofit organization that works to ensure affordable housing opportunities for low income households in California. www.calruralhousing.org.

National Housing Law Project

National Housing Law Project is a national housing law and advocacy center, their goal is to advance and preserve the supply of decent affordable housing. www.nhlp.org.

Housing California

Housing California is focused to build support for policies and programs that expand the availability of affordable housing, health care, education, and community economic development. www.housingca.org.

Department of Housing and Community Development (HCD)

The Department of Housing and Community Development (HCD)- HCD is California's principal housing agency, whose mission is to provide leadership, policies and programs to expand and preserve safe and affordable housing opportunities and promote strong communities for all Californians. The Department performs three primary functions:

- Administers State and Federal housing finance, housing rehabilitation, and economic development programs.
- Promotes the development of housing through policies and programs, including administration of Housing Element Law and the development of information for the Governor, the Legislature, and the public on housing need and availability.
- Analyzes, enforces and participates in the development of building codes, manufactured housing standards, and mobile home park and employee housing regulations. www.hcd.ca.gov.

California Housing Finance Agency (CHFA)

CHFA's Mission is to finance below-market rate loans to create safe, decent, and affordable rental housing and to assist first-time home buyers in achieving the dream of homeownership. www.chfa.ca.gov.

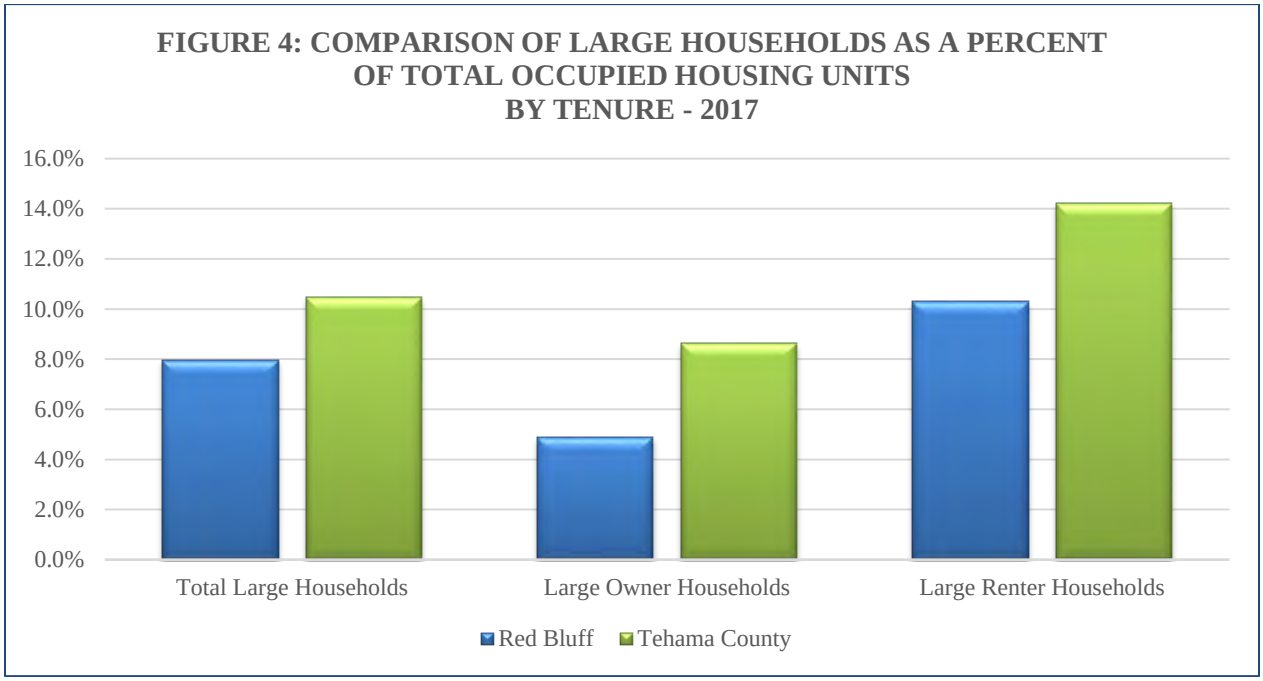
3. Large Households

Large households are defined as those containing five or more persons. According to the 2013-2017 ACS, 439 households, or 8.0 percent of the total number of occupied households in the City of Red Bluff contained five or more persons. As shown in Table 34, the number of large households has decreased since 2010, when large households represented 9.9 percent of the households in the City. As shown in Figure 5, the City had a lower large-household proportion than that of the County in 2017. Housing needs for large households are usually associated with overcrowding and affordability. The City has adopted policies and identified programs such as HD 1.2 to meet the needs of large households, discussed in the Housing Program section of this element.

TABLE 34
LARGE HOUSEHOLDS BY TENURE – 2010 TO 2017

	2010		*2017*	
	NUMBER	***PERCENT***	***NUMBER***	***PERCENT***
Owner occupied				
5 persons	155	6.3%	93	3.9%
6 persons	55	2.2%	23	1.0%
7 or more persons	21	0.9%	0	0.0%
Total Owner Large Households	232	9.5%	116	4.9%
Total Owner Households	2,453	—	2,387	—
Renter occupied				
5 persons	261	4.9%	141	4.5%
6 persons	131	2.5%	91	2.9%
7 or more persons	39	0.7%	91	2.9%
Total Renter Large Households	431	8.1%	323	10.3%
Total Renter Households	3,107	—	3,124	—
Total Large Households	504	9.9%	439	8.0%
Total Occupied Households	5,101	—	5,511	—

Source: U.S. Census, 2010; 2013-2017 ACS



Source: U.S. Census, 2013-2017 ACS

4. Female Head of Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include: affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination. The City of Red Bluff recognizes these problems and has included policies and programs such as HD 1.2 in this document to address affordability, overcrowding, and discrimination to all segments of the population, including female heads of households.

Of the 5,511 occupied households in the City of Red Bluff, 1,164 (19.3 percent) are female-headed households. A subset of those female-headed households are households under the poverty line, which are at 312 represents 5.7 percent of the total households in the City. A summary of this information is contained in Table 35.

TABLE 35
FEMALE HEAD OF HOUSEHOLDS

	FEMALE HOUSEHOLDERS	***PERCENT OF FEMALE HOUSEHOLDERS***	***PERCENT OF TOTAL HOUSEHOLDS***
TOTAL	1,064	100%	19.3%
Owner-Occupied Units	441	41.5%	8.0%
Renter-Occupied Units	623	58.5%	11.3%
Female Heads with Own Children	768	72.2%	13.9%
Female Heads without Children	296	27.8%	5.4%
Female Headed Householders Under the Poverty Level	312	29.3%	5.7%

Source: U.S. Census, 2013-2017 ACS.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

Tehama County is known for its olive and nut crops, which is considered low labor intensive agriculture. Both the State of California EDD and Census of Agriculture provide information on migrant and permanent farmworkers by county, but do not provide city-specific detail. According to the 2007 Census of Agriculture, Tehama County had 472 farms with paid farm labor in 2007. This number decreased by 2017 to a total of 398 farms, totaling 3,188 persons. Likewise, the total number of paid farmworkers in the County decreased in 2017 to 2,740. Additionally, there were 1,239 migrant workers hired by farms in the county in 2017.

TABLE 36
FARMWORKERS - TEHAMA COUNTY

	2007		*2017*		*CHANGE*	
	FARMS	***WORKER***	***FARMS***	***WORKER***	***FARMS***	***WORKER***
Unpaid Workers	-	-	663	1,576	NA	NA
Hired Farm labor	472	3,188	398	2,740	-74	-448
Workers worked 150 days or more	176	598	210	900	34	302
Less than 150 days	402	2,590	274	1,840	-128	-750
Migrant Workers	95	-	52	1,239	-43	NA

Source: USDA 2007, 2017

While there is no specific City of Red Bluff data about the number of actual farmworkers living in the City, the 2013-2017 ACS indicates there are approximately 64 persons employed in the agriculture, forestry, fishing, hunting and mining industry within the City. However, there are no farms within the City limits and only limited low-labor intensive orchards within 20 miles of the City. Because a negligible portion of residents (64 or 0.5 percent of the City of Red Bluff population at most, based on the 2013-2017 ACS number), the needs of the farmworkers can be accommodated though housing programs and policies that assist lower-income households in general, rather than specific programs targeting this special needs group. To help further the housing opportunities for farmworkers in the City of Red Bluff, funding and participation by outside agencies continues to be essential.

Also, City zoning regulations do not make a distinction between residential zoned lands that would facilitate single-family or multifamily housing for farmworkers. Therefore, farmworker housing is allowed in all residential zones. Further, it is anticipated that many farmworkers would benefit from single-room occupancy units in the City. The City has specifically added single-room occupancy as a permitted nondiscretionary right within R-4 Residential, and all Commercial zoning designations except Freeway Commercial as of February 4, 2014 (Adoption of Ordinance 1022). This Council action allows controlled and virtually unlimited low income residential opportunity within the City of Red Bluff City limits. The City will continue the support of farmworkers by including programs that facilitate affordable housing into this Housing Element Cycle (See Programs HD.1.2 through HD.1.5).

6. Homeless Persons and Families

For a variety of economic, social and/or personal reasons, individuals and families either choose or are forced to be homeless. Their homelessness can be a temporary situation or a semi-permanent way of life. The Tehama County CoC has completed the *Homeless Point-In-Time Count Report* for 2017 and 2019. This report includes a count and voluntary survey of people experiencing homelessness. The 2019 report counted 347 homeless persons in the County, including 154 persons without shelter in the City. Table 37 illustrates the increase in homelessness between 2017 to 2019. An increase in volunteer surveyor participation allowed the CoC to conduct a more thorough count in 2019 than was previously possible. The significant increase in the number of persons counted is attributed to this improvement in methodology rather than to an increase in the actual number of persons experiencing homelessness in the area. The report showed in that 2017 more than 60 percent of the homeless population had been in the County for more than five years, while 28 percent had been in the County for more than 20 years. Despite the increase in adults

surveyed and counted, the percentage of adults who reported having been in Tehama County for more than five years held steady at 61 percent.

TABLE 37
POINT-IN-TIME
HOMELESS COUNT

	2017	*2019*
Homeless Situations	157	347
Unsheltered	56	215
Sheltered	68	102
Jailed	33	30
Men	90	204
Women	55	110
Children	12	33

Source: TCCoC 2017, 2019

In the most recent survey, a follow up question was added that showed 73 percent of the homeless have had a stable home in Tehama County at some point in the past. This suggests that many homeless were living in Tehama County prior to becoming homeless.

There are a number of different situations in which people may find themselves being homeless. Each situation is different, requiring different housing needs. These situations can be broken down into three basic shelter types: emergency, transitional, and temporary.

Emergency Shelters

Emergency shelters are needed to take care of individuals and/or families that have had a sudden traumatic event forcing them to become homeless. For instance, domestic violence emergency shelters offer victims and their children safe, confidential accommodations when fleeing abusive situations. Disaster victims may also require emergency shelter depending on the type of disaster experienced. While some disaster victims may be able return to their homes shortly after the event passes, where there is a considerable or complete loss of property as a result, transitional shelters become the next step toward recovery.

Emergency shelters are typically motels, hotels, homeless shelters, gymnasiums, churches, barracks, and other similar facilities. Their use is short-term and typically the accommodations are sparse.

Through the Tehama County Social Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for the Temporary Homeless Assistance Program. This program provides eligible individuals approximately $65 per day for 16 days for emergency housing needs. For a family, the amount of assistance depends on a number of factors, including the number of people who are eligible and the special needs of any of those family members. The income of the family is considered in calculating the amount of cash aid the family receives. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses. In addition, once more permanent shelter is found, the Tehama County Social Services Department will provide the last month's rent (if necessary) and security deposit on an apartment.

Emergency Homeless Shelters

On October 13, 2007, The Governor of California signed into law SB 2, which required governments (counties and/or cities) to identify a zone or zone where emergency shelters are

allowed as a permitted use without a conditional use or other discretionary permit. In response to the passage of SB 2 and in order to better facilitate the development of homeless shelter in the city, the Red Bluff City Council adopted Ordinance 988 on December 2, 2008. This ordinance permits homeless shelters by right in the General Industrial (M-2) districts (Without discretionary approval), as well as in the Light Industrial (M-1) districts upon issuance of a use permit.

SB 2 requires the Housing Element to contain information on housing needs, housing conditions, land inventory and homeless information to complete the document among other criteria. Red Bluff's Ordinance 988 helps achieves this goal by utilizing a previously approved Emergency Shelters of 5,500 s.f. (Use Permit No. 336) plus approximately another 935 square feet (sq.ft.) allowed for parking to serve up to 40 transitional/homeless persons and staff as a baseline. Industrial standards would require that the building and impervious parking surface cover no more than 90 percent of the land to be occupied, which would require a minimum of 9,350 s.f. lot, while including another 950 s.f. of common area for family/children activity (similar to Multi-Residential requirements for 12 dwelling units or more, which requires 950 s.f. of playground for every 12 dwelling units on-site) would total 10,300 s.f. as a minimum lot size or 258 sq.ft. per person. The most recent homeless survey conducted within the City of Red Bluff by the Tehama County CoC indicated approximately 154 homeless people were counted in the January 2019 point-in-time survey, as discussed previously. Using the 154 persons in homeless situations as the target group number, Red Bluff would need approximately 39,732 s.f. or 0.9 acre of usable land for a transitional/homeless shelter in order to adequately address our community's transitional/homeless needs. The City's undeveloped M-2 Medium Industrial zoned land totals approximately 70.9 acres, of which approximately 26 acres lie within the City core along Mill Street along with two more acres that can be identified in the northern portion of the City on Hess Road. Those areas along Mill Street have direct access to City infrastructure, public transit and surrounding retail uses and are for sale. Also, there is at least another eight acres of suitable M-2-zoned land with direct access to City services, while the undeveloped M-1 Light Industrial-zoned land totals approximately 47.8 acres. Therefore, staff believes this analysis using the land use factors defined in Ordinance 988 (258 sq.ft. of space per person) on the homeless target group number of 154 adequately quantifies the City's need for undeveloped available land that is permitted without a CUP for transitional/homeless shelters as a "permitted" use in the M-2-zoned category.

Currently (December 2019), the Tehama County Housing and Homeless Stakeholder Collaborative is proposing a new low barrier navigation center/homeless shelter in the City. The Collaborative, in coordination with Tehama County, has identified three possible sites to place a low barrier navigation center/homeless shelter within the City limits including the M-2-zoned area along Mill Street. The original plan, which was located on Vista Way in the P-I (Planned Industrial) zoning district, included a 10,000 sq.ft. building and would provide approximately 75 overnight sleeping facilities with separate dorms for men, women, families and unaccompanied youth. Included was to be shower and laundry facilities, meals and crates/kennels for pets. A plethora of services were to be provided, such as health care, domestic violence assessments, drugs and alcohol abuse programs, job and housing search programs, faith-based assistance services, education programs and more. However, this site has met with much public opposition and as such, two other possible sites have been identified and are currently being presented to the public, including an area on Mill Street, which appears the most acceptable location.

It should be noted that the City has specifically added single-room occupancy as a permitted nondiscretionary right within R-4 Residential, and all Commercial zoning designations except Freeway Commercial on February 4, 2014, with the adoption of Ordinance 1022. The ordinance was prompted by SB 2 and designates single-room occupants in the lowest form of rental compensation within the City's permitted zoning code. It allows Single-Room Occupancy units as a Lodging House Land Use type, which is a building or portion thereof containing not more than five guest rooms, where rent is paid in money, goods, labor or otherwise. This Council action allows controlled and virtually unlimited low income residential opportunity within the City of Red Bluff City limits. The City continues the support of homeless persons by facilitating program(s) for special need groups that would benefit from paying their rent in labor or otherwise, such as the homeless (See Program HD.1.8 and HD. 1.11).

Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, either detached homes or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. The following are formal transitional shelters located in the City offering shelter as well as other services to combat domestic violence and homelessness:

PATH Sale House: Open to homeless single women and women with children. The house can hold a total of 15, including children. All bedrooms are upstairs. There is a 2-year maximum stay based on the individuals' needs and issues.

PATH Pathway's: Pathways is a transitional living program, specifically designed to provide a safe and sober living environment to help homeless men become stable and self-sufficient. Each client has the opportunity to participate in the program for up to two years. The house can hold up to 10 persons.

Empower Tehama (formally Alternatives to Violence): Provides emergency and transitional housing services to victims of domestic violence and sexual assault. Currently, the site has two duplexes, which can hold up to four families.

As indicated in the 2008-2014 Housing Element, program HD 1.12 and SB 2 necessitated the creation of a definition relating supportive and transitional shelters to other like uses within the same residential zoning district. Ordinance 1022, adopted by City Council on February 4, 2014, satisfies this requirement with the following codified definition- "*TRANSITIONAL (Health & Safety Code § 50675.2) AND SUPPORTIVE HOUSING (Health & Safety Code § 50675.14)* are a residential use of property that shall be subject only to those restrictions, which apply to other residential dwellings of the same type in the same zone." It should be noted that the City has amended the transitional and supportive housing definitions to the correct California code reference of Government Code Section 65582, Per SB 745.

The City added single-room occupancy as a permitted nondiscretionary right within R-4 Residential, and all Commercial zoning designations except Freeway Commercial on February 4,

2014, with the adoption of Ordinance 1022. Additionally, the City will continue the support of homeless persons and their supportive/transitional programs (See Program HD.1.8).

Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low-cost housing for various durations throughout the year. The City has recognized that there are circumstances in which individuals find themselves, where short-term temporary shelters are warranted and, therefore, has identified programs and policies in this document to address those issues, such as, the rotating shelter program the Poor and The Homeless Tehama County Coalition (PATH) operate every year from November 1 to April 30. A list of the participating churches and their dates of operation are listed in Table 38.

TABLE 38
PATH WINTER SHELTER
ROTATION SCHEDULE 2019-2020

Nov 1 - Nov. 29	Abundant Life Fellowship	21080 Luther Road
Nov. 29 – Jan. 3	First Church Of The Nazarene	900 Johnson Street
Jan. 3 - Feb. 28	Bridgeway Community	345 David Avenue
Feb. 28 – March 27	St. Peter's Episcopal Church	510 Jefferson Street
March 27 – April 30	Grace Community Church	598 Roundup Avenue

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V. RESOURCE INVENTORY

A. Land Inventory

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, Government Code Section 65583(c)(1) requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Accordingly, in preparing this updated element, all vacant residentially zoned parcels within the City were inventoried (See Table 39 and **Appendix A Vacant Land Maps**).

As can be seen in Table 39, which addresses only vacant residential lands in the City, approximately 5,349 new housing units could be constructed on the available sites. The following approximations for the distribution of the new housing units were created by assuming 50-75 percent of the maximum allowable build-out, as determined by lot size, location, and existing zoning. Of these units, it was estimated that 2,208 may be affordable to lower income households and 2,199 may be affordable to moderate income households. The remaining 942 units would be affordable for above moderate income households. These allocations of very low, low, moderate, and above-moderate housing units are approximations and may change once developed. Without knowing which housing assistance programs will be utilized, and/or the levels of funding that will be available, it is not possible to anticipate the potential distribution of lower income units among the extremely low, very low and low income categories. As a result, they have all been categorized together in the "low income" category for the purposes of the vacant land inventory.

Many of the larger vacant lots identified in Table 39 and shown in **Appendix A**, which are zoned for residential use, are located in the northern and southern portions of the City. With recent land development, the infrastructure has been extended to accessible points for the large vacant lots in the southern portion of the City that include sewer and water, while water and sewer services have been extended to the large vacant lands in the northern portion of the City. More importantly the areas in the southern and northern portions of the City may have physical or environmental constraints that would limit their build-out potential. The vacant parcels located in the northern portion of Red Bluff may be limited by the slope of the existing area. The vacant parcels located in the southern portion of the City may be impacted by creeks or streams, riparian habitats, and floodways. To mitigate the impact that these constraints may have on the potential for the vacant sites identified in Table 39 and **Appendix A** to be built out, each site in the north was allocated only 75 percent of the maximum potential units per acre and each site in the south was allocated only 50 percent of the maximum potential units per acre. The Land Use Element of the General Plan includes policies and programs to address environmental constraints to residential development and will be referred to with each individual development application.

TABLE 39
INVENTORY OF SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT [1]

APN	ZONING DISTRICT	GENERAL PLAN LAND USE	ACRES	MAXIMUM DENSITY	TOTAL UNIT POTENTIAL [2, 3]	POTENTIAL INCOME LEVEL[4]		
						LOW	MOD	ABOVE MOD
022-530-33[5]*	R-1	R-L	41.72	5 du/ac	70		28	42
022-530-35[6]*	R-1	R-L	21.59	5 du/ac	36		15	21
024-040-40	R-1	R-L	0.30	5 du/ac	1			1
024-040-73	R-1	R-L	11.15	5 du/ac	25		10	15
024-060-22	R-1	R-L	1.88	5 du/ac	4		2	2
024-190-52	R-1	R-L	0.25	5 du/ac	1			1
024-190-53	R-1	R-L	0.19	5 du/ac	1			1
024-190-59	R-1	R-L	0.24	5 du/ac	1			1
024-190-65	R-1	R-L	0.64	5 du/ac	1			1
027-020-05[8]*	R-1	R-L	16.86	5 du/ac	28		11	17
027-040-01	R-1	R-L	148.84	5 du/ac	335		134	201
027-230-03	R-1	R-L	21.26	5 du/ac	48		19	29
027-320-30	R-1	R-L	0.15	5 du/ac	1			1
027-390-11	R-1	R-L	0.34	5 du/ac	1			1
027-400-11	R-1	R-L	0.4	5 du/ac	1			1
027-410-08	R-1	R-L	42.85	5 du/ac	96		38	58
027-410-10	R-1	R-L	5.00	5 du/ac	11		4	7
027-410-12	R-1	R-L	34.10	5 du/ac	77		31	46
027-410-13	R-1	R-L	8.05	5 du/ac	18		7	11
027-410-30	R-1	R-L	7.38	5 du/ac	17		7	10
027-410-35	R-1	R-L	8.28	5 du/ac	19		8	11
027-410-36	R-1	R-L	1.01	5 du/ac	2			2
027-410-39	R-1	R-L	54.3	5 du/ac	122		49	73
029-050-11	R-1	R-L	1.78	5 du/ac	4		2	2
029-060-15	R-1	R-L	0.45	5 du/ac	1			1
029-080-01	R-1	R-L	4.12	5 du/ac	9		3	6
029-080-02	R-1	R-L	7.93	5 du/ac	18		7	11
029-080-07	R-1	R-L	0.48	5 du/ac	1			1
029-080-09	R-1	R-L	0.12	5 du/ac	1		1	
029-080-15	R-1	R-L	3.09	5 du/ac	7		3	4
029-080-16	R-1	R-L	5.68	5 du/ac	13		5	8
029-080-18	R-1	R-L	0.29	5 du/ac	1			1
029-090-10	R-1	R-L	0.19	5 du/ac	1			1
029-090-14	R-1	R-L	0.10	5 du/ac	1		1	

APN	ZONING DISTRICT	GENERAL PLAN LAND USE	ACRES	MAXIMUM DENSITY	TOTAL UNIT POTENTIAL (2, 3)	POTENTIAL INCOME LEVEL(4)		
						LOW	MOD	ABOVE MOD
029-090-17	R-1	R-L	0.29	5 du/ac	1			1
029-100-15	R-1	R-L	0.40	5 du/ac	1			1
029-100-47	R-1	R-L	14.03	5 du/ac	32		13	19
029-111-14	R-1	R-L	1.54	5 du/ac	3			3
029-131-12	R-1	R-L	0.81	5 du/ac	2			2
029-151-14	R-1	R-L	0.16	5 du/ac	1		1	
029-152-13	R-1	R-L	0.16	5 du/ac	1		1	
029-211-19	R-1	R-L	0.13	5 du/ac	1		1	
029-270-32	R-1	R-L	24.47	5 du/ac	55		22	33
029-270-33	R-1	R-L	18.76	5 du/ac	42		17	25
029-320-02	R-1	R-L	5.02	5 du/ac	11		4	7
029-385-30	R-1	R-L	0.40	5 du/ac	1			1
029-385-36	R-1	R-L	0.50	5 du/ac	1			1
031-101-04	R-1	R-L	0.30	5 du/ac	1			1
031-101-06	R-1	R-L	0.30	5 du/ac	1			1
031-160-57	R-1	R-L	0.47	5 du/ac	1			1
031-160-58	R-1	R-L	0.93	5 du/ac	2			2
031-210-50	R-1	R-L	2.77	5 du/ac	6		2	4
031-210-52	R-1	R-L	1.98	5 du/ac	4		2	2
031-210-53	R-1	R-L	2.37	5 du/ac	5		2	3
033-080-22	R-1	R-L	4.02	5 du/ac	9		3	6
033-080-24	R-1	R-L	1.31	5 du/ac	3			3
033-111-23	R-1	R-L	0.14	5 du/ac	1		1	
033-112-13	R-1	R-L	0.12	5 du/ac	1		1	
033-230-32	R-1	R-L	0.78	5 du/ac	2			2
033-230-50	R-1	R-L	1.91	5 du/ac	4		2	2
033-240-64	R-1	R-L	0.12	5 du/ac	1		1	
035-022-21	R-1	R-L	2.75	5 du/ac	6		2	4
035-022-26*	R-1	R-L	138.4	5 du/ac	234		93	141
035-022-28	R-1	R-L	2.85	5 du/ac	6		2	4
035-022-30	R-1	R-L	4.06	5 du/ac	9		3	6
035-070-16	R-1	R-L	10.42	5 du/ac	23		9	14
035-070-79	R-1	R-L	14.75	5 du/ac	33		13	20
035-510-15	R-1	R-L	11.08	5 du/ac	25		10	15
041-050-22	R-1	R-L	0.10	5 du/ac	1		1	
041-050-29	R-1	R-L	1.08	5 du/ac	2			2

APN	ZONING DISTRICT	GENERAL PLAN LAND USE	ACRES	MAXIMUM DENSITY	TOTAL UNIT POTENTIAL (2, 3)	POTENTIAL INCOME LEVEL(4)		
						LOW	MOD	ABOVE MOD
041-200-38	R-1	R-L	1.83	5 du/ac	4		2	2
041-200-39	R-1	R-L	2.19	5 du/ac	5		2	3
041-200-40	R-1	R-L	1.92	5 du/ac	4		2	2
041-240-17	R-1	R-L	1.13	5 du/ac	3		1	2
041-430-07	R-1	R-L	2.39	5 du/ac	5		2	3
041-430-08	R-1	R-L	11.78	5 du/ac	27		11	16
Subtotal – R-1			***678.59***		***1,553***	**-**	***611***	***942***
033-180-44	R-2	R-L	0.23	10 du/ac	2		2	
033-180-84	R-2	R-L	1.17	10 du/ac	6		6	
Subtotal – R-2			***1.40***		***8***	**-**	***8***	**-**
029-251-19	R-3	R-M	0.16	15 du/ac	1			1
029-183-14	R-3	R-M	0.16	15 du/ac	1			1
031-052-19	R-3	R-M	0.13	15 du/ac	1			1
039-290-11	R-3	R-M	1.83	15 du/ac	16			16
029-123-19	R-3	R-M	1.32	15 du/ac	12			12
029-131-08	R-3	R-M	0.92	15 du/ac	8			8
029-121-06	R-3	R-M	0.2	15 du/ac	2			2
029-111-16	R-3	R-M	0.18	15 du/ac	2			2
029-122-27	R-3	R-M	0.16	15 du/ac	1			1
029-183-14	R-3	R-M	0.16	15 du/ac	1			1
029-294-08	R-3	R-M	0.14	15 du/ac	1			1
Subtotal – R-3			***5.36***		***48***			***48***
035-022-07	R-4	R-M	3.42	20 du/ac	44		44	
022-440-16	R-4	R-M	48.85	20 du/ac	635	381	254	
022-440-14	R-4	R-M	93.07	20 du/ac	1,210	726	484	
033-052-16	R-4	R-M	0.14	20 du/ac	2		2	
033-052-11	R-4	R-M	0.12	20 du/ac	2		2	
041-380-16	R-4	R-M	0.24	20 du/ac	3		3	
033-052-12	R-4	R-M	0.14	20 du/ac	2		2	
033-080-07	R-4	R-M	0.07	20 du/ac	1		1	
031-080-19	R-4	R-L	1.23	20 du/ac	16		16	
035-022-03	R-4	R-M	3.64	20 du/ac	47		47	
035-022-19*	R-4	R-M	21.46	20 du/ac	279	167	112	
035-022-09	R-4	R-M	15	20 du/ac	195	117	78	
035-022-22*	R-4	R-M	39.54	20 du/ac	257	154	103	
035-020-93	R-4	R-M	1.84	20 du/ac	24		24	

APN	ZONING DISTRICT	GENERAL PLAN LAND USE	ACRES	MAXIMUM DENSITY	TOTAL UNIT POTENTIAL (2, 3)	POTENTIAL INCOME LEVEL(4)		
						LOW	MOD	ABOVE MOD
022-530-35(6)*	R-4	R-M	39.50	20 du/ac	385	231	154	
027-020-01(7)*	R-4	R-M	8.61	20 du/ac	84	50	34	
027-020-05(8)*	R-4	R-M	5.46	20 du/ac	53	32	21	
022-530-33(5)*	R-4	R-M	51.35	20 du/ac	501	300	201	
Subtotal – R-4			***333.68***		***3,740***	***2,159***	***1,580***	**-**
Total			**1,019.03**		**5,349**	**2,208**	**2,199**	**942**

Source: CSU, Chico GIC, City of Red Bluff GIS, City of Red Bluff General Plan, Tehama County Assessor Data, Land Inventory 2013.

(1) All of the sites included in this table were available for development as of January 2019.

(2) Maximum building coverage allowed as a percent of total lot area, by zoning district, is as follows: R-1: 45% R-2: 50% R-3: 60% R-4: 65%

(3) Potential units are based on lot area multiplied by maximum allowed units per acre under existing zoning (for the total units possible all fractions were rounded down). The potential units were then reduced by 25-50 percent of the maximum allowable units per acre, to compensate for potential constraints to the development of the identified sites, such as wetlands, creeks or rivers, and slope in an effort to achieve a more realistic build-out capacity.

(4) The methodology for the allocation of very low/low, moderate, and above moderate units is as follows:

Units for R-1 zoned parcels, with a minimum of 10 potential units, were broken down between moderate and above moderate with 40 percent of the maximum allocated units to the moderate income category and the remaining 60 percent were allocated to the above moderate income group (all fractions were rounded up into the above moderate category). R-1 zoned parcels with less than 10 potential units were allocated to the above moderate income group.

Units for R-2 zoned parcels were allocated to the moderate income category.

Units for R-3 zoned parcels, with a minimum of 25 potential units, were distributed among the very low/low and the moderate income categories, with 60 percent of the maximum allocated units to the very low/low category and the remaining 40 percent allocated to the moderate income group. R-3 zoned parcels with less than 25 potential units were allocated to the moderate income group.

Units for R-4 zoned parcels, with a minimum of 50 potential units, were divided up the same as R-3 zoned parcels. R-4 zoned parcels with less than 50 potential units were allocated to the very low/low income group.

Actual development figures have been used for those sites that are currently being developed or for which development plans have been approved. For the remaining sites, the number of potential units is 50-75 percent of the maximum number that could be constructed if each site was built-out in accordance with existing zoning.

(5) Multiple Zoning (R-4 (51.35 ac) and R-1 (41.72 ac)

(6) Multiple Zoning (R-4 (39.5 ac) and R-1 (21.59 ac)

(7) Multiple Zoning (R-4 (8.61 ac) and C-2 (13.0 ac)

(8) Multiple Zoning (R-4 (5.46 ac), R-1 (16.9 ac) and C-2 (8.35 ac)

(9) There are two City of Red Bluff General Plan residential land use designations: Residential - Low Density (R-L) and Residential - Medium Density (R-M). R-L is consistent with R-1 and R-2 zoning and R-M is consistent with R-3 and R-4 zoning. Permitted housing types for each zone district are identified in Table 42.

(10) Without knowing which housing assistance programs will be utilized, and/or the levels of funding that will be available, it is not possible to anticipate the potential distribution of lower income units among the extremely low, very low and low income categories. As a result, they have all been categorized together in the "low income" category for the purposes of the vacant land inventory.

*The vacant parcels located in the southern portion of the City may be impacted by creeks or streams, riparian habitats, and floodways. To mitigate the impact that these constraints may have on the potential for the vacant sites, each site in the north was allocated only 75 percent of the maximum potential units per acre and each site in the south was allocated only 50 percent of the maximum potential units per acre.

Last amended on September 19, 2002, the Dutra Bill (AB 2292) prohibits a locality from reducing the density of a parcel below the density used to determine compliance with the Housing Element, unless the locality makes written findings, supported by substantial evidence, that the reduction is consistent with the Housing Element. AB 2292 also requires a court to award attorney fees to a plaintiff-developer if the court finds that the locality violated those provisions.

The current zoning for potential housing sites will allow for the development of a full range of housing types, including single-family homes and condominiums, apartments, manufactured housing, subdivisions, and transitional housing. The development standards that apply to the City's various residential zones are reasonable and will not inhibit the production of lower income housing. As indicated in the Constraints section of this element, adequate public services and facilities are either available at all potential housing sites or improvements are planned to ensure their adequacy as these sites are developed.

As stated above, it should be pointed out that the sites identified in Table 37, many of the larger vacant lots zoned for residential uses are located in the northern and southern portions of the City, which may have environmental constraints that limit their ability to be developed at the maximum buildout densities. As noted on the previous pages of this Land Inventory, the calculations projecting additional housing units at build-out includes a 50-75% reduction of maximum potential units per acre for those parcels identified as having a potential constraint. This reduction is applied to factor in the effects of environmental as well a physical constraint. To address environmental constraints that could affect development of housing units, policies and programs in the Land Use Element of the General Plan and the provisions of the California Environmental Quality Act (CEQA) will be applied to each individual development application.

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to propose the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in Table 37 can support the development housing in excess of the City’s share of the 2019-2024 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

Review of 2014-2019 Sites Inventory and Development Densities

An analysis of housing production for the 2014-2019 time period indicates that there were 75 residential units built during that time period. Of these, 40 were single family homes, 9 were duplexes, and 17 were condominiums. None of this construction affected the densities identified in 2014-2019 sites inventory. There was no construction during the 2014-2019 time period that requested a lesser density than identified in the 2014-2019 sites inventory, as explained below.

All of the single family homes were built within the R-1 zoning district on individual lots. Because the majority of these sites were located in a previously approved subdivision, these lots were not included in the 2014-2019 sites inventory and development of these sites did not reduce the projected 2014-2019 sites inventory densities. For those few single family homes that were built on scattered individual small lots, these homes were built at densities allowed in the City’s General Plan. The development of these single family homes did not reduce the R-1 densities provided in the 2014-2019 sites inventory.

The nine duplexes were developed on a parcel zoned as C-2 under a Planned Development (PD) agreement. This parcel was not included in the 2014-2019 sites inventory as it was not a residentially zoned parcel.

The 17 condominiums were a continuation of a development previously approved by the City. These sites were not included in the 2014-2019 sites inventory as the city anticipated this development. As such, the development of these condominium did not affect the potential housing densities identified in the 2014-2019 sites inventory.

B. Funding Availability

According to the 2013-2017 ACS, approximately 23.3 percent of the population in the City of Red Bluff is below the poverty level (see Table 11) and in need of affordable housing. The City has been committed to providing new housing and maintaining and preserving existing housing for all residents of the City. Through this commitment, the City has availed itself of some available Federal, State, and local programs, the results of which are discussed in other sections of this Housing Element.

The following data is a listing of available programs, which can be considered potential resources for the City.

1. Rehabilitation

Owner-Occupied Rehabilitation Program

The City of Red Bluff has an Owner-Occupied Rehabilitation Program that offers affordable home repair loans to low income families. Although there is no limit on the amount that the City will lend qualifying owner-occupants and owner-investors, the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Eligible repairs include, but are not limited to: correcting plumbing and electrical problems; repairing roof deficiencies; adding bedrooms/bathrooms to eliminate overcrowding; replacing old windows and doors; replacing inefficient water heaters and refrigerators; converting to gas dryers, ovens, furnaces, and air conditioning appliances; repairing siding and sheetrock; replacing worn flooring, cabinets, interior doors, and gutters; repairing foundations; and adding handicapped ramps, and walk-in/roll-in showers.

Priority is given to repairs addressing health and safety issues. Money is available on a first-come, first-serve basis. Information on the City of Red Bluff's Owner-Occupied Rehabilitation Program is available on the City's website at: www.cityofredbluff.org.

State CDBG Program

The CDBG and HOME Investment Partnerships programs, both administered by the State Department of HCD, are the best sources to fund housing rehabilitation. These programs can be applied for annually in amounts ranging from $100,000 (CDBG) to $800,000 (HOME). Another important single-family housing rehabilitation program is the USDA Housing Preservation Program, although this program typically awards less funds than CDBG or HOME. Other funding programs for addressing multifamily rehabilitation include California TCAC Low income Housing Tax Credits, and the Multifamily Housing Program (MHP).

Since 2009, the City has leveraged $1,113,877 in CDBG and HOME funds and completed 32 single-family housing rehabilitation projects. The City has been actively engaged in assisting low

income families with housing rehabilitation programs since the 1980's. Moreover, in 2004 the City assisted Ellison Apartments, and in 2006 apartments Red Bluff Meadows with the rehabilitation of substandard multifamily rental units through HOME grants. During the boom years of 2005 thru 2006, the City supported Tax Allocation Funding for the construction of the Kimball Crossing Apartments (56 Units), Vista Ridge Apartments (56 Units) and Creekside Apartments (60 Units). The City shall continue to address the housing needs of lower-income households by maintaining and expanding existing rehabilitation programs.

Under the 2012 HOME program, the City was awarded $700,000 in funds for Owner-Occupied Rehabilitation Program (OORP) and First-Time Homebuyers Program (FTHB). The FTHB program has been discontinued due to a lack of participation and the inability of prospective participants to qualify in the restrictive requirements. However, the OORP continues and has assisted 32 households in rehabilitating their homes. The program will continue with a two percent deferred payment loan and allow up to 100 percent of the indebtedness of the home to be encumbered. A maximum grant allowed by the HOME program is based on 25 percent of the subsidy maximum as issued by HUD Section 221(d)(3) and is based on bedroom size of the home. This effort will allow homes that are currently over encumbered to receive assistance under this new award.

As can be seen, the City has been diligently using those funds for some of the following:

General Rehabilitation Programs
Emergency Repair
Blighted Property Acquisition and Rehabilitation Fund

Other State Programs

Following are additional programs that are potential sources of funding for housing projects:

California Housing Rehabilitation Program - Owner occupied (CHRP-O)
California Housing Rehabilitation Program - Rental Units (CHRP-RU)
CalHome Program
California Indian Assistance program (CIAP)
California Self-Help Housing Program (CSHHP)
Child Care Facilities Finance Program (CCFFP)
Code Enforcement Incentive Program
Community Code Enforcement Pilot Program
Downtown Rebound Capital Improvement Program
Emergency Housing Assistance Program (EHAP)
Federal Emergency Shelter Grant Program (FESG)
HOME Investment Partnerships Program (HOME)
Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)
Mobilehome Park Resident Ownership Program (MPROP)
Multifamily Housing Program (MHP)
Office of Migrant Services (OMS)
Predevelopment Loan Program (PDLP)
State CDBG Program Enterprise Fund

Federal Programs

Special User Housing Rehabilitation Program for elderly and handicapped
Section 8 Moderate Rehabilitation
HOME Program
Section 312 Loan Program (HUD)
Federal Emergency Shelter Grant Program (FESG)

2. New Construction

There are several loan and grant programs that apply to both new construction and rehabilitation in the State of California. However, Federal funding for new construction is limited to the Farmers Home Administration 502 Single-family Home Program, and the RHS 515 Rural Rental Housing Program.

Local Programs

Density Bonus

State Programs

CalHome Program
California Indian Assistance Program (CIAP)
California Self-Help Housing Program (CSHHP)
Child Care Facilities Finance Program (CCFFP)
Downtown Rebound Capital Improvement Program
Emergency Housing Assistance Program (EHAP)
Federal emergency Shelter Grant Program (FESG)
Jobs-Housing Balance Incentive Grants
Joe Serna Jr. Farmworker Housing Grant program (JSJFWHG)
Mobilehome Park Resident Ownership Program (MPROP)
Multifamily Housing Program (MHP)
Office of Migrant Services (OMS)
Predevelopment Loan Program (PDLP)

Federal Programs

RHS Section 502 for very low and low income home buyers
RHS Section 515 Rural Rental Housing Program for very low and low income renters
RHS Section 523 and 524 Multi Self-Help Technical Assistance Grants
RHS Section 538 for very low to moderate income households; or elderly, handicapped, or disabled persons with income not in excess of 115 percent of the median income of the surrounding area.
RHS Section 533 Housing Preservation Grant Program
HUD Section 202 for elderly and handicapped
HUD Section I 06(b) - Seed Money Loans, generally offered in connection with Section 202 loans

3. Rental Assistance

State Programs

Senior Citizen Shared Housing Program
Home Investment Partnerships Program (HOME)
Housing Assistance Program (HAP)
CALWORKs –TANF

Federal Programs

Section 8 Certificates and Vouchers
RHS Section 515 Rural Rental Housing Program
RHS Section 538 Rural Rental Housing Guaranteed Loan Program

VI. HOUSING CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Red Bluff is discussed below.

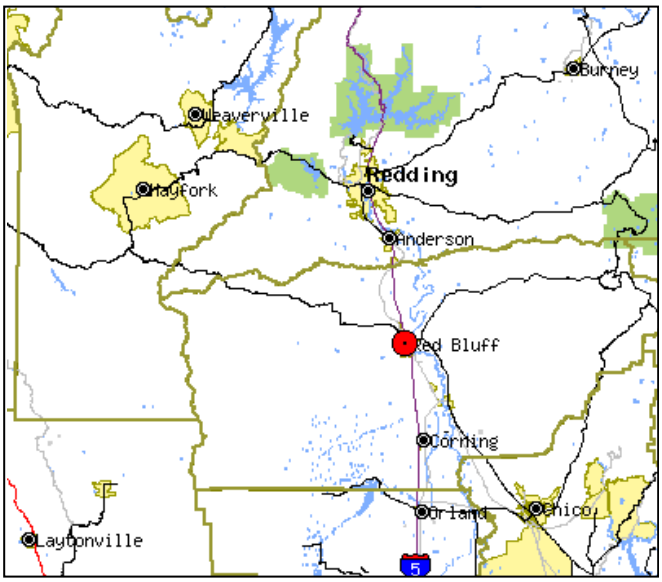
A. Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the availability of land, the price of land and the cost of construction. These and other constraints are discussed below.

1. Land Availability/Environmental Constraints

The City of Red Bluff is situated at the north end of the Sacramento Valley, approximately 130 miles north of the City of Sacramento (see Figure 6). One of three incorporated cities in Tehama County, the City of Red Bluff has a DOF 2018 estimated population of 13,858.

FIGURE 5. LOCATION MAP



Source: U.S. Bureau of Census, Tiger Map Server, 1998.

The City has developed on a relatively level series of terraces on both sides of the Sacramento River at a general elevation of 300-360 feet above sea level. Red Bluff is surrounded by mountains on three sides, with the Coast Ranges roughly 30 miles to the west, the Sierra Nevada about 40 miles to the east, and the Cascade system about 45 miles to the northeast and north.

The general topography of the Red Bluff area is one of rolling hills that have been dissected locally by streams flowing from the adjacent highlands as tributaries to the Sacramento River.

Active earthquake faults can be found throughout California; however the City of Red Bluff is located in an area that is considered to be relatively free of seismic hazards in the immediate vicinity. The most significant seismic activity that can be anticipated in the Red Bluff area is ground shaking generated by seismic events on distant faults. The closest of these is the Elder Creek Fault, which lies 21 miles to the southwest. There is no evidence of a "potentially active fault," located in the Red Bluff area, which could result in significant damage to the City of Red Bluff.

Noise exposure at the available housing sites in the City can be considered a potential constraint to the development of residential housing. There is an active municipal airport in the vicinity of

the City; however, the traffic patterns of the airport are designed to avoid flying over the City limits. Also extending through the middle of the city is Interstate 5, a major source of ambient noise. Trains are another major source of ambient noise that may act as a constraint to housing development in parts of the City of Red Bluff.

As evaluated in the Resource Inventory section above, the undeveloped, residentially zoned land in the City of Red Bluff can more than adequately meet local housing needs over the next five years. The majority of these vacant sites are not infill sites, but are nevertheless located in areas of the City that have access to adequate infrastructure to meet the need of new residential development. Also, there are many large residentially zoned parcels in the northern and southern portions of the City which, with the installation of the proper infrastructure, will be able to support the projected population of the City for many years to come. With an abundance of available land and a lack of environmental constraints, land availability is not considered a constraint to the development of housing in the City of Red Bluff.

2. Financing Availability

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. However, since that time, interest rates have been on a steady decline. As of December 2019, the interest rate for a 30-year conventional home loan in the State of California was 3.82 percent.

As a potential constraint on the maintenance, improvement and development of housing within the City of Red Bluff, the availability and cost of financing to local residents and/or developers was investigated. Representatives from local lending institutions were contacted regarding the competitiveness of interest rates in the City of Red Bluff with those in the surrounding region, with an emphasis on their efforts to meet the credit needs of the local community as required by the Community Reinvestment Act. Based on this brief survey, financing is available to all economic segments of the community and at interest rates that are not significantly different than in surrounding areas.

The availability of financing to all income groups within the community, at competitive interest rates, is not a constraint.

3. Land Cost

Based on a December 2019 survey of local real estate listings, vacant residential lots in the City of Red Bluff vary in price greatly depending on location. For example, a river front property is listed for approximately $350,000 per acre while an approved subdivision in the southern portion of the city has an average per acre cost of approximately $38,000. Listed residentially zoned land prices run between $11,000 to $375,000 per acre. It should be noted that the price of land and housing in the city has increased substantially over the last year because of the Camp Fire. However, the prices appear to be leveling off and may be slightly declining. Whether the cost of vacant land will return to the pre-fire prices is unknown at this time.

4. Development Costs

As with the price of land, construction costs vary widely depending on the type, size, location, and amenities of the development. According to the International Code Council Building Valuation Data, the cost of construction for typical single-family residential home was approximately $121 per square foot in August 2019. However, discussions with local builders indicated that construction cost are currently about $200 to $250 per square foot, depending on construction type and finishes. Additionally, the cost could be higher for custom construction or on lots with environmental constraints or located on steep slopes. Multifamily residences such as apartments can generally be constructed for slightly less than single-family housing units.

5. Vacancy Rates

The minimum desirable vacancy rate in a community is considered to be between five and eight percent. When the vacancy rate falls below this level, as the demand for housing exceeds the available supply, perspective renters and buyers typically experience an increase in the cost of housing.

According to DOF and as shown in Table 20, the vacancy rate in the City was 7.7 percent in 2019. However, the DOF estimates are dated as of January 1, 2019. This must be taken into account because, since that time, occupancy rates in the northern part of the State have changed drastically because of the Camp Fire in Butte County, which occurred in November 2018. The Camp Fire caused the displacement of over 53,000 people, and as a result, vacancy rates must have changed drastically in the City and surrounding area. However, no official post-Camp Fire occupancy rates are available at this time. Discussions with local realtors indicate that the vacancy rate is extremely low in the City at this time.

B. Governmental Constraints

Potential constraints on the provision of housing, which could be attributed to governmental actions, include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

1. Land Use Controls

The Land Use Element of the Red Bluff General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the City. Residential development in Red Bluff is permitted in accordance with the Zoning Ordinance, under the districts shown in Table 40.

TABLE 40
RESIDENTIAL DISTRICTS AND DENSITIES

ZONE DISTRICT	*GROSS ALLOWABLE DENSITY*	
	MAXIMUM BUILDING COVERAGE	*UNITS PER ACRE*
Rural Residential Estate (RE)	40%	3
Low Density Residential (R-1)	45%	5
Medium Density Residential (R-2)	50%	10
High Density Residential (R-3)	60%	15
High Density Residential (R-4)	65%	20
Historical Residential (HR)	60%	20

Source: City of Red Bluff Zoning Code, 2019.

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. Residential land use designations and the applicable zoning categories are described in the Land Use Element and Zoning Ordinance. Residential land use designations include Residential - Low Density (R-L) and Residential - Medium Density (R-M). The R-L land use designation is compatible with the Rural Residential Estate (RE), Low Density Residential (R-1) and Medium Density Residential (R-2) zone districts. The R-M land use designation is compatible with the High Density Residential (R-3 and R-4) and Historical Residential (HR) zone districts.

The City may allocate "density bonuses" for the development of affordable housing. These bonuses are specified in Chapter 4.3 of State Planning, Zoning, and Developmental Law beginning with Section 65915.5 of the California Government Code as well as Red Bluff Municipal Code Section 25.199. Density bonuses can be used to offset standards that may reduce residential density potential on a development site. The City also allows accessory dwelling units and junior accessory dwelling in compliance with State law as a means to achieve higher densities and meet affordable housing needs.

2. Residential Development Standards and Site Improvements

The City of Red Bluff has set development standards and site improvements required before consideration of a final map for a subdivision. The development standards and site improvements are inspected and approved by the City Engineer before approval of the final subdivision map. The site improvements are vital to provide adequate infrastructure for circulation, safety, water and sewer service, etc., and to retain the existing character of the City of Red Bluff. The City's site improvements are discussed in more detail in Table 41. The site improvements required for the approval of a subdivision in Red Bluff are not seen as overly restrictive but are necessary to provide adequate infrastructure and services for housing and will not act as a constraint to residential development in the City.

The City does not have any locally adopted ordinances that may be perceived to hinder the production of housing such as inclusionary zoning or short-term rental requirements.

TABLE 41
SUBDIVISION SITE IMPROVEMENTS

SITE IMPROVEMENTS	***EXPLANATION***[1]
STORM DRAINAGE	
Hydrology	The degree of protection for a given area should be determined on the basis of economic considerations of property value, cost of damage repair, and inconvenience to the public. The minimum criteria shall be a storm frequency of 10 years except for areas tributary to sumps or located in a natural existing water course.
Hydraulics	The runoff for the 10-year storm shall be carried totally in an underground system with the hydraulic gradient of curb inlets maintained at least one foot below the top of the curb.
Structures	Catch basins shall be constructed at intersections and at intermediate points when the gutter flow of the design storm is at the top of curb for a 0.4% grade and when the gutter flow is higher than 3" below the top of the curb for 15% grades. For gutter slopes between the minimum and 15%, inlets shall be constructed at intermediate points based on a straight line ratio between these two values. Inlet capacities shall be determined assuming 50% of the grate opening is clogged.
Materials	Properly designed concrete or plastic conduit may be used. Materials for manholes, catch basins, and other appurtenances are set forth in the accompanying standard plans.
SANITARY SEWER	
Hydrology	Calculations for the sizing of the sanitary sewer system shall be based upon a minimum flow of 100 gallons per capita day. Peak flows shall be considered 250% of average.
Hydraulics	The minimum main line size shall be eight inches in diameter and six inches reserved for terminal lines. The sewer shall be designed to flow 1/2 full with a velocity of two and 10 fps. A minimum cover of five feet shall be maintained when possible.
Structures	Manholes shall be placed at intervals not greater than 350 feet and at changes in grade, elevation, direction, and size. The sanitary sewer normally occupies the center if the street. Sewer lines should be constructed in tangent between manholes. Laterals shall be extended to the property line.
Materials	Concrete asbestos cement and 6" ABS composite pipe shall not be used. The house connection within the public right-of-way shall be constructed to the same standards as specified for the main line. Other materials and specifications are set forth in the accompanying standard plans.
Sewage Lift Stations	When a sewage lift station is required, the location, size, and type shall be approved by the City Engineer.
WATER SYSTEM	
General	The designer is reminded that in addition to the standards and criteria contained herein, it will be necessary to conform to all applicable State and Federal codes.
Design	The system shall be designed to form a grid of mains and feeders cross-connecting and looping wherever possible. All sizing and placement shall conform to the City of Red Bluff water master plan. Lines shall be of a sufficient size, considering length and character of the area served to deliver adequate fire and consumption flows.
Materials	All materials must be equal to or better than AWWA Standards and Specifications.
Fire Hydrants	Maximum spacing shall be 500 feet. Minimum size of fire hydrant service line is six inches. All placements of hydrants shall be subject to the approval of the Fire Department.

SITE IMPROVEMENTS	***EXPLANATION***[1]
Backflow Prevention	An approved backflow prevention device shall be installed when there is a potential cross connection with the City water system, as defined by the Health Code of the State of California.
STREETS	
Conformity	The arrangement, character, extent, width, grade, and location of all streets shall conform to the official map and adopted General Plans and shall be considered in their relations to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
Continuity	The arrangement of streets shall make provisions for continuing existing street in adjoining areas and projecting streets into adjoining areas when those areas are undeveloped.
Cul-De-Sac	Length of cul-de-sac streets shall be limited to 500 feet and shall be provided with a turnaround radius of 45 feet minimum at the closed end.
Marginal Access Streets	Where a subdivision abuts or contains an existing major street, the City may require marginal access streets.
Local Streets	A local street provides access for not more than 100 residential dwelling units. The pattern of local streets should discourage through traffic. For specifics see *The City of Red Bluff Land Division Standards, Resolution 44-1990*. Right-of-way width is 60 feet, curb face to curb face is 40 feet.
Collector Streets	A collector street serves abutting property and carries traffic to and from the higher street classifications. For specifics see the *City of Red Bluff Land Division Standards, Resolution 44-1990*. Right-of- way width is 60 feet or 50 feet with 6-foot easements, curb face to curb face is 40 feet.
Intersections	The intersections of more than two streets at one point shall be avoided except where it is impractical to secure a proper street system otherwise. Streets shall intersect one another at an angle as near to a right angle as possible, and no intersections of streets at angles less than 85˚ shall be approved. Offset intersections are discouraged.
Half Streets	Half streets are prohibited. The developer is responsible for the improvement of one-half of the local street width plus an additional 12-foot drive lane.
Access to Streets Across Drainage Channels	The sub-divider shall provide access to proposed streets, across all drainage channels, in a standard method approved by the Director of Public Works.
Street Intervals	In general, provisions should be made for through streets at intervals not exceeding 850 feet.
Alleys	Alleys shall not be permitted in residential areas.
Private Streets	Private development streets, where approved, shall conform to the standards of public streets.
Structural Design of Streets	See *City of Red Bluff Land Division Standards, Resolution 44-1990*.
Curb and Gutter	Type A curb and gutter shall be provided in accordance with the standards and the standard specifications.
Sidewalks	Concrete sidewalks shall be constructed on both sides of all streets; provided however, that where the property is platted in lots having an area of at least 20,000 s.f. and a width of at least 150 feet, the City Council may waive this requirement.
Signage	The developer is responsible for placement of all regulatory and street name signs.

SITE IMPROVEMENTS	***EXPLANATION***[1]
Utilities	All utilities shall be underground. Easements shall be provided as required to serve the development.
Street Lights	Street lighting shall be provided for all intersections, culs-de-sac, and at intervals of 400 feet.
Driveways	Driveways shall not be excessive in number or width so that they are the detriment of the abutting street capacity or efficiency. The total width of driveways shall not exceed 60 percent of the frontage. Driveways grades shall be designed to preclude any part of an automobile from dragging on the street or driveway.
Grading Plan	Lot grading within the subdivision shall conform to the latest adopted edition of the Uniform Building Code, the City's Grading Drainage and Ground Cover Policies and the City's Zoning Code.
LANDSCAPING	
General	Landscaping, if appropriate, must be included on all project sites, excluding single-family dwellings. It should enhance the effect of buildings and pavement. The landscaping should be a combination of trees, shrubs, and ground cover that will blend with the projects and with neighborhood developments. For specifics see the *City of Red Bluff Design Review Guidelines, Volume 1, Resolution 43-2003*.

Source: City of Red Bluff Design Review Guidelines, Volume 1 and the City of Red Bluff Land Division Standards, Resolution 44-1990.
Notes: (1) For specifics see the City Design Review Guidelines, Volume 1, and City Land Division Standards, Resolution 44-1990.

The City's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive, when compared to surrounding communities. The low- and medium-density standards are slightly lower than those found in select surrounding communities; however, they are not so onerous as to be considered a constraint on the development of housing. The high-density residential designation is consistent with the high-density designations found in the surveyed communities. Yard setback requirements and other standards regulating development within the City are consistent with those being utilized in the surveyed communities, as documented in Table 42.

Since Red Bluff's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the City. Furthermore, through the use of tools such as Specific Plans and Planned Unit Development Ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

TABLE 42
DEVELOPMENT STANDARDS

CITY/ COUNTY	*MAXIMUM DENSITY UNITS/ACRE*	*YARD SETBACKS*			*OFF STREET PARKING SPACES/UNIT*	*MAXIMUM HEIGHT*
		FRONT	*SIDE*	*REAR*		
LOW DENSITY RESIDENTIAL (R–1)						
Red Bluff	5.0	20’	5’ and 10’	20’	2.0 per unit	35’
Corning	5.0	25’	10% if yard width	20% of lot depth	2.0 per unit	35’
Tehama	9.0	15’	5’	25’	2.0 per unit	30’
Tehama County	10.0	20’	15’	20’	No requirements	35’
MEDIUM DENSITY RESIDENTIAL (R–2)						
Red Bluff	10.0	20’	5’ and 10’	20’	2.0 per unit	35’
Corning	12.0	25’	10% of yard width	20% of lot depth	1.0 per unit	35’
Tehama	No R-2 Zoning					
Tehama County	10.0	30’	6’	20’	No requirements	35’
HIGH DENSITY RESIDENTIAL (R–3/R–4)						
Red Bluff	15.0 (R-3) and 20 (R-4)	20’	15’	20’	2.0 per unit(1)	40’ (R-3) and 50’ (R-4)
Corning	29.0	25’	10% of yard width	20% of lot depth	1.5 per unit	35’
Tehama	No R-3 or R-4 Zoning					
Tehama County	10.0	30’	6’	20’	No requirements	35’

Source: Tehama County Planning Department; City of Red Bluff Planning Department; City of Corning Planning Department, Tehama City Clerk.

(1) Parking Spaces required Multifamily Residential- 1 covered, 1 uncovered per unit plus 1 space for every 5 dwelling units visitor parking.

3. Building Codes and Enforcement

Building standards are essential to ensure safe housing. The City of Red Bluff has adopted or is in the process of adopting the 2019 California Building Code, 2019 Residential Code, 2019 California Mechanical Code, 2019 California Plumbing Code, the 2019 California Electric Code, the 2019 California Fire Code, the California Green Building Code, the 2019 California Energy Code, and the 1997 Uniform Code for the Abatement of Dangerous Buildings with local amendments based on local conditions, as provided by law. There is no ongoing systematic enforcement of the State Housing Code (Title 25, California Code of Regulations [CCR]) in Red Bluff. Existing units are inspected only when complaints are received by the City or when an owner seeks a permit for additional construction.

Additional design requirements or improved safety standards may have a small impact on the cost of housing. The Red Bluff City Code has amended the California Fire Code and Building Code to include the following:

1. New buildings and tenant spaces shall have approved illuminated address numbers or building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel.
2. Numbers for one and two- family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.
3. Numbers for other than one and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inches.

   Exception:

   a. Addressing of existing properties may continue to maintain previously approved addressing requirements until such point these means are no longer maintained or functional.
   b. These requirements may be modified with the approval of the fire code official.
4. An approved fire pump and automatic sprinkler riser room shall be provided in all new buildings, requiring such systems, hereafter constructed.
5. The construction of an approved fire pump and sprinkler riser room shall be as outlined in Section 902.1.
6. Fire pump and automatic sprinkler system riser rooms shall be provided with exterior access door(s) large enough to allow removal of the largest piece of equipment, as approved by the fire code official.
7. An automatic sprinkler system shall be provided throughout all buildings used as repair garages exceeding 3,000 sq.ft..
8. In all group R occupancies, bathroom(s), regardless of size, shall be provided with sprinkler coverage.
9. Attic spaces in Group R occupancies exceeding two stories and/or 30 feet in height shall be equipped with sprinkler protection.
10. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings three stories in height and greater.
11. Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof.
12. Combination fire and burglar alarm systems are not permitted.

    Exception:

    a. Group R-3 and R-3.1.

13. Fire hydrant(s) capable of meeting minimum fire flows of 1,000 gallons per minute shall be charged and available to all sites under construction prior to the stacking of combustible materials on-site. Fire hydrants shall be located within 500 feet of the furthest most point of construction; use of an existing hydrant shall not interfere the with daily routine traffic patterns of city residents.

These amendments have been implemented to protect residents and properties from potential fire hazards. As shown in Table 40, the City of Red Bluff's Residential Development Standards are not considered overly restrictive compared to other localities and do not act as a constraint to housing development within the city limits.

4. Development Fees

Development fees can pose a constraint on the production of housing units in a city when they are higher than those found in the surrounding communities. By California State law, user fees cannot exceed the reasonable costs of the services for which they are collected. The City's building fees have not been revised since 2012 and as such the City contracted with Michal Baker International to provide a building fee study update in 2018. The City is currently in the process of adopting these updated fees. As a part of the fee study, a survey of several communities in the Red Bluff area was conducted to determine the development fees and taxes charged by these jurisdictions in comparison to those charged by the City of Red Bluff. The proposed new fee and fee comparison are provided in Tables 43A and 43B. This comparison was intended to reflect the costs for similar services provided by the comparative cities. As a caveat, fees charged by the other jurisdictions are based on their respective local policies for cost recovery. For instance, a fee in one city will reflect that city's cost recovery goals, which may be different from Red Bluff's goals and policies. In addition, not all cities charge for the same permit activities. It is also noted that several jurisdictions continue to use outdated fees published from the 1997 Uniform Building Code, with some indicating a need to update the fees in the future.

TABLE 43A
FEE COMPARISON WITH OTHER CITIES
VALUATION-BASED BUILDING PERMITS ONLY

BUILDING VALUATION	*RED BLUFF CURRENT FEE*	*RED BLUFF UPDATE FEE*	*REDDING[1]*	*PARADISE[2]*	*OROVILLE[2]*	*CORNING[2]*	*WILLOWS, WILLIAMS, ANDERSON[3]*
$500	$53	$56	$136	$60	$24	$25	$24
$2,000	$73	$165	$404	$150	$69	$70	$69
$25,000	$537	$931	$1,216	$659	$322	$358	$391
$50,000	$928	$1,533	$2,150	$1,079	$577	$573	$644
$100,000	$1,604	$2,367	$3,221	$1,678	$1,027	$885	$994
$200,000	$2,774	$3,700	$5,293	$2,278	$1,727	$1,198	$1,344
$500,000	$5,721	$7,699	$11,509	$5,273	$3,827	$3,344	$3,234
$1,000,000	$9,892	$13,354	$12,989	$9,588	$6,327	$5,803	$5,609
$2,000,000	$17,104	$22,064	$16,509	$15,314	$9,327	$9,053	$9,259

Source: Michael Baker International 2019

Notes: (1) Redding fee includes cross-department plan check fee.

(2) Paradise, Oroville and Corning charge an additional plan check fee of 65 percent of the building permit fee.

(3) Willows, Williams, Mt. Shasta and Anderson all use the 1997 Uniform Building Code schedule which specifies a plan check fee of 65 percent of the applicable building permit fee.

TABLE 43B
FEE COMPARISON WITH OTHER CITIES

	RED BLUFF (PROPOSED)	***REDDING***	***PARADISE***	***ANDERSON***	***OROVILLE***		***CORNING***	***WILLOWS***	***WILLIAMS***
Plumbing, Mechanical, or Electrical Permit	$112 for first 3,000 s.f. plus $0.03 per square foot for every additional square foot	$132	$59.92	$20.00–$23.50 (permit issuance)	7.5%–12.5% of the building permit valuation fee (minimum $83.00 fee)				
Plan Check – Construction and Zoning Code (each)	Included in Building Permit Fee	Included in Building Permit Fee	N/A	N/A	65% building permit fee		65% of building permit fee	65% of building permit fee	65% of building permit fee
Building Reinspection	$180 per inspection	$133 per hour, minimum 2 hours	$126.69 (2 hours)	N/A	$83.00 (per inspection)		$49.50 (per hour)	$47.00 (per hour)	
Grading Permit and Plan Checking									
50 cubic yards or less	$40.00	N/A	N/A	$0.00	0-49 cubic yards	Exempt	Per California Building Code Section 3310 (see Anderson)		
51 to 100 cubic yards	$56.00			$23.50	50-1,000 cubic yards	$179.24			
101 to 1,000 cubic yards	$88.00			$37.00					
1,001 to 10,000 cubic yards	$117.00			$49.25	1,001-10,000 cubic yards	$179.24 + $10.00 per Additional 1,000 cy			
10,001 to 100,000 cubic yards	$117 for the first 10,000 cubic yards, plus $30.67 for each additional 10,000 cubic yards; $393 maximum			$30 for the first 10,000 cubic yards, plus $15 for each additional 10,000 cubic yards; $165 maximum	10,001-100,000 cubic yards	$423.66 + $15.00 per additional 10,000 cy			
100,001 to 200,000 cubic yards,	$393 for the first 100,000 cubic yards, plus $21.40 for each additional 10,000 cubic yards; $607 maximum			$165 for the first 100,000 cubic yards, plus $9 for each additional 10,000 cubic yards; $255 maximum	100,001 or more cubic yards	$540.98 + $25.00 per additional 100,000 cy			
Over 200,000 cubic yards	$607 for the first 200,000 cubic yards, plus $10.80 for each additional 10,000 cubic yards; $715 for 300,000 cubic yards			$255 for the first 200,000 cubic yards, plus $4.50 for each additional 10,000 cubic yards; $300 for 300,000 cubic yards					

In addition, to those building and grading fees shown in Tables 41A and 41B, the City charges Development Impact Fees (DIF) for residential, commercial and industrial development to offset the cost of providing City services to the development. As with the building and grading fees, the DIF cannot exceed the reasonable costs of the services for which they are collected. In Red Bluff, residential DIF's are based on the type of the proposed development, single family or multi-family. For example, the DIF for a single family housing unit is approximately $11,261, while the fee for a multi-family development is $ 8,764 per unit (See Table 44). While Red Bluff's fees are higher than those found in the unincorporated County, they are very similar to the DIF's charged by the City of Corning.

In light of the competitiveness of the development fees charged by the City of Red Bluff, when compared to the surrounding jurisdictions, development fees are not considered to be a constraint on the production of housing within the City.

TABLE 44
RESIDENTIAL DEVELOPMENT IMPACT FEE COMPARISON

FEE/TAX CATEGORY	***RED BLUFF***		***CORNING (PER EDU)***	***TEHAMA COUNTY***		***REDDING***
	SINGLE FAMILY	***MULTI-FAMILY***		***SINGLE FAMILY***	***MULT-FAMILY***	
Fire Protection	$314.00	$271		$577	$466	SF $936.00 MF 2-4 units $819/du MF 5 or more units $633/du
Police Protection	$675	$582		$297	$240	
Traffic Circulation	$4,652	$3,257	$3,701	$1,256	$791	SF $6,074 MF based on ITE calc
Water Supply/Distribution	$1,298	$1,116	$499			
Wastewater Collection/Septic	$973	$837	$5,720			
Wastewater Treatment	$1,139	$980				
Flood Protection/ Storm Drainage	$357	$125	$4,660			
Park and Recreation	$1,322	$1,139	$855	$55	$45	SF $5,304 MF $4,013/du
City Administration	$182	$157		$565	$458	
Airport Facilities	$349	$300				
TOTAL	$11,261	$8,764	$15,435	$2,750	$2,000	

Source: City of Corning, City of Red Bluff, and Tehama County, 2019. Fees have not been increased for these jurisdictions due to economic considerations. Note. Multi Family four plex typical permit and plan check fees: Building Permit-$1,642.36 and Plan Check-$3,477.95 It should also be noted that the fees in Table 44 include mitigation or development impact fees, which is why the County is so much lower as they have no services to provide or maintain. Therefore, aside from the fees in Table 44 there are no other City fees associated with City Building permits for development requirements.

5. Permit Requirements for Residential Zones

To promote higher densities and mixed land use, the City of Red Bluff allows various land uses within its residentially zoned districts. Many of these land uses are required to obtain a CUP or an Administrative Use Permit (AUP). The land uses and the type of permit required are shown in Table 45.

TABLE 45
RESIDENTIAL ZONES AND PERMIT REQUIREMENTS

RESIDENTIAL DISTRICTS LAND USE	***RE***	***R-1***	***R-2***	***R-3***	***R-4***	***HR***	***EXAMPLES/NOTES***
EDUCATION							
Schools, Church Owned	N	CUP	CUP	CUP	CUP	CUP	
MISCELLANEOUS							
Accessory Use or Building	P	P	P	P	P	P	Garages, accessory storage buildings
Flea Market, not for profit	P	P	P	P	P	P	Only when conducted by a non-profit organization
Home Occupation	P	P	P	P	P	P	See § 25.239
Livestock in Ag Combining District	P	P	P	N	N	N	See § 4.16 and § 25.11
Lodges & Fraternities	N	N	N	CUP	CUP	CUP	Only when conducted by a non-profit organization
Monuments	N	N	N	N	N	P	See definition at § 25.239
Offices, Temporary Construction	AUP	AUP	AUP	AUP	AUP	AUP	On development site
Public Owned Facilities	P	CUP	CUP	CUP	CUP	P	Public buildings
Shelter, Temporary Emergency	N	N	N	AUP	AUP	AUP	See definition at § 25.239
Signs, On-premises Home Occupation	P	P	P	P	P	P	See sign regulations
Signs, On-Premises	N	N	N	P	P	P	See sign regulations
Small Animal Keeping	P	P	P	P	P	P	See definition at § 25.239
Storage, Temporary Residential Construction	P	P	P	P	P	P	Storage containers (during on-site construction)
Utilities, Underground	P	P	P	P	P	P	Gas, electric, water & sewer lines
Utilities, Above Ground, Screened	AUP	AUP	AUP	AUP	AUP	AUP	Substations, partially screened towers <50'
Utilities, Overhead Lines	P	P	P	P	P	P	Electrical, telephone, CATV
PUBLIC GATHERING							
Assembly, Inside, Churches only	N	CUP	CUP	CUP	CUP	CUP	Churches, synagogues, and the like
Assembly, Outside	N	CUP	CUP	CUP	CUP	CUP	Non-commercial only, ballfields and the like
Assembly, Outside-Temp. Event	N	AUP	AUP	AUP	AUP	AUP	See § 25.194

RESIDENTIAL DISTRICTS LAND USE	***RE***	***R-1***	***R-2***	***R-3***	***R-4***	***HR***	***EXAMPLES/NOTES***
RECREATION							
Golf Courses/Country Clubs	CUP	CUP	CUP	CUP	CUP	N	
Public Parks	CUP	CUP	CUP	CUP	CUP	CUP	
RESIDENTIAL							
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	P	P	P	Pursuant to the requirements of §25.197
Apartment Building	N	N	N	P	P	P	See density standards for maximum units
Boardinghouse, Bed & Breakfast	N	N	N	P	P	AUP	Guest rooms, on-site owner, central dining room
Child Care Center	N	N	N	CUP	CUP	CUP	Less than 24 hours; more than 14 children; nonmedical care
Cottage Dwelling	CUP	AUP	N	N	N	N	"Granny House"
Day Care, Large Family Home	P	P	P	P	P	P	Less than 24 hours; 9 - 14 children
Day Care Small Family Home	P	P	P	P	P	P	Less than 24 hours; less than 9 children; nonmedical care
Duplex (2 dwellings per bldg.)	N	N	P	P	P	P	One main building per lot
Dwelling, Single-family	P	P	P	P	P	P	One main building per lot, includes mobile and manufactured homes
Gardening, noncommercial	P	P	P	P	P	P	No on site sales
Grouped Dwelling Complex	N	N	N	P	P	P	Multiple buildings (See density standards at §25.53)
Lodging House	N	N	N	N	P	CUP	Less than 6 guest rooms Single Room Occupancy
Lodging House, Bed & Breakfast	N	N	N	P	P	AUP	Guest rooms, resident owner, central dining room
Residential Care Facility, 6 or less clients	P	P	P	P	P	P	24 hours; less than 7 persons; non-medical care
Residential Care Facility, 7 or more clients	N	CUP	CUP	CUP	CUP	CUP	24 hours; greater than 6 persons; non-medical care
Transitional and supportive housing	P	P	P	P	P	P	See definition at §25.239
Mobilehome Parks	CUP	CUP	CUP	CUP	CUP	N	See density standards at § 25.53

Source: Red Bluff Zoning Ordinance, Article 6.
P = Permitted Use, Zoning Compliance Required
N = Not Allowed in this Zoning District
CUP = Conditional Use Permit Required
AUP = Administrative Use Permit Required

COMMERCIAL DISTRICTS	C-1	C-2	C-3	FC	HC	EXAMPLES/NOTES
RESIDENTIAL						
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	N	N	N	N	P	Pursuant to the requirements of §25.197
Dwelling	N	N	N	N	CUP	Single-and Multifamily All Permitted with Planned Development CUP
Lodging houses	P	P	P	N	P	Less than 6 guest rooms Single Room Occupancy

INDUSTRIAL DISTRICTS	M-1	M-2	P-1	EXAMPLES/NOTES
RESIDENTIAL				
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	Pursuant to the requirements of §25.197
Dwelling	CUP	CUP	CUP	Single-and Multifamily

Source: Red Bluff Zoning Ordinance Article 7 and 8
P = Permitted Use, Zoning Compliance Required
N = Not Allowed in this Zoning District
CUP = Conditional Use Permit Required
AUP = Administrative Use Permit Required
Note. While the Red Bluff Zoning Code only specifically identifies SRO's in Lodging houses, it should be noted that a number of motels or Inns such as Crystal Motel, American Inn and Classic Inn provide the same service.

6. Permit Fees

The amount that the City of Red Bluff charges for planning fees is similar to the amount charged by surrounding communities. Table 46 shows that the City of Corning's fees are somewhat lower than those charged by the City of Red Bluff and the County's fees are somewhat higher.

TABLE 46
COMPARISON OF PERMIT FEES

	FEE CATEGORY			
	GENERAL PLAN AMENDMENT	REZONE	TENTATIVE SUBDIVISION MAP	VARIANCE
Tehama County	$6,107.00	$6,096.00	$1,855.00+$110.00/lot	$3,470.00
Corning	$800.00[1]	$750.00[1]	$580.00+ $50/lot	$500.00[1]
Red Bluff	$2,826.00	$2,486.00	$2,260.00	$1,696.00

Source: Tehama County Planning Department; City of Red Bluff Planning Department; City of Corning Planning Department.
Notes: (1) Subject to environmental review fee

The planning permit fees that are charged per multifamily unit are generally less than those charged for single-family residences. These fees do not represent a constraint on the production of a range of housing types. On the contrary, the fees charged by the City represent only partial reimbursement for the effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the Red Bluff area to ensure that local processing fees do not inhibit housing construction.

7. Permit Processing

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs and interest payments. In regard to low income projects, the City's TAC approved a low-income project preference and streamlining policy that will helps reduce costs, time and project delays for all low income projects.

A single-family unit, duplexes or triplexes only require review by Red Bluff's Building Department, Planning Department, Fire Marshall, and Public Works Department. The City does not require that a project of this nature be presented to any review board or commission. When the City receives an application for the development of a single-family, duplex or triplex unit, the Building Department routes this application, including any submitted plans, to the various departments in the city. No formal approval of these types of projects is required. If additional information is needed by the City, the Building Department requests this information from the applicant. Generally, building permits can be issued within 15 days if not sooner, depending on the number of projects under review at the time of submission.

Multiple family projects, which consist of more than four dwelling units per lot on land already zoned for such use, require a slightly longer permit process. Again, this type of project is reviewed for completeness by Red Bluff's Planning Department, Building Department, Fire Marshall, and Public Works Department with no other review necessary by City regulatory boards or commissions. This review can typically be completed within four weeks, depending on the number of projects under consideration, and a building permit can be issued. Should a Negative Declaration be issued as a result of the environmental review process, the City's review period may be extended to approximately three to four months.

For projects requiring City Council and/or Planning Commission approval of Tentative Maps, Zone Changes or other discretionary permits, average processing time is approximately 16 weeks.

Occasionally, a project will require the preparation of an Environmental Impact Report (EIR) and the time required to secure approval may be up to one year. However, the majority of the housing projects that the City of Red Bluff reviews are single-family units, Categorically Exempt from CEQA, or multiple family residential projects that require the issuance of a Negative Declaration. Red Bluff has not been involved in the preparation of an EIR for a residential project within the last five-year reporting period.

The amount of time required to process permits in Red Bluff is not a constraint on the production of housing in the City. In fact, the time frames noted above are considered very conducive to housing production.

8. Housing for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. The City must also demonstrate efforts to remove constraints or provide

reasonable accommodations for housing designed for persons with disabilities. The City has proposed policies and programs to comply with the State requirement. In addition, the City proposes reviewing not only the zoning ordinance, but also land use policies, permit practices, and building codes to comply with State and fair housing laws (See Programs RC.1.1 - RC.1.3).

Any rehabilitation project within the City of Red Bluff that uses CDBG funds is required to meet the standards set forth by the ADA. The City also has special provisions for parking for citizens with disabilities. The provisions can be found in Chapter 13, Article VI of the Red Bluff City Code and Ordinance No. 853, which modifies the City Code to provide better services. Additional analysis of current regulations and practices is included in Table 47. The analysis in Table 47 is based on guidance for constraints analysis developed by the HCD. The city defines family as "one or more persons occupying a housing unit and living as a single housekeeping unit". As shown, the family is not related to blood-related individuals and therefore is not considered a constraint to the development of housing for persons with disabilities.

TABLE 47

ANALYSIS OF CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

QUESTION	***ANSWER***
OVERARCHING AND GENERAL	
Does the City of Red Bluff have a process for persons with disabilities to make requests for reasonable accommodation?	The City of Red Bluff staff accommodates reasonable needs as allowed in City or State codes through the Red Bluff Building Permit Process. Typical accommodations below the building permit threshold such as ramps, stairs, etc. receives administrative over-the-counter approval. In the event the need cannot be reasonably accommodated at the staff level, an appeal may be filed on local construction standards to the City Council. Appeals to local zoning, architectural review, and land division standards may be filed with the City Planning Commission. Appeals to the decisions of the Planning Commission can be filed with the City Council. Also, the City refers complaints to the City attorney, the California Department of Fair Employment and Housing, and the U.S. Department Housing and Urban Development, Office of Fair Housing and Equal opportunity.
Has the City made efforts to remove constraints on housing for persons with disabilities?	In addition to the analysis here, the City reviews land use regulations and practices periodically for compliance with fair housing laws.
Does the City make information available about requesting reasonable accommodations?	The City places, in the front office public lobby and on meeting agendas, information relating to making requests for reasonable accommodations.
ZONING AND LAND USE	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis here, the City reviews land use regulations and practices periodically for compliance with fair housing laws.

TABLE 47

ANALYSIS OF CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

QUESTION	***ANSWER***
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Yes, disabled access standards are those mandated for local enforcement by the State (Title 25, CCR, California Building Code, Ch 11A & B, and Ch 34 for Historic properties). The City's policy for reduction of parking spaces is to first discuss options with City staff, then if necessary, file for consideration by the City's Planning Commission.
Does the locality restrict the siting of group homes?	Yes, group homes, defined as transitional and supportive housing and residential care home group homes, are not allowed in the commercial and industrial districts in the city
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	Group homes, defined as transitional and supportive housing and residential care homes of 6 or less persons are permitted by right in all residential zones in the city. Residential Care Facilities (RCF) with over 6 are allowed in all residential districts (except Rural Estate, RE) with a CUP.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No. While the City uses the term "single-family" when referring to housing types, the City defines a family as: "One or more persons occupying a housing unit and living as a single housekeeping unit". As shown, the family is not related to blood-related individuals.
Does the land use element regulate the sitting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
PERMITS AND PROCESSING	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted the State Building Code administered by the City Building Department. No local amendments affect disabled access.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes. Group homes with fewer than nine persons are allowed by right in all residential zones.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	No. While the City does require a CUP for group homes of more than six persons, the City does not have particular conditions or restrictions for group homes. However, conditions may be applied to issuance of a CUP, if required.
What kind of community input does the City allow for approval of group homes?	Anyone may comment to City staff during normal working hours. However, as transitional and supportive housing and residential care homes of 6 or less persons are permitted by right, these types of facilities are not public noticed. In addition, since these uses are permitted by right, public input cannot result in the denial of a facility. For facility greater than 6 persons, a public notice is required as a part of the CUP process by state law. Both the PC and City Council (CC) accept general comments at the beginning of each meeting. An individual may request an item to be placed on the agenda of the PC and/or CC.

TABLE 47

ANALYSIS OF CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

QUESTION	***ANSWER***
Does the City have particular conditions for group homes that will be providing services on-site?	Not if the service is intended solely for occupants of the group home rather than the general public.
BUILDING CODES	
Has the City adopted the Uniform Building Code (UBC)?	Yes. The City has adopted the 2019 California Building Standards Code, including the Building Code. These codes are based on the UBC. No local amendments affect disabled access.
Has the City adopted any universal design element into the code?	No, with the exception of required ABA standards. The City has design guidelines for residential development; however, these are suggestions to provide the developer information on what the City would like to developer to consider when designing their project. These guidelines are not required.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. The building department expedites permit processing and code enforcement for individuals with disabilities.

9. Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Information about the adequacy of public services and facilities is presented below.

Wastewater Collection and Treatment

The wastewater collection sewer system conveys all wastewater generated within the City boundary to the treatment plant operated by the City. The current design capacity for the City's wastewater treatment facility is 2.5 million gallons a day (MGD), which could accommodate approximately 4,500 new housing units. New development is subject to payment of impact fees that will be used to provide collection system and treatment facility enhancements.

Water Service

Water for the City of Red Bluff is derived from groundwater sources and is supplied to the distribution system by 14 wells of varying hydraulic capacity. The distribution system includes about 96 miles of distribution mains. The current design capacity of the City's water system is 8.14 MGD, which is adequate to meet any anticipated population growth beyond the current 13,828 persons served. New development is subject to payment of impact fees that will be used to provide new wells to supplement the public water system.

Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the City over the current planning period. The projected housing production in the City is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Red Bluff. Moreover, by closely monitoring new development,

any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection are not constraints on the production of housing in the City.

School Facilities

With the assessment of school mitigation fees on all new developments, the Red Bluff Elementary and High School districts are collecting funds that will maintain the level of service that is currently provided. Developers are required to participate in a fee program that collects funds based on the square footage for a project, at a rate of $3.79 per sq.ft. While this constraint is not considered significant for market rate housing, it may be significant to the production of affordable housing units. However, this is a school district fee determined and approved by the district and the City has no control of the fee amount.

Basic Infrastructure

At present, most of the vacant residentially designated land within the City of Red Bluff is located in proximity to required infrastructure systems (e.g., streets, water and sewer mains, gas and electrical distribution systems). Required improvements may include the extension of roadways, mains and laterals onto the sites and hookups to the service lines depending on location. Since the vast majority of basic infrastructure is in place in the City, this is not considered a constraint to the production of housing. Developers are required to pay their fair share to extend basic infrastructure to their site if unavailable at the time of construction.

Dry Utilities

The City coordinates with dry utilities providers during project entitlement and building permit process to assure the provision of these utilities. Dry utilities include PG&E for electricity and natural gas, Comcast/Infinity for cable TV and internet, Direct TV, Dish Network and Spectrum for satellite service. The city revises this coordination, as necessary, when new or discounted services are established.

10. State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in the City of Red Bluff is difficult to determine. The City has successfully applied for State and Federal housing assistance funds in the past and intends to continue to seek such funding in the future. Indicators such as the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the city do not pose a significant constraint on Red Bluff's participation in State and Federal housing assistance programs. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Red Bluff. The applicability of various housing programs to the City of Red Bluff is examined in the Resource Inventory section of this element.

VII. OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising housing costs. Energy-related housing costs can directly affect the affordability of housing. The use of individual solar energy arrays in the City has increase substantially over the past few years. The City actively promotes the use of solar energy by allowing this use in all zoning districts in the City and providing minimal application processing time and cost.

Homebuilders must comply with mandatory energy efficiency requirements and localities are responsible for enforcing the energy conservation regulations. While the use of alternative energy sources is most advantages in developing new housing, there are numerous energy-conserving measures which can be used to reduce the cost of energy in an older home.

Some alternative energy standards include:

- Use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, and south facing windows;
- Use of higher insulation levels in place of thermal mass or energy conserving window orientation; and,
- Use of active solar water heating and/or on-demand water heating system in exchange for less insulation and/or energy conserving window treatments.

Other energy saving construction techniques include:

- Locating high use indoor areas along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face;
- Incorporating high efficiency lighting with dimmer and motion lighting systems:
- Higher efficiency heating and cooling systems; and
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

PG&E provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program, Family Electrical Rate Assistance (FERA) Program, and the Relief for Energy Assistance through Community Help (REACH) Program.

The CARE program provides a 20 percent or more monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The FERA program provides an 18 percent discount on electrical service for income eligible households with three or more people.

The REACH program provides an energy credit for up to $300 once within an 18-month period to customers who have no other way to pay their energy bill. The intent of REACH is to assist Low

income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their energy needs.

The State of California provides the Energy Savings Assistance Program (ESA). The ESA provides no-cost weatherization services and energy-efficient appliances to eligible renters and homeowners who receive electric or gas service from a California energy service provider, such as PG&E, through a residential meter. With the ESA Program, an authorized contractor will come to your home and may provide free:

- Attic insulation
- Energy-efficient lighting
- Door weather stripping
- Replacement of qualified appliances
- Caulking
- Minor home repairs
- Low-flow showerheads
- Water heater blankets

VIII. QUANTIFIED OBJECTIVES

A. Quantified Objectives

State law requires Housing Elements to include quantified objectives, where appropriate. While the City will strive to meet the objectives identified in this Element, achieving them is often dependent on resources which are outside the control of the City. The City will do all it can to seek necessary resources. The following chart represents the City's overall objective based on income categories.

TABLE 48
QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2019-2024

INCOME CATEGORY	*CITY'S SHARE OF REGIONAL HOUSING NEEDS BY 2024*	*UNITS CITY EXPECTS TO BE CONSTRUCTED BY 2024*	*UNITS CITY EXPECTS TO BE REHABILITATED BY 2024*	*UNITS CITY EXPECTS TO BE CONSERVED BY 2024*
Extremely Low	41	10	—	—
Very Low	41	10	—	—
Low	63	40	5	92
Moderate	63	40	—	—
Above Moderate	160	10	—	—
TOTAL	368	110	5	92

Source: City of Red Bluff 2013 Housing Condition Survey and HCD 6th Cycle Data Package.
Note: The RHNA is not provided for the Extremely Low income group by HCD. Therefore, the Very Low income group is divided equally between the Extremely Low and Very Low income group to determine the Extremely Low income group amounts.

As shown in Table 48, the City's share of Regional Housing Needs is 368 units. Realistically, based on the 2014-2019 time period production, the City realistically expects approximately 110 new dwelling units to be constructed in Red Bluff during the RHNA planning period (2019-2024). The City further anticipates that five units will be rehabilitated through 2024 and 92 lower-income housing units will be conserved or reestablished.

Focusing on the quantified objectives for new construction, the City expects to meet approximately 30 percent of the estimated RHNA in each income category. This anticipated shortfall is due to a variety of factors. While the City has enough vacant residential land to build approximately 2,208 Low income, 2,199 moderate-income, and 942 above-moderate-income housing units, the City does not build, nor have the resources to build, housing. Recent housing production would indicate that the RHNA of 368 units will most likely not be met. However, housing construction in the past has exceeded this number, as shown in Table 14, and the City will make every effort to assist in this housing production. Moreover, despite financial and other incentives offered by the City, the development of housing primarily depends upon decisions that are made in the private marketplace, over which the City has little control.

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IX. HOUSING GOALS, POLICIES, AND PROGRAMS

A. Introduction

This section of the element sets forth the City's goals, quantified objectives and policies relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Objectives are more specific and, in this case, quantified statements that gives guidance to and allow for later evaluation of housing actions. Policy statements are even more specific and provide well-defined guidelines for decision-making.

The proper basis for any plan of action is a well-integrated set of goals. The Red Bluff City Council adopted a series of formal housing goals in 2009. These goals have been retained and modified in preparing this updated element, while the supporting objectives and policies have been revised and augmented as necessary. The framework within which these goals, objectives and policies are presented below reflects the seven major issue areas identified in State law. As required by State law, this section provides the following information to describe a program and how and when it will be implemented:

1. Brief statement of program, including specific City actions that will be taken to implement program.

City department or agency responsible for implementation. It should be noted that the City Department or Agency listed is expected to take some lead role toward implementing the program based on direction from the City Council. Ultimate responsibility for approving and directing all City implementation measure rests with the City Council.

Financing or funding source. The availability of funding resources is often beyond the control of the City. If resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.

B. Housing Development (HD)

The following section describes the City’s strategy for meeting the housing development needs of its existing and future residents. There are many factors outside the City’s control that constrain the development of housing, especially housing affordable to low and very low income households, as discussed in the Constraints section. This section describes the City’s policies for addressing those constraints in order to promote development of sufficient housing to meet the needs of all Red Bluff residents.

Because State and Federal subsidies available to assist households are very limited, efforts to meet the needs of low and very low income households will often involve local programs and the use of highly constrained local sources of funding. The City does not generally build housing itself but relies on the private market to meet housing needs. Many programs therefore focus on providing incentives and inducement to the private home building industry to meet housing needs.

Goals for the Development of Housing (HD)

Goal HD.1. Provide a sufficient number of affordable housing units to meet the needs of current Red Bluff residents, provide a fair share of the market area housing needs, and attempt to achieve the HCD Regional Housing Needs Allocation goal of 368 units for 2019-2024 planning period.

Goal HD.2. Provide a variety of housing types by tenure and price in all residential areas, compatible with the character of the area.

Policies for the Development of Housing (HD)

Policy HD.1. Continue to maintain a sufficient supply of land designated for residential development to meet the quantified housing need of 368 units for the 2019 to 2024 planning period.

Policy HD.2. Seek to maintain a sufficient supply of land for medium and higher density housing, consistent with preservation of neighborhood character, environmental constraints, and other goals of this general plan.

Policy HD.3. Recognize Red Bluff's housing needs (i.e., population growth needs, employment needs, and regional housing needs) when considering non-residential development proposals.

Policy HD.4. Use the architectural review process to ensure higher density infill housing developments are sensitive to the character and appearance of their surroundings.

Policy HD.5. Use the Planned Development regulations to refine land use policies and promote design flexibility for residential developments, particularly for those located in unique settings.

Policy HD.6. Support plans and programs for well-designed lower income housing developments located in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities.

Policy HD.7. Make maximum use of public and private resources to help meet identified housing needs.

Policy HD.8. Promote the use of density bonuses as established by AB 1866 (Gov. Code Section 65583.1, 65852.2, and 65915) to meet identified housing needs.

Policy HD.9. To the degree feasible, balance employment opportunities with the provision of housing and promote housing types which meet the needs of the work force in Red Bluff.

Policy HD.10. Allow for an increase in the supply of housing by permitting residential development in commercial areas as a mixed use and as a separate use when the design and location are appropriate.

Policy HD.11. Support the provision of childcare facilities for working parents. Safe, economical childcare indirectly helps low and moderate-income parents afford housing.

Policy HD.12. Support the provision of residential care facilities for the developmentally disabled; mentally disabled or physically disabled by permitting such facilities to be located in residential areas by use permit. The following facilities are allowed on these zoning designations with use permits: Rest Home (R-4) and Convalescent Hospital (C-1 or P-D).

Policy HD.13. The City will establish a mechanism to ensure the disbursement of a portion of the Community Development Block Grant funds complements the goals, policies, and programs of the housing element.

Programs for the Development of Housing

HD.1.1 Program Statement: Monitor the supply of vacant land within the City limits through the use of the Land Use/Vacant Land Inventory Program.

Objective: Maintain a sufficient supply of land designated for residential development to meet the City's share of the regional housing need.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Ongoing.

HD.1.2 Program Statement: Utilize State and Federal assistance to the fullest extent possible to develop affordable extremely low income households, lower income housing for families and large households, including farmworkers and persons with developmental disabilities.

Objective: Provide a sufficient number of affordable housing units to meet the needs of current Red Bluff residents and provide a fair share of the market area housing needs.

Responsible Agency: Building and Planning Departments and Developer.
Financing: Federal, State programs, city funding for staff time.
Time Frame: Distribute NOFA's annually.

HD.1.3 Program Statement: Assist in identifying location of sites for possible acquisition by an affordable housing developer for assisted housing for large families and/or sites which could be considered for dormitory-style housing for migrant workers.

Objective: Support plans for well-designed lower income housing developments in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Annually.

HD.1.4 Program Statement: Assist in the development of affordable housing by continuing to promote self-help housing development within the City. Self-help housing is a Rural Housing Service funded housing program where future owner/residents provides labor towards the development of the units and/or assists in sharing the cost of building the units.

Objective: Support plans and programs for well-designed lower income housing development in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities.

Responsible Agency: Building and Planning Departments.
Financing: Possible sources of funding include: State Pre-Development loans, and available State or Federal funding sources.
Time Frame: Ongoing

HD.1.5 Program Statement: Assist private sector with developing an outreach program aimed at increasing the supply of privately produced rental and ownership housing in a manner which may be more affordable to the end consumer. The program will include disbursement of information through brochures, advertising, workshops, and meetings to affordable housing developers, appropriate agencies, and other interested parties. Information to be disbursed will relate to State and Federal housing finance/funding programs; Housing Element programs; existing zoning ordinance incentives for affordable housing, including density bonuses, second units, reduced single-family lot sizes, reduced parking for elderly, reduced fees and setbacks on-sites or areas of the City considers ideal for high-density housing.

Objective: Make maximum use of public and private resources to help meet identified housing needs.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Distribute NOFA's annually.

HD.1.6 Program Statement: Encourage developers to apply for State and Federal low interest rate tax allocation credits to be used for the development of housing affordable to low and moderate income households, when funds are available. The City will periodically contact local developers and assist with development of housing affordable to lower income households including identification of sites, information on funding

availability, support with funding applications, ensuring zoning facilitates development and assisting with local development applications processing. The City Council will also serve as a referral agency to provide local developers with any available information on government programs.

Objective: Assist in the development of housing for lower-income households.

Responsible Agency: City Planning Department and City Council.
Financing: CDBG, HOME, USDA, LIHTC, CHFA, Other HCD Funds, etc.
Time Frame: Ongoing. The City will update the schedule of potential NOFAs by August 2020 and apply or support applications and provide development services as needed.

HD.1.7 Program Statement: Continue to utilize to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Tehama County Housing Authority, in partnership with the Plumas County Community Development Commission, will provide information to residents on the use of any new housing assistance programs which become available.

Objective: Make maximum use of public and private resources to help meet identified housing needs.

Responsible Agency: Tehama County Housing Authority and Plumas County Community Development Commission.
Financing: Section 8 existing, State programs (Housing Assistance Program).
Time Frame: Ongoing.

HD.1.8 Program Statement: Continue to support the emergency housing program operated by Tehama County and community organizations that provide emergency shelter for battered women and their children and support the provision of transitional housing. The City is currently supporting efforts to acquire funding to purchase/rehabilitate facilities specifically for a transitional and/or homeless shelter.

Objective: Support plans and programs for emergency housing in areas appropriate to the needs of the population served.

Responsible Agency: Building and Planning Departments.
Financing: CDBG and other City, State, and Federal funds.
Time Frame: Ongoing.

HD.1.9 Program Statement: Work in close cooperation with Tehama County to insure the orderly development of unincorporated lands adjacent to the City and; the consistency of land use policies and development standards in those areas.

Objective: Ensure that new development located outside city limits does not adversely impact the character of existing neighborhoods in the City.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Ongoing.

HD.1.10 Program Statement: Work closely with qualified developers of new multifamily housing that includes affordable four and five bedroom units. The City will offer expedited review process and technical assistance for projects that include four and five bedroom units.

Objective: Support plans and programs for well-designed lower income housing development in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Ongoing.

HD.1.11 Program Statement: In response to input and comment received during public hearings and public workshops, the City will review available parcels of land within Commercial Zoning districts every two years for potential rezoning opportunities that would accommodate a Homeless Shelter and M-2 Zoning based on the following Criteria: A) The available parcels may or may not have a structure erected upon the lot. B) The potential sites for a Homeless Shelter and M-2 rezoning shall not be any closer than 2,640 feet or a half mile to any type of school, as M-2 Zoned Land Uses conflict with children. C) The site must have access to available services and utilities. The results of the parcel search and the identified parcels that meet the criteria above shall be included in the same year's Annual Housing Element Report.

Objective: Expand opportunities for emergency shelter construction.

Responsible Agency: Planning Department.
Financing: City funding for staff time.
Time Frame: Every two years within the 2019-2024 Housing Element Cycle.

HD.1.12 *Program Statement*: The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Objective: Assist in the production of housing by clearly defining the City's procedures for streamlining of qualified housing projects.

Responsible Agency: Planning Department.
Financing: City funding for staff time.
Time Frame: Policy/procedure shall be completed by November 2020.

HD.1.13 *Program Statement:* The City will revise Municipal Code Section 25.199 Density Bonuses to require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on-sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.
This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Objective: Modify zoning requirements to comply with new state laws regarding Density Bonuses.

Responsible Agency: Planning Department, City Council.
Financing: City funding for staff time.
Time Frame: Code revision by June 2021.

HD.1.14 *Program Statement:* The City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multi-family developments affordable to lower income households considering state, federal and local financing programs. The City will offer the following incentives for the development of affordable housing including but not limited to priority to processing subdivision maps that include affordable housing units, expedited review for the parcellation of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

Objective: Provide adequate parcel sizes to promote affordable housing development.

Responsible Agency: Planning Department, City Council.
Financing: City funding for staff time.
Time Frame: Ongoing, as projects are submitted.

HD.1.15 *Program Statement*: The City will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7 by June 2021.

Objective: Promote affordable housing development by prioritizing City water and sewer services.

Responsible Agency: Planning Department, City Council.
Financing: City funding for staff time.
Time Frame: Ongoing, as projects are submitted.

C. Energy and Conservation (EC)

Increases in the price of energy affect the costs of providing comfortable shelter. Increased energy efficiency can assist in reducing the cost of shelter. Provision of housing in proximity to jobs reduces the need for the use of energy, thereby reducing the overall cost of living.

The energy conservation section of the conservation element of the general plan discusses current state law regarding passive and natural hearing and cooling systems in subdivisions, solar shade control as well as title 24 energy standard for residential buildings (Example Low Emittance Dual pane argon gas windows). Energy policies support alternative and efficient transportation systems, reduction of energy consumption in buildings through design and proper landscaping, and implementation of other energy conservation techniques. The combination of energy efficient building practices, solar and landscaping can provide aesthetic benefits, as well as, improve the air quality of the local environment while also reducing the thermal heat island put off by uncovered radiating streetscapes.

Energy conservation measures requiring substantial improvements can result in increasing the initial cost of the unit. Programs now in effect to minimize the cost of energy conservation include Federal and State tax credits for installation of solar heaters and insulation. Loans are available to low income families through PG&E's Weatherization Program. For a further discussion of energy conservation opportunities see **Appendix B**.

Goal for Energy Conservation (EC)

Goal EC.1. Ensure increased energy self-sufficiency through use of energy conservation measures in all homes, including low and moderate income housing.

Policies for Energy Conservation (EC)

Policy EC.1. Promote the use of energy conservation measures in the development of all housing, but especially in housing for low and moderate income households.

Policy EC.2. Promote opportunities for use of solar energy by encouraging solar access on all properties to be developed in the future.

Programs for Energy Conservation (EC)

EC.1.1 Program Statement: Promote and encourage the "weatherization" program operated by the local Self Help Home Improvement Agency (SHHIP) and funded by Pacific Gas & Electric.

Objectives: Decrease the energy demand associated with residential development.

Responsible Agency: Finance and Planning Departments.
Financing: PG&E, State of California Department of Energy.
Time Frame: Ongoing.

EC.1.2 Program Statement: As of January 1, 2020, all single family residential development, as well as, multifamily development three stories or less are required to have solar energy facilities. The City will enforce and encourage use of solar energy considerations in new residential construction.

Objective: Decrease the energy demand associated with residential development.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Ongoing.

EC.1.3 Program Statement: Promote and encourage tree planting to provide shade cooling in summer and the use of ground cover in new developments in lieu of concrete, rock, or asphalt.

Objective: Minimize passive solar gain during the summer months in order to reduce the energy consumption associated with air conditioning.

Responsible Agency: Building and Planning Departments.
Financing: City funding for staff time.
Time Frame: Ongoing.

EC.1.4 *Program Statement:* The City shall obtain and keep on record the PG&E Solar program coordinator contact information for public distribution.

Objective: Decrease the energy demand associated with residential development.

Responsible Agency: Building and Planning Departments
Financing: PG&E State and Federal rebate programs
Time Frame: Ongoing.

EC.1.5 *Program Statement:* The City shall continue to emphasis and promote tree planting of streetscapes every 30 feet on center as indicated in the City of Red Bluff Design Review Guidelines Section H Landscaping #9 for new streets and encourage replacement of those trees when unforeseen circumstances require their removal.

Objective: Decrease the energy demand associated with residential development and minimize passive solar gain during the summer months.

Responsible Agency: Building, Planning and Public Works Departments
Financing: Development driven/Public Works programming
Time Frame: Ongoing.

D. Maintenance and Improvement of Existing Housing (MI)

State housing law requires Housing Elements to establish programs for the "improvement of housing".

The major source of new housing for future residents and especially low and moderate income residents is turnover in the existing housing stock. Maintenance of that stock is therefore not only important to the character and quality of each neighborhood and the City as a whole, but also an important strategy for retaining a sufficient supply of good quality housing for low and moderate income households. Programs which assist qualified property owners to maintain property or rehabilitate dilapidated property is a relatively low cost means to maintain and expand the stock of relatively affordable housing.

The City currently operates a CDBG housing rehabilitation program designed to maintain and improve the existing housing stock in the City of Red Bluff. These activities include public outreach to encourage energy conservation in existing dwellings and follow-up for any housing discrimination complaints. In the following section, the City proposes to continue most past activities and has included additional detail on the implementation measures to achieve the goal of maintaining and improving existing housing.

Goal for the Maintenance and Improvement of Housing (MI)

Goal MI.1. Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded and that dilapidated housing which cannot be improved is replaced.

Policies for the Maintenance and Improvement of Housing (MI)

Policy MI.1. Continue to utilize available Federal and State housing subsidies to the fullest extent possible to assist low and moderate income households and owners of housing available to low and moderate income tenants to maintain and rehabilitate homes and apartments.

Policy MI.2. Continue to enforce the Housing and Fire Prevention Codes and the Health and Safety Regulations.

Programs for the Maintenance and Improvement of Housing (MI)

MI.1.1 Program Statement: Continue the rehabilitation of substandard residential units using available subsides for lower income residents.

Objective: Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded.

Responsible Agency: Building, Planning and Finance Departments.
Financing: CDBG, California Housing Rehabilitation Program for Owner-Occupied Housing (CHRP-O), or any suitable State, Federal, or privately-funded program.
Time Frame: Ongoing.

MI.1.2 Program Statement: Continue code enforcement of the Housing and Fire Prevention Codes and Health and Safety Regulations by appropriate City Departments.

Objective: To assure that all new and existing housing meets state building and safety regulations and provides a healthy and safe environment for city residents.

Responsible Agency: Building Department, Fire Department.
Financing: City funds.
Time Frame: Ongoing.

MI.1.3 Program Statement: Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program which could include distribution of brochures and canvassing of target neighborhoods.

Objective:	Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded.
Responsible Agency:	Building Department.
Financing:	CDBG.
Time Frame:	Ongoing.
MI.1.4 Program Statement:	Ensure the maintenance of residential areas by monitoring and periodically reviewing the City's capital improvement programs affecting Red Bluff's neighborhoods.
Objective:	Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red bluff is continually maintained or upgraded.
Responsible Agency:	City Manager, Public Works, and Planning Department.
Financing:	City funds
Objectives:	Improvements of neighborhood quality through specific improvements as outlined in capital improvement programs.
Time Frame:	Ongoing.

E. Removing Constraints (RC)

Governmental and non-governmental constraints such as land-use controls, building codes, permit fees and extractions, permit procedures and processes, and site improvements can hinder a jurisdictions ability to provide affordable housing for all income groups. An important factor in retaining the character of a given community, while maintaining the existing and future housing stock at an affordable level, is to mitigate or remove governmental and non-governmental constraints. The City recognizes this need and addresses this issue in the following policies and programs.

Goals for Removing Constraints (RC)

Goal RC.1. Remove or eliminate governmental constraints on the maintenance, improvement and development of housing, where appropriate and legally possible.

Goal RC.2. Mitigate non-governmental constraints on the maintenance, improvement and development of housing to the extent possible.

Policies for Removing Constraints (RC)

Policy RC.1. Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitude for possible amendments to reduce housing construction costs, without sacrificing basic health and safety considerations.

Policy RC.2. Continue to charge development fees that do not unreasonably contribute to the cost of housing.

Policy RC.3. Encourage the removal of governmental constraints on the maintenance, improvement, and development of affordable housing, where appropriate and legally possible, to assist citizens with special needs, such as the elderly and persons with disabilities.

Programs for Removing Constraints (RC)

RC.1.1 Program Statement: Periodically reexamine the zoning ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Objective: Ensure development fees do not unreasonably contribute to the cost of housing.

Responsible Agency: Building and Planning Departments.
Financing: Department budget.
Time Frame: Ongoing.

RC.1.2 Program Statement: Periodically survey (e.g., every two years) other cities in Tehama County to ensure that local development fees do not become a constraint on housing production.

Objective: Ensure development fees do not unreasonably contribute to the cost of housing.

Responsible Agency: Building and Planning Departments.
Financing: Department budget, City funding for staff time; possible CDBG Technical Assistance Grant.
Time Frame: Ongoing.

RC.1.3 Program Statement: Evaluate zoning and land use regulations on an annual basis for ADA and fair housing compliance. The City will specifically ensure, establish and/or clarify the formal reasonable accommodation process encourages the development, maintenance and improvement of housing for persons with disabilities including minimizing public hearings and relaxing decision making criteria consistent with fair housing regulations.

Objective: Remove governmental constraints on the maintenance, improvement and development of housing, where appropriate and legally possible, to assist citizens with special needs, such as the elderly and persons with disabilities.

Responsible Agency: Planning Department.
Financing: Department budget, City funding for staff time.
Time Frame: Annually.

RC.1.4 Program Statement: Per AB 101 (2019) the City will review its zoning ordinance and make revisions as necessary to allow low barrier navigation centers for the homeless as permitted by right per Government Code 65660-65668.

Low Barrier Navigation Center is defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Objective: Amend zoning ordinance, as necessary, to comply with state law.

Responsible Agency: Planning Department
Financing: General Fund
Time Frame: Review zoning ordinance by August 2020. Make revisions by 2021.

RC.1.5 Program Statement: The City shall review its zoning code to ensure compliance with AB2162 - 2019 related to allowing supportive housing. The zoning ordinance will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning ordinance are not in compliance with AB 2162, the City will revise the allowed uses along with corresponding development standards as detailed in AB 2162.

Objective: Amend zoning ordinance, as necessary, to comply with state law.

Responsible Agency: Planning Department
Financing: General Fund
Time Frame: Review zoning ordinance by August 2020. Make revisions by 2021.

F. Retention of Existing Affordable Housing (AH)

It is generally much less expensive to conserve and retain existing affordable housing stock than to build new housing and seek to make it affordable to low- and very-low-income residents. Existing affordable housing can be lost in many ways, including: lack of maintenance, conversion from rental housing to ownership (e.g., condominium conversion), by conversion from residential to commercial uses, and by "upgrading" an existing affordable housing unit to the degree that it is no longer affordable. The loss of existing affordable housing can be mitigated to some degree through City actions. For example, the City already has a condominium conversion ordinance and programs to reduce the cost of maintenance to qualified households. While "upgrading" an existing unit is often desirable, there are means available to ensure that some smaller, more affordable units are conserved.

As discussed in Section O: At-Risk Housing Analysis, the City has 92 affordable housing units that could be lost from the stock of below-market rate housing in the next 10 years if the owners opt out of Federal subsidy programs.

Goal for Retention of Existing Affordable Housing

Goal AH.1. Retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Policies for Retention of Existing Affordable Housing (AH)

Policy AH.1. Support mixture of residential and commercial uses in such a way that existing residences can be retained where they are compatible in the downtown area.

Policy AH.2. Continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.

Policy AH.3. Strongly encourage the retention of existing federally subsidized affordable housing and intervene, when necessary and feasible, to preserve such housing.

Programs for Retention of Existing Affordable Housing (AH)

AH.1.1 Program Statement: Deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than three percent, defined as a "severe housing shortage." If the vacancy factor is more than three percent, the City may allow conversion of one-half the total number of rental units built that year to condominium units.

Objective: Retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Responsible Agency: Building and Planning Departments, City Attorney.
Financing: City funds for staff time.
Time Frame: Ongoing.

AH.1.2 Program Statement: Provide and maintain a monitoring system with local non-profit housing development organizations to preserve assisted housing units that are eligible to be converted to market rate units in response to the expiration of assisted housing regulatory agreements with State and Federal housing agencies.

Objective: Retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Responsible Agency: Building, Planning, and Finance Departments.
Financing: CalHome, CDBG funds.
Time Frame: Ongoing.

AH.1.3 Program Statement: Pursue the use of local and State funds to preserve lower income housing opportunities in the City's mobile home parks.

Objective: Retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Responsible Agency: Planning and Finance Department.
Financing: HCD Mobile Home Park Assistance Program.
Time Frame: As needed.

AH.1.4 Program Statement: Continue to encourage the use of USDA, HUD, and other programs to maximize participation by low income multifamily housing owners and local residents in various Rental Assistance Programs.

Objective: Continue to provide housing financing possibilities for lower-income households.

Responsible Agency: Planning and Finance Department.
Financing: Department funds, CDBG, HOME, USDA, LIHTC, CHFA, HUD, and Other HCD Funds
Time Frame: Ongoing.

AH.1.5 Program Statement: Encourage affordable multifamily housing owners to retain and renew their USDA, HUD and other Rental Assistant Program contracts to preserve existing affordable housing within the City. Distribute notices of Funding Availability to owners; assist with preparation of funding applications; and promote public recognition with City Council Proclamations of Appreciation, distribution of positive press releases, and assistance publicizing and City Council and City staff attendance at "open house" for newly funded facilities.

Objective: Assist affordable multifamily housing complexes in their endeavor to retain and conserve the existing supply of high quality housing affordable to low and moderate income households.

Responsible Agency: Planning and Finance Department.
Financing: Department funds, CDBG, HOME, USDA, LIHTC, CHFA, HUD, and other HCD Funds
Time Frame: Preserve 92 units between 2019 and 2024.

G. Equal Opportunity (EO)

A local equal housing opportunity program should provide a means for the resolution of local housing discrimination complaints and should be promoted throughout the community. The local

program may involve the dissemination of information on fair housing laws, and provide for referrals to appropriate investigative or enforcement agencies. Where appropriate, communities should distribute fair housing information in languages other than English. Since State and Federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify program strategies that support and implement these laws.

This section includes a discussion of the goal, policy, and program that addresses equal housing opportunities in the City of Red Bluff.

Goal for Equal Opportunity in Housing (EO)

Goal EO.1. Ensure that housing programs maximize choice, avoid economic segregation, and avoid discrimination based on age, sex, race, and ethnic background.

Policy for Equal Opportunity in Housing (EO)

Policy EO.1. Promote equal housing opportunities that assess non-discrimination in all City housing programs.

Policy EO.2. Inform the public about Equal Opportunity Housing Programs and opportunities in the City of Red Bluff.

Program for Equal Opportunity in Housing (EO)

EO.1.1 Program Statement: The City will update information annual regarding the Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refers tenant complaints on discrimination, and acts as tenant advocacy organization. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations.

Objective: Provide service to the community as the Fair Housing Information and referral Office.

Responsible Agency: Building and Planning Departments and Consultant.
Financing: CDBG funds and Program Income.
Time Frame: Annually.

EO.1.2 Program Statement: The City of Red Bluff will continue to inform residents of their rights under fair housing law by posting and maintaining notices throughout the community regarding the City of Red Bluff Planning Department as the Fair Housing Information and Referral Office at City Hall located at 555 Washington Street and at least two other public places within the city limits.

The notice will include name and phone number of the contact person within the City of Red Bluff and any other information deemed relevant by City Council.

Objective: Provide information to the community about the Fair Housing Information and Referral Office

Responsible Agency: Planning Department.
Financing: No Funding Required.
Time Frame: Ongoing.

EQ.1.3 Program Statement: Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney and/or the California Rural Legal Assistance (CRLA) for action.

Objective: Provide information to the community about Tehama County District Attorney and/or the California Rural Legal Assistance (CRLA).

Responsible Agency: Planning Department and City Council
Financing: CDBG funds and General Fund
Time Frame: Ongoing.

EQ.1.4 Program Statement: The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions will include: provide a dedicated staff that investigates fair housing complaints and enforces fair housing laws; facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website; ensure environmental hazards are not disproportionately concentrated in low-income communities of color; develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary; actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies; and provide education to the community on the importance of completing Census questionnaires. A fair housing presentation will be provided by the Planning Department at least once per year at a City Council meeting. In the interim, the City's Community Development Director will field

complaints and will work with local fair housing groups to further fair housing rights.

Objective: Create an AFFH Plan that takes meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers.

Responsible Agency: Planning Department and City Council
Financing: CDBG funds and General Fund
Time Frame: Create Plan by January 2022 and implement on an ongoing basis. Bi-annually reach out to continue to further fair housing rights of tenants.

H. Implementation/Monitoring

The various actions that are expected to be taken in implementing the City's housing policies were previously identified. The agencies responsible for carrying out each action and the schedule for doing so were also indicated. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. Planning staff would be appropriate individuals to serve in this capacity. Whoever is designated to perform this function should document the results of his/her monitoring in the annual reports, which are filed with HCD. These reports are the official method of charting the progress made in implementing the City's housing program.

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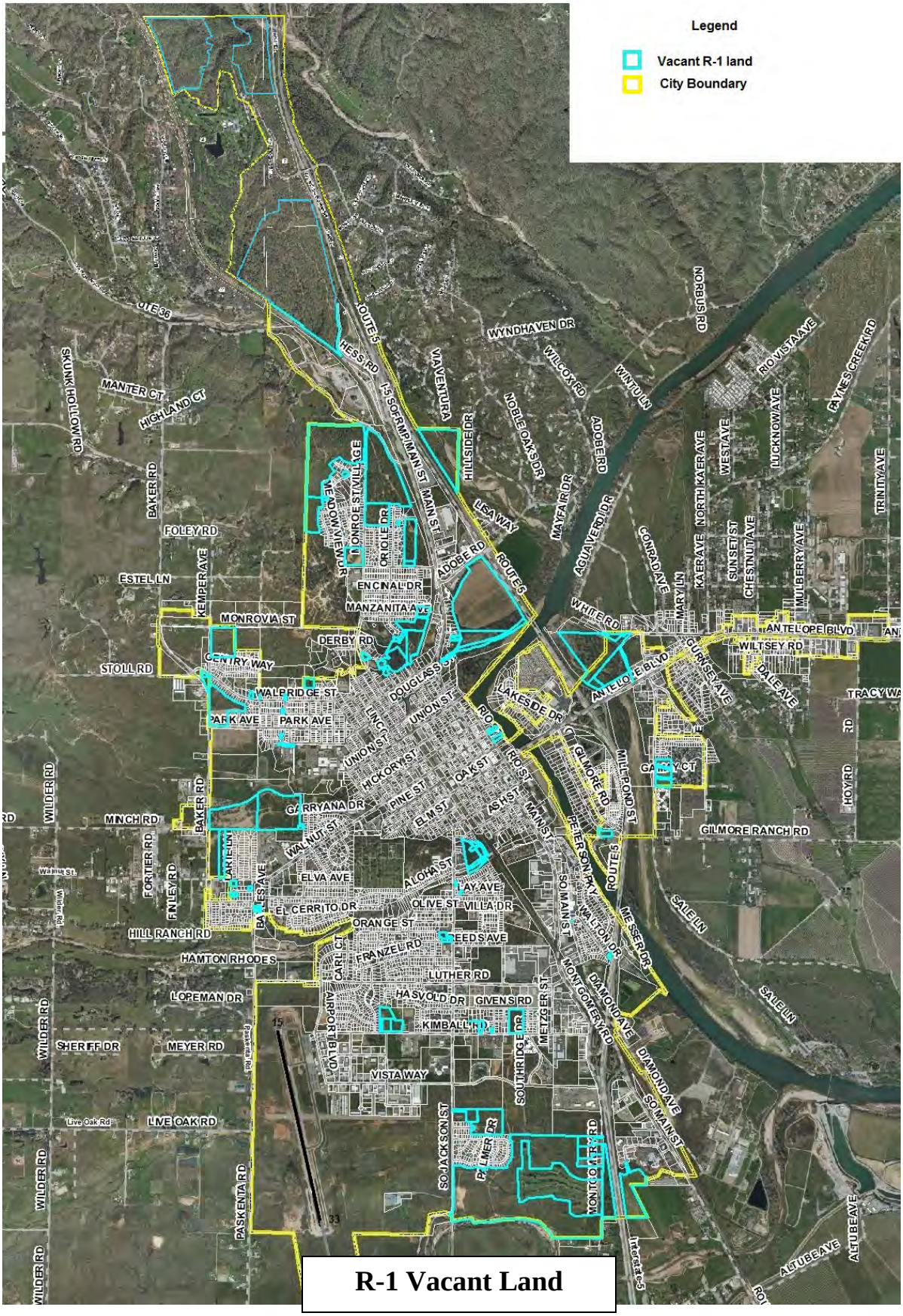
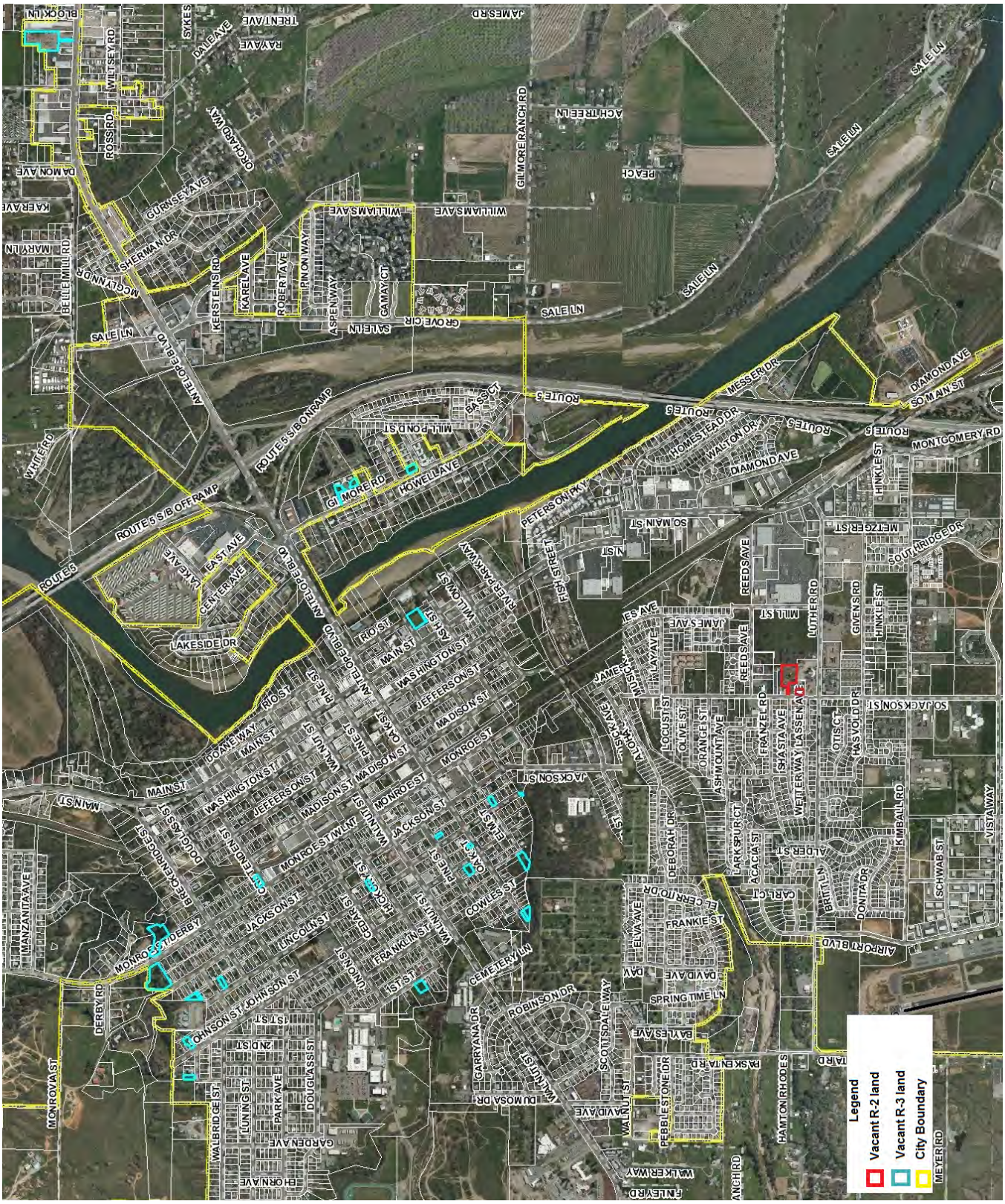
Appendix A

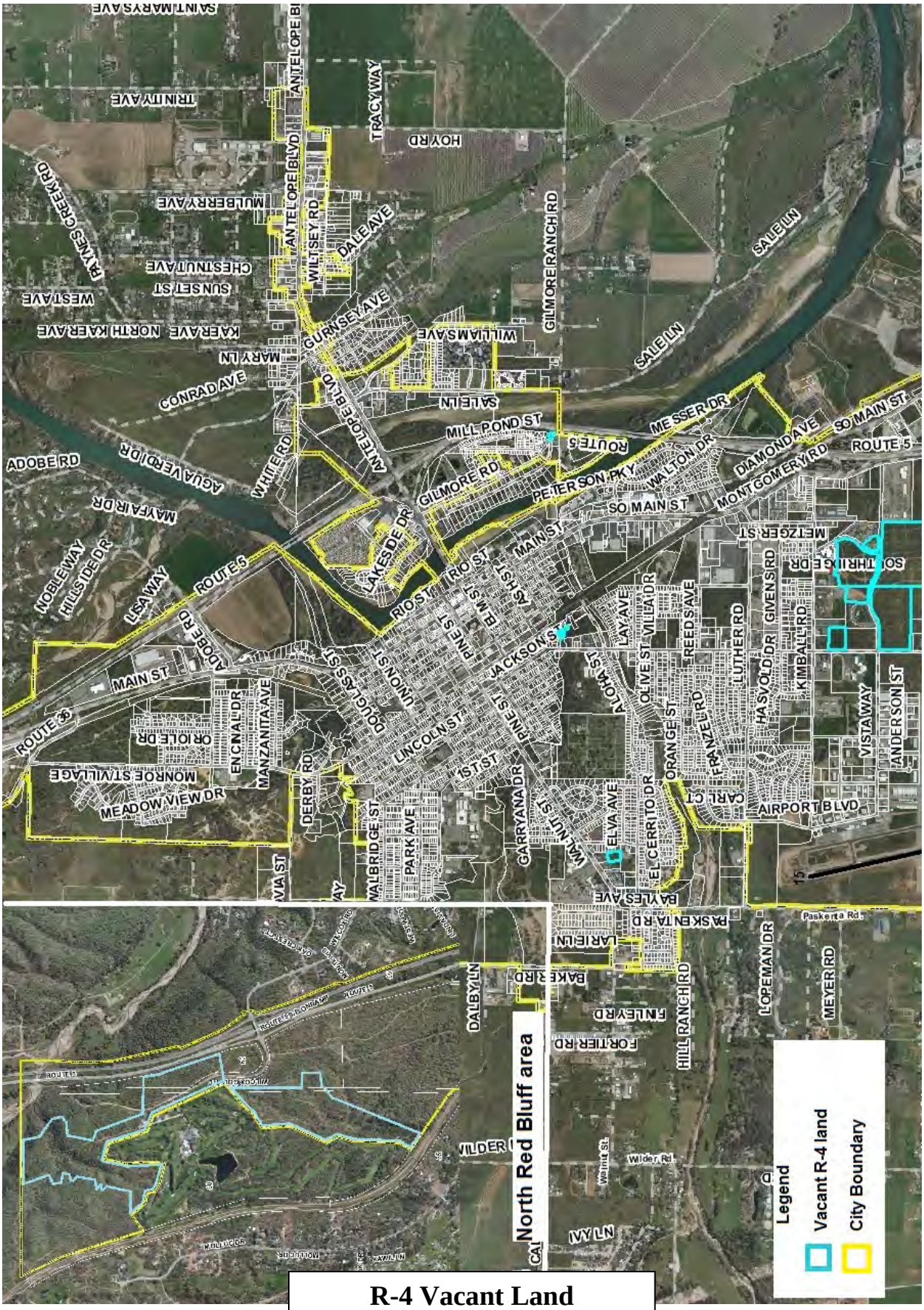
Vacant Land Maps



R-1 Vacant Land



R-2 and R-3 Vacant Land



R-4 Vacant Land