REDLANDS GENERAL PLAN UPDATE

DRAFT 2013 - 2021 HOUSING ELEMENT

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CITY OF REDLANDS

December 2013

Table of Contents

1 Introduction 1-1

1.1 Purpose and Scope of the Housing Element 1-1
1.2 State Requirements 1-1
1.3 Relationship to Other General Plan Elements 1-3
1.4 Information Sources 1-3
1.5 Public Outreach 1-3
1.6 Document Organization 1-4

2 Housing Needs Assessment 2-1

2.1 Population and Demographics 2-1
2.2 Household and Family Types 2-5
2.3 Employment Characteristics 2-7
2.4 Income and Housing Costs 2-9
2.5 Housing Characteristics 2-18
2.6 Assisted Housing 2-25
2.7 Financing and Subsidy Resources 2-27
2.8 At-Risk Housing 2-31
2.9 Opportunities for Energy Conservation 2-38

3 Regional Housing Needs Assessment and Special Needs 3-1

3.1 Current Housing Need 3-1
3.2 Regional Housing Need Allocation 3-2
3.3 Special Housing Needs 3-4

4 Land Inventory 4-1

4.1 Site Inventory 4-1
4.2 Site Suitability 4-2

5 Constraints 5-1

5.1 Government Constraints 5-1
5.2 Non-Governmental Constraints 5-29

6 Program Accomplishments 6-1

6.1 Effectiveness 6-1

6.2 Program Accomplishments 6-2

6.3 Appropriateness of Programs 6-24

7 Quantified Objectives, Housing Goals, Policies, and Programs 7-1

7.1 Goal: Adequate Sites for Housing 7-2

7.2 Goal: Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households 7-6

7.3 Goal: Housing for Special Needs Groups 7-14

7.4 Goal: Mitigation of Constraints on Housing Development 7-19

7.5 Goal: Conservation and Improvement of Existing Affordable Units 7-25

7.6 Goal: Preservation of At-Risk Assisted Units 7-27

7.7 Goal: Equal Housing Opportunities 7-29

7.8 Goal: Energy Conservation 7-30

7.9 Additional Programs 7-32

Appendix A: California Housing Element Requirements and Where Addressed A-1

Appendix B: Housing Sites B-1

Appendix C: Community Outreach Summary C-1

Appendix D: Zoning Code Abbreviations D-1

List of Tables

Table 1.2-1: 2014-2021 RHNA Projection Period 1-3
Table 2.1-1: Redlands Population Since Incorporation 1888-2013 2-1
Table 2.1-2: City and County Population Trends 1990-2013 2-2
Table 2.1-3: Redlands Race & Ethnicity, 2000 and 2010; San Bernardino County, 2010 2-2
Table 2.1-4: Redlands Population Age Characteristics 2000 and 2010 2-3
Table 2.1-5: Educational Attainment in Redlands and San Bernardino County, 2000 and 2011 2-4
Table 2.1-6: School Enrollment in Redlands and San Bernardino County, 2000 and 2011 2-4
Table 2.1-7: Residence 1 Year Ago for Redlands and San Bernardino County, 2011 2-5
Table 2.2-1: Household Composition in Redlands and San Bernardino County, 2000 and 2010 2-6
Table 2.2-2: Household Overcrowding in Redlands and San Bernardino County, 2000 and 2010 2-7
Table 2.3-1: Labor Force Characteristics in Redlands and San Bernardino County, 2000 and 2011 2-7
Table 2.3-2: Civilian Labor Force Employment Characteristics in Redlands and San Bernardino County, 2000 and 2011 2-8
Table 2.3-3: Redlands Workers Job Locations, 2000 and 2011 2-9
Table 2.4-1: Households by Income Group, 2011 2-11
Table 2.4-2: HCD Income Limits for San Bernardino County 2-11
Table 2.4-3: Overpayment for Housing by Income Category, 2011 2-12
Table 2.4-4: Median Home Sale Prices in Nearby Communities 2-13
Table 2.4-5: Redlands Median Home Sales, 2003, 2005, 2007-2012 2-14
Table 2.4-6: Median Gross Rents in Nearby Cities 2-15
Table 2.4-7: Craigslist Rental Survey, June 2013 2-15
Table 2.4-8 ApartmentHunterz Rental Survey, June 2013 2-15
Table 2.4-9: Maximum Funds Available for Housing, by Income Category 2-16
Table 2.4-10: Rent as a Percentage of Household Income, 2011 2-17
Table 2.5-1: Household Type and Group Quarters Population 2-18
Table 2.5-2: Household Type and Presence of Children Under Age 18, 2010 2-19
Table 2.5-3: Large Households 2-19

Table 2.5-4: Housing Units by Number of Bedrooms 2-19
Table 2.5-5: Characteristics of Redlands Housing Stock, 2011 2-20
Table 2.5-6: Characteristics of Redlands Housing Stock 2-21
Table 2.5-7: Tenure by Race in 2010 2-21
Table 2.5-8: Tenure by Age of Householder, 2011 2-22
Table 2.5-9: Vacancy Status, 2000 and 2011 2-23
Table 2.5-10: Age of Housing Units 2-23
Table 2.8-1: Housing Developments At-Risk of Conversion 2-32
Table 2.8-2: Fair Market Rents for Existing Housing in San Bernardino County 2-32
Table 2.8-3: Cost of Preserving At-Risk Housing for Very Low- and Low-Income Households 2-34
Table 2.8-4: Qualified Entities, San Bernardino County (2013) 2-35
Table 2.8-5: Financing Resources for At-Risk Housing: October 15, 2013 – October 15, 2021 2-37
Table 2.9-1: EMA Income Qualifications 2-40
Table 3.1-1: Housing Need by Income Level, 2010 3-2
Table 3.2-1: Redlands Regional Housing Need Allocation by Income Category SCAG Allocation, 2006-2013 and 2014-2021 3-3
Table 3.2-2: Housing Units Produced in Redlands, 2006-2013 3-4
Table 3.3-1: Redlands Households with Special Needs, 1990-2010 3-4
Table 3.3-2: Elderly Households by Tenure, 2010 3-5
Table 3.3-3: Elderly Income Level and Tenure, 2010 3-6
Table 3.3-4: Elderly Service Organizations 3-7
Table 3.3-5: Individuals with Disabilities in Redlands 3-8
Table 3.3-6: Persons with Developmental Disabilities in Redlands 3-9
Table 3.3-7: Units with Three or More Bedrooms by Tenure 3-10
Table 3.3-8: Households below Poverty Level, 2011 3-11
Table 3.3-9: Homeless Facilities in San Bernardino County 3-12
Table 3.4-1: Overcrowding: Persons Per Room 3-15
Table 3.4-2: Overcrowded Housing by Tenure 3-16
Table 4.1-1 Redlands RHNA and Housing Sites: 2013-2021 4-2
Table 4.2-1 Suitability of Parcels Identified for Redlands' RHNA 4-2
Table 5.1-3: City of Redlands: Residential Zoning Classifications 5-6

Table 5.1-4: Downtown Specific Plan Property Development Standards 5-9
Table 5.1-6: Redlands Development Fees (Per Unit) 5-23
Table 5.2-1 Impact of Interest Rates on Monthly Mortgage Payments 5-31
Table 5.2-2 Impact of Interest Rates on Commercial Borrowing Costs 5-32
Table 6.1-1: Housing Produced in Redlands, 2006 - 2013 6-1
Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013 6-2
Table 7.1-1: Quantified Objectives, 2013-2021 7-2

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1 Introduction

1.1 Purpose and Scope of the Housing Element

The Housing Element, a component of The City of Redlands' General Plan, presents a comprehensive set of housing policies and actions for the years 2013 through 2021 (October 15, 2013 – October 15, 2021). It builds on an assessment of the housing needs, and provides an evaluation of housing programs, available land and constraints on housing production.

1.2 State Requirements

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Government Code Section 65302(c) sets forth the specific components to be contained in a community's housing element.

The housing element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the city's share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and, preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

Please see Appendix A for a complete summary of State law requirements and where these requirements are addressed in this Housing Element.

CHANGES IN STATE LAW SINCE PREVIOUS UPDATE

The following items represent substantive changes to state law since the city's last Housing Element or which have been newly addressed in this 2013-2021 Housing Element.

- SB 375 requires alignment of regional transportation planning and local land use and housing plans. This fifth housing element cycle is being conducted in conjunction with the development of the 2012-2035 Regional Transportation Plan and its Sustainable Communities Strategy in accordance with SB 375.
- AB 2511 states that the city shall not permit residential development at a density below the density assumed for that site in the housing element, unless: a) the city demonstrates that the remaining sites identified in the housing element can accommodate the city's remaining RHNA, or b) the city identifies an additional site(s) that can accommodate the remaining RHNA.
- SB 812 requires that housing elements include an analysis of the special housing needs of disabled persons, including persons with developmental disabilities. This is addressed in the Section 3.3, Special Housing Needs.

PLANNING PERIOD

The State now requires an update of a jurisdiction's Housing Element every eight years, versus every five years with prior housing element planning periods. Passage of Senate Bill 375 extended the planning period for housing elements from five years to eight years in order to align them with the Regional Transportation Plan (RTP) deadlines. One housing element will now be completed for every two RTPs. Thus, this Housing Element period extends from October 15, 2013 to October 15, 2021.

REGIONAL HOUSING NEEDS ASSESSMENT PROJECTION PERIOD

A critical measure of compliance with state housing element law is the ability of a jurisdiction to accommodate its share of the region's housing need–the RHNA. The RHNA quantifies the need for housing in each jurisdiction in a six-county area, including the City of Redlands. In November 2012 the State approved the Southern California Association of Governments' (SCAG) RHNA plan, which covers the projection period of January 1, 2014 to October 31, 2021. The next RHNA should be published by the SCAG sometime in 2020 and will take effect November 1, 2021. Table 1.2-1 below presents Redland's allocation of the region's housing needs by income group as determined by SCAG.

Table 1.2-1: 2014-2021 RHNA Projection Period

	Redlands		*SCAG Region*	
Income Group	*Number*	*Percent*	*Number*	*Percent*
Very Low (<50% AMI)	579	24%	100,632	24%
Low (50-80% AMI)	396	16%	64,947	16%
Moderate (80-120% AMI)	453	19%	72,053	17%
Above Moderate (>120% AMI)	1,001	41%	174,505	42%
Total	**2,429**	**100%**	**412,137**	**100%**

Source: SCAG 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 2012.

1.3 Relationship to Other General Plan Elements

The housing element must be consistent with the other elements in a City's General Plan. Redlands' first comprehensive General Plan was adopted in 1995, and has been amended numerous times since then with the last major revision being in 1997 when Measure "U" was adopted by the voters of Redlands. The Housing Element has been comprehensively updated as part of the SCAG cycles. This Housing Element is consistent with the other elements in the City's current General Plan.

A comprehensive update of the General Plan was initiated in 2007, however it is still pending due to a lack of funding. The update may result in changes to land use designations and potentially provide additional sites for residential development; if necessary, the housing sites inventory in the Housing Element will be updated at the time of adoption of the new General Plan to ensure internal consistency.

1.4 Information Sources

The information for this Housing Element Update came from a variety of sources. These include: the U.S. Census (2010), the American Community Survey (2011), the California Department of Finance, the California Housing Partnership Corporation, and various City databases and other sources.

1.5 Public Outreach

Outreach for the Housing Element began in July 2013. This involved engaging community members and the Planning Commission in identification of housing issues and involved a diversity of people in Redlands in the planning process. The public participation program included:

- A community housing forum attended by approximately seven stakeholders and community members, conducted on July 9, 2013, 1:00 – 3:00 p.m. at the Redlands Civic Center; and
- One workshop with the Planning Commission.

The following is a brief summary of housing needs, market development trends, governmental and non-governmental constraints, and programs/services that were discussed during the community housing forum. For a more detailed summary see Appendix B.

- **Housing Need.** Many families are doubled and tripled up in housing units. There appears to be a lack of large housing units (3+ bedroom units), which are especially critical for large/multigenerational families. Many moderate-income families are paying well above income levels for housing in Redlands.
- **Market and Development Trends.** During the last five to six years real estate development trusts have purchased a large number of homes in Redlands, which could contribute to destabilization of the housing market. A large number of buyers are paying cash for homes as well, making the housing market highly competitive. There is also growing demand for senior housing in Redlands as many older households are downsizing from larger units.
- **Governmental and Non-Governmental Constraints.** According to some developers, Measure U's on-site maximum density is a constraint on new development as higher densities are needed for projects to pencil out. Land costs are high, and with the loss of redevelopment funding it has become more difficult to pull together financing and funding sources for affordable housing projects. One developer suggested the City's fees were too high.
- **Programs/Services.** Developers emphasized the importance of identifying new funding sources for affordable housing projects. Additionally, community members also emphasized the need for housing programs such as a homeownership assistance program and the Section 8 voucher program.

Following the community housing forum, the Planning Commission identified various additional key questions and issues to consider for this housing element. For a summary of what was discussed at Planning Commission meeting held on July 9, 2013 see Appendix B.

1.6 Document Organization

Following this introduction, the Redlands Housing Element is organized into the following chapters:

- **Chapter 2, Housing Needs Assessment**, describes Redlands' demographic and employment trends, characteristics of the city's current housing stock, housing affordability, and energy conservation opportunities.
- **Chapter 3, Regional Housing Needs Assessment and Special Needs**, explains Redlands' allocation of the regional housing need, projects housing needs, and describes the characteristics and needs of various special populations, including the elderly, disabled, homeless, single parents, and others.
- **Chapter 4, Land Inventory**, identifies specific sites suitable for residential development to allow for a comparison of the Regional Housing Needs Allocation (RHNA) with realistic development capacity. Environmental and infrastructure constraints on potential housing sites are also described.

- **Chapter 5, Constraints**, identifies and analyzes potential and actual constraints to housing development in Redlands, both related to governmental actions (e.g. regulatory standards) and non-governmental conditions (e.g. the housing market or construction costs).
- **Chapter 6, Program Accomplishments**, describes the City's accomplishments and provides an assessment of the effectiveness of the programs in the last Housing Element.
- **Chapter 7, Programs**, includes the goals, objectives, policies, and programs for this Housing Element planning period.

Appendices include a summary of Housing Element requirements and where they are addressed in the Element; detailed notes from public outreach events; a full list of housing sites; and zoning code abbreviations.

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2 Housing Needs Assessment

2.1 Population and Demographics

POPULATION GROWTH

Since its incorporation in 1888, Redlands has grown rapidly, along with the surrounding areas of San Bernardino County. As shown in Table 2.1-1, Redlands' population grew by steady double digits each decade through most of the twentieth century, and has more than tripled since 1950. This rapid growth coincides with the conversion of former citrus groves to residential and other uses and, in turn, a shift in the economic base of the community from predominantly agricultural to service-related industries. As of 2010, Redlands' population was 68,747, according to the 2010 U.S. Census, or about 3.4 percent of the San Bernardino County population in that year. An alternative estimate by the California Department of Finance (DOF) estimated the city's population to be 69,813 as of January 1, 2013.[1]

Table 2.1-1: Redlands Population Since Incorporation 1888-2013

Year	*Population*	*Percent Increase*
1888[1]	1,000	N/A
1900	4,797	379.7%
1910	10,440	117.6%
1920	9,874	-5.4%
1930	14,162	43.4%
1940	14,324	1.1%
1950	18,429	28.7%
1960	26,829	45.6%
1970	36,355	35.5%
1980	43,619	20.0%
1990	60,394	38.5%
2000	63,591	5.3%
2010	68,747	8.1%
2013	69,813	1.6%

1. Date of Incorporation for City of Redlands.

Sources: U.S. Census, each decade; California DOF, 2013.

[1] The DOF estimate is based on net changes in housing stock as reported by the City of Redlands, combined with assumptions about vacancy rate and persons per household. The DOF estimates are adjusted retroactively once the next U.S. census is conducted. For consistency with other data that are available from the 2010 U.S. Census, the 2010 population figure for the city is used in this report rather than the DOF estimate.

Table 2.1-2 compares recent population growth in Redlands and San Bernardino County since 1990. Overall, the county's population growth rate has far exceeded that of the city, due primarily to its larger scale and amount of developable land. More recently, the city's rate of population growth since 2010 (about 1.6%) appears much closer to the growth rate in the county (about 2%). By 2035, SCAG projects that Redlands' population will grow to 87,000, a 28 percent increase between 2008 and 2035.

Table 2.1-2: City and County Population Trends 1990-2013

Jurisdiction	*1990*	*2000*	Percent Increase *1990-00*	*2010*	*Percent Increase 2000-2010*	*2013*	*Percent Increase 2010-2013*
City of Redlands	60,394	63,591	5.3%	68,747	8.1%	69,813	1.6%
San Bernardino County	1,418,380	1,709,648	20.5%	2,035,210	19.0%	2,076,274	2.0%

Sources: 1990, 2000, and 2010 U.S. Census; California Department of Finance, 2013.

RACE AND ETHNICITY

Table 2.1-3 shows that the racial and ethnic characteristics of Redlands have remained essentially the same since 2000, the only recent time periods for which census categories are defined in the same way.[2] Whites comprise about two-thirds (69%) of Redlands' population, whereas this group represents just over half (57%) of the San Bernardino population. Compared to Redlands, the county also has a higher percentage of Blacks/African-Americans (9% vs. 5%) and those identifying as other races (22% vs. 12%). More significantly, nearly half (49%) of the county's population is Hispanic/Latino compared to 30 percent in Redlands.

Table 2.1-3: Redlands Race & Ethnicity, 2000 and 2010; San Bernardino County, 2010

	Redlands, 2000		*Redlands, 2010*		*San Bernardino County, 2010*	
Race/Ethnicity	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian/Alaskan Native	597	0.9%	625	0.9%	22,689	1.1%
Asian	3,257	5.1%	5,216	7.6%	128,603	6.3%
Black/African-American	2,739	4.3%	3,564	5.2%	181,862	8.9%
Native Hawaiian/ Other Pacific Islander	146	0.2%	235	0.3%	6,870	0.3%
White	46,858	73.7%	47,452	69.0%	1,153,161	56.7%
Other	7,204	11.3%	8,266	12.0%	439,661	21.6%
Two or More Races	2790	4.4%	3,389	4.9%	102,364	5.0%
Total	**63,591**	**100.0%**	**68,747**	**100.0%**	**2,035,210**	**100.0%**
Hispanic/Latino[1]	15,304	24.1%	20,810	30.3%	1,001,145	49.2%

1. Persons of Hispanic/Latino ethnicity may be of any race.

Sources: 2000 and 2010 U.S. Census.

[2] Significant changes were made between the 1990 and 2000 regarding how the Census Bureau asked people to report their race and ethnic origin. While the Bureau asked people to report their race and whether or not they were Spanish, Hispanic, or Latino in 1990, in 2000, this question was moved to a more prominent place in the census. Furthermore, whereas people could only mark one race in the 1990 Census, the 2000 Census allowed people to mark one or more races. "Census 2000 Brief: Overview of Race and Hispanic Origin." March 2001.

AGE CHARACTERISTICS

In general between 2000 and 2010 the population percentage for most age groups remained about the same. A few age groups saw slight declines in population—school-age (5-19) as well as the 35-44 age group—while the senior population in Redlands grew the most. Between 2000 and 2010 the 55-64 age group grew by more than 50 percent to 12 percent of the city's population and the 65 and older group grew by about 12 percent to 13 percent of the city's population. Together they accounted for slightly more than a quarter of the city's population in 2010.

Overall, the median age of the city's population increased by about one year between 2000 and 2010 (to 36 from 35 years old). Whether the city's population will continue to get older on average depends, in part, on the desire of current residents to remain in the city as they age and the availability of housing and support services that meet their changing needs. It should be noted that in recent years many senior housing and assisted living developments have been built in the city (see Chapter 3).

Table 2.1-4: Redlands Population Age Characteristics 2000 and 2010

	2000		*2010*	
Age Range	*Number*	*Percent*	*Number*	*Percent*
0-4	3,964	6.2%	4,143	6.0%
5-14	9,698	15.3%	8,987	13.1%
15-19	5,231	8.2%	5,624	8.2%
20-24	4,554	7.2%	5,704	8.3%
25-34	8,254	13.0%	8,910	13.0%
35-44	9,498	14.9%	8,471	12.3%
45-54	9,043	14.2%	9,636	14.0%
55-64	5,368	8.4%	8,294	12.1%
65 +	7,981	12.6%	8,978	13.1%
Total	**63,591**	**100.0%**	**68,747**	**100.0%**
Median Age	*35.1*		*36.2*	

Sources: 2000 and 2010 U.S. Census.

EDUCATIONAL ATTAINMENT

As of 2011, about 9 in 10 (90%) Redlands residents age 25 and older had graduated from high school and just under 4 in 10 (37%) had a bachelor's degree or higher. These rates of educational attainment are much higher than in San Bernardino County as a whole, where 78 percent were at least high school graduates and 19 percent had a bachelor's degree or higher. These educational attainment statistics are shown in Table 2.1-5.

Table 2.1-5: Educational Attainment in Redlands and San Bernardino County, 2000 and 2011

	Redlands, 2000		*Redlands, 2011*		*San Bernardino County, 2011*	
Education Received	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Less than 9th Grade	1,974	4.9%	1,816	4.2%	122,253	10.2%
9th-12th Grade, no diploma	3,409	8.5%	2,637	6.1%	143,827	12.0%
High School Graduate	7,344	18.2%	8,473	19.6%	317,619	26.5%
Some College, No Degree	10,292	25.6%	10,246	23.7%	294,846	24.6%
Associate's Degree	3,071	7.6%	3,977	9.2%	97,084	8.1%
Bachelor's Degree	7,586	18.8%	8,560	19.8%	145,026	12.1%
Graduate/Professional Degree*	-	-	7,522	17.4%	77,907	6.5%
Total, Age 25 and Older	**40,274**	**100%**	**43,231**	**100.0%**	**1,198,562**	**100.0%**
High School Graduate or Higher	34,891	86.6%	38,778	89.7%	932,481	77.8%
Bachelor's Degree or Higher	14,184	35.2%	16,082	37.2%	221,734	18.6%

*Note: The 2000 Census did not report Graduate/Professional degrees separately; only "Bachelor's Degree or Higher" was reported.

Sources: 2000 U.S. Census; 2007-2011 American Community Survey.

SCHOOL ENROLLMENT

Total school enrollment in Redlands in 2011 was 22,223, including both public and private schools. Nursery and pre-schools accounted for 6 percent of the total, kindergartens about 4 percent, elementary/middle schools about 34 percent, high schools about 22 percent and colleges and graduate schools about 34 percent (Redlands is home to the University of Redlands, a four-year liberal arts university). By comparison, as shown in Table 2.1-6, the county as a whole had somewhat lower percentages in nursery and pre-schools (about 5%) and in college or graduate schools (24%), but somewhat higher percentages in kindergartens (5%) and in elementary/middle schools (42%).

Table 2.1-6: School Enrollment in Redlands and San Bernardino County, 2000 and 2011

	Redlands, 2000		*Redlands, 2011*		*San Bernardino County, 2011*	
School Level	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Nursery/Pre-School	1,027	5.0%	1,274	5.7%	28,943	4.6%
Kindergarten	770	3.8%	905	4.1%	30,758	4.9%
Elementary School (grades 1-8)	8,021	39.3%	7,626	34.3%	264,277	42.1%
High School (grades 9-12)	3,983	19.5%	4,781	21.5%	154,087	24.6%
College or Graduate School	6,584	32.3%	7,637	34.4%	149,574	23.8%
Population Age 3 or Older and Enrolled in School	**20,385**	**100.0%**	**22,223**	**100.0%**	**627,639**	**100.0%**

Sources: 2000 U.S. Census; 2007-2011 American Community Survey.

POPULATION STABILITY

Table 2.1-7 shows that about 85 percent of the population in Redlands occupied the same house one year ago, and about 15 percent moved to Redlands from another location during the same time period. Of the in-movers from elsewhere in the U.S., more than two-thirds (72%) moved from another location within San Bernardino County, about 1 in 5 (18%) moved from somewhere else in California, and the remainder (10%) moved from another part of the U.S. About half of a percent moved from outside the U.S. In San Bernardino County as a whole, a slightly lower proportion remained in the same house (83%), and a higher percentage relocated from elsewhere in California (15%).

Table 2.1-7: Residence 1 Year Ago for Redlands and San Bernardino County, 2011

	Redlands, 2011		*San Bernardino County, 2011*	
Location of Residence 1 Year ago	*Number*	*Percent*	*Number*	*Percent*
Same House	56,112	85.3%	1,623,781	83.3%
Different House in the U.S.	9,425	14.3%	316,403	16.2%
Same County	6,780	10.3%	219,487	11.3%
Different County	2,645	4.0%	96,916	5.0%
Same State	1,708	2.6%	75,229	3.9%
Different State	937	1.4%	21,687	1.1%
Elsewhere	259	0.4%	8,796	0.5%
Population Age 5 and Older	65,796	100.0%	1,948,980	100.0%

Source: 2007-2011 American Community Survey.

2.2 Household and Family Types

HOUSEHOLD TYPES

In 2010, there were 24,764 households in Redlands, representing a 5 percent increase in the number of households since 2000, as shown in Table 2.2-1. Families made up over two-thirds (69%) of Redlands' households in 2010, which is about the same percentage as in 2000 (68%). "Families" include married couples (50% of households in 2010) and other family types, such as single parents with children (19% of households in 2010).

Non-family households accounted for slightly less than one-third of all households in the city in 2010. Most of the non-family households were single-person households (25% of all households) and about 7 percent were households with more than one person in which the household members were unrelated to one another (e.g. college students living with roommates). In the county as a whole in 2010, there was a larger percentage of family households (77%) and a smaller percentage of single-person households (18%). This could be due to the presence of the University of Redlands and the resulting student population residing in the city.

About 35 percent of Redlands households included people age 18 or younger and about 25 percent included some age 65 or older. In the county, the corresponding percentages were 46 percent (children) and 22 percent (seniors).

Between 2008 and 2035, SCAG projects that the number of households in Redlands will grow from 24,700 to 32,500, a 32 percent increase, which is slightly lower than the county's overall projected household growth of 40 percent.

Table 2.2-1: Household Composition in Redlands and San Bernardino County, 2000 and 2010

Household Type	*Redlands, 2000*		*Redlands, 2010*		*San Bernardino County, 2010*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Families	16,027	67.9%	17,062	68.9%	470,440	76.9%
Married Couple	11,933	50.6%	12,374	50.0%	326,927	53.5%
Other Families	4,094	17.4%	4,688	18.9%	143,513	23.5%
Non-Family Households	7,566	32.1%	7,702	31.1%	141,178	23.1%
Living Alone	6,143	26.0%	6,083	24.6%	108,095	17.7%
Other Non-Family Households	1,423	6.0%	1,619	6.5%	33,083	5.4%
Households with Children <18	8,704	36.9%	8,598	34.7%	283,252	46.3%
Households with Individuals 65+	5,505	23.3%	6,223	25.1%	134,771	22.0%
Total Households	**23,593**	**100.0%**	**24,764**	**100.0%**	**611,618**	**100.0%**
Average Household Size	2.61		2.68		3.26	
Average Family Size	3.18		3.21		3.68	

Sources: 2000 and 2010 U.S. Census.

HOUSEHOLD AND FAMILY SIZES

As also shown in Table 2.2-1, the average non-family household size in Redlands was 2.68 in 2010, which is an increase of about 3 percent since 2000, when the average was 2.61. By comparison, the average household size in San Bernardino County in 2010 was 3.26. The average family household size in Redlands in 2010 was 3.21, a slight increase from 2000. In the county, the average family size in 2010 was 3.68.

OVERCROWDING

The U.S. Census Bureau defines an "overcrowded" household as one in which there is more than 1.01 persons per room; a household with 1.50 or more people per room is considered severely overcrowded. While these definitions do not take cultural conventions and other similar considerations into account, they do provide a basic standard of analysis. By these definitions, only 674 (3%) of Redlands' households were overcrowded in 2010, and only 220 severely overcrowded (0.9%). This appears to represent an improvement over conditions in 2000, when 1,669 units were determined to be overcrowded. The county as a whole had a larger percentage of overcrowded units in 2010 (9%). These patterns are shown in Table 2.2-2.

Table 2.2-2: Household Overcrowding in Redlands and San Bernardino County, 2000 and 2010

	Redlands, 2000		*Redlands, 2010*		*San Bernardino County, 2010*	
Occupants per Room	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Less than 1.0	22,000	92.9%	23,271	96.3%	544,748	91.4%
1.01 to 1.50	873	3.7%	674	2.8%	38,510	6.5%
1.51 or More	796	3.4%	220	0.9%	12,867	2.2%
Total Households	**23,669**	**100.0%**	**24,165**	**100.0%**	**596,125**	**100.0%**

Sources: 2000 and 2010 U.S. Census.

2.3 Employment Characteristics

LABOR FORCE SIZE AND DISTRIBUTION

The city's "labor force" is the number of residents who are age 16 or older who are employed or unemployed but actively seeking work. They include residents who may be employed in Redlands or elsewhere. The members of the labor force who are employed in non-military jobs are referred to as the "civilian labor force."

Table 2.3-1 summarizes the Redlands and San Bernardino County labor force characteristics. It shows that the city had about the same labor force participation rate in 2010 (64%) as the county as a whole (63%), and that the city had nearly all of its labor force in the civilian sector rather than in the military. About 6 percent of the city's and 8 percent of the county's civilian labor force was unemployed. Females accounted for just less than one-third (31%) of the city's labor force, slightly more than the county's female labor force (29%).

Table 2.3-1: Labor Force Characteristics in Redlands and San Bernardino County, 2000 and 2011

	Redlands, 2000		*Redlands, 2011*		*San Bernardino County, 2011*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
In the Labor Force	32,031	65.2%	34,518	64.1%	949,657	63.3%
Civilian Labor Force	31,985	65.1%	34,439	63.9%	935,355	62.3%
Employed	29,942	61.0%	31,403	58.3%	815,102	54.3%
Unemployed	2,043	4.2%	3,036	5.6%	120,253	8.0%
Armed Forces Employment	46	0.1%	79	0.1%	14,302	1.0%
Not in the Labor Force	17,068	34.8%	19,364	35.9%	550,919	36.7%
Total Age 16 and Older	**49,099**	**100.0%**	**53,882**	**100.0%**	**1,500,576**	**100.0%**
Females in the Labor Force	15,416	31.4%	16,508	30.6%	429,609	28.6%
Female Civilian Labor Force	15,394	31.4%	16,476	30.6%	428,683	28.6%
Employed	14,286	29.1%	15,059	27.9%	372,975	24.9%
Unemployed	1,108	2.3%	1,417	2.6%	55,708	3.7%

Sources: 2000 U.S. Census; 2007-2011 American Community Survey.

CIVILIAN EMPLOYMENT PROFILE

The occupational profile of the city's civilian labor force is significantly different from the county labor force, as shown in Table 2.3-2. For example, about 45 percent of employed residents in Redlands work in management, professional and related occupations, 25 percent in sales and office occupations, and 16 percent in services occupations. In the county, the top three occupations are management, professional and related (28%), sales and office (27%), and service occupations (18%). Redlands also has a larger percentage of its civilian labor force employed in the public sector, and thus a smaller percentage of private wage earners than in the county as a whole. Redlands' labor force is more heavily concentrated in the education, health and social science sectors of the economy (33%) than is the county's labor force (22%). On the other hand, the county has larger percentages of its civilian labor force in retail trade (13%), manufacturing (10%), construction (8%), and transportation and warehousing (8%) than does the city.

Table 2.3-2: Civilian Labor Force Employment Characteristics in Redlands and San Bernardino County, 2000 and 2011

	Redlands, 2000		*Redlands, 2011*		*San Bernardino County, 2011*	
Characteristics	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Occupations						
Mgmt., Professional, Related	13,719	45.8%	14,025	44.7%	230,042	28.2%
Services	4,290	14.3%	5,053	16.1%	149,116	18.3%
Sales and Office	7,167	23.9%	7,938	25.3%	217,660	26.7%
Farming, Fishing & Forestry	26	0.1%	2185	7.0%	91,318	11.2%
Construction	2,097	7.0%				
Production and Transportation	2,643	8.8%	2,202	7.0%	126,966	15.6%
Total Civilian Labor Force	**29,942**	**100.0%**	**31,403**	**100.0%**	**815,102**	**100.0%**
Class of Worker						
Private Wage & Salary Workers	20,682	69.1%	21,907	69.8%	612,630	75.2%
Government Workers	7,028	23.5%	7,220	23.0%	144,280	17.7%
Self-employed Workers	2,105	7.0%	2,264	7.2%	56,862	7.0%
Unpaid Family Workers	127	0.4%	12	0.0%	1,330	0.2%
Industry Sector						
Agriculture, Forestry & Fishing	237	0.8%	176	0.6%	6,484	0.8%
Construction	1,645	5.5%	1,978	6.3%	65,485	8.0%
Manufacturing	1,952	6.5%	1,885	6.0%	83,936	10.3%
Wholesale Trade	814	2.7%	613	2.0%	30,483	3.7%
Retail Trade	2,946	9.8%	3,335	10.6%	104,025	12.8%
Transportation & Warehousing	1,474	4.9%	1,504	4.8%	61,567	7.6%
Information	643	2.1%	569	1.8%	13,887	1.7%
Finance, Insurance, etc.	1,570	5.2%	1,443	4.6%	45,084	5.5%
Professional, Scientific, etc.	3,250	10.9%	3,254	10.4%	68,464	8.4%
Education, Health & Soc. Services	10,363	34.6%	10,466	33.3%	178,599	21.9%
Arts, Entertainment, Recreation	2,016	6.7%	2,746	8.7%	69,148	8.5%
Other Services	1,134	3.8%	1,247	4.0%	40,447	5.0%
Public Administration	1,898	6.3%	2,187	7.0%	47,493	5.8%

Sources: 2000 U.S. Census; 2007-2011 American Community Survey.

According to the 2007-2011 ACS, about one-third (37%) of the city's labor force worked within the city and therefore about two-thirds (63%) commuted to work locations outside Redlands, as shown in Table 2.3-3. Since about 83 percent of the city's labor force worked within San Bernardino County, most of those working outside the city were employed elsewhere in the county (46%). About 17 percent worked in another California county and the balance (0.5%) worked outside the state.

Between 2008 and 2035, SCAG projects employment in Redlands will grow from 41,400 to 60,100, a 45 percent increase, which is slightly lower than the county's overall projected employment growth of 51 percent.

Table 2.3-3: Redlands Workers Job Locations, 2000 and 2011

	Redlands, 2000		*Redlands, 2011*	
Place of Work	*Number*	*Percent*	*Number*	*Percent*
Redlands	10,236	34.9%	11,231	36.8%
Other San Bernardino Co.	13,669	46.6%	14,008	45.9%
Sub-total San Bernardino Co.	*23,905*	*81.5%*	*25,238*	*82.7%*
Other California	5,229	17.8%	5,097	16.7%
Outside California	200	0.7%	153	0.5%
Total Employed Workers[1]	**29,334**	**100.0%**	**30,518**	**100.0%**

1. Number of employed workers differs slightly from Table 2.3-2 (31,403) due to variation in Census Bureau data sets.

Sources: 2007-2011 American Community Survey.

2.4 Income and Housing Costs

Affordable housing is key to the economic, social, and cultural vitality of any city. Therefore, one of the principal purposes of the Housing Element is to provide a picture of housing affordability for households of all income levels. It is important to distinguish between the cost of rental versus ownership housing in determining where the greatest housing need exists.

The U.S. Census Bureau is this Housing Element's primary source of data on household income as well as other characteristics relating to housing, such as rental vs. ownership, deficiencies, and length of residence. The last Census occurred in 2010 and the next will be taken in 2020. The decennial census counts all residents in the United States and asks short questions pertaining to residents' age, sex, race, ethnicity, relationship, and household tenure. Prior to the 2010 Census, a "long form" asking more detailed questions on a wide range of demographic and housing-related topics, was also distributed to a percentage of the population.

The Census Bureau began the American Community Survey (ACS) in 1996 as a way of providing communities with more detailed information in years when the census is not taken. However, starting in 2010, the Census Bureau eliminated the more detailed "long form" component of the census and moved these questions entirely to the ACS. Today the survey is conducted in all U.S. communities, sent to a small percentage of the population on a rotating basis. One-year estimates are available for all communities with populations greater than 65,000; these are the most current

data, but also the least reliable due to smaller sample sizes. Three-year estimates are available for all communities with populations greater than 20,000. Five-year estimates are available for communities of any population; these data are the least current, but the most reliable. Unlike the decennial census, the ACS does not survey every household and therefore provides estimates instead of total counts. However, its large sample size—three million households—provides statistically valid results.

INCOME

Household Income

Median household income represents the mid-point in income for all households in the city, with half earning more and half earning less. According to the 2000 U.S. Census, the median household income for the City of Redlands in 1999 was $48,155. In comparison, San Bernardino County had an overall median household income of $42,066, meaning that the median household income in Redlands was 14 percent higher. According to the 2007-2011 ACS, the median household income in Redlands was $68,015 (41% more than in 2000). In comparison, in 2011 the county had an overall median household income of $55,853, meaning Redlands had a 33 percent higher median household income. Therefore, the ACS data suggests that Redlands is becoming wealthier in both an absolute and a relative sense.

To determine eligibility for housing programs, both federal and state governments categorize households according to their income, in comparison to the area median income (AMI). The AMI is the median household income for a defined geographic area. AMI is determined by the United States Department of Housing and Urban Development (HUD). The following income groups are the standard categories used:

- Extremely low-income = 30 percent median or less;
- Very low-income = 31 to 50 percent;
- Low-income = 51 to 80 percent;
- Moderate-income = 81 to 120 percent; and
- Above moderate-income = 120 and over.

California only began requesting analysis of households defined as extremely low-income since the fourth-cycle Housing Element. While a city is not obligated to include a separate category of sites designated for extremely low-income households in its suitable sites inventory, the Housing Element as a whole must analyze the obstacles and needs for this category and include proposed actions and programs to meet those needs.

Table 2.4-1 shows the percent of city and county residents by income category. Within Redlands, the 2007-2011 ACS counted 3,406 extremely low-income households, 2,350 very low-income households, and 4,023 low-income households—these made up 14, 10, and 17 percent, respectively of the households in the city. Moderate income households comprised 18 percent of the city's households and almost half of the households (42%) were above moderate income. In comparison, the county had a higher proportion of extremely low- to low-income residents (48%) and a lower proportion of above moderate income residents (33%) than the city (41% and 42%, respectively).

Table 2.4-1: Households by Income Group, 2011

Income Group	*Income Criteria*	*Redlands*	*San Bernardino County*
Extremely low	Less than $20,405	3,406	96,270
		14%	16%
Very low	$20,405- $34,008	2,350	80,970
		10%	14%
Low	$34,009-$54,412	4,023	110,132
		17%	18%
Moderate	$54,413 - $81,618	4,391	116,166
		18%	19%
Above Moderate	Over $81,618	10,086	195,285
		42%	33%
Total	**--**	**24,257**	**598,822**
		100%	**100%**

Note: The 2007-2011 American Community Survey uses income ranges that do not correspond exactly to the income categories. The numbers in the table were derived through interpolating the Census data.

Source: 2007-2011 American Community Survey.

INCOME LIMITS FOR HOUSING ASSISTANCE

The California Office of Housing and Community Development releases income limits for every county in the state. The limits correspond to the income categories introduced above, categorized by ranges of household income. State income limits are updated based on HUD updating its Sections 8 income limit levels and are adjusted to reflect the following: (1) adjustments to HUD county median income, (2) adjustments to reflect HCDs Hold Harmless Policy to maintain income category and area median income levels at their highest, and (3) calculation of California's moderate-income household levels.

Income limits for San Bernardino County as of 2013 are shown in Table 2.4-2.

Table 2.4-2: HCD Income Limits for San Bernardino County

	Number of Persons per Household							
Income Category	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*
Extremely Low	14,100	16,100	18,100	20,100	21,750	23,350	24,950	26,550
Very Low	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250
Low	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
Median	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,500
Moderate	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950

Source: "Memorandum: Official State Income Limits for 2013." California Department of Housing and Community Development, February 25, 2013.

Ability to Pay for Housing

In general, housing expenses (rent or mortgage payments, plus utilities) should not exceed 30 percent of a household's income in order to be considered affordable by the federal government. Households that pay over 30 percent of their income on housing are considered "overpaying" and may experience difficulty in paying for other basic necessities. For example, a household making the city's estimated 2011 median income of $68,015 that spent more than $1,700 a month on housing (30% of income, divided by 12 months) may be paying more for housing than it can afford.

To truly evaluate housing affordability, individual circumstances and factors must be taken into account. These include long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Also, some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. However, it is assumed that households will aim to minimize their housing costs whenever they can. Since it is impossible to take each household's individual circumstances into account, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 2.4-3: Overpayment for Housing by Income Category, 2011

	Renters			*Owners*		
Income Group	*Total Renters*	*Renters who Pay >30%*	*Percent who Overpay*	*Total Owners*	*Owners who Pay >30%*	*Percent who Overpay*
Extremely low	1,983	1,794	90.5%	1,077	807	75.0%
Very low	1,479	1,272	86.0%	875	417	47.7%
Low	2,069	838	40.5%	1,928	945	49.0%
Moderate	1,619	177	10.9%	2,760	1,095	39.7%
Above Moderate	1,885	180	9.5%	8,132	1,779	21.9%
Total (computed)	**9,034**	**4,260**	**47.2%**	**14,772**	**5,044**	**34.1%**
Not computed	348			103		
Total[1]	9,382			14,875		

Note: The 2007-2011 American Community Survey uses income ranges that do not correspond exactly to the income categories. The numbers in the table were derived through interpolating the Census data.
1. These numbers total 24,257. The universes for these figures are "specified renter- and owner-occupied units." This is different than the universe for Table 2.4-1"Households by Income Group, 2011" (23,590), which has "households" as its universe. This difference accounts for why these figures are similar but not the same.

Source: 2007-2011 American Community Survey; Dyett & Bhatia, 2013.

Table 2.4-3 shows the number of Redlands' households overpaying for housing as of 2011. In general, the higher a household's income, the smaller the percentage spent on housing. Also, extremely low- and very low-income households who own their home have lower rates of overpayment compared to renters, while moderate and above-moderate income households who own tend to have higher rates of overpayment for housing. Overall, about 9,904 households in Redlands, or 42 percent, are considered to be overpaying for housing.

HOUSING COSTS

Ownership Housing

The value of housing in Redlands has gone up dramatically since 2000. According to the 2007-2011 ACS, the median value of owner-occupied housing units in Redlands was $340,600. In comparison, the same value in the 2000 U.S. Census was $159,300, meaning a 114 percent increase in the median home value (in nominal dollars) between 1999 and 2011.

Like most communities across the state and country, housing prices increased in the early 2000s in Redlands and then decreased in recent years with the housing market and economic downturn. From 1999 through 2012, the median sales price in Redlands increased overall by 62 percent. In October 1999 the median sale price of previously owned homes in Redlands was $149,500. By 2012, the median sales price for a home in Redlands had increased to $241,898 (ranging from $189,000 in zip code 92374 to $310,000 in zip code 92373). Median sales prices peaked between 2005 and 2007 before returning to early 2000s median sales prices by 2012.

In 2012, median home prices in nearby cities ranged from $119,536 in San Bernardino to $191,000 in Loma Linda. In Yucaipa, the median price of a home was $190,000 and in Highland it was $180,000 (Table 2.2-4). The median sale price for a home in Redlands was $241,898, a 1.6 percent increase from the median sales price one year earlier ($238,113). Overall, Redlands had the highest median home sales price compared to communities nearby.

Table 2.4-4: Median Home Sale Prices in Nearby Communities

City	*2011*	*2012*	*Percent Change*
San Bernardino	$110,770	$119,536	7.9%
Highlands	$168,697	$180,000	6.7%
Redlands	$238,113	$241,898	1.6%
Yucaipa	$195,072	$190,000	-2.6%
Loma Linda	$195,097	$191,000	-2.1%

Source: DQNews.com; 2013.

To get a better sense of the dramatically fluctuating home sale prices over the last ten years, it is useful to break down housing sales by number of bedrooms. Table 2.4-5 shows the median home sale prices in Redlands in 2003, 2005, and between 2007 and 2012.

Table 2.4-5: Redlands Median Home Sales, 2003, 2005, 2007-2012

	Year							
# of Beds	*2003*	*2005*	*2007*	*2008*	*2009*	*2010*	*2011*	*2012*
Condominiums								
1[1]	$100,000	$236,000	$160,000	$178,500	$52,500	$58,000	$49,000	$55,000
2	$249,500	-	$255,500	$251,500	$131,500	$110,000	$69,800	$97,000
3	$225,000	$215,000	$290,000	$250,000	$185,000	$152,000	$130,000	$130,000
Single Family Homes								
1[1]	$187,000	$250,000	$382,500	$235,000	$52,000	$90,000	$62,000	$125,750
2	$153,000	$250,000	$325,000	$225,000	$136,500	$140,000	$150,000	$165,250
3	$220,000	$305,000	$380,000	$265,000	$210,000	$200,000	$200,000	$200,000
4	$207,000	$487,000	$431,750	$335,000	$295,000	$260,000	$274,500	$280,000
5	$610,000	$949,500	$635,000	$435,000	$375,000	$387,500	$335,000	$401,000
6+	$2,000,000	-	$1,075,000	$460,462	$543,750	$624,643	$519,464	$490,000

1. It is unclear how many one-bedroom home sales may be foreclosures. Given the limited number of transactions between 2008 and 2012 (10 annual home sales or less), the median sale price reflected above may be lower than actual market conditions.

Sources: First American Real Estate Solutions (from County Assessor Data); HR&A, Inc; DQNews.com, 2013.

For example, the median price of a three-bedroom single family home in 2003 was $220,000. Four years later, by 2007, the median price of this home was $380,000, a nearly 73 percent increase. However, by 2008 the median price for a three-bedroom single family home had fallen to $265,000. For housing units of other sizes prices have also risen and fallen as well. In 2003, the median price of a one-bedroom condominium unit was $100,000. By 2005, this price had risen to $236,000, a staggering 136 percent increase in two years. However, by 2009, four years later, the price of a one-bedroom condo had fallen to $52,500 (a drop of nearly 71 percent in four years).

Rental Housing

In 2011, the American Community Survey reported that the estimate median gross rent for housing in Redlands was $1,078. In comparison, the 2000 U.S. Census reported a median gross rent of $689, signifying a general rent increase of 56 percent (in nominal dollars) between 2000 and 2011. Consumer prices in the Los Angeles Metropolitan Statistical Area increased by 35 percent in the period, or a little more than half the rate of rent increase. This is a major increase in such a short time, although much less than the rate of increase in homeownership prices. Notably, this data is not differentiated by type of housing or number of bedrooms. Table 2.4-6, below, compares rents in Redlands to those in nearby cities.

Table 2.4-6: Median Gross Rents in Nearby Cities

City	*2000 Census*	*2005 ACS*	*2007 ACS*	*2011 ACS*
San Bernardino	$563	$769	$850	$924
Highland	$574	-	$909	$963
Redlands	$689	$1,019	$1,063	$1,078
Loma Linda	$660	-	$1,065	$1,117
Yucaipa	$610	-	$928	$987
Countywide	$648	$899	$992	$1,092

Sources: 2000 U.S. Census; 2005, 2007 and 2011 American Community Survey.

In 2011, the median gross rent in Redlands was between 9 to 17 percent higher than other nearby cities and about 3 percent lower than Loma Linda. Four years prior, in 2007, the median gross rent in Redlands was between 7 to 25 percent higher, thus rents in Redlands have increased at a slower rate than those in nearby cities—only 1 percent between 2007 and 2011. Rents increased the most countywide and in the city of San Bernardino.

While rental statistics are not tracked in the same way as housing sales, it is possible to get a sense of current rents by looking through rental listings. Table 2.4-7 shows rental prices as posted on Craigslist in June 2013. These figures represent asking rents, not actual rents, and not all available rental units are listed on Craigslist. Still, many residents do use Craigslist to find housing.

Table 2.4-7: Craigslist Rental Survey, June 2013

Number of Bedrooms	*Rent Range*			*Median Rent*
Studio	$650	-	$1,028	$839
One	$795	-	$1,117	$956
Two	$865	-	$1,275	$1,070
Three	$1,150	-	$1,695	$1,423
Four	$1,650	-	$2,395	$2,023
Five	$2,000	-	$2,599	$2,299

Source: Craigslist, Inland Empire; sample of 57 apartments in June 2013.

Table 2.4-8, shows rental prices as posted on Apartmenthunterz.com in June 2013. Like the Craigslist data, these figures are asking prices, not actual rents. Furthermore, there may be overlap between the apartments listed on Craigslist and those listed on ApartmentHunterz. Still, the median rents compare well between the two sources.

Table 2.4-8 ApartmentHunterz Rental Survey, June 2013

Number of Bedrooms	*Rent Range*			*Median Rent*
Studio	$825	-	$1,000	$913
One	$825	-	$1,079	$952
Two	$850	-	$1,450	$1,150
Three	$1,100	-	$1,700	$1,400
Four	$1,500	-	$2,395	$1,973

Source: apartmenthunterz.com; search results from 6/18/2013, all Redlands apartments.

Mobile Home Rentals

The 2007-2011 ACS estimates that Redlands has 1,096 mobile homes, comprising slightly more than 4 percent of all the housing units in the city. There are seven mobile home parks in the city, with three mobile home parks containing about 60 percent (509 units) of the mobile home units in the city; these are Orange Grove Mobile Estates (209 units), Sylvan Mobile Estates (118 units), and Lugonia Fountains Mobile Home Estates (182 units). In February 2004, Lugonia Fountains received approval for an expansion to add 18 additional units, eight of which have been added. Currently, 9 of 18 mobile homes spaces have been filled with a mobile home.

Space rentals range from $353 to $600 per month at Sylvan Mobile Estates, $440 to $703 per month at Orange Grove Mobile Estates, and $420 to $650 per month at Lugonia Fountains Mobile Home Estates depending on the type of space rented.

AFFORDABILITY OF HOUSING

Households earning the 2011 median income for Redlands ($68,015) could afford to spend up to $20,405 a year, or $1,700 per month, on housing without being considered "overpaying." For renters, this is a straightforward calculation, but home ownership costs are less transparent. A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Table 2.4-9 below calculates the estimated maximum affordable purchase price by household income category.

Table 2.4-9: Maximum Funds Available for Housing, by Income Category

Household Income Category	*Annual Income[1]*	*Maximum Affordable Rent[2]*	*Maximum Affordable Purchase Price[3]*
30 percent of county median	$20,100	$503	$62,567
50 percent of county median	$33,500	$838	$104,279
80 percent of county median	$53,600	$1,340	$166,846
100 percent of county median	$65,000	$1,625	$202,332
120 percent of county median	$78,000	$1,950	$242,799

1. HCD's 2013 income limits. Assumes a four-person household.
2. Assumes 30 percent of income available for housing cost.
3. Assumes a down payment of 20%, and 30-year fixed rate mortgage at 6.0% annual interest rate.

Source: U.S. Department of Housing and Urban Development, 2013; ReMax Mortgage Affordability Calculator.

As noted earlier, the median purchase price of a home in Redlands in 2012 was $241,898. This purchase price is too high for all but the highest of household income categories listed in Table 2.4-9 to afford. Indeed, households must have an income that is about 120 percent of the county median (around $75,120) to afford the median home price. This makes sense given that over 47 percent of renters in Redlands spend more than 30 percent of their income on housing (see Table 2.4-10).

Ownership Housing

The California Association of Realtors' (CAR) Q1 2013 Housing Affordability index (HAI) reported that 72 percent of the households in San Bernardino County could afford a home selling for the region's median price.[3] The indices for the Los Angeles area, Orange County, and the state as a whole showed affordability levels of 46, 28, and 44 percent respectively, demonstrating that in 2013 housing in San Bernardino County was more affordable than in nearby regions and the state as a whole.

The CAR also publishes a first-time homebuyer index. According to the first-time homebuyer housing affordability index, for Q1 2011 the affordability of housing in San Bernardino County increased significantly, with 84 percent of first-time buyers being able to afford a median priced home. This compared to affordability rates in Los Angeles, Orange County, and the state as a whole of 60, 49, and 62 percent, respectively. Thus, for first-time homebuyers, the latest data suggests San Bernardino County continues to remain more affordable than California as a whole.

Home sales prices in Redlands, however, are still out of the affordable range for many families. In 2012, the median home sale price was $165,250 for a two-bedroom home and $200,000 for a three-bedroom home (Table 2.4-5). According to Table 2.4-9, a family of four earning 100 percent of area median income (AMI) would barely be able to afford the three-bedroom home. Therefore, although Redlands is perhaps more affordable than some surrounding communities, those families earning less than 100 percent of AMI could find it quite difficult to afford a home in Redlands.

Rental Housing

For households that rent, the 2007-2011 ACS estimated the proportion of household income spent on rent. As shown in Table 2.4-10, nearly half of renting households in Redlands (44.5%) pay 30 percent or more of their income on rent. In comparison, the 2000 U.S. Census reported the same proportion to be 40.7 percent. The increase in the number of renting households possibly overpaying for housing between 2000 and 2011 is likely strongly linked to the 56 percent increase in the median rent over the same time period.

Table 2.4-10: Rent as a Percentage of Household Income, 2011

	Number of Households	*Percent of Population*
Less than 15.0 percent	824	7.7%
15.0 to 19.9 percent	1,360	12.8%
20.0 to 24.9 percent	1,811	17.0%
25.0 to 29.9 percent	1,264	11.9%
30.0 to 34.9 percent	681	6.4%
35.0 percent or more	4,065	38.1%
Not computed	651	6.1%
Total	**10,656**	**100.0%**

Source: 2007-2011 American Community Survey.

[3] CAR's analysis assumes that households can make a 20 percent down payment on the median-priced home and that they pay 30 percent of their income per month for housing. The HAI uses the national average effective mortgage interest rate on all fixed and adjustable rate mortgages closed for the purchase of previously occupied homes.

Assuming that a four person household would require at least a two or three bedroom apartment, the average of the Craigslist and ApartmentHunterz median rents of $1,110 for a two-bedroom unit and $1,411 for a three bedroom unit would only be considered affordable to residents whose incomes were at least 80 percent of Area Median Income (AMI). The least costly apartment listed on either of the two websites was $650 per month for a studio apartment. Though a family of four would be considered "overcrowded" in this apartment, an extremely low-income family would not even be able afford this rent. Moreover, there may be no market rate units that are available to many very and extremely low-income families.

Thus, while Redlands has comparably more affordable rents than surrounding communities, it is still a challenge for extremely low-, very low-, and low-income households to find affordable rental units in the city.

2.5 Housing Characteristics

Although the characteristics of individual residents are important to understanding the growth and evolution of a city, the more useful unit for analysis concerning housing needs is the household. The U.S. Census Bureau considers all people living in the same dwelling unit to be a household, whether or not they are related. A dwelling unit is defined as "a house, an apartment, a group of rooms, or a single room, occupied as separate living quarters, or if vacant, intended for occupancy."

The 2010 U.S. Census indicates that Redlands has 24,764 households plus 2,368 people in group quarters, up from the 2000 U.S. Census report of 23,593 households plus 1,966 people in group quarters. During the same time period, persons per household increased from 2.61 in 2000 to 2.68 in 2010. In many other parts of San Bernardino County, average household size continues to exceed three persons per household.

Table 2.5-1 identifies households by type and quantifies the number of people living in group quarters. Family households vastly outnumber non-family households, which is characteristic of a city like Redlands. According to the 2010 census, families (defined as related people living together) made up around 69 percent of the city's households. Non-family households are typically single males or females living alone, or households of more than two with no family relation or children. People who live other living situations are not considered households, but rather are considered to live in "group quarters." People under formally authorized, supervised care or custody—such as patients or prison inmates—are considered "institutionalized," in contrast to those in other group situations, such as college dormitories, retirement homes, and halfway houses.

Table 2.5-1: Household Type and Group Quarters Population

Household Type	*2000 Households*	*2010 Households*
Family Households	16,027	17,062
Non-Family Households	7,566	7,702
Total Households	**23,593**	**24,764**
Group Quarters	*2000 People*	*2010 People*
Institutionalized Population	541	512
Non-Institutionalized Population	1,425	1,856
Total In Group Quarters	**1,966**	**2,368**

Source: 2010 U.S. Census.

Table 2.5-2 provides a breakdown of households by marital type and whether they include related children under age 18. In total, 31 percent of Redlands households have related children. Most children live with married parents, but 31 percent of children live with a single parent and the great majority of those live in a single mother household.

Table 2.5-2: Household Type and Presence of Children Under Age 18, 2010

Household Type	*Households with own Children*	*% of Household Type*	*% of all Households*
Married Couple	5,263	69%	21%
Male-Headed Family Household	630	8%	3%
Female-Headed Family Household	1,715	23%	7%
Total	**7,608**	**100%**	**31%**

Source: 2010 U.S. Census.

About 11 percent of households in Redlands had five or more persons in 2011, the overwhelming majority of which were families (only 9 of 2,662 total large households were non-family households). Table 2.5-3 shows that a majority of large households (68%) own their home. As discussed in Chapter 3 however, many large families have low or moderate incomes and may not be able to afford housing of sufficient size.

Table 2.5-3: Large Households

Number of Persons in Household	*Owner-Occupied*	*Renter-Occupied*
5	1,123	538
6	414	112
7+	280	195
Total	**1,817**	**845**

Source: 2007-2011 American Community Survey.

HOUSING TYPE

As shown in Table 2.5-4, two- and three-bedroom units represented the majority of housing types in the City, though four-bedroom units are also prevalent. Units with five bedrooms or more are very uncommon, comprising just 5.9 percent of the housing stock.

Table 2.5-4: Housing Units by Number of Bedrooms

Number of Bedrooms	*Number of Units*	*Percent of Total Occupied Housing Units*
Studio	180	0.7%
One bedroom	2,815	11.6%
Two bedrooms	6,381	26.3%
Three bedrooms	7,938	32.7%
Four bedrooms	5,519	22.8%
Five or more bedrooms	1,424	5.9%
Total	**24,257**	**100.0%**

Source: 2007-2011 American Community Survey.

TENURE

Table 2.5-5 describes the tenure and the type according to the 2007-2011 ACS of the 26,285 housing units in Redlands. The overall tenure pattern in the city was 57 percent owner-occupied, 36 percent renter-occupied, and 8 percent vacant.

In 2011, there were 17,068 detached and attached single-family units, and 13,609 of these (80%) were owner-occupied. Single-family homes accounted for almost 61 percent of the total housing units in the city. Duplexes and three to four unit buildings comprised 2,325 (9%) of the total units, and buildings of five or more units (3,789) made up 14 percent of the total. Dwellings in buildings with five or more units dominated the multi-family share, accounting for 62 percent.

SCAG considers 2.3 percent to be the minimum ideal vacancy rate for ownership housing and 5 percent to be the minimum ideal vacancy rate for rental housing. These rates are ideal because they allow for a healthy amount of market turnover and availability. According to the 2007-2011 ACS estimates, the 2011 vacancy rate in Redlands was 2.6 percent for ownership housing, which is above the 2.3 percent vacancy rate considered by SCAG to be the minimum needed for a healthy market. The rental vacancy rate was 8.8 percent, again above the minimum rate considered by SCAG to be necessary for the rental housing market (5%).

Table 2.5-5: Characteristics of Redlands Housing Stock, 2011

Type and Tenure	*Number of Units*	*Percent of Total Units*
Single-Family Detached	15,989	60.8%
Owner-Occupied	13,039	49.6%
Renter-Occupied	2,950	11.2%
Single-Family Attached	1,080	4.1%
Owner-Occupied	570	2.2%
Renter-Occupied	510	1.9%
Duplex	454	1.7%
Owner-Occupied	9	0.0%
Renter-Occupied	445	1.7%
3 to 4 Units	1,871	7.1%
Owner-Occupied	30	0.1%
Renter-Occupied	1,841	7.0%
5+ Units	3,789	14.4%
Owner-Occupied	246	0.9%
Renter-Occupied	3,543	13.5%
Mobile Homes	1,048	4.0%
Owner-Occupied	955	3.6%
Renter-Occupied	93	0.4%
Other	26	0.1%
Owner-Occupied	26	0.1%
Renter-Occupied	0	0.0%
Total Units	**26,285**	**100.0%**
Owner-Occupied	14,875	56.6%
Renter-Occupied	9,382	35.7%
Vacant	2,028	7.7%

Source: 2007-2011 American Community Survey.

Table 2.5-6: Characteristics of Redlands Housing Stock

Unit Type	*Number of Units*	*Percent of Total Units*
Single-Family Detached	16,863	64.2%
Single-Family Attached	1,148	4.4%
Duplex	520	2.0%
3 to 4 Units	2,247	8.5%
5+ Units	4,385	16.7%
Mobile Homes	1,096	4.2%
Other	26	0.1%
Total	**26,285**	**100.0%**

Source: 2007-2011 American Community Survey.

An analysis of the 2010 U.S. Census data shows that the majority of both owner- and renter-occupied units (81 and 67 percent respectively) were occupied by Whites (Table 2.5-7). Blacks rented 867 units, but owned only 394. Native Americans rented more units than they owned, with 119 rented and 92 owned units. Asian/Pacific Islanders owned more units than they rented, but only accounted for 7 percent of all owners and 7 percent of all renters. Those who identified as "Some other race," were more likely to rent (1,219 rented versus 970 owned units), and those of "Two or more races" were about as likely to own or to rent (344 versus 383 units).

Similarly in the County, a higher percentage of Whites, Native Americans, and those of "Some other race," and those of "Two or more races" owned than rented units, while a higher percentage of Blacks rented than owned. There were about 800 more Native American owner-occupied units than renter-occupied units. Asian/Pacific Islanders and Whites were both more than twice as likely to own versus rent.

Table 2.5-7: Tenure by Race in 2010

Race	*City*	*Percent*	*County*	*Percent*
Owner-Occupied Units				
White	12,189	80.9%	261,151	68.1%
Black	394	2.6%	25,036	6.5%
Native American	92	0.6%	3,785	1.0%
Asian/Pacific Islander	1,072	7.1%	27,854	7.3%
Some other race	970	6.4%	54,065	14.1%
Two or more races	344	2.3%	11,682	3.0%
Renter-Occupied Units				
White	6,460	66.6%	121,986	53.5%
Black	867	8.9%	33,488	14.7%
Native American	119	1.2%	2,975	1.3%
Asian/Pacific Islander	655	6.8%	12,085	5.3%
Some other race	1,219	12.6%	47,685	20.9%
Two or more races	383	3.9%	9,826	4.3%

Source: 2010 U.S. Census.

The highest percentage of owner-occupied units in Redlands was owned by people between the ages of 45 and 54, while the highest percentage of units was rented by people between the ages of 25 and 34. People age 45 and over owned nearly three times as many units as rented. Table 2.5-8 compares the number of owner-occupied and renter-occupied units in the City of Redlands and San Bernardino County. There were similar ownership and renter trends in the city and county, although a higher percentage of elderly people rent in Redlands (16%) than in the county (9%). Therefore, the demand for senior rental units in Redlands is likely to be higher than the county as a whole.

Table 2.5-8: Tenure by Age of Householder, 2011

Age	*City*	*Percent*	*County*	*Percent*
Owner-Occupied Units				
15 to 24	53	0.4%	3,315	0.9%
25 to 34	1,246	8.4%	41,478	10.8%
35 to 44	2,403	16.2%	79,428	20.7%
45 to 54	3,876	26.1%	101,309	26.3%
55 to 59	1,772	11.9%	43,883	11.4%
60 to 64	1,711	11.5%	37,495	9.7%
65 to 74	2,072	13.9%	44,677	11.6%
75 and over	1,742	11.7%	33,039	8.6%
Renter-Occupied Units				
15 to 24	753	8.0%	19,344	9.0%
25 to 34	2,896	30.9%	60,649	28.3%
35 to 44	1,642	17.5%	51,225	23.9%
45 to 54	1,585	16.9%	40,831	19.1%
55 to 59	640	6.8%	12,258	5.7%
60 to 64	395	4.2%	9,964	4.7%
65 to 74	727	7.7%	10,657	5.0%
75 and over	744	7.9%	9,270	4.3%

Source: 2007-2011 American Community Survey.

VACANT UNITS

In 2000, Redlands had a total of 24,878 housing units; 1,209 (4.9%) of which were vacant. About half (562) of these were for rent, while less than a third (324) were for sale. The balance consisted of units that were rented or sold but not occupied (94), for seasonal recreational, or occasional use (88), or vacant for some other reason (141). The Census reported that Redlands had no vacant units available specifically for migrant workers.

Table 2.5-9: Vacancy Status, 2000 and 2011

	Total Vacant Units	
	2000	*2011*
For rent	562	916
For sale only	324	403
Rented or sold, not occupied	94	208
For seasonal, recreational, or occasional use	88	163
For migrant workers	0	0
Other vacant	141	338

Source: 2007-2011 American Community Survey.

By 2010, Redlands had a total of 26,285 housing units; 2,028 (7.7%) of which were vacant. The homeownership vacancy rate was 2.6 percent and the rental vacancy rate was 8.8 percent. About half (916) of these were for rent, while about one fifth (403) were for sale. The balance consisted of units that were rented or sold but not occupied (208), for seasonal recreational, or occasional use (163), or vacant for some other reason (338).

AGE OF HOUSING STOCK

According to the 2007-2011 ACS, approximately 43 percent of the housing stock in Redlands was built before 1970, and 64 percent was built before 1980. The ACS estimates that 3,328 homes in Redlands were built before 1950 (12.7% of the total).

Table 2.5-10: Age of Housing Units

Year Unit Built	*Number of Units*	*Percent of Total Units*
Built 2005 or later	855	3.3%
Built 2000 to 2004	1,345	5.1%
Built 1990 to 1999	2,079	7.9%
Built 1980 to 1989	5,223	19.9%
Built 1970 to 1979	5,380	20.5%
Built 1960 to 1969	3,843	14.6%
Built 1950 to 1959	4,232	16.1%
Built 1940 to 1949	991	3.8%
Built 1939 or earlier	2,337	8.9%
Total	**26,285**	**100.0%**

Source: 2007-2011 American Community Survey.

CONDITION OF HOUSING

An overwhelming majority of homes in Redlands are fairly new and do not lack critical features such as plumbing. However, basic maintenance, such as roof repair, new paint, and cleanliness will need to be continuously encouraged, particularly as a substantial portion of housing units are older than 30 years. Deferred maintenance such as old paint, roof sheathing that has outlasted its useful life, localized wood rot, and similar concerns do not typically result in units being boarded up, although such conditions do contribute to neighborhood deterioration.

Features

Adequate utilities within a housing unit are another measure of a housing unit's ability to provide people with decent housing. According to the 2007-2011 ACS estimates, of the 24,257 occupied housing units in the city, 33 owner-occupied and 72 renter-occupied units lacked complete plumbing facilities. The Census Bureau defines complete plumbing facilities as including (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. Furthermore, all three facilities must be located inside the dwelling unit. Heating fuel for occupied housing units ranged from gas and electricity to wood and solar energy. Of the occupied housing units in the city, 20,198 had utility gas, 291 had tank gas, 3,568 had electricity, 13 used fuel oil or kerosene, 120 were fueled by wood, 33 used solar energy, and 34 units had no heating fuel.

As of 2011, almost all housing units in Redlands had complete kitchen and plumbing facilities, although at least 1,028 units lacked an adequate kitchen and 105 units had incomplete plumbing facilities. Because the overwhelming majority of housing units has complete plumbing and kitchen facilities, and are served by utilities, it is unlikely that housing conditions represent a problem that requires government action.

Rehabilitation Need

The percentage of units built before 1960 can be used to estimate the city's maximum rehabilitation need. According to the 2007-2011 ACS, in Redlands almost 29 percent of housing units were built before 1960. In comparison, only about 20 percent of housing units in the county as a whole were built before 1960.

However, according to the City's Building and Safety Division, many of the older homes in Redlands are in better condition than would be predicted based on age alone, partly because of interest by owners in fixing up historic homes. Many of the city's historic homes are in the south area, and most are in good condition because of maintenance provided by their owners. The majority of repair work is needed in the north area, with a number of units in need of either light repair—such as painting, re-roofing, and landscaping—or significant reconstruction.

In August 2007, the former Redlands Redevelopment Agency commissioned Urban Futures to conduct a building conditions inventory of the former redevelopment area in the north side of the city. Parcels were evaluated for 40 different blight indicators ranging from "boarded occupied" to "unsafe stairways or walkways." About 85 percent of the parcels were suffering from at least one type of physical blight. The average number of blight indicators per parcel was three and a little less than 19 percent of parcels had five or more indicators. The top three occurring blight indicators were inoperable vehicles/inadequate vehicle storage (22%), bars on doors/windows (18%) and

paint-related issues (11%).[4] The inventory, therefore, documented the need for rehabilitation and public investment in the northern part of the city.

2.6 Assisted Housing

Assisted housing projects in the City can alleviate the financial hardships low-income households may face. Assisted housing projects are those that offer financial aid or provide extra services for people in need of financial or basic living assistance. There are a variety of programs, each focusing on a specific need or with a specific goal to eliminate unmet housing needs in the community.

PUBLIC HOUSING

The San Bernardino County Housing Authority operates 189 units of conventional public housing in Redlands (the Authority also owns an additional 45 affordable units in the city). All conventional units are rented to households with an income of 80 percent or less than the median for the Riverside-San Bernardino Standard Metropolitan Statistical Area (SMSA). Most units are multiple units although five units are single-family homes. Sizes range from one to five bedrooms. There are 11 units set aside for the disabled and 20 units for the elderly.

As of June 2013, public housing units were 99 percent occupied. The wait for a unit in Redlands can last between six months and one year, depending on availability. Applicants as of June 2013 include: 691 for one-bedroom units, 606 for two, 1,347 for three, 293 for four, and 39 for five-bedroom units.

SECTION 8 CERTIFICATES AND VOUCHERS

In addition to operating public housing, the Housing Authority administers the HUD Section 8 Housing Choice Voucher Program. Formerly, the County operated both a Section 8 voucher and certificate programs. However, as of 1999, the certificate program ended. Under the Section 8 Housing Choice Voucher Program, the Housing Authority makes subsidy payments to property owners on behalf of the family. The program uses a Payment Standard to determine the maximum amount of assistance that will be paid on behalf of the family. The family's portion will be a minimum of 30 percent of their adjusted gross monthly income up to a maximum of 40 percent if they choose. The Housing Authority administers the Housing Services programs that include the Housing Choice Voucher and Five-Year Lease Assistance programs. Participants on these programs may choose the city/community in which they wish to reside within San Bernardino County. As of June 25, 2013, there are 438 program participants residing in the city of Redlands, and approximately 8,700 total participants throughout the county.

[4] GIS files provided by the Redlands Development Services Department from the building conditions inventory conducted by Urban Futures in August 2007.

As mentioned above, the Section 8 Voucher Program pays the difference in rent between 30 (or 40) percent of a household's income and fair-market rent for the unit. Payment Standards effective October 1, 2012, for the voucher program are as follows:

- Studio $840
- One bedroom $930
- Two bedroom $1,070
- Three bedroom $1,475
- Four bedroom $1,850
- Five bedroom $2,130
- Six bedroom $2,405

The above rents assume the owner pays utilities. If not, the rent ceiling could be reduced by $110 to over $200, depending on the size of the unit.

OTHER PROGRAMS

The City of Redlands has pursued several programs for constructing housing units affordable to low- and very low-income households. These include the granting of density bonuses and the issuing of Mortgage Revenue Bonds (MRBs). Since 1981, 164 density bonus units have been built, with 86 affordable to very low-income households and the rest to low- and moderate-income households.

Additionally, the City pursued and obtained federal Section 202 funding through the Developer's Assistance Category to purchase land and assist in improvements and fees for a 75-unit low-income senior apartment project managed by American Baptist Homes of the West. This project, Casa de la Vista, opened its doors in November 1990 and currently has a 100-percent occupancy rate for its 74 units. American Baptist Homes prepared an expansion to the project, which added additional low-income senior apartments. The City approved funds for purchase of adjacent property in order to construct this expansion. Funds were distributed in March 1995 and escrow closed immediately thereafter. This project, known as Fern Lodge with 62 units, was funded through HUD and the former Redevelopment Agency's housing set-aside funds. Fern Lodge was completed in 2000 and is now occupied.

The following senior housing projects are currently under construction or were recently completed:

- 340-unit and 30 cottage senior care facility/assisted living on the northeast corner of 5th and Wabash (under construction). The 30 cottages have been constructed and are occupied and two of the seven planned buildings for congregate care are complete. Additionally, a 44,000 square foot congregate care facility with 42 units and a multiple purpose building that houses medical offices and social support facilities have also been constructed and are occupied.
- Vista del Sol, a 71-unit senior housing project on Webster Street at Lugonia Avenue (completed and 100 percent occupied).

For information on the Community Development Block Grant Program and the HOME Investment Partnership Program, see Section 2.7, Financing Resources.

2.7 Financing and Subsidy Resources

The City, the County, and the County Housing Authority all provide funding and subsidies for the construction, acquisition, and rehabilitation of housing units for lower-income households in Redlands. Many of these programs capture funding from the state and the federal governments and administer the money for local tenants, owners, and developers of affordable housing.

CITY OF REDLANDS

Mobile-home Rent Stabilization

Mobile home parks built prior to October 1, 1981 are subject to rent stabilization, according to City Municipal Code Chapter 5.48. This policy covers three mobile home parks: Sylvan Mobile Estates, Orange Grove Mobile Estates, and Lugonia Fountains. Taken together, 500 housing units are covered.

Community Development Block Grant Programs

CDBG funds are provided by the federal Department of Housing and Urban Development (HUD) and are meant to be a flexible way of providing communities with the resources to provide suitable housing, improve livability, and enhance economic opportunity, with the provision of affordable housing being one of the program's major goals. Eligible activities include acquisition, rehabilitation, homebuyer assistance, economic development, homeless assistance and public services.

The City's Development Services Department (DSD) administers grants from the federal Community Development Block Grant (CDBG) program. The City is in its fifth year of administering the CDBG program. However, effective July 1, 2014, the City will no longer participate in the CDBG program as an entitlement city and instead the city's CDBG allocation will be passed directly to the County for administration. See below for further discussion of housing programs funded by the County's CDBG program.

In fiscal year 2012-13, HUD allocated $402,696 in CDBG funds to the City of Redlands. According to the 2013-14 One-Year Action Plan, the City plans to fund the following initiatives: the Economic Development Program, homeless and hunger prevention, shelter/transitional housing/program for homeless, and legal aid for the YMCA of the East Valley.

SAN BERNARDINO COUNTY

Despite the City's eligibility for direct receipts of HUD money, the City passes much of its federal and state funding to the County for administration and distribution. The County works with the City in directing the use of these funds. For programs that provide assistance to eligible households who apply, such as rental and repair aid, the County relies on the City to advertise and direct local households to these programs.

Mortgage Revenue Bond Program

San Bernardino County sells bonds to finance the construction of affordable rental units throughout the county. Proceeds from the sale of the tax-free bonds (and sometimes taxable bonds) are used to provide loans at interest rates below market rate for the construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided.

In recent years, this program has not been used much due to the low interest rates available in the marketplace, removing much of the cost benefit of using tax-exempt bonds. However, an increase in interest rates or in tax rates would likely increase usage of the program. The CDH estimates that market interest rates need to rise above 5.5-6.0 percent for tax-exempt bonds to be attractive. Past usage of the program has resulted in 100 multi-family units supported by the bonds built in Redlands.

Emergency Shelter Grant program

ESG funds are used to provide shelter and related services to the homeless. The County distributes funds to agencies that operate shelters or provide hotel vouchers. Family Services Association of Redlands, which helps people stay in their homes by helping pay utilities, is one of the recipients of ESG grants.

According to the 2011-12 CAPER, the County received $313,160 in ESG funds in fiscal year 2011-12. ESG funds were spent under contracts with seven nonprofit agencies, including the Family Services Association of Redlands. Program results included homeless assistance services for 5,695 homeless persons and homeless prevention services for 215 persons throughout the county.

Community Development Block Grant Programs

As a result of the City's decision to no longer participate in the CDBG program as an entitlement city, effective July 1, 2014, the City will become eligible to participate in the County's CDBG rehabilitation and repair programs. These include a rehabilitation loan program and a housing repair program for senior and disabled homeowners. All participants in both programs have income levels at or below 80 percent of median income.

HOME Investment Partnership Program

The County's HOME Grant is administered by the County of San Bernardino Department of Community Development and Housing (CDH). According to the 2013-14 Annual Action Plan, the County expects to receive $4,958,563 in HOME funds during fiscal year 2013-14.

The County uses HOME funds toward four different programs:

1. *Community Housing Development Organization (CHDO) Program*. CHDO's are funded by the HOME Program, which is obligated to reserve 15 percent of its annual funding to support housing construction, acquisition, or rehabilitation projects by certified CHDO's. Redlands has two active CHDO's: Housing Partners I and Redlands Christian Home.

2. *Rental Property Acquisition and Rehabilitation Assistance Program*. This program provides low-interest loans to developers of rental properties, in order to allow them to acquire or rehabilitate existing housing units and make them available to low-income households.

3. *American Dream Downpayment Initiative (ADDI).* This provides grants to help homebuyers with downpayment and closing costs. The focus is on low income households who are also first-time homebuyers, and can be used to supplement funds from HAP.

4. *Tenant Based (Rental) Assistance Program (TBA).* The TBA Program assists qualifying households earning less than 50 percent of the AMI with rent payments on an ongoing basis, and may also provide one-time assistance toward a security deposit.

Neighborhood Initiative Program

This HUD-based economic development program consists of grants assigned to specific entities by the Congress. The County previously used a Neighborhood Initiative grant to purchase approximately 121 properties in Redlands from the Federal Housing Administration after the properties had been foreclosed on, and rehabilitate and sell them at market rates, but specifically to households making 115 percent or less of area median income.[5]

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO

The Housing Authority of the County of San Bernardino (HACSB) administers the Housing Services programs, which include the Housing Choice Voucher and the Five-Year Lease Assistance programs. As of June 2013, there are currently 438 program participants residing in the city of Redlands, and approximately 8,700 throughout the county.

Housing Choice Voucher Program (Section 8 Rental Assistance)

The Housing Choice Voucher program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. In addition to the regular voucher program, HACSB administers special housing programs. These programs include the Veterans Affairs Supportive Housing (VASH) Program, Mainstream Program, Housing Opportunity Persons with Aids (HOPWA), and Shelter Plus Care.

- The **VASH Program** is for homeless veterans with severe psychiatric or substance abuse disorders. HACSB and Veterans Administration Medical Center (VAMC) have partnered to provide rental vouchers and supportive services to eligible veterans. The veteran must demonstrate to the VAMC that he/she is homeless (has been living outdoors, in a shelter, in an automobile, etc.) before being evaluated for this program.
- The **Mainstream Program** is designed to provide assisted housing to persons with disabilities to enable them to rent suitable and accessible housing in the private rental market. Mainstream applicants are offered a voucher as allocations become available.

[5] Email from Tom Ramirez, December 19, 2007.

Participants must be participating in programs of rehabilitation and/or support services within the community that are directly related to their disability.

- **HOPWA** was established by HUD to address the specific needs of persons with HIV/AIDS and their families. HACSB has partnered with Foothill AIDS Project to offer rental assistance and supportive services to individuals with HIV/AIDS. Participants are given housing choice vouchers and ongoing assistance with medical and emotional needs.
- The **Shelter Plus Care Program** was designed to contribute to the countywide public/private partnership system to strengthen services available to homeless families and individuals. Families are referred to HACSB by the Department of Behavioral Health and must comply with supportive service providers. Linking affordable housing to resources and services ranging from job training, health care, day care, and education allows the tenants an opportunity to attain economic and social independence.

Five-Year Lease Assistance Program

The Five-Year Lease Assistance Program is a new rental assistance program funded by HUD that provides short-term lease assistance to very low-income families so that they may secure better employment and achieve other personal and professional goals. The subsidy, known as the Lease Assistance Payment or "LAP", is calculated and paid by the Housing Authority as a percentage of the total payment standard directly to the owner of the property. New families are pulled from the Housing Choice Voucher Program waiting list and receive a maximum of five years of lease assistance and case management to access the resources and gain the tools necessary to ultimately be on the path toward economic independence. The goal of the program is to help participants achieve true self-sufficiency by assisting them with their housing needs for a specific term.

Home Ownership Preparation and Education (HOPE) Program

Administered by the Housing Authority of the County of San Bernardino (HACSB), families receiving rental assistance from more than one year can apply for HOPE, which includes classes and aid toward assisting with home ownership. Subsidies include a voucher to help meet monthly home ownership expenses and a deduction on mortgage loan interest.

CALHFA MORTGAGE ASSISTANCE CORPORATION

The California Housing Finance Agency Mortgage Assistance Corporation (CalHFA MAC) is a non-profit corporation separate from CalHFA. CalHFA MAC was created specifically to receive and disburse federal funding to qualifying California homeowners as part of the "Keep Your Home California" program.

Keep Your Home California is a federally funded program to help California homeowners struggling to pay their mortgages due to financial hardships. California has received nearly $2 billion in federal funding and works with housing counselors, servicers and housing advocates to provide assistance that will help prevent avoidable foreclosures. Funding is currently available through 2017. There are four types of assistance under the Keep Your Home California program including: (1) Unemployment Mortgage Assistance, (2) Mortgage Reinstatement Assistance, (3) Principal Reduction, and (4) Transition Assistance.

- **Unemployment Mortgage Assistance Program.** Provides mortgage assistance of up to $3,000 per month for unemployed homeowners who are collecting or approved to receive unemployment benefits from the State of California's Employment Development Department (EDD).
- **Mortgage Reinstatement Assistance Program.** Provides funding of up to $25,000 to help qualified homeowners catch up on their mortgage payments.
- **Principal Reduction Program.** Provides financial assistance to help pay down the principal balance of a mortgage loan and allow for a more affordable monthly payment.
- **Transition Assistance Program.** Provides financial help to make a smooth transition into stable and affordable housing.

2.8 At-Risk Housing

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Section 65583(a)(8) requires an analysis of existing housing units that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use

CONVERSION RISK

Assisted housing units are those that offer financial aid or provide extra services for people in need of financial or basic living assistance. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate within 10 years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as a discussion of programs designed to preserve affordable units.

The California Housing Partnership Corporation (CHPC) assists nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower income households. As shown in Table 2.8-1, CHPC lists three federally assisted rental housing projects containing 196 rental units in the City of Redlands. In the context of this Housing Element update, assisted units are considered "at-risk" of conversion to market rate if the expiration date of their financing program is between October 15, 2013 and October 15, 2023 (i.e. 10 years from the beginning of the housing element planning period). According to CHPC, only Citrus Arms Apartments is considered to be truly "at-risk," due to its for-profit ownership and soon to expire contract.

Table 2.8-1: Housing Developments At-Risk of Conversion

			Number of Units			*Date to*		
Name	*Address*	*Type*	*VL*	*L*	*Total*	*Change*	*Owner*	*Risk*
Fern Lodge	460 E. Fern Ave. Redlands, CA 92373	HUD Financed, Section 8, 202/8	61		61	6/30/2013	non-profit	Low
Casa De La Vista	440 Redlands Blvd., Redlands, CA 92373	HUD Financed, Section 8, 202/8	74		75	11/19/2030	non-profit	Very High
Citrus Arms Apartments	151 Judson Street, Redlands, CA 92374	HUD Financed, Section 8, 221(d)(4)	60		61	4/30/2014	profit motivated	Very High

Source: California Housing Partnership Corporation, June 2013.

Almost all of the units in the Citrus Arms Apartments are dedicated to very low-income seniors (people age 62 and over). One of the units is used by a development administrator, while all of the other units are occupied by seniors currently. Additionally, six units can accommodate a wheelchair. People with disabilities who are under 62 can live in these units.

Citrus Arms is subsidized through the federal Section 8 program. Property owners who accept Section 8 can opt to terminate the Section 8 contract (opt-out), or renew the contract for another year. The primary incentive for Section 8 property owners to opt-out is the higher rent that would be paid for these units at market value.

In order for the property owner to successfully opt-out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. Failure to file an NOI within the specified timeframe, or follow the other procedures to opt-out of the Section 8 contract, results in an automatic contract rollover for five years.

Upon filing of an NOI, HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage and establishing higher rents charged for the projects.

Pursuant to Section 65863.10 of the Government Code, the property owner of a Section 8 contract must also provide six months advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase. The property owner is also required to serve notice to the City.

Fair market rents for the San Bernardino County area in fiscal year 2013 are provided in Table 2.8-2 below.

Table 2.8-2: Fair Market Rents for Existing Housing in San Bernardino County

Studio	*One Bedroom*	*Two Bedroom*	*Three Bedroom*	*Four Bedroom*
$763	$879	$1,116	$1,577	$1,924

Source: Federal Register, HUD, FY 2013.

The rental market is very good right now, threatening to induce owners of affordable units to convert those units to market rate. However, the manager of Citrus Arms was surveyed in 2008 regarding their intention of remaining affordable. The owner said at that time they would renew their annual contracts with HUD for the next ten years.[6] Given that Citrus Arms Apartments was designed for senior (and disability) housing, its risk to conversion during the next 10 years seems minimal. Likewise, the manager of Citrus Arms indicated their intention to maintain the affordability of these units.

COST OF REPLACEMENT VERSUS PRESERVATION

In Redlands, the cost of conserving assisted units is estimated to be significantly less than that required to replace the units through new construction. The difference between extremely/very low-income and market rate rents requires the most subsidy; preserving low- and moderate-income units does not require as much subsidy. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

There are three methods of assisting low-income tenants living in at-risk units: 1) providing monthly rental subsidies in the private market, 2) acquiring and preserving the presently subsidized units, and 3) constructing comparable replacement units.

Table 2.8-3, below, estimates the total annual subsidy that would be needed to assist very low-and low-income households in acquiring housing on the private market. The City's at-risk developments are listed, along with the number of units broken down by size.

In addition to the federally financed assisted developments listed in Table 2.8-1, projects funded by the former Redlands Redevelopment Agency (RDA) using the 20 percent housing set-aside are potentially "at-risk" of conversion as well. In exchange for financial assistance, the former RDA entered into regulatory agreements with property owners to keep units affordable at specified levels until the agreements expired. Under the Redevelopment Dissolution Act, the former RDA's housing functions and most of its housing assets were transferred to a "successor housing agency," separate from the Redlands Successor Agency, including the transfer of all housing covenants. The housing successor for the City of Redlands is HACSB. According to HACSB, as of July 2013 no units are set to expire during the course of the next 10 years.

Citrus Arms almost entirely houses very low-income seniors (federally defined as age 62 and over). For this analysis, it was assumed that studio and one-bedroom apartments (the entirety of the at-risk units in Redlands) are occupied by one very-low income person. The San Bernardino County income limit for a very low-income household of one is $23,450.

[6] Information provided in a telephone conversation on 2/15/2008 by Grace Crisostomo of American Baptist Homes of the West for Casa de la Vista and Fern Lodge. Information provided in a telephone conversation on 2/19/2008 by Cary Glenn of GNK Management for Citrus Arms Apartments.

Table 2.8-3: Cost of Preserving At-Risk Housing for Very Low- and Low-Income Households

	Fern Lodge		*Casa de la Vista*		*Citrus Arms*	
Units	*VL*	*L*	*VL*	*L*	*VL*	*L*
Studio	0		18		0	
1 BR	61		56		60	
2 BR	0		0		0	
3 BR	0		0		0	
Total	61		74		60	
Total Fair Market Monthly Rent	$53,619		$62,958		$52,740	
Total Max. Affordable Monthly Rent	$34,008		$41,255		$33,450	
Total Annual Subsidies Required	**$235,338**		**$260,436**		**$231,480**	
Average Monthly Subsidy Per Unit	$322		$293		$322	
Average Annual Subsidy Per Unit	$3,858		$3,519		$3,858	

1. Calculations assume that all studio and 1-bedroom units are occupied by 1person.

2. Based on HUD fair market rents and affordable rents.

Source: HUD 2013 Fair Market Rents; HUD 2013 Income Limits; the managers of the properties listed.

According to Table 2.4-5: Redlands Median Home Sales in Section 2.4, the median price for a one-bedroom condominium in Redlands has fluctuated substantially since 2003. In 2003, the median price was $100,000. By 2005, it had more than doubled to $236,000, and by 2012, it was down to $55,000. This being said, it is difficult to predict how much 1-bedroom condos (or other sizes and types of housing) will cost in the future. However, if the median price of a 1-bedroom condo in 2012 is $55,000, then the cost of acquiring 196 units would be about $10.8 million.

Of the three options for addressing the potential loss of subsidized, at-risk rental units, the payment of monthly rental subsidies to very low- and low-income households over a 30-year period would cost about $3.9 million less in present dollars than the cost of acquiring 196 comparable rental units in the local housing market (depending on assumptions). Still, although this option would guarantee that the same number of very low-income renters was assisted as the number of subsidized rental units that could be lost, the payment of subsidies does not preserve the affordability of rental units or replace affordable rental units lost. Thus, the City must continually emphasize the creation and maintenance of affordable housing.

QUALIFIED ENTITIES

The California Department of Housing and Community Development (HCD) keeps a current list of all of the qualified entities across the state. A "qualified entity" is a nonprofit or for profit organization or individual that agrees to maintain the long-term affordability of [housing] projects. The qualified entities that HCD lists for San Bernardino County are in Table 2.8-4.

Table 2.8-4: Qualified Entities, San Bernardino County (2013)

Organization	*City*	*Phone Number*
Los Angeles Center for Affordable Tenant Housing	Los Angeles	(323) 656-4410
Abbey Road Inc.	North Hills	(818) 332-8008
BUILD Leadership Development Inc.	Newport Beach	(949) 720-7044
Century Housing Corporation	Culver City	(310) 642-2007
Century Pacific Equity Corporation	Los Angeles	(310) 208-1888
Coachella Valley Housing Coalition	Indio	(760) 347-3157
Coalition for Economic Survival	Los Angeles	(213) 252-4411
Community Partnership Dev. Corp	Sun Valley	(818) 503-1548
CSI Support & Development Services	Monrovia	(626) 599-8464
DML & Associates Foundation	Tarzana	(818) 708-2710
Foundation for Quality Housing Opportunities, Inc.	North Hollywood	(818) 763-0810
Housing Corporation of America	Laguna Beach	(323) 726-9672
Irvine Housing Opportunities	Irvine	(949) 863-9740
Jamboree Housing Corporation	Irvine	(949) 263-8676
Keller & Company	San Diego	
Los Angeles Housing Partnership, Inc	Los Angeles	(213) 629-9172
Los Angeles Low Income Housing Corp. (LALIH)	Los Angeles	(323) 954-7575
Neighborhood Housing Svcs. of the Inland Empire, Inc.	San Bernardino	(909) 884-6891
Nexus for Affordable Housing	Orange	(714) 282-2520
Orange Housing Development Corporation	Orange	(714) 288-7600x 25
Poker Flats LLC	Los Angeles	
ROEM Development Corporation	Santa Clara	(408) 984-5600
San Diego County SER-Jobs for Progress, Inc.	Oceanside	(760) 754-6500
Shelter For The Homeless	Midway City	(714) 897-3221
Southern California Housing Development Corp	Rancho Cucamonga	(909) 483-2444
Southern California Presbyterian Homes	Glendale	(818) 247-0420
The East Los Angeles Community Union (TELACU)	Los Angeles	(323) 721-1655

Source: California Department of Housing and Community Development, 2013.

However, given the fact that the owners of all of the housing units listed in Table 2.8-4 intend to continue to renew their financing programs with HUD, there is no need for qualified entities to acquire these properties.

FINANCING AND SUBSIDY RESOURCES

The housing element must identify all federal, State, and local financing and subsidy programs that are available as preservation resources. The following table shows the amount of funds that are available under each program that have not been legally obligated for other purposes and therefore could be used to preserve at-risk, assisted housing units. Funds for the years 2013-2021 are estimates or projections since it is not certain exactly how much money will be available in the future. Also see Section 2.7: Financing and Subsidy Services for additional information.

Both CalHome and HOME are competitive grant programs administered by the HCD. CalHome, a $50 million dollar initiative provided by the passage of Proposition 1C, the Housing and

Emergency Shelter Trust Fund Act of 2006, funds local public agencies and nonprofit corporations. Specifically, CalHome funds can be used for first-time homebuyer mortgage assistance and owner-occupied rehabilitation. HOME, or Home Investment Partnerships Program, assists cities, counties, and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. HOME funds can be used for new construction, rehabilitation, and acquisition of rental projects and homes for first-time homebuyers. Table 2.8-5 identifies financing resources for at-risk housing. Current amounts are based on typical estimates provided in the 4th cycle housing element. Due to the highly competitive nature of HOME and CDBG grant funds, available amounts may be higher or lower in any given year.

Table 2.8-5: Financing Resources for At-Risk Housing: October 15, 2013 – October 15, 2021

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*Total*
State									
State HOME	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,600,000
Federal									
HOME Funds[1]	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,600,000
CDBG Funds[2]	$50,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$190,000
Total									$3,390,000

1. Through the State of California competitive grant process
2. Beginning in 2014-2015, the City will no longer be eligible to receive CDBG funds directly from HUD as a Participating Jurisdiction, reducing available CDBG funding.

Note: if HOME funds are awarded in full, no portion of CDBG funds may be necessary to augment housing acquisition and rehabilitation programs.

Source: City of Redlands, 2013.

2.9 Opportunities for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the purchase price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

BUILDING DESIGN AND CONSTRUCTION

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest of days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

    - Locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
    - Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
    - "Burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
    - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
    - Locating openings and using ventilating devices to take advantage of natural air flow; and
    - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

    - North-south orientation of the long axis of a dwelling;
    - Minimizing the southern and western exposure of exterior surfaces; and
    - Location of dwellings to take advantage of natural air circulation and evening breezes.
    - Use of landscaping features to moderate interior temperatures. Such techniques include:
    - Use of deciduous shade trees and other plants to protect the home;
    - Use of natural or artificial flowing water; and

- Use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water;
- Use of solar panels, photovoltaic technology, and other devices to generate electricity;
- Window glazing to repel summer heat and trap winter warmth;
- Weather-stripping and other insulation to reduce heat gain and loss; and
- Use of energy efficient home appliances.

STATE BUILDING CODE STANDARDS

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy used for space cooling, including:

The orientation of buildings and windows with respect to the path of the sun;

- Landscaping to shade and insulate buildings;
- Insulation in walls and ceilings;
- Thermal mass to absorb solar energy during the day and release it at night; and
- Window treatments to reduce solar gain during the day.

The city's abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

PUBLIC UTILITY PROGRAMS

Electricity

Southern California Edison (SCE) is the electricity provider for much of Southern California, including Redlands. SCE offers a range of programs designed to assist residential consumers with energy conservation:

- The Home Energy Efficiency Rebates (HEER) Program offers rebates on a first-come first-serve basis to residential customers for energy efficient cooling systems, water heaters and pumps, as well as appliances
- The California Solar Initiative (CSI) offers SCE consumers rebates on fixed and tracking photovoltaic systems.
- Edison SmartConnect is a smart metering system that facilitates energy efficiency by communicating directly with appliances and reducing the burden on the electric system as a whole during peak electricity usage.

Southern California Edison also offers several programs with the potential to assist low-income residents with their electricity costs, including those that do so through energy conservation.

The Energy Management Assistance (EMA) Program helps income-qualified households conserve energy by covering the purchase and installation costs of energy-efficient appliances and equipment. To qualify, SCE customers must receive service through a residential electric meter and have an SCE service account, as well as meet income qualifications (Table 2.9-1).

Table 2.9-1: EMA Income Qualifications

Number of Persons/Household	*Household Income*
1 to 2	up to $31,800
3	$31,801-$36,800
4	$36,801-$44,400
5	$44,401-$52,000
6	$52,001-$59,600
each additional person	$7,600

Source: SCE website: http://turn.org/consumer-tools/low-income/ema.html

Assistance is available to both owners and renters, though renters must obtain their landlord's permission. Customers may only receive EMA services once every ten years.

The Multifamily Energy Efficiency Rebate (MEER) Program offers property owners and managers of existing multifamily properties incentives on a broad spectrum of energy efficiency improvements in lighting, HVAC, insulation and window categories. While MEER is available to all multifamily developments—even those without especially high proportions of affordable housing—it would be particularly helpful to low-income people, who are more likely to live in multifamily rental housing.

Gas

The Southern California Gas Company (SCGC) provides gas for heating and cooking purposes to Redlands, and many other communities in the southern part of the state. The following are a list of energy efficiency programs offered by the utility:

- Home Energy Efficiency Rebate (HEER) Program offers cash rebates on qualifying energy efficiency upgrades and improvements made on single family homes, condominiums, or attached residential units (maximum of four);

- Multifamily Energy Efficiency Rebate (MEER) Program offers cash rebates for the installation of qualified energy-efficient products in apartment dwelling units and in the common areas of apartment and condominium complexes, and common areas of mobile home parks.

The Southern California Gas Company also offers the Direct Assistance Program (DAP) which provides no-cost weatherization services such as ceiling and pipe insulation and water heater blankets as well as furnace repair and replacement to qualified low-income customers. The income qualifications are the same as those listed previously to qualify for Southern California Edison's EMA Program.

Water

The City of Redlands Municipal Utilities Department provides residents with water audits upon request to help assist in water conservation.

CITYWIDE STRATEGIES

On October 16, 2007, Redlands endorsed the U.S. Mayors Climate Protection Agreement, effectively establishing City policy to pursue environmental stewardship pertaining to a broad array of environmental programs and initiatives. The City has committed to exceed the target of reducing global warming pollution levels to seven percent below 1990 levels. The green policy initiatives that will be necessary to achieve this goal include land use policies that promote walkable communities, preserve open space and reduce sprawl; amenities that promote alternative transportation such as public transit, bicycle use, etc; use of alternative sources of energy and energy efficiency; sustainable building practices such as Leadership in Energy and Environmental Design (LEED) development; increased recycling rates; and the promotion of healthy urban forests and shade trees.

The City has implemented several other programs and actions to reduce energy use, increase efficiency and reduce waste:

- Electrical generation from landfill gas: the City installed a landfill gas (LFG) collection system and constructed a cogeneration facility for electricity generation from the LFG. This system currently generates approximately 700 KW to provide approximately 60-70 percent of the electrical demand of the Wastewater Reclamation Facility. Since November 2007, the City has saved $454,000 in electricity costs and eliminated 3.3 million pounds of methane and 8.2 million pounds of carbon dioxide emissions. However, presently the City no longer operates the cogeneration facility. This discontinuation was a result of it failing a "smog test" and new AQMD regulations. The City is looking to have the facility converted to a back-up system, but it will be some time before this might happen. The length of time the cogeneration facility was operated was between November 2002-May 2009.
- Conversion of the Solid Waste fleet to liquefied natural gas/compressed natural gas (LNG/CNG) alternative fuel: The City has replaced 22 of its 32 trucks with LNG and three trucks with CNG and the remaining seven trucks with diesel.
- Expansion of City recycling programs: As a result of expanded programs, the City's generated waste at the California Street Landfill has remained fairly constant for the last six years despite large increases in the City's waste stream.

- Ride share: The City promotes ride sharing among its employees through the Ride Share Time Off program. A total of 109 employees participate.
- LED streetlights: the Public Works Department installed LED lights in all existing traffic signals in the city and has established specifications for requiring LED lights in all new traffic signals. This action resulted in a 90 percent reduction in energy usage with a 3.7-year payback for the cost of installation.
- Conversion of park irrigation controllers to SMART Controllers: In addition to saving water through changes in the park irrigation control system, the City is also working with the school district to implement similar irrigation practices. It is anticipated that this effort will reduce water requirements in parks by about 20 percent.
- Adoption of Climate Action Program and endorsement of the Green Valley Initiative: The City Council adopted a Climate Action Program endorsed by the Green Valley Initiative on April 15, 2008. The Program calls for augmenting the City's recycling procurement policy and practices, incorporating greening opportunities in all RDA projects, and direction to adopt a drought tolerant landscape ordinance among other actions.[7]

This Housing Element and the General Plan can support this City effort through promoting infill development; siting housing near transit, jobs, and services; requiring greenscaping; and encouraging the use of green building standards. The City recently adopted Ordinance 2672, which amends the residential development points system to include additional points for energy conservation, sustainable development, and LEED. In addition, in November 2007, the City passed Resolution 6662, which streamlines the permit processing phase for LEED projects. Furthermore, through the imminent revised Downtown Specific Plan, the City is pursuing infill and transit-oriented development. For example, a major property owner near the proposed Downtown transit station, has already expressed interest in taking advantage of the 25 percent density bonus program offered by the State for transit-oriented development (Article 8.5 of the Planning and Zoning Laws) on a site in the downtown ("Group 5" on page 4-5) within a quarter-mile of a transit station.

[7] "Summary of Action Items" Climate Action Committee, revised 04/21/2009.

3 Regional Housing Needs Assessment and Special Needs

The housing element focuses on providing housing for extremely low-, very low-, and low-income households—a need that is often unmet by the housing market. All of these groups have a household income that is 80 percent or less of the countywide median. In many California communities, the market is not producing for-sale or rental units affordable to even moderate-income households. In Redlands, the match between income and housing cost has been closer for most households than in the coastal Los Angeles metropolitan area, but the dramatic rise in housing costs compared to incomes since the year 2000 has made the city less affordable.

This section of the housing element evaluates three types of housing need. First is a discussion of housing need by income, using the categories determined by SCAG and established in the Regional Housing Needs Allocation (RHNA). The second section analyzes the special needs of persons whose housing choices are limited by personal characteristics: seniors, large families, female-headed households, farmworkers, disabled persons, and families and persons in need of emergency shelter. The final section addresses the number of Redlands residents living in overcrowded conditions, a situation especially common to large, low-income renter-occupied households.

3.1 Current Housing Need

It is often difficult for lower income households to find affordable housing. Housing is considered affordable when a household spends 30 percent or less of its income on housing-related costs. Table 3.1-1, quantifies the housing need of extremely low-, low-, and moderate-income households in Redlands.

Table 3.1-1: Housing Need by Income Level, 2010

	Total Renters	*Total Owners*	*Total Households*
Extremely Low	**1,500**	**820**	**2,320**
% with any housing problems	80%	74%	78%
% Cost Burden 30-49%	8%	11%	9%
% Cost Burden >50%	62%	55%	60%
Very Low	**1,370**	**540**	**1,910**
% with any housing problems	91%	67%	84%
% Cost Burden 30-49%	30%	23%	28%
% Cost Burden >50%	48%	41%	46%
Low	**1,715**	**1,670**	**3,385**
% with any housing problems	76%	50%	63%
% Cost Burden 30-49%	50%	15%	33%
% Cost Burden >50%	8%	32%	20%

Source: 2006-2010 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, May 2013.

Extremely low- and low-income households are disproportionately likely to have housing-related problems (78% and 84%, respectively) and spend 30 percent or more of their incomes on housing (69% and 74%, respectively). In fact, 60 percent of extremely low-income households spend 50 percent or more of their incomes on housing. Across the board, larger percentages of renters spend 30 percent or more of their incomes on housing. This may be because more households who own bought their homes when they were more affordable or because the rental market is comparatively tighter.

3.2 Regional Housing Need Allocation

California Government Code Section 65584 requires SCAG to identify existing housing needs and to project needs in each of the region's jurisdictions at eight-year intervals. The 2014 Regional Housing Needs Assessment (RHNA) covers the period of January 1, 2014 to October 31, 2021. The RHNA is designed to incorporate population growth and change, employment patterns and commuting, and housing market problems. Housing elements must include policies and programs to meet the needs of all city residents.

The 2014 RHNA defines “existing need” as the number of households with one or more federally defined housing problem. The California Office of Housing and Community Development (HCD) characterizes existing need as: “The number of households overpaying for housing, living in overcrowded conditions, or with special housing needs, the number of housing units that need rehabilitation, and assisted affordable units at-risk of converting to market-rate.” Estimates are based upon the latest decennial Census (2010), adjusted for household growth through December 2013. "Future need" is the number of units that would have to be added to accommodate forecasted growth in number of households by the end of October 2021, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate of two percent for ownership units and five percent for rental units.

Future need is divided into five income categories (extremely low, very low, low, moderate, and above moderate), as defined by State and federal law. Table 3.2-1 shows income categories for a

family of four based on median income in San Bernardino County in 2013, as defined by HCD using federal guidelines. The SCAG allocations for Redlands in each category are shown for the 2006-2013 and 2014-2021 RHNA projection periods.

The RHNA for Redlands estimates that 579 very low-income housing units are needed between 2014 and 2021. While the RHNA does not include a separate extremely low-income category, the City estimates that 50 percent (allowed per state methodology) of the projected housing need for very low-income households qualify as extremely low-income households. Therefore, the projected housing need for extremely low-income households during the 2014-2021 RHNA is estimated to be 289 units.

Table 3.2-1: Redlands Regional Housing Need Allocation by Income Category SCAG Allocation, 2006-2013 and 2014-2021

Category	*Percent of County Median*[1]	*2013 Household Income*	*Housing Need 2014-2021*	*Housing Need 2006-2013*
Extremely Low-Income[2]	Less than 30%	Less than $18,780	289	341
			12%	12%
Very Low-Income[2]	30-50%	$18,781-$31,850	290	341
			12%	12%
Low-Income	50-80%	$31,851-$50,950	396	469
			16%	16%
Moderate-Income	80-120%	$50,951-$75,120	453	539
			19%	19%
Above Moderate-Income	Over 120%	Over $75,120	1,001	1,155
			41%	41%
Total Needed			**2,429**	**2,845**

1. The 2013 County median for a family of four was $62,600, as determined by HUD.
2. The very low-income housing need allocation provided by SCAG was 579 for the 2014-2021 RHNA. Projected housing need for extremely low-income households presumes that 50 percent of very low-income households qualify as extremely low-income households.

Sources: California Department of Housing and Community Development; SCAG 2013.

HOUSING PRODUCTION UNDER THE PREVIOUS RHNA

The previous Housing Element addressed the RHNA that covered the years 2006 to 2013. As Table 3.2-2 shows, only 21 percent of the housing allocation was met. The lack of housing production during the prior RHNA period is due, in part, to the housing slump that affected housing markets nationwide beginning in 2007. See Section 5.2, Non-Governmental Constraints for further discussion. The majority of units produced were above moderate-income (518 units), followed by low-income (42 units), moderate-income (18 units), and very low-income (11 units). The inclusion of extremely low-income households in housing element analysis is a requirement that has been added since the 1998-2005 Element. In the case of very low-income households, only 2 percent of the allocation was met.

Table 3.2-2: Housing Units Produced in Redlands, 2006-2013

Income Category	*Regional Housing Needs Allocation*	*Total Units Produced*	*Results vs. RHNA*
Very Low Income	682	11	671
Low Income	469	42	427
Moderate Income	539	18	521
Above Moderate Income	1,155	518	637
Total	**2,845**	**589**	**2,256**

Source: City of Redlands, Development Services Department, 2013.

3.3 Special Housing Needs

For some types of households, limited income is not the only obstacle to finding satisfactory housing. Finding units of adequate size, location, and design can be especially difficult for the elderly, the disabled, large families, female-headed households, farmworkers, and the homeless. California Government Code Section 65583(a)(6) requires an analysis of the special housing needs of these groups. For people with special needs, a fundamental obstacle to determining unmet needs and providing assistance is establishing the number of special needs households. It should be noted that there is undoubtedly overlap among the numbers used in the discussion below. The U.S. Census and other data enumerating special needs households usually do not specify, for example, the number of migrant families that are large families or the number of elderly or disabled persons who are homeless. Table 3.3-1 lists households with special needs as of 2010.

Table 3.3-1: Redlands Households with Special Needs, 1990-2010

	1990		*2000*		*2010*[1]	
Household Type	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Elderly	4,303	24.5%	4,946	24.2%	5,443	22.0%
Disabled	2,237	12.7%	3,369	16.5%	NA	NA
Large Families (5 or More Members)	2,513	14.3%	2,719	13.3%	2,662	11.0%
Overcrowded (>1.01 persons per room)	1,180	6.7%	1,669	8.2%	895	3.7%
Female Head	1,389	7.9%	1,823	8.9%	1,715	6.9%
Total Households	17,547	100.0%	20,426	100.0%	24,764	100.0%

1. Large family households and overcrowded households reported by 2007-2011 American Community Survey.

Sources: 1990, 2000, and 2010 U.S. Census; 2007-2011 American Community Survey.

THE ELDERLY

Senior citizens are identified as a population in need of special housing because of physical constraints that require certain housing accommodations or modifications, and limited incomes that prevent many seniors from being able to afford the most suitable housing. Small units in proximity to services and transportation are desirable for many seniors. Other seniors who are able to live independently in their current homes can often benefit from financial assistance that helps them properly maintain their homes or make minor modifications for increased mobility.

(Information on the number of seniors with disabilities is provided in the special needs section on persons with disabilities.)

According to the 2000 Census, the elderly population (those 65 and older) in Redlands represented 13 percent of the general population. Of these, 62 percent were listed as heads of households. A total of 5 percent of all seniors had incomes below the poverty level. These seniors made up 6 percent of people below the poverty level. The 2007-2011 ACS reports higher figures. In 2011, it is estimated the elderly population numbered 8,300 people, representing 12 percent of the general population. A total of 8 percent of all seniors had incomes below the poverty level. These seniors made up 9 percent of people living below the poverty level.

In general, seniors are more likely to own rather than rent their homes—nearly three-quarters of seniors owned their homes in Redlands, according to the 2010 Census. Table 3.3-2 compares the tenure of senior households in the city and the county.

Table 3.3-2: Elderly Households by Tenure, 2010

Age	*City*	*Percent*	*County*	*Percent*
Owner-Occupied Units				
Under 65	10,825	71.9%	301,194	78.5%
65 to 74	2,159	14.3%	46,785	12.2%
75 and over	2,077	13.8%	35,594	9.3%
Total Senior	4,236	28.1%	82,379	21.5%
Renter-Occupied Units				
Under 65	8,496	87.6%	204,348	89.6%
65 to 74	523	5.4%	12,878	5.6%
75 and over	684	7.0%	10,819	4.7%
Total Senior	1,207	12.4%	23,697	10.4%

Source: 2010 U.S. Census.

Seniors make up a higher percentage of households in Redlands than in the county overall. Therefore, in general, seniors make up a larger percentage of owner and renter occupied households in Redlands as compared to the county.

Table 3.3-3 shows the Redlands elderly population displayed by tenure and income level. Predictably, elderly households with the lowest incomes were more likely to rent than own their homes; this indicates a need for affordable rental units geared towards seniors.

Table 3.3-3: Elderly Income Level and Tenure, 2010

Income Level	*Elderly Renter-Occupied Households*	*Elderly Owner-Occupied Households*	*Total Elderly Households*
Below 30% of AMI	570	375	945
	37%	9%	17%
31-50% of AMI	280	350	630
	18%	9%	11%
51-80% of AMI	285	710	995
	18%	18%	18%
Above 80% of AMI[1]	425	2,590	3,015
	27%	64%	54%
Total	**1,560**	**4,025**	**5,585**
	100%	**100%**	**100%**

1. CHAS data does not distinguish between moderate and above moderate households.

Source: 2006-2010 CHAS Data ("Elderly" defined as age 62 and older), May 2013.

Existing developments designed specifically for seniors include the 170-unit congregate care facility, Mission Commons, built in 1989. Other affordable housing projects that house seniors within Redlands are: Citrus Arms with 61 units; Redlands Village Green, a 105- unit non-assisted (yet affordable) senior housing facility; Casa de la Vista, a 75-unit Section 202-income senior housing project completed in 1990, and Redlands Senior Housing 2 (Fern Lodge), a 62-unit Section 202 senior apartment complex. Two 51-unit low-income senior projects in Yucaipa were built by the San Bernardino County Housing Authority to aid seniors in the Redlands area. Heritage Partners also recently completed a 53-patient senior citizen assisted-living facility and American Baptist Homes of the West constructed a 12-bed Alzheimer's facility.

The following are senior housing projects that have recently been proposed, approved, or constructed that should provide additional affordable housing for seniors:

- 340-unit and 30 cottage senior care facility/assisted living on the northeast corner of 5th and Wabash (under construction). The 30 cottages have been constructed and are occupied and two of the seven planned buildings for congregate care are complete. Additionally, a 44,000 square foot congregate care facility with 42 units and a multiple purpose building that houses medical offices and social support facilities have also been constructed and are occupied.
- Vista del Sol, a 71-unit senior housing project on Webster Street at Lugonia Avenue (completed and 100 percent occupied).

To further assist in providing additional housing for senior citizens, the City enacted a Second Dwelling Unit ordinance in accordance with Government Code Section 65852.2, which was first adopted in 1982. This code section allows special housing for senior citizens in any single-family district subject to approval of a "use permit."

As indicated in the list above, several senior assisted housing units will be constructed in the next few years, which will help to accommodate the need for senior housing. Because Redlands has an older, more affluent population, it seems likely that many seniors are well-off, and some of those having low-incomes are "income poor" but "housing rich;" that is, they may be living on a low fixed monthly income but have a higher net worth in real estate. Nevertheless, there are a number of senior homeowners (the exact number cannot be determined from available data) who live in older homes in need of repair or accessibility modifications, but who do not have the income or assets necessary to make those needed repairs or modifications. The City provides low interest loans and grants to address this need based on the policy that seniors who are able to live independently in their own homes should be assisted in doing so.

Finally, many services that target seniors are available to Redlands residents (Table 3.3-4).

Table 3.3-4: Elderly Service Organizations

Organization	*Service(s) Provided*	*Phone Number*
Joslyn Senior Center	Social, instructional, health and recreational services to Redlands residents age 50 and older; Computer lab; and Help groups.	(909) 798-7550
Meals-on-Wheels	Delivers meals to homes of seniors, and homebound, disabled, frail or at-risk populations.	(909) 792-0716
Redlands Senior Transportation Program	Wheelchair accessible van service available to residents who are 55 years of age and older or who are physically or mentally unable to utilize other forms of transportation.	(909) 798-7579 (Information) (909) 335-9660 (Reservations)
San Bernardino County Department of Aging and Adult Services	Adult Protective Services Program; Family Caregiver Support Program; In-Home Supportive Services; Linkage Programs; Long-Term Ombudsman Program; Multipurpose Senior Services Program; Nutrition Services; Senior Training and Employment Program; Senior Information and Assistance Hotline.	(909) 891-3900 (Department) (800) 510-2020 (Senior Information & Assistance)
San Bernardino County Food Bank	Distributes food at sites all over the county; in Redlands, the first Friday of the month at Church on the Hill and the last Friday of the month at Salvation Army	(909) 723-1580

Source: City of Redlands, Community Development Department, 2008.

THE DISABLED

Disabled persons have special housing needs because of their often fixed and limited income, lack of accessible and affordable housing, and the medical costs associated with their disabilities. The U.S. Census defines a “disability” as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”

According to the 2009-2011 ACS, 6,842 persons with one or more disability resided in Redlands in 2011, representing 11 percent of the city’s residents over five years of age. Of the population with

disabilities, 3,196 (47%) were seniors. Individuals with ambulatory or independent living difficulties represented the most common disabilities, as reported in Table 3.3-5.

For those of working age, disabilities can also restrict the type of work performed and income earned. In fact, according to the 2009-2011 ACS, 60 percent of individuals over 16 with a reported disability were not in the labor force; 36 percent were employed; and 4 percent were unemployed (i.e., looking for work).

Table 3.3-5: Individuals with Disabilities in Redlands

	Youth (Age 5-17)	*Adults (Age 18-64)*	*Seniors (Age 65+)*	*Total*
Individuals Reporting One or More Disabilities:	405	3,241	3,196	6,842
With hearing difficulty	45	576	1,226	1,847
With vision difficulty	190	736	677	1,603
With cognitive difficulty	193	1,379	778	2,350
With ambulatory difficulty	70	1,490	1,938	3,498
With self-care difficulty	74	508	637	1,219
With independent living difficulty	N/A	1,213	1,537	2,750

Note: Columns do not sum to total individuals row because individuals may report more than one disability.

Source: 2009-2011 American Community Survey.

DEVELOPMENTALLY DISABLED PERSONS

According to Section 4512 of the California Welfare and Institutions Code a "developmental disability" is a disability that originates before an individual reaches adulthood (18 years old), continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities (characterized by significantly sub-average general intellectual functioning), cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to other intellectual disabilities or that require treatment (i.e., care and management) similar to that required by individuals with intellectual disabilities, however it 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 California Department of Developmental Services (DDS) supports approximately 216,000 children and adults with developmental disabilities and 29,000 infants at risk of developmental delay or disability throughout the state. Services are provided through state-operated developmental centers and community facilities, as well as through contracts with 21 non-profit agencies called regional centers. The Inland Regional Center located in San Bernardino is the largest regional center in California providing services to more than 25,000 individuals with

developmental disabilities in San Bernardino and Riverside counties. The regional center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families.

Table 3.3-6 below summarizes persons with development disabilities in Redlands. Persons with development disabilities represent less than 0.7 percent of the city's population.

Table 3.3-6: Persons with Developmental Disabilities in Redlands

Zip Code	*Age 3-14*	*Age 15-22*	*Age 23-56*	*Age 57+*	*Total*
92373	42	32	72	15	161
92374	78	55	140	47	320
Total	**120**	**87**	**212**	**62**	**481**

Source: Inland Regional Center, 2013.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. 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 the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large family households are characterized as a special needs group because they require a greater number of rooms per dwelling unit to avoid overcrowding. In addition, many large families are low-income and cannot afford dwelling units with three or more bedrooms without paying more than 30 percent of their income for housing expenses.

According to the 2007-2011 ACS, 17 percent of family households had five or more persons (approximately 2,650 households). In total, about 11 percent of all households in Redlands had five or more persons in 2011. Thus, the vast majority of households over five were made up of related persons. In 2011, around 76 percent of large households in Redlands owned their own home. This makes sense given that it is often difficult to find rental housing with three or more bedrooms. However, many large families are renters, primarily because they are lower-income and cannot afford to purchase a home.

The 2007-2011 ACS also indicates that approximately 17 percent (2,479 units) of rental units had three or more bedrooms (Table 3.3-7). Table 2.5-3 in Section 2.5 shows that there were 845 renter-occupied households of 5 persons or more in 2011 in Redlands. While these could be family and non-family households, few are likely to be non-family households. Moreover, assuming that these households rent apartments with three or more bedrooms, large family households in Redlands would inhabit approximately 34 percent of the city's rental units with three or more bedrooms.

While the preceding information indicates that housing for large families does exist in Redlands, available affordable units may be difficult to find. For example, a low-income five-person household would be able to afford a housing expenditure of $1,448 per month. According to the survey of Craigslist listings cited in Table 2.4-7, the median rent for a three-bedroom unit in Redlands was $1,423 in June 2013, though units were listed for as low as $1,150. Given that there are households in Redlands that have even lower incomes, many large families may have difficulty finding housing in the city. A steady increase in household size since 1990 may be correlated with an increase in large families and low-income large families in need of subsidized housing. Moreover, as a group, large families have a higher incidence of overcrowding because it is more difficult to secure affordable rental housing of adequate size to meet a large family's needs.

Table 3.3-7: Units with Three or More Bedrooms by Tenure

Number of Bedrooms	*Owner-Occupied Units*	*Renter-Occupied Units*	*Total*
Three bedrooms	6,233	1,705	7,938
Four bedrooms	4,906	613	5,519
Five or more bedrooms	1,263	161	1,424
Total 3+ bedrooms	12,402	2,479	14,881
Percent of Total	83%	17%	100%

Source: 2007-2011 American Community Survey.

FEMALE-HEADED HOUSEHOLDS

The 2000 Census shows 1,823 female-headed households with children under 18, about 23 percent of all households with children. By 2010, this number had slightly decreased to 1,715, making up 23 percent of all households with children. The Housing Authority of San Bernardino County reports the vast majority of the Section 8 households in Redlands are headed by women.[1]

A large share of female-headed households with children are economically disadvantaged. Table 3.3-8 identifies that a significant number of female-headed households (primarily single mothers) were below the poverty level in 2011. There were approximately 54 percent more impoverished female-headed households as married couple families below the poverty level, even though the number of married couples was much greater. Although the percentage of all Redlands households below the poverty level was fairly low, about 25 percent of female-headed households with children were below the poverty level. These households made up 18 percent of all female-headed households—a rather large percentage of this population. These households have a need for low-cost housing, suitable for children located near schools and childcare. Innovative shared living arrangements that might include congregate cooking and childcare facilities would also be suitable.

[1] Email from Karen Hummitsch of the Housing Authority of San Bernardino County (1/22/2008).

Table 3.3-8: Households below Poverty Level, 2011

	Family/Householder	*Percent of Population*
Married couple family. With related children under 18 years.	363	2.3%
Female householder, no husband present. With related children under 18 years.	558	3.5%
Other living arrangements. With related children under 18 years.	62	0.4%

Source: 2007-2011 American Community Survey.

FARMWORKERS

Because of their frequent illegal status as well as the seasonal nature of agriculture, it is very difficult to accurately identify the number of farmworkers in the United States in general and in a particular community. The 2007-2011 ACS estimates that there were 112 Redlands residents employed as farmworkers in 2011. Although this number includes "occupations such as farming, fishing, or forestry," given Redlands' dry inland location, most of these people are likely farmworkers. However, since the number of farmworkers in Redlands is very small, this group does not exert much demand for special housing.

THE HOMELESS

The SCAG defines the homeless as those "sleeping out" in makeshift shelters, in cars and under freeway overpasses, and those who are "at-risk" of homelessness in that they are sharing housing on a temporary basis, are living in single-room occupancy hotels, or their Calworks or other general relief stipend has been canceled twice within one year because they had no forwarding address.

The County of San Bernardino Homeless Partnership conducted a "point-in-time count and subpopulation survey" on January 24, 2013 with the assistance of more than 400 community volunteers. The 2013 Report counts 2,321 homeless people in the county. Of the 2,321 persons, 1,247 were unsheltered (1,182 adults and 65 children) and 1,074 were sheltered (640 adults and 434 children). In Redlands a total of 62 homeless people were counted, the majority of which were unsheltered (47) persons. Of the unsheltered homeless population in Redlands 22 percent were substance abusers, 17 percent were mentally ill, 14 percent were victims of domestic violence, 13 percent were persons released from jails or prison during the past 12 months, 12 percent were chronically homeless, 11 percent were youth under 18 years of age (unaccompanied by an adult), 7 percent were youth ages 18 to 24, and 4 percent were U.S. Veterans. In total, the Redlands homeless population makes up 3 percent of the county total.

Non-Profit Services

There are several non-profit organizations in and near Redlands that attempt to address/assist the homeless on a daily basis. The majority of these organizations tend to focus on the homeless family. These entities include the Redlands Family Service Association, the Frazee Shelters, Inland Temporary Homes, Option House, and the Salvation Army (Table 3.3-9). In addition, the 2-1-1 referral line operated by the Inland Empire United Way services the city.

Table 3.3-9: Homeless Facilities in San Bernardino County

Facility Name	*Facility Type*	*Population Served*	*Permanent/Seasonal*	*Current Inventory*
Family Service Association	Support services for individuals and families	East Valley	Rental Assist Perm Motel Vouch Temp	4,808 bednights in 2012
The Frazee Shelters	Support services for individuals and families	Central Valley	Transitional Housing	31
Inland Temporary Homes	Short term housing for families	East Valley	Temporary and Transitional Housing	6 (homeless shelter) and 20 (transitional housing)
Option House	Women and children who are victims of domestic violence	From Riverside to Palm Desert	Emergency Shelter/ Transitional Housing	32 (emergency shelter) and 8 (transitional housing)
Salvation Army-San Bernardino location	Families, single parents with children, and women	Central Valley	Emergency Shelter/ Transitional Housing	12 (emergency shelter) and 48 (transitional housing)
Salvation Army Redlands location	Individuals and families	East Valley	Cold weather shelter	52
The Blessing Center	Individuals and families	East Valley	Food, clothing and medical Services	50
Central City Lutheran Mission	Men	Central Valley	Cold weather shelter	72

Source: City of Redlands, Development Services Department, 2013.

Family Service Association (FSA) provides transitional housing for families via rental assistance and shelter vouchers. Additionally, through the Housing Advocacy Program FSA provides emergency support, case management, and education to families and individuals in Redlands. In 2012, FSA assisted 383 families and 1,225 individuals.

The Blessing Center provides free food and clothing to over 900 families each week. One large food box, worth in excess of $75 of quality food products, is distributed to each family once a week. Client families can shop for free clothing, baby care and other items, which are also available during food distribution. The Blessing Center also provides client families with much needed medical and dental services by a team of doctors and nurses, dentists and dental technicians. Services to homeless individuals and families include bagged lunches, clothing, hygiene items and other resources. Dinner for the Homeless is every last Wednesday of the month.

The Blessing Center's Resource Center serves to assist job seekers in pursuing potential employment opportunities through resume writing, filling out employment applications, interview coaching and even providing proper clothing for job interviews. Classes in job training, E.S.L, G.E.D, and S.A.T. tutorial are also offered. A dedicated team of coaches and mentors are available to help clients obtain basic requirements such as an identification card, social security cards, etc.

The Frazee Shelters are part of a larger organization—the Frazee Community Center. The Community Center provides a wide range of services to low-income and homeless persons in the San Bernardino area. Services include housing assistance, clothing, nutrition, as well as referral services. Frazee is a non-profit corporation and receives funds from United Methodist Churches and other denominations as well as Arrowhead United Way, East Valley United Way, and the City and County of San Bernardino, City of Highland, City of Redlands. Frazee also receives grants and donations from individuals, corporations, and other organizations. Frazee operates three shelters—two veterans shelters for men in San Bernardino and one women's shelter in Highland. In addition Frazee offers a no-cost lunch to those in need during the weekdays.

Inland Temporary Homes operates a homeless shelter that provides housing to six families with a maximum stay of 90 days as well as transitional housing to 20 families (16 single family units and four attached units) with a maximum stay of two years. Inland Temporary Homes also provides various services including case management, career counseling, mental health counseling, and follow-up services for families that complete the shelter program but do not enter the transitional housing program.

Option House provides services to women and children who are victims of domestic violence. In addition to shelter services, Option House offers in-house classes, legal advisors, support groups, and treatment for a range of issues. The organization helps over 300 people in its shelter and over 200 with legal services.

The Salvation Army provides the homeless (families, individuals with children, and women) with daily meals, day care, and some monetary assistance. In addition, they assist families with counseling, motel vouchers, money for gasoline, prescriptions, utility bills, and toiletries. Currently, the San Bernardino location provides 48 families with transitional housing ranging from 30 days to three years as well as 14 emergency shelter units that are made available on a day-to-day basis. The Redlands location is a cold weather shelter that operates December 31st to March 31st and has capacity for 52 individuals and families.

Central City Lutheran Mission is a cold weather shelter that operates during the months of November through April. The shelter provides meals and bedding to 72 men each night.

In addition to these local organizations, the Community Action Partnership provides a number of programs and services aimed at low-income and homeless populations.

A few years ago, regional county hotlines were put in place in California to provide instant housing information for homeless individuals and families. Therefore, whereas before, the East Valley Information and Referral service existed for this purpose in San Bernardino County, now, the Inland Empire United Way (IEUW) runs this service for San Bernardino and Riverside counties. Those who are in danger of homelessness or already homeless can call 2-1-1 if they are in need of food, shelter, or assistance paying their rent and utilities. The 2-1-1 service also makes referrals for animal care, disaster resources, help for elderly veterans, clothing, disability programs, low-cost child and medical care, job training, and governmental programs.

Public Programs

The housing and social service needs of homeless persons are as varied as their reasons for being homeless. These include unemployment, eviction, physical or mental illness, and substance abuse. Many homeless persons need counseling, employment assistance, and shelter. Some need only temporary, transitional shelter. Others may need only short-term financial assistance such as a loan for the first month's rent and security deposit.

The City of Redlands currently has no public programs for serving the homeless. The City, however, is able to have some impact upon availability of housing via its General Plan and related policies. As the problem of homelessness continues to grow, City policy makers may need to consider potential public programs to assist with the homeless. Emphasis is currently aimed at assisting those agencies already in the community through financial assistance from CDBG funds. Currently, the City has allocated CDBG funds to Inland Temporary Homes and the Family Service Center of Redlands.

In compliance with recent State law changes (Chapter 633, Statutes of 2007), City Council adopted Resolution No. 7322 on October 1, 2013, which allows for emergency shelters to be constructed in the SC (Service Commercial) District of the Downtown Specific Plan by right. The SC District was selected after an extensive re-analysis of the zoning districts in the City, including the previously identified C-M District in the 2006-2013 Housing Element. Several factors are attributed to the selection of the SC District which include:

- The SC District allows for a mix of land uses and services that benefits the homeless, such as the Blessing Center which is a food bank that provides services to the homeless including clothing, medical and dental services and bagged lunches;
- The SC District is located in close proximity to services in the Downtown area, including transit, retail, social/governmental, and medical/dental;
- The SC District has well defined edges including the Interstate 10 Freeway to the north, Church Street to the east, flood control facilities to the south, and seventh street to the west; and,
- The SC District contains approximately nineteen (19) parcels of various sizes and levels of on-site improvements to enable either construction of multiple facilities or renovation and reuse of existing buildings. There are also other properties within the district that could also present opportunities should future demand increase.

As discussed above, the County of San Bernardino conducted a point in time survey of homeless persons in January 2013. The survey identified the City of Redlands to have sixty-two (62) homeless individuals within its jurisdiction. The SC District would provide ample opportunities to easily accommodate much more than sixty-two beds. Additionally, as described in Chapter 5, the City continues to permit transitional and supportive housing by right in all zones that allow residential uses.

STUDENTS

The University of Redlands, located north of Interstate 10, has approximately 4,421 students. About 67 percent of these (2,970) are undergraduates, the vast majority of whom live on campus. Undergraduates are only allowed to live off campus if they are married, their parents live in town, or if they have some other extenuating circumstance. The University has graduate programs in business and education, making up the remaining 33 percent (1,451) of the student body. Thus, approximately 675 university students live off campus.[2] It is likely that many of these students live in Redlands, and seek rental units.

OVERCROWDING

The Census Bureau defines "overcrowding" as 1.01-1.50 persons per room and "extreme overcrowding" as 1.51 or more persons per room. Overcrowding typically results when either: 1) the costs of available housing with a sufficient number of bedrooms for larger families exceeds the ability to afford such housing, or 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowded situations if the housing unit is not large enough to accommodate all of the people. In general, overcrowding—a measure of the ability of existing housing to adequately accommodate residents—can result in deterioration of the quality of life within a community.

Tables 3.4-1 and 3.4-2 summarize the overcrowding status in the City. In 2000, 7 percent of the city's occupied housing units were overcrowded. In 2011, according to ACS estimates, this number had fallen to 4 percent. In 2011, there were 645 (7%) renter-occupied and 250 (2%) owner-occupied units defined as overcrowded in the City. In contrast, figures for the County were 15 percent for renter-occupied and 6 percent for owner-occupied units. Therefore, compared to the County, there is a low rate of overcrowding in the city.

In 2000, according to Table 3.4-1, 4 percent of Redlands households were overcrowded and 3 percent were extremely overcrowded. By 2011, according to ACS estimates, 3 percent of households were overcrowded and less than 1 percent were extremely overcrowded.

Table 3.4-1: Overcrowding: Persons Per Room

	2000		*2011*	
Persons	*Households*	*Percent*	*Households*	*Percent*
1.00 or less	22,000	93%	23,362	96%
1.01 to 1.50	873	4%	693	3%
1.51 or more	796	3%	202	1%

Source: 2000 U.S. Census and 2007-2011 American Community Survey.

[2] Conversation with Leslie Krafft-Datchuk, Area Director, Student Life on January 23, 2008.

Table 3.4-2: Overcrowded Housing by Tenure

Number of Persons per Room	*Rental Units*	*Percent of Total Occupied Rental Units*	*Owner Units*	*Percent of Total Occupied Owner Units*
Redlands				
1.01 to 1.5	519	5.5%	174	1.2%
1.51 or more	126	1.3%	76	0.5%
Total	645	6.9%	250	1.7%
San Bernardino County				
1.01 to 1.5	22,274	10.4%	16,424	4.3%
1.51 or more	9,310	4.3%	4,645	1.2%
Total	31,584	14.7%	21,069	5.5%

Source: 2007-2011 American Community Survey.

4 Land Inventory

The purpose of the adequate sites inventory and analysis is to identify specific sites suitable for residential development to allow for a comparison of the Regional Housing Needs Allocation (RHNA) with realistic development capacity. The RHNA is broken down by income group into four categories: very low (less than 50% of Area Median Income (AMI)), low (50-80% of AMI), moderate (80-120% of AMI), and above moderate (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories.

4.1 Site Inventory

The housing element must identify specific parcels of land that are available for residential development. Department of Housing and Community Development (HCD) guidance also states that the inventory can include sites that are in the process of being made available for residential development, "provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period." The RHNA projection period for this Housing Element is from January 1, 2014 to October 31, 2021.

Sites that are appropriate for residential development include:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

As shown in Table 4.1-1, there are more than adequate sites available to accommodate the RHNA for the City of Redlands through October 31, 2021 (the end of the RHNA projection period) and beyond. The identified parcels are divided into three groups: parcels for very low- and low-income units, other parcels, and parcels located in the canyon lands in the south of the city. The San Timoteo and Live Oak canyons (collectively referred to as the canyons) sites, as described later, are not meant to count towards the RHNA, but are rather meant to serve as a "reservoir" for future development. In total, the City has identified sites for 3,849 housing units (as well as 1,735 additional sites/housing units in the canyons) within city limits.

Table 4.1-1 Redlands RHNA and Housing Sites: 2013-2021

Income Level	*RHNA*	*Available Sites*
Very Low-Income	579	1,247
Low-Income	396	
Moderate-Income	453	2,602
Above Moderate-Income	1,001	
Total	**2,429**	**3,849**

*The 2013 County median for a family of four was $65,000, as determined by HUD.

Sources: California Department of Housing and Community Development; SCAG 2012.

See Chapter 5: Constraints, pages 5-5 to 5-10, for a discussion of development standards and permit procedures and how they affect residential development.

AVAILABLE LAND INVENTORY SUMMARY

Appendix B provides an inventory of parcels that the City has identified to satisfy the 2013-2021 RHNA; see Appendix D for a zoning code abbreviation table.

4.2 Site Suitability

In addition to providing a listing of parcels to satisfy the RHNA, local governments must prepare an analysis that demonstrates that the identified sites can accommodate the housing needs, by income level, within the RHNA projection period of this Housing Element.

Table 4.2-1 organizes the parcels identified by the City by existing use. In total, approximately 84 percent of these parcels are vacant or in approved tracts.

Table 4.2-1 Suitability of Parcels Identified for Redlands' RHNA

	Very Low/Low	*Other*	*Canyon*	*Total*
Vacant/Approved Tract	27	108	356	491
Vacant Buildings	3	0	0	3
Underutilized	40	53	0	93
Total	**70**	**161**	**356**	**587**

Source: City of Redlands, Community Development Department, 2013.

As can be seen in the housing sites inventory in Appendix B, all of the identified housing sites have access to necessary water and sewer infrastructure. Moreover, the parcels listed in the inventory are already included in the General Plan.

HOUSING SITES FOR VERY LOW- AND LOW-INCOME HOUSEHOLDS

The first section of Appendix B shows parcels that the City has identified for development of housing affordable to very low- and low-income households. All 70 parcels are suitable for development as defined by Gov. Code 6558.2. Thirty nine percent of these parcels are vacant or contain an approved tract, while about 4 percent contain vacant buildings. Approximately 57 percent of these parcels are considered underutilized by the City (Table 4.2-1).

In general, in order to make it feasible to develop housing that is affordable to very low- and low-income households, housing must be built at higher densities. HCD has published a table entitled, "Default Densities Appropriate to Accommodate Housing for Lower-Income Households by Region" that specifies the minimum residential densities deemed necessary to accommodate lower-income households.[1] In Redlands, this density is at least 30 dwelling units per acre.

The City has identified 41 acres that are suitable for the development of housing for very low- and low-income households (Appendix B). These sites are mostly in Downtown and therefore close to retail opportunities, transit, and other services. Furthermore, since very low- and low-income people have less access to personal vehicles in general, this proximity to transit to reach services and job opportunities in other areas is ideal.

Downtown revitalization is a significant component of Redlands' citywide economic development objectives. Thus, the City is actively promoting the Downtown Specific Plan (Specific Plan 45), which fosters mixed-use and transit-oriented development. The Downtown Specific Plan was adopted in 1994; a comprehensive revision is currently underway, which includes a Transit Village Plan that provides for a 25 percent density bonus for residential development within one-quarter miles of the Downtown transit station pursuant to Article 8.5 of the State Planning and Zoning Laws. In addition, re-circulation of the Draft Environmental Impact Report (EIR) is presently being prepared, and it is anticipated that the Revised Downtown Specific Plan will be approved in late 2014.

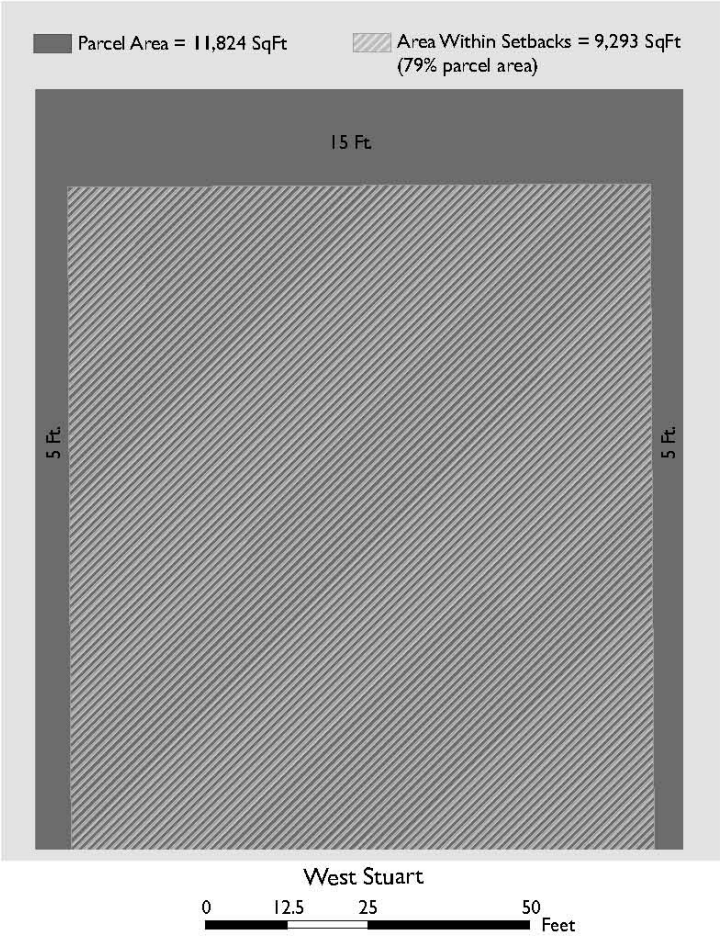
Realistic Development Capacity

The parcels that the City has designated for very low- and low-income units are mostly Downtown and are in zones that permit up to 30 units per acre (R-3 or equivalent zones). To determine the realistic development capacity of these sites, an average-sized parcel was chosen for analysis. The parcel is APN 0169-156-13. It is in the Town Center (TC) zone, and is 0.27 acres or 11,824 square feet. Figure 4-1 demonstrates that, per development standards, this parcel has no front setback, 5-foot side setbacks, and a 15-foot rear setback. This means that the developable area on this parcel is 9,293 square feet, or 79 percent of the total parcel area. There is no minimum lot area in the TC zone and the land is currently vacant. Up to three stories (55 feet) can be built in the TC zone, and zoning allows 30 units per acre—the example parcel, therefore, can accommodate eight units.

[1] "Memorandum: Amendment of State Housing Element Law – AB 2348." From Cathy E. Creswell, Deputy Director, Division of Housing Policy Development, HCD. June 9, 2005.

Assuming that the eight units would each be 1,100 square feet, this would be 8,800 net square feet or 10,600 gross square feet of building area (based on a building efficiency ratio of 83 percent). If a parking stall takes up 350 square feet of space, and each apartment has two parking stalls (1.5 resident parking stalls plus 0.5 guest parking stalls per unit), parking area for the entire development equals 5,600 square feet. Using the aforementioned assumptions, the building footprint—3,533 square feet (one-third of the gross building area)—and required parking take up 9,133 square feet of space, which is less than the 9,293 square feet of developable surface area on the parcel. Based on this analysis, the development standards that apply to parcels that the City has identified for affordable housing allow for the maximum density allowed (30 units per acres). Larger (and assembled) parcels are likely to experience greater efficiencies in accommodating higher densities (resulting from density bonuses) as well as alternative parking configurations, either pedestal or underground, depending on the project size and financial feasibility. Additionally, the city's density bonus ordinance grants various concessions for developments that provide very low-, low-, and moderate-income units including: (1) a reduction in development standards and (2) a reduction in parking requirements. These concessions allow for greater flexibility in accommodating housing units on-site.

Figure 4-1: Realistic Development Capacity



Very Low- and Low-Income Housing Site Development

City staff has grouped the 70 identified parcels into 11 groups of parcels based on potential redevelopment scenarios. These parcels have street access and are of sufficient size as to be developable on their own. Therefore, lot consolidation into the 11 groups is meant to promote livability and more energetic development and is not a requirement for development.

However, in the past, the City has facilitated high-density, affordable housing development through lot consolidation. For Fern Lodge, a federally-subsidized Section 8 development dedicated to seniors, two small parcels on the corner of Redlands Boulevard and Fern Avenue were joined for a total project size of 1.62 acres. Fern Lodge's 61 units are at a density of 38 units/acre.

Some of the parcels listed below for lower income housing development are owned by the former Redevelopment Agency, while others are privately owned. With the dissolution of redevelopment in the state of California, AB 1484 requires each successor agency to prepare a Long-Range Property Management Plans (LRPMP), which describes the planned use or disposition of each property owned by the former redevelopment agency. Until the Department of Finance (DOF) approves the LRPMP, successor agencies are prohibited from transferring or selling property, including property related to projects identified in an approved redevelopment plan. The fate of the properties owned by the former Redevelopment Agency has still yet to be determined as the Oversight Board and DOF have not yet approved such a plan.

The discussion that follows reflects likely development scenarios envisioned by the City for the 11 groups of parcels. Where parcels are not vacant, they contain either dilapidated or grossly underutilized buildings and are therefore ripe for redevelopment. While recent market conditions have slowed down housing production, the revised Downtown Specific Plan (which is expected to be approved in late 2014) will provide regulatory incentives and standards to facilitate and spur redevelopment. The final development outcome, particularly for parcels owned by the former Redevelopment Agency will depend heavily on the outcomes outlined in the LRPMP, which will be finalized in late 2013.

Group 1 (Count #1-4)

These four parcels share a common owner, making them easier to redevelop. The buildings on the properties are largely deteriorated.

Group 2 (Count #5-14)

These ten parcels were chosen for their assemblage and redevelopment potential by the City because they are either vacant, contain vacant homes, or host facilities that do not conform to the area's other land uses (i.e. the warehouse and masonry buildings). In the past, a developer expressed interest in assembling these parcels for the purpose of developing a hotel and multiple family residential units. The developer has purchased five of the ten parcels in anticipation of the economy improving and a Downtown train station as part of the Redlands Passenger Rail project being operational in the near future. The developer is also interested in other, nearby parcels for retail development in order to create a mix of uses.

Group 3 (Count #15-22)

These eight parcels have four owners, including the City of Redlands, which owns parcels 19 and 20, and one owner who owns parcels 15-18. Parcel 13 and parcels 15-20 are vacant. Only parcel 14 contains existing structures—a deteriorated building that was formerly used for an automotive purpose as well as other underutilized buildings. Because of the limited ownership and overall lack of existing uses, these eight parcels could be easily assembled. Furthermore, they are located in Downtown and wrap around an existing neighborhood, which is also being targeted for transit-oriented development, multiple family uses or live work units..

Group 4 (Count #23-25)

Number 23 is owned by Krikorian, a developer, and parcel numbers 24 and 25 are owned by the former Redevelopment Agency. The City intends to keep parcel number 24 and 25 and possibly build a parking structure to accommodate the Downtown train station riders and to accommodate maximum building potential for the surrounding underutilized parcels. The developer's conceptual plan is for a mixed-use development that will accommodate a density of 38 units per acre in addition to a 25 percent density bonus for being within a quarter mile of a transit station. Furthermore, this project is linked to the Downtown Specific Plan, which encourages mixed-use, a pedestrian friendly environment and the park once concept.

Group 5 (Count #26-34)

Parcel numbers 26 is owned by the City of Redlands and parcel numbers 31-34 are owned by the former Redevelopment Agency. The remaining parcels (numbers 27-30) are owned by Krikorian. The City's property contains a non-dedicated street, which is a separate parcel, and the former Redevelopment Agency parcels contain a deteriorated and obsolete warehouse building. The Krikorian property consists of vacant parcels, as well as a Kinko's and a parking lot. These parcels can be assembled by Krikorian, who wants to remove the Kinko's and create a mixed-use development with retail on the first floor and residential units above. Like the Group 4 parcels, this project is encapsulated in the Downtown Specific Plan and is consistent with the stated goals and objectives.

Group 6 (Count #35-51)

A developer has assembled eight of the 17 parcels identified in this group of parcels as an area for potential development and lot consolidation. In total, there are eight property owners. Currently, the deteriorated buildings that largely occupy the land are not considered the "highest and best use" for property that lies within walking distance of the future transit station. Rather, this location would be ideal for high-density, transit-oriented mixed-use development. The City considers these parcels ready for development as much of the utility infrastructure is available and sized to accommodate build-out of this area.

Group 7 (Count #52-57)

This group of parcels forms a block and are either vacant or underutilized. Given their proximity and walking distance to Downtown businesses, rail transportation, and ESRI, a major employer in the city, this area is prime for high-density, transit-oriented mixed-use development. Since this group contains several larger parcels, limited assemblage would be needed as only three property owners own this entire block. While the automobile repair business located on parcel number 52 is

operational, the City is actively trying to get vehicle dealerships and associated businesses to relocate to a newly designated auto mall near the freeway. The auto mall site is 36.65 acres in size and is owned by Majestic Realty. So far, one dealership has moved out to the auto mall site. The City has offered the in-town dealers an incentive agreement to rebate a portion of new sales tax generated by the dealership to off-set their costs dealing with relocation. While parcel number 55 contains a historic building, this structure could be incorporated into a mixed-use development. Parcel 57 contained an old grain mill facility that was recently demolished and the property cleared and rough graded.

Group 8 (Count #58 and 59)

These two parcels have different owners, although both contain automotive uses (one is an outdoor area used for auto sales, and the other is an old car wash). An adjoining 5-acre parcel is currently zoned M-2 (General Industrial) District and contains three auto dealerships (with one owner). As mentioned earlier, the City is promoting a new auto mall near the freeway, and expects auto dealerships and related businesses to relocate to this area since it would be superior from a sales standpoint. Furthermore, in the Downtown Specific Plan, these parcels are designated for high-density residential development.

Group 9 (Count #60-63)

These parcels make up the Redlands Mall site. One developer (Howard Hughes Corp) owns parcels 60, 61 and 63, which contain the mall building and a 5,000 square foot out-parcel building. The City of Redlands owns parcel 62, which is the surface parking that surrounds the mall building and out-parcel. The Redlands Mall is vacant and is a prime site for a mixed-use urban village with ground floor retail and three stories of apartments or for sale condominiums that was proposed by the previous owner General Growth Properties. This project was placed on hold pending bankruptcy proceedings, which ultimately led to General Growth transferring the property to the Howard Hughes Corporation. The City is of the belief that the highest and best use of the property is for an urban village that was proposed by General Growth.

Group 10 (Count #64-68)

Community Bank currently owns these parcels. They are used as parking for the bank, though the spaces are not needed and far exceed the Bank's parking demand, and the land is grossly underutilized. Most people either walk to this bank or stop by momentarily, but do not park for long periods of time. While parcel 64 is currently zoned C-3, parcels 65-68 are zoned A-P, the Administrative Professional zone allows mixed-use residential projects with a conditional use permit. These parcels are very desirable as they are next to historic residences and they abut an existing district with residential and office uses. Furthermore, the Downtown Specific Plan identifies these parcels as ideal for mixed-use (residential) development, indicating that the City is actively taking steps to have these parcels realize their development potential.

Group 11 (Count #69 and 70)

These two parcels were previously approved for a 160-unit senior housing project that received a density bonus. The developer was Senior Housing Services, LLC.[2] However, due to the recent economic decline, Senior Housing Services, LLC has sold the property and the entitlements have expired. The site is zoned R-3 District and is a prime site for senior housing or an affordable housing project as all utilities are in the area and sized to accommodate maximum development.

OTHER HOUSING SITES

The second section of Appendix B contains all of the other parcels that the City has identified to meet its RHNA. These sites are scattered throughout the city, and partially contained within specific plans. Three-quarters of these parcels are either vacant or on approved tracts, with the remaining quarter being underutilized (Table 4.1-2). While a portion of these parcels do contain vacant buildings or buildings that are still in use, the City believes that they have not met their development potential, and are thus good prospects for housing sites.

CANYON PARCELS

The last part of Appendix B contains parcels that the City has identified in the canyons. The City has identified 356 parcels in the canyons, all of which are vacant (Table 4.2-1). In general, at least one unit is currently allowed per Resource Preservation parcel in the canyons (without rezoning), unless other zoning is in place.[3] Moreover, these sites are not needed to meet the RHNA, but should instead be considered as a "reservoir" for potential residential development. Excluding parcels that are included in specific plans, parcels in the canyons are generally the least likely to develop as they are on the outskirts of town, and experience slope and infrastructure constraints.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

The presence of sensitive environmental conditions including the existence of active fault lines, steep slopes, and flooding hazards as well as the lack of infrastructure such as roads, water, and sewer lines, typically limit development in the parts of Redlands that are not currently developed. Most of the housing sites identified by the City in Table 4.2-1 are neither constrained by environmental factors nor by lack of adequate infrastructure. However, as noted later in this chapter, identified parcels in Downtown (Downtown Specific Plan) are impacted by the 100-year floodplain and canyons parcels (Southeast Specific Plan) are constrained by slope and lack of infrastructure. In the case of the canyons sites, these parcels are 1) not needed to meet the RHNA, 2) likely to develop later on since they are on the outskirts of the city, and 3) are unlikely to be for affordable housing given density restrictions and lack of proximity to services.

The Downtown Specific Plan Area

The 70 parcels (which contain 1,247 housing sites) that the City has identified for the development of very low- and low-income housing are largely within the area covered by the Downtown Specific

[2] The Senior Housing Services, LLC project was approved in April 2008.

[3] For example, many of the Canyons parcels are zoned A-1, which allows a density of two units per five acres.

Plan. These sites allow for higher densities, making the financing of affordable housing possible. In designating high density sites in the General Plan, a comprehensive analysis was performed during the General Plan preparation to verify that these sites were appropriate for this density and with few development constraints. These sites are relatively level (less than 5 percent slope), support standards outlined in the Circulation Element, are generally located away from noise generating uses, and are not in areas subject to aircraft overflight.

However, the fact that these sites are almost entirely within the 100-year flood plain could act as a development constraint. Based on Flood Insurance Rate Maps, any structure within the 100-year flood boundary must raise its lowest finish habitable floor approximately 1.5 feet above the corresponding street elevation.[4] While the additional cost imposed by this regulatory requirement could deter development, the City does not believe that development has been constrained by the existence of the floodplain. Furthermore, development on these smaller sites may be designed with parking on the ground floor with residential units above (e.g. stacked flats on a podium over surface parking), which is an acceptable design approach for building within the floodplain.

Floodplain considerations could be rendered moot, however, if funding is secured for projects that would remove the floodplain from Downtown. The City of Redlands has a Local Hazard Mitigation Plan (LHMP) that was approved by the Federal Emergency Management Agency (FEMA) on March 4, 2005. Flood Mitigation No. 2, the Crafton Detention Basin, and Flood Mitigation No. 3, the Regional Drain System, are inter-related flood improvements included in the LHMP necessary to eliminate the 100-year flood designation from Downtown. For the Crafton Detention Basin, the City has recently requested grant funds for acquisition of property at a cost of $4 million. The cost of the detention basin construction is estimated at $10 million, and for the Regional Storm Drain, the estimated cost is $15 million. The City submitted an application to the State Department of Water Resources for State funds in April 2008 for construction of the Opal Basin. The City was notified in 2012 that the City's funding application was approved for $5 million. The design of this project is ongoing and construction is anticipated within the next three years. These flood protection mechanisms will help not only future residential uses, but also existing residents and businesses.

Beyond these two major projects, there have been some minor improvements to the current Downtown facilities (such as modification of the inbox at 9th Street); however these improvements have only assisted in improving the situation for smaller storms. Other projects proposed and planned by the City include: 1) a regional flood control channel improvement that serves the area from Third Street to Texas Street from the I-10 freeway to the railroad right-of-way; 2) traffic signals at Eureka and the I-10 off-ramp and Sixth Street and the I-10 on-ramp. The City has hired a consultant to analyze the master flood protection system on a citywide basis. In addition, the amended Downtown Specific Plan that is currently being prepared has a design component that addresses methods of raising the first floor above the flood level while responding to urban design concepts and ADA requirements. This section of the code is being written to address this aspect of design should funding not be secured for the flood control improvements.

[4] Downtown Specific Plan – Section IV. "Public Improvements."

The Southeast Area/Live Oak and San Timoteo Canyons

In the mid-1980s, the City adopted the Southeast Area Plan (General Plan Amendment No. 38) to ensure development consistent with the natural environment. The Southeast Area is characterized by an escarpment falling away from a ridgeline located in the northern part of the Area to the south and west towards San Timoteo Canyon and Live Oak Canyon. This area is mainly rural, hilly, and underdeveloped (see Figure 4-2). The canyons contain the constraints that are described below.

Noise Considerations

Noise is a constraint within portions of the canyons because of the existence of the Southern Pacific Railroad line. This is a major rail line with significant traffic. Within 600 feet of the track, homes would be subject to noise greater than 60 CNEL (Community Noise Equivalent Level).[5] Fifty-six of the 356 parcels (about 16 percent) are within this proximity of the track. Mitigation could include a physical barrier such as a berm between the rail line and the units or extra insulation built into the units themselves.

Slope Considerations

More than 350 housing sites identified by the City are located in the Live Oak and San Timoteo canyons. Because of slope considerations and other environmental concerns, high density development is not allowed in the canyons. In general, areas with significant slope constrain housing development by reducing the number of units per acre, which also forces the cost of the land to increase. Not only do hillside areas hinder development of high density housing, they also discourage low-income housing as the cost of large parcels and land improvements increases. Since hillside slopes result in low density development, most of the hillside areas are zoned A-1 for agricultural use.

Geologic Considerations

The Land Use Element identifies several minor and dormant faults running in an east-west alignment within the Live Oak/San Timoteo canyons area. To the south of and parallel to San Timoteo Canyon outside the Southeast Area is an active fault line. However, with the exception of slope considerations, it appears there are no soil or geology problems or conditions that are so severe as to preclude development of any significant portion of the Southeast Area. It should be noted, however, that the ridge top area adjacent to Fairmont/Edgemont required an urban sewer system due to limitations on the use of septic tank/leach field systems in that area. In conclusion, it appears the normal soils and geology analysis done in conjunction with specific developments will be sufficient to handle localized soil and geology conditions that may exist.

Utilities

Although the general lack of infrastructure acts as a development constraint in the Southeast Area, the Southeast Area Plan addresses utility development. While city sewer service is not projected to serve this area in the near future, septic systems are allowed according to Municipal Code

[5] City of Redlands General Plan Noise Element.

§13.44.080. However, the Code requires installation of dry sewer systems in addition to septic systems to facilitate eventual hook-up to the city sewer system.

As for water, the Plan proposes that there must be a delivery system with sufficient fire flow storage and capacity. Because of the topography, a gravity flow system is proposed and should be master planned to reduce costs. There are currently two water supply tanks in the area.

While the Southeast Area Plan does not address the location of power lines, following the Plan's design policies, power lines are not allowed on signature ridgelines, though they do not necessarily have to be buried. However, in general, within residential subdivisions, all power lines are required to be underground unless the size of the lines are 66 kilovolts or higher. For the most part, overhead wires only exist along major roadways.

Roads

Roadways that follow the contours of ridgelines should be preserved as development occurs in the Southeast Area. Historically, access to the Area has been off the major surrounding roadways (San Timoteo Canyon Road, Alessandro Road, and Live Oak Canyon Road) or down the ridges from Sunset Drive; see Figure 4-2. The General Plan's Circulation Element states that there are no local roadways "of note" in the Southeast Area. However, while local roads do not exist for the most part, the perceived character of the Area dictates that roads should be designed to mesh with the low density, rural feel.

If there is no road in place adjacent to a Canyon parcel, developers must obtain access to a public street. This does not present an obstacle in most cases as the majority of parcels have access to public streets through easements.

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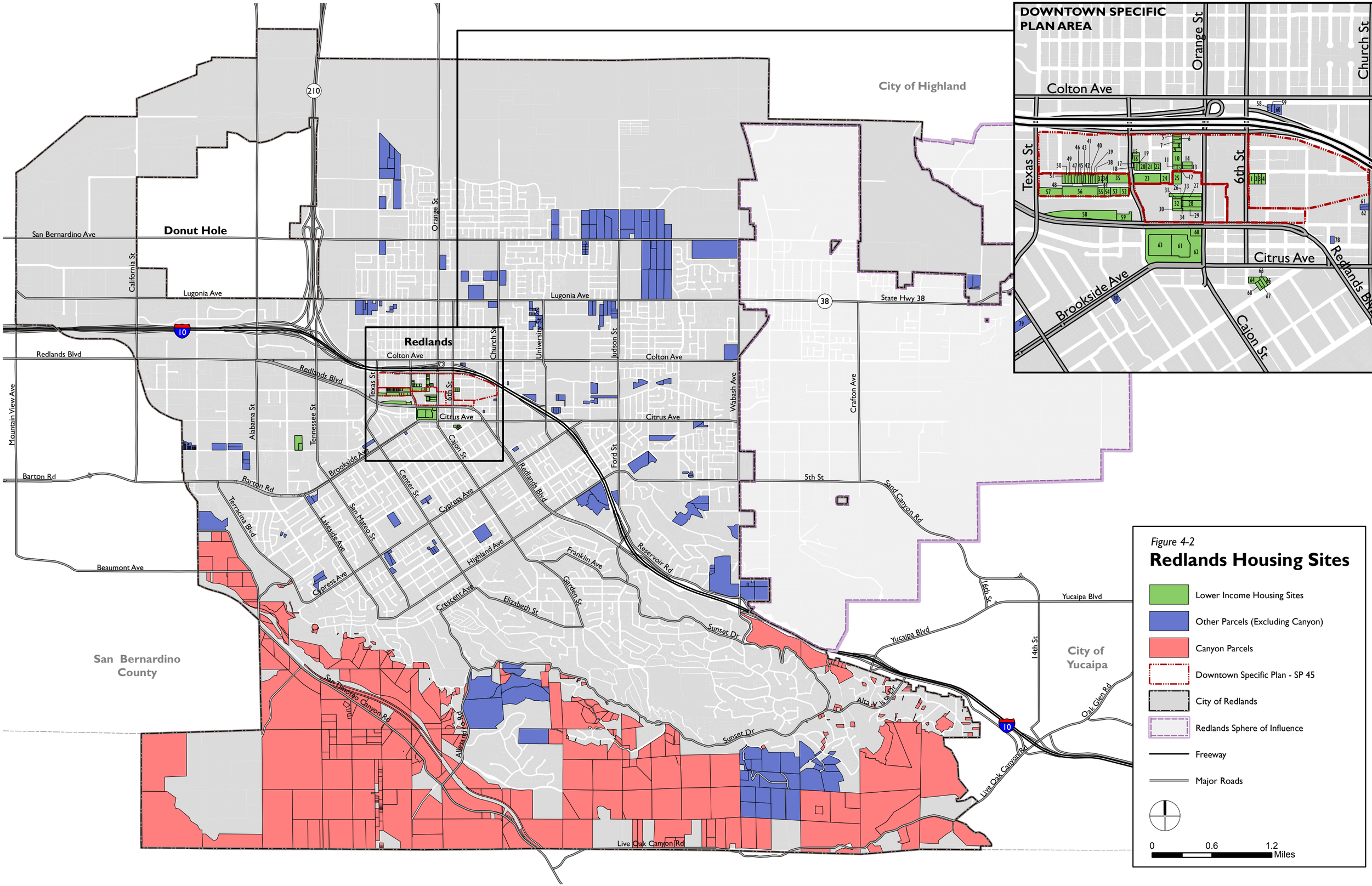
DOWNTOWN SPECIFIC PLAN AREA
Colton Ave
Orange St
Church St
Texas St
6th St
Citrus Ave
Redlands Blvd
Brookside Ave
Caion St
City of Highland
Donut Hole
San Bernardino Ave
Lugonia Ave
California St
Redlands
Colton Ave
Redlands Blvd
Mountain View Ave
Alabama St
Tennessee St
Texas St
6th St
Church St
University St
Judson St
Wabash Ave
Crafton Ave
State Hwy 38
Citrus Ave
Caion St
Brookside Ave
Barton Rd
Center St
Cypress Ave
Redlands Blvd
Ford St
5th St
Sand Canyon Rd
Terracina Blvd
Lakeside Ave
San Mateo St
Highland Ave
Franklin Ave
Reservoir Rd
Beaumont Ave
Cypress Ave
Crescent Ave
Elizabeth St
Garden St
Sunset Dr
16th St
Yucaipa Blvd
14th St
City of Yucaipa
San Bernardino County
San Timoteo Canyon Rd
Alessandro Rd
Alta Vista Dr
Oak Glen Rd
Live Oak Canyon Rd
Sunset Dr
Live Oak Canyon Rd
Figure 4-2
Redlands Housing Sites
Lower Income Housing Sites
Other Parcels (Excluding Canyon)
Canyon Parcels
Downtown Specific Plan - SP 45
City of Redlands
Redlands Sphere of Influence
Freeway
Major Roads
0
0.6
1.2
Miles

5 Constraints

5.1 Government Constraints

The Redlands General Plan and Zoning Ordinance establish locations where housing can be built and identify housing density, lot size, setbacks, and required site improvements. These land use controls can be viewed as constraints in that they determine the amount of land to be developed for housing and establish a limit on the number of units that can be built on a site.

GENERAL PLAN POLICIES

Growth Management and Land Use Elements

The Growth Management Element grew out of the first growth management voter initiative, Proposition R that Redlands voters passed in 1978.

While Redlands has had several voter initiatives, these have not been a constraint to housing development. No new voter initiatives pertaining to land use and growth management have been passed by voters since the adoption and HCD certification of the City's last Housing Element in 2010.

Annual Development Limitation and Recent Growth

Proposition R was amended by Measure N (a zoning ordinance) in 1987; this policy restricts the development of residential dwelling units to 400 units a year within the city, and the extension of utilities to 150 units per year outside the existing city limits (within the Sphere of Influence, and therefore in the County of San Bernardino's jurisdiction). Of the 400 units within the city, 50 are, by resolution, reserved for single family homes, duplexes, triplexes and four-plexes on existing lots; the remainder are allocated on a point system (adopted as Ordinance No. 2036), which emphasizes design amenities. (This point system is described in the Residential Development Allocation section that follows.)

Measure U, adopted by the voters in 1997, further articulated growth management policies. This General Plan Amendment reinforced and modified certain provisions of Measure N, adopted Principles of Managed Growth, and reduced the development density of San Timoteo and Live Oak canyons by creating a new land use category: Resource Preservation. Measure U has a negligible effect on the ability of the City to accommodate future residential development because it concerns an area of the city with steep hillsides, natural resources, and other conditions that would limit the development potential of this part of Redlands, regardless of governmental controls. In addition, under Measure U, no land designated by the General Plan as Urban Reserve as of June 1, 1987, is to

be re-designated for a higher density than the RE designation as the same existed on June 1, 1987 unless specified findings are made by a four-fifths vote of the City Council.

Growth management measures were originally adopted in response to rapid residential development during the 1980s, when 30 percent of the current housing stock was constructed in a single decade. This pace of development was an aberration in the city's development history and would not likely be repeated even without growth management. Over the last approximately 13 years (April 2000 to January 2013), about 1,913 housing units, or about 147 per year, have been added to the city's housing stock.[1] This is much less than the maximum permitted under Measure U. Under the present growth management system, the city's housing supply could expand by 12 percent over eight years (400 units per year between 2014 and 2021); although a third less than the pace of development during the 1980s, even this growth rate is unlikely.

Meeting the RNHA Under Measure U

The growth management system will not constrain Redlands' ability to accommodate its RHNA. During the eight years of the RHNA projection period (January 1, 2014 to October 31, 2021), 2,429 units would need to be accommodated, or about 304 units per year for Redlands to meet its RHNA. This development rate is feasible under the City's policy, which allows up to 400 units per year within city limits (plus unlimited additional SRO and congregate care facilities).

In addition, the Redlands City Council has taken steps to meet the City's allocation by determining that congregate care and single room occupancy (SRO) units will not count against Measure U's limitations as long as group dining facilities and a meal program are provided. City staff has defined SRO units as one-room apartments without kitchen facilities.

Measure U, moreover, does not restrict the City's ability to meet its housing needs obligations, nor restrict housing development of any unit type—multi-family, affordable, SRO, congregate care or any other form of housing.

Housing Type Balance

Measure U, in place for 12 years, also amended the Redlands General Plan Land Use Element to "plan for" a housing mix of 75 percent single-family and 25 percent multi-family dwelling units at buildout. The City Council has adopted a clarification of this policy that further adjusts these numbers by determining that "for-sale" condominiums (which are considered multi-family dwellings by the Census and the Department of Finance) will be considered single-family dwellings for purposes of this calculation.

The City Council has requested that staff monitor the housing mix periodically and provide reports to the City Council. Staff evaluated and prepared a report to the City Council based upon data as of May 1, 2007. It was found that as a result of development activity that the 75/25 housing mix ratio was being achieved. The report identified the housing mix to be 73 percent single family and 27 percent multifamily as of May 1, 2007. According to City staff, no new development has been recorded that would significantly affect the housing mix ratio reported in 2007.

[1] Report E-5; California Department of Finance.

While on the surface, the Growth Management Ordinance, and the 75/25 ratio in particular, could seem to limit development, it is not meant to be in contravention of State law. Government Code Section 65589.5 stipulates that low- and moderate-income housing may not be constrained in a way that makes it infeasible (such as through design review or growth management regulations), unless: the project is not necessary to meet the city's regional housing needs allocation; it would have specific negative impacts on health and safety; it is infeasible due to State or federal law; it is proposed on a site zoned for agriculture, resource preservation, or lacking utility infrastructure; or if it is inconsistent with the zoning and land use designation defined in the Zoning Ordinance and General Plan, respectively. The City could not, therefore, reject an application for a low- or moderate-income housing development on the basis that the City had already approved the maximum number of units for the year, unless it could make the specific findings described above.

Furthermore, the 75/25 ratio is not meant to be applied to individual development projects, but rather is a broad planning goal the City has as it conducts long-range planning, such as preparing specific plans. It has never been used as a consideration in review of individual development applications, nor been presented as information in staff reports for development projects consistent with General Plan and zoning designations. Thus, this policy does not have any bearing on housing sites included in this Housing Element, as all of these already have appropriate General Plan and zoning designations. Since Measure U was adopted in 1997, it has never been the basis of denying a multi-family project. Please see Program 7.1-7 in Chapter 7 for further clarification of the 75:25 ratio.

Urban Growth Boundary

The City does not have an adopted urban growth boundary, but the growth management policies limit development outside of city boundaries. The City of Redlands is roughly 36 square miles. The City's Sphere of Influence extends east of the city, spanning nearly 45 square miles, but excludes a 1,100-acre "donut hole" of unincorporated county land in the northwestern portion of the City.[2] (The City provides services to this area in exchange for a 90 percent share of sales tax revenues.) As mentioned, Proposition R, as amended, allows 150 dwelling units per year within the SOI (but outside city boundaries) to apply for annexation. Although the City may only regulate development within its boundaries, the San Bernardino County General Plan policies commit the County to support annexation of land designated for urban development.

City Design and Preservation

The City has established a number of design and preservation policies to improve the livability of Redlands. To a large extent this involves design and not necessarily additional cost to the developer. Additional time in designing developments is generally offset by the quality of the end project. Still, it is recognized that additional time for preparing a project and amenities added to a project to meet the design standards may add to the housing costs, and thus serve as a constraint.

[2] The Donut Hole was removed from the City's Sphere of Influence several years ago as a result of Assembly Bill 1544, which was signed into law by Governor Gray Davis in 2000.

The policies in the City Design and Preservation Element build on those in the Land Use Element to describe the City's priorities within specific communities and, as a result, where future residential development is and is not appropriate. While some of these policies are implemented via ordinance, others follow from the General Plan itself. The Land Use Element includes specific land use designations meant to limit development in environmentally sensitive areas. City design policies specifically seek to preserve agricultural land, particularly Redlands' iconic citrus groves. Moreover, the land use designations work synergistically with the City design policies to protect valuable land. For example, in Crafton (within the SOI), citrus groves are protected through the Rural Living General Plan land use designation that permits up to one unit per 2.5 gross acres on slopes under 15 percent and one unit per five gross acres on slopes 15 percent or greater.

Many City Design and Preservation policies are intended to protect the unique character of existing neighborhoods. Future development in the San Timoteo/Live Oak canyons area is limited in order to maintain the "backcountry" character of the area. By prohibiting grading of canyon walls, exceeding 50 percent slopes and protecting "signature ridges," the policies in the City Design and Preservation Element and the Southeast Area Plan limit opportunities for residential growth. Similarly, a housing conservation overlay district was applied in parts of South Redlands in order to maintain existing scale and character. In addition to older established neighborhoods, historic structures and districts are also protected within the City Design and Preservation Element through ordinances that require Historic and Scenic Preservation Commission review and only permit densities, designs, and uses that preserve their character and amenities.

To mitigate the impact of these City Design and Preservation requirements, policies to reduce processing time (Programs 7.4-5 and 7.4-10), and, where possible, increase density of projects (Programs 7.2-10 and 7.9-1) have already been adopted to provide for lower-cost housing and to lessen the potential financial impact caused by design considerations. Furthermore, some of the City Design and Preservation Element policies listed below, under "Historic and Scenic Preservation," could potentially aide in the preservation of affordable housing units in the city's historic neighborhoods.

Historic and Scenic Preservation Policies in the General Plan

- **Policy 3.21d** - Provide incentives to encourage preservation of large historic structures and conversion to multi-family housing if preservation or original use is an economic hardship. By creating multi-family units within existing historic structures, affordable housing close to the downtown can be provided. The Zoning Ordinance allows this type of multi-family conversion in R-3 zones as well as in homes that fall within the Housing Conservation Overlay District.
- **Policy 3.23g** - Encourage homeowners to use tax credits, donated easements, and other fiscal incentives for preservation. Such fiscal incentives may assist existing low-income households in conserving residential structures, particularly in North Redlands.
- **Policy 3.26** - Work toward preventing the displacement of elderly and low-income people from their homes in historic areas. Policy 3.26k seeks and promotes use of funding resources to establish low-interest loans or grants for rehabilitation in low-income historic neighborhoods and for maintenance of older citrus groves. By coordinating efforts, low-

interest loans for historic preservation can be tied with funds for repair and rehabilitation to assist seniors and low-income residents in maintaining their properties.

ZONING ORDINANCE REQUIREMENTS

The City has established standards for each of its residential zoning districts. Zoning requirements can serve as a constraint to housing production by limiting or prohibiting various types and styles of development. However, the lot size, unit density, height, lot coverage, setbacks, open spaces, design review, and parking standards are decided upon to ensure a certain quality of life for residents within a development.

Residential Zoning Districts

Table 5.1-3 specifies development standards for various residential zones. If conflicts with the zoning criteria arise (generally with development applications), the City evaluates standards in different zones. As a standard or set of standards is found to be inappropriate, it is re-evaluated and amended to reflect current needs (See Program 7.4-6). For example, with housing in Downtown, no explicit density was named in the C-3 or Town Center designations. The Zoning Ordinance was amended and a General Plan amendment was put through to clarify that these zones allowed high-density residential.

Table 5.1-3: City of Redlands: Residential Zoning Classifications

Zoning District	*Min Lot Size (SF)*	*Max Dwelling Units per Acre*[1]	*Max Lot Coverage (%)*	*Min Width (Feet)*	*Min Depth (Feet)*	*Max Height (Feet)*	*Min Yards (feet)*		
							Front	*Side*	*Back*
Rural Residential (R-R/R-R-A)	1 acre	1	10	125	125	2.5 stories or 35 feet	25	10	25
Residential Estate (R-A/R-A-A)	20,000	2	20	100	120				
Residential Estate (R-E)	14,000	3	25	100	120				
Suburban Residential (R-S)	10,000	4	30	85	100				
Single-Family Residential (R-1)	7,200	6	30	60	100				
Single-Family Residential (R-1-D)	8,100	10	35	50	160		25	5	25
Multiple-Family Residential (R-2)	8,000	14	45	80	100		25	5-10	25
Multiple-Family Residential (R-2-2000)	12,000	17-22	45	100	120	3 stories	25	5-10	25
Multiple-Family Residential (R-3)	10,000	29	60	80	120	4 stories	15-25	5-10	25

[1]Density calculated from minimum lot size and dwelling units per lot and rounded down to nearest whole number.

Source: City of Redlands Municipal Code.

Minimum Lot Size Requirements

As shown in Table 5.1-3, minimum lot sizes for the R-2, R-2-2000, and R-3 districts are 8,000, 12,000, and 10,000 square feet, respectively. These minimums are quite low, and therefore do not serve to limit development on smaller lots. In general, these residential zoning classifications are similar to those in neighboring cities, and therefore do not act as an additional constraint on development.

Furthermore, the City has developed several other regulations to accommodate different types of housing throughout the city. Several policies allow greater flexibility in housing types and in particular provide greater options for low-income households thereby mitigating the constraints produced by some of the zoning districts listed above.

The Planned Residential Development (PRD) zoning district provides more flexibility to housing developments approved as subdivisions, allowing for zero lot line development and small lot

subdivisions (see Program 7.4-6). This overlay may be applied to any residential or agricultural district that allows residential development.

The City permits mobile homes in all of its residential zones subject to the granting of a conditional use permit. As of January 2013, the city contained seven mobile home parks, with a population of 1,096 mobile homes. Mobile homes are a reliable source of affordable housing.

The City has a second unit ordinance that conforms to State law (Program 7.1-5). These secondary units are independent units on existing single-family lots. However, only about five second units per year were built during the last few years. To better promote the option of creating second units amongst homeowners, the City will launch a public awareness campaign (Program 7.1-6).

Non-Residential Zoning Districts That Permit Residential Uses

Several other districts permit residential development. Generally, residential uses within non-residential districts will follow the provisions in the adjacent residential district or a district with comparable lot sizes.

- **A-1 Agricultural District**: Single-family residences with no more than two dwellings units per each parcel of five acres or more, or one dwelling for each lot, if less than five acres.
- **A-1-20 Agricultural District**: Single-family residences with no more than two dwelling units per each parcel of 20 acres or more, or one dwelling for each lot, if less than five acres.
- **A-2 Estate Agricultural District**: Single-family dwellings with no more than one dwelling per each lot.
- **MF Medical Facility District**: Residential uses, subject to the requirements and property development standards of the nearest residential zone.
- **T Transitional District**: Residential uses that are permitted in the residential district adjacent to the T district, subject to the requirements and property development standards for the particular residential district.
- **A-P Administrative and Professional Office District**: Residential uses permitted in the R-3 Multiple Family Residential district, subject to the regulations of that district.
- **A-P-C Administrative Professional Commercial District**: Residential uses permitted in the R-3 Multiple Family Residential district, subject to the regulations of the R-3 district.
- **TC Town Center District**: Single-family, multi-family, and mixed-use residential uses permitted.
- **TC-H Town Center Historic District**: Single-family, multi-family, and mixed-use residential uses permitted.
- **SC Service Commercial District**: Single-family, multi-family, and mixed-use residential uses permitted.[3]

[3] The TC, TC-H, and SC are zones within the Downtown Specific Plan.

The A-P, A-P-C, TC, TC-H, and SC districts, as listed above, allow mixed-use, residential development. In the A-P and A-P-C districts, residential development is allowed subject to the regulations of the R-3 district (see Table 5.1-2). In 2010, City Council adopted Ordinance No. 2739, which increased the density allowed in the R-3 and equivalent districts to 30 units per acre. The R-3 district has a 60 percent maximum lot coverage requirement and allows up to four stories. Standards in the TC, TC-H, and SC districts, which are covered by the Downtown Specific Plan, are discussed on pages 5-8 to 5-9.

Other non-residential districts allow residential uses as a conditional use. Requiring a conditional use permit for residential uses constrains the development of multi-family housing in these districts.

- **C-3 General Commercial District**: Residential uses conditionally permitted as long they are combined with nonresidential uses in an existing or new building and provided that they comply with the regulations of the R-3 Multiple Family Residential district.
- **C-4 Highway Commercial District**: Permits conditional uses allowed in the C-3 district; therefore residential uses are conditionally permitted as long they are combined with nonresidential uses in an existing or new building and provided that they comply with the regulations of the R-3 Multiple Family Residential district.

While zoning designations described above serve to restrict residential development in non-residential zones, the City is actively promoting the Downtown Specific Plan (Specific Plan 45) that contains opportunities for mixed-use and transit-oriented development. The City has identified housing sites in Downtown, many of which are ideal for very low- and low-income housing development, because of the high densities permitted in this area.

Downtown Specific Plan Zoning Districts

The City strives to revitalize the downtown as part of citywide economic development objectives. During the 1980s, the Downtown Revitalization Program strengthened the downtown and brought significant private investment. The Downtown Specific Plan contains three zoning districts: Town Center, Town Center-Historic, and Service-Commercial. All three districts allow single, multi-family, and mixed-use residential projects as a permitted use. Development standards for these districts are found in Table 5.1-4.

Table 5.1-4: Downtown Specific Plan Property Development Standards

Zone	*Min. lot area*	*FAR*	*Max. building height*	*Min. front setback*	*Min. side street setback*	*Min interior side setback*	*Min. rear setback*
Town Center (TC)	None	2	3 stories, no more than 55 ft.	None	None	When abutting existing residential, 5 ft.	When abutting existing residential, 15 ft.
Town Center-Historic (TC-H)	None	2	None	None	None	When abutting existing residential, 5 ft.	When abutting existing residential, 15 ft.
Service Commercial (SC)	5,000 sq. ft.; 50 ft. min. width; 100 ft. min. depth	2	3 stories, no more than 55 ft.	10 ft.	10 ft.	When abutting existing residential, 5 ft. from lot line, or 10 ft. from structure	When abutting existing residential, 5 ft. from lot line, or 10 ft. from structure

Source: Downtown Specific Plan.

In comparison to residential zoning districts (development standards for which are listed in Table 5.1-3), the Downtown Specific Plan zoning districts allow for dense development and promote a mix of uses. The TC and TC-H districts have no minimum lot size, and the SC district has a minimum lot size of 5,000 square feet—smaller than any of the districts listed in Table 5.1-3. Likewise, the setbacks in the Downtown Specific Plan zones are highly relaxed. For example, the TC and TC-H districts have no minimum front or side street setbacks, and the SC district has a minimum setback requirement of 10 feet. In 2010, the City increased the density allowed in the downtown to 30 units per acre.

As for parking, off-street requirements are the same in the Downtown Specific Plan area as required by the zoning ordinance. Joint use parking facilities, as provided in the zoning ordinance, are encouraged as a means to reduce excess surface parking in the Specific Plan area.

Finally, while the current Downtown Specific Plan does not encompass parcels 58-63 (Appendix B), the City is currently in the process of revising the Specific Plan; the revised Specific Plan will contain these sites. These parcels are included in the inventory for very low- and low-income housing and have a development potential of 450 units. While they are currently zoned C-3 and C-4 and thus require a CUP for housing, by the 3rd Quarter 2014 when the Downtown Specific Plan revision is complete, these parcels will have mixed-use zoning, and will therefore not require a CUP for housing development (see Program 7.2-9).

Affordable Housing

The majority of the parcels listed in Appendix B for very low- and low-income housing units fall within the Downtown Specific Plan. Therefore, the progressive, mixed-use development standards listed above, in Table 5.1-4, apply. Furthermore, single-family detached, multi-family attached, and mixed-use projects that include residential are permitted in all three Downtown Specific Plan zones. Hotels and motels in all three zones require a conditional use permit.

Multi-Family Development

Pursuant to the zoning ordinance, all multi-family developments containing 35 or more dwelling units are subject to a conditional use permit (CUP). The findings of approval for a CUP are as follows:

1. That the proposed development will not adversely affect the applicable land use plans of the City;
2. That the proposed development will not be detrimental to the public health, safety and welfare;
3. That the proposed development will comply to the maximum extent feasible with the regulations of the City's General Plan, the applicable zoning district and the City's development standards; and
4. That the proposed development is appropriate at the proposed location.

These requirements were adopted because of the potential for neighborhood conflicts due to traffic, noise, and aesthetic concerns. A public hearing, which is a requirement of the CUP, gives neighborhoods the opportunity to participate, voice their concerns, and ensure that the projects are as compatible as possible with existing development. The threshold of 35 units is City policy but could be adjusted upward by the City Council by an ordinance text amendment if there was a demonstrated need. However, the threshold has not been a factor in constraining affordable housing as evidenced by recent, as well as historic, multi-family project approvals. Furthermore, multi-family development within the Downtown Specific Plan is approved ministerially (no CUP is required).

Density Bonus Provisions

The City of Redlands recently updated its density bonus provisions to conform to changes in State law. Projects qualify for a 20 percent density bonus when: (a) 10 percent of total units are reserved for lower income households, (b) 5 percent of total units are reserved for very low-income households, or (c) the project is a senior housing development. Additionally, a 5 percent density bonus is granted when 10 percent of total dwelling units are reserved for moderate-income households. For projects that exceed these base affordability requirements, additional density bonuses are granted incrementally up to a maximum of 35 percent. The reduced affordability requirements that match the State law will help encourage developers in Redlands to take advantage of the density bonus opportunity.

Two developers have taken advantage of the City's prior density bonus policy, which provided a minimum density bonus of 25 percent. Senior Housing Services LLC is currently constructing a

160-unit senior housing project on the north side of Orange Avenue at Kansas Street, and Housing Partners I, completed a 71 unit senior housing complex on Webster Street at Lugonia Avenue.

Housing Type Variety

The City's zoning ordinance allows for a variety of housing types. Moreover, "dwelling unit" definitions do not distinguish between constructed and factory-built housing. As per State law, the City does not regulate the number of individuals living in a dwelling unit that is state licensed if that number is six or fewer, nor does the City distinguish between permanent and transitional housing. Therefore, supportive and transitional housing are treated the same as other residential uses in the same zone. In October 2013, City Council adopted Resolution No. 7322, which allows for emergency shelter and transitional housing to be constructed in the SC (Service Commercial) district of the Downtown Specific Plan by right.

Redlands has six single-family and three multi-family residential districts (Table 5.1-2). Furthermore, the 3,849 total available sites are located in a range of zoning districts. The development standards for these districts do not serve to restrict housing types. Housing is also allowed in 10 different non-residential districts (see page 5-7). While only single-family homes are allowed in the agricultural districts, the minimum lot area, height, and front, side and rear yard standards are not burdensome. The Administrative Professional and Downtown Specific Plan districts all permit single- and multi-family housing of various types.

A discussion of development fees is found on page 5-21. The fees the City charges do not serve to restrict housing variety.

Hillside Slope Standards

The southern and eastern portions of Redlands contain steep hillsides and canyons. The City initially restricted growth in these areas through Measure N, in order to protect ridgelines and scenic vistas. These restrictions have the additional purpose of minimizing flood hazards, erosion from residential and road construction, exposure to wildfire, and potential for groundwater deterioration. The Zoning Ordinance defines a Hillside Development District (HD) for parcels with slopes greater than 15 percent. In this district, densities are limited to 1 unit per every 2.5 acres in areas with 15 to 30 percent slopes, and 1 unit per every five to ten acres in areas with 30 to 40 percent slopes, respectively. Since the majority of this area is zoned as single-family residential and agriculture uses, density is already limited; therefore, this hillside policy does not present a substantial additional constraint.

Parking Standards

Off-street parking facilities are required for all new dwelling units. Single-family residential dwellings are required to have at least two parking spaces per unit. Multi-family residential dwellings require a range depending on the housing type and number of bedrooms. One bedroom units are required to provide one parking space, two bedroom units are required to provide one and a half parking spaces, and units that are three bedrooms or more are required to provide two parking spaces. Additionally, all multi-family projects containing more than two units on a lot must provide one uncovered off street parking space for every two units. Ordinance No. 2688 provides reduced off-street parking requirements for mixed-use projects.

While parking standards can constrain residential development, recent changes to the State density bonus law allow for reductions in parking requirements in multi-family housing developments, often where housing affordable to very low- and low-income households is located. Tandem parking (where two cars are parked, one in front of the other) does not generally qualify towards the parking requirement. However, tandem parking does satisfy the parking requirement for second units, another good source of affordable housing.

Building Codes

Redlands currently requires residential construction to comply with the 2007 California Uniform Building Code and other standard codes. Fire sprinkler systems are also a requirement on all new residential units, which adds a cost between $1.50 and $2.25 per square foot, depending on the unit type.

The City has two full-time Code Enforcement Officers to conduct a pro-active code enforcement program. The City also has a Rental Dwelling Unit Ordinance that was adopted in 2012 and is implemented by the Code Enforcement Division of the Quality of Life Department. The ordinance requires that every rental property obtain a rental dwelling unit permit. The permit must be renewed on an annual basis and the owners are required to keep the rental dwelling unit(s) in compliance with specific standards. The intent of the ordinance is to ensure that the City's rental housing stock is kept and maintained according to state and local health & safety laws.

Off-site Improvements

Offsite improvements, including public streets, curbing, sidewalks, streetlights, water, sewer, and drainage requirements, have an impact on the cost of residential development.

Section 17.17.020 of the Municipal Code describes a set of required improvements in addition to those stipulated under the tentative map, including upgrades to infrastructure, utility hookups and site design (see Appendix D for a diagram of specific street standard width dimensions):

1. **Frontage Improvements**: Street structural sections, curbs, sidewalks, driveway approaches and transitions.

5. **Storm Drainage**: Storm drain system improvements to collect and convey on-site storm water run-off; system should not adversely affect abutting and off-site properties.

6. **Sanitary Sewers**: Each unit or lot must be served by an approved sanitary sewer system.

7. **Water Supply**: Each unit or lot must be served by an approved domestic water system.

8. **Utilities**: Each unit or lot must be served by gas, electric, telephone and cablevision facilities.

9. **Underground Utilities**: All existing and proposed utilities within the subdivision and along peripheral streets must be placed underground except those facilities exempted by the Public Utilities Commission regulations or if impractical due to physical constraints.

10. **Fencing**: Each parcel or lot within the subdivision that is adjacent to a public facility must have an approved fence adequate to prevent unauthorized access between properties.

11. **Other Improvements**: The City Engineer, in accordance with this Code, the General Plan and City standards and specifications may require other improvements, such as grading, street lights, fire hydrants, signs, street lines and markings, street trees and shrubs, landscaping, monuments, bicycle facilities, fences and smoke detectors, or in lieu fees.

These offsite improvements are either installed by the developer as part of the project or paid for by impact fees assessed on larger regional or area wide facilities. Offsite improvements are assessed to determine appropriateness of improvements based on need. While these are not unique requirements, they do increase the cost of development. To mitigate the constraint that offsite improvements can place on housing, adjustments and modifications to standard requirements have been granted for PRDs, hillside developments, and rural projects. Furthermore, the vast majority of sites included in the inventory are already adjacent to dedicated streets and have necessary sewer and water infrastructure.

DEVELOPMENT REVIEW PROCESS

Permit Processing

Residential construction involving single-family owner-occupied, custom-built detached homes, mobile homes, and two- to four-unit multi-family projects are approved at a staff level (ministerial review). Projects are evaluated relative to zoning and building code standards and receive approvals within two to four weeks of application. Preliminary review is available for large and small projects; however, most questions can be answered at the "one-stop" counter.

Residential construction involving tracts and larger multi-family projects utilize the following processing schedule.[4]

- For projects not requiring legislative actions the entitlement process takes approximately 100 calendar days. Steps are (1) submission of complete application, (2) Environmental Review Committee (30 days), (3) Development Review (40 days), (4) Planning Commission (30 days).
- During this formal application phase, the applicant submits thirty sets of plans, appropriate application forms and all required fees. Conditions of approval are reviewed and any final issues are addressed before the project moves on to public hearing. For the public hearing phase, proposed projects must be included on an agenda in advance. Staff prepares and presents reports on each project. The applicant and members of the public have the opportunity to comment. The Environmental Review Committee (ERC) reviews projects for their environmental impacts, such as seismicity, flooding, traffic, air quality, utilities, public services, and cultural resources. The ERC also plays a significant role in reviewing the Socio-Economic Cost Benefit Analysis described on page 5-19. As for multi-family development, the zoning ordinance allows up to 34 units to be approved under a site plan

[4] In the case of a developer who wishes to build in an already approved subdivision, often a Planned Residential Development (a conditional use permit) application is processed concurrently with other permits. If the subdivision meets all of the development standards of the zone, there is no further review other than the Residential Development Allocation (RDA) process. All subdivisions of five or more units are required to go through the RDA process unless the subdivision in question is a lot sale subdivision.

approval process without a public hearing. This threshold is a matter of City policy, and could be adjusted upward, although it has not been a factor in inhibiting affordable housing in the past.[5] The ERC is composed of the department heads from the Community Development Department, Municipal Utilities and Engineering Department, Quality of Life Department, and Police and Fire departments. The ERC makes recommendations to the Planning Commission and/or City Council about the kind of environmental document needed.

- For projects requiring legislative actions (General Plan Amendment, Zone Change, Agricultural Preserve Removal, etc.) processing takes approximately 140 calendar days. Steps are the same as above plus (5) City Council (40 days).
- Once the entitlements are granted developers prepare for approval of their final map and submit for Residential Development Allocations (RDA). With the RDA process (described below) there is another step that residential developers go through that is not required in neighboring cities. The RDA process takes approximately 60 calendar days, however, it typically is occurring when the developer is completing final engineering and completing the final map, so the timing is not significantly different than in other communities.
- A residential project with five or more units must receive an RDA before it may be granted a building permit. Once an application is filed, it is processed and reviewed and allocations are awarded by the City Council.

The development review process is not different for residential projects included as part of a mixed-use project.

In the context of the time it takes to process the entitlements (zoning changes, tentative maps, Planned Residential Developments, etc.) Redlands has a defined schedule and usually processes permits faster than neighboring communities.

Given that permit processing times are in line with other communities in the area, the Redlands development review process does not represent a constraint that is significant. Regulations to include additional environmental assessment, requirements of SB 18, and water quality requirements (all federal, State and regional requirements), etc. have added to the processing time and cost of development in all cities, not just in Redlands. These additional requirements are not generally reflected in the timelines above because this information and requirements are required at time of application submittal and determination of completeness.

[5] 57 out of 70 housing sites available for very low- and low-income housing development are within the Downtown Specific Plan area, and thus, would not require a CUP even if they contain over 34 units. There are six parcels that have a realistic development capacity of 35 or more that are also not in the DTSP. Of these, one has a capacity of 113 sites and is part of the already approved Senior Housing Services, LLC project. The five parcels that remain contain 481 potential housing units. See Program 7.4-12 in Chapter 7 for how the City will monitor and evaluate the impacts of the CUP process on these sites. It must be noted that no housing project over 34 dwelling units that required a CUP has been denied by the City.

Residential Development Allocation (RDA)

Required by the Growth Management Element, the Residential Development Allocation (RDA) determines which projects may move through the development process to receive building permits. Projects (involving more than four units) compete against each other for an allocation of housing units from the pool of 400 dwelling units allowed each year within the city limits and 150 utility connections permitted in the SOI. The City Council makes allocations four times a year, 117 allocations in each of the first three quarters and the remainder in the fourth. Staff assists applicants in preparing applications. Unused allocations may not be carried forward to the next year. Moreover, a project must obtain at least ninety points in order to receive an allocation.

Admittedly, it is a procedure that adds time to the total development approval process by requiring that homebuilders first receive an allocation before proceeding with building permits. Once entitlements are granted, the RDA process takes approximately 60 calendar days. However, this typically occurs when the developer is completing final engineering, completing the final map, and processing building permits. Furthermore, the RDA application fee is $2,828 per development application.

However, the City's RDA system is not anticipated to create significant barriers to the approval of affordable housing developments. In fact, the City currently encourages the construction of affordable and senior housing units by awarding up to 20 points for providing such housing. (This is ten points more than the original points system permitted.) Specifically, two points per unit are awarded for projects with 15 percent of dwelling units restricted for very low- and low-income residents and up to six points are given to projects with 90 percent or more of the dwelling units restricted for seniors. While low-income or senior housing developments may not qualify for the maximum points in all rating categories, the City believes that most such projects will score high enough in most of the rating categories to be more than competitive with market-rate housing proposals. The City can address the cost implications of location and design factors included in the evaluation system through other regulatory incentives (such as density bonuses with reductions in certain development standards) and financial assistance to affordable housing developments. In addition, a substantial percentage of affordable housing is anticipated to be provided in mixed-income projects in which the majority of dwelling units are market-rate. Such projects will have a greater capacity to absorb marginal increases in costs from the application of the City's RDA system.

The specific RDA rating factors and their likely impacts on affordable housing proposals are discussed below:

Consistency with zoning standards (2 or 5 points)

Consistency with the City's zoning is required of all projects and does not create barriers to the approval of affordable housing developments, per se. But, to gain these points, the project must "significantly exceed the property development standards of the zone in one substantive way for 2 points or in three or more substantive ways for 5."

Relationship of project to public services (65 points)

The rating factors (with maximum points in parentheses) in this category include:

1. **Project location (15)**: Up to 15 points are awarded, depending on whether the project site abuts existing developed areas on one, two, or three sides, or is in close proximity to already developed sites. Typically, affordable housing proposals would be located in developed areas, where transportation, infrastructure, and other services and facilities are already present.

2. **Access to emergency fire services (10)**: Up to ten points are awarded for proximity fire services. The first five points are awarded to projects located within 1.5 miles of an existing first-due engine company. Most sites designated for higher density housing are within 1.5 miles of a first-due engine company. An additional five points are awarded to projects that are sprinkled according to NFPA Residential Sprinkler Pamphlet 13D-5. Sprinkling according to NFPA guidelines could add substantially to the cost of an affordable housing development, but this cost could be defrayed through City financial assistance.

3. **Storm and flood drainage (-5 to 5)**: Up to five points are awarded based on the percent of lot coverage by roof and paved areas. Points are deducted for projects with impervious surfaces covering more than 40 percent of site. The typical lot coverage for a higher-density affordable housing development would probably result in zero or negative points under the current rating system. This point disadvantage could be offset by incorporating a water quality management plan into the project that manages runoff from the site, which is required by the City.

4. **Availability of water service (7)**: Up to five points are awarded depending on whether the project can be accommodated within the existing water distribution system and no off-site extension or increase in size of water lines are necessary to serve the project. The City anticipates that most affordable housing developments on higher density-zoned sites would qualify for the maximum or near maximum points in this category. Additional points are awarded for water conservation measures (drought tolerant plants, less acreage devoted to turf, water conserving appliances) that are standard practice in many new affordable housing developments.

5. **Wastewater collection (7)**: Up to five points are awarded for projects that do not require upgrades or extension of off-site sewer lines. The City anticipates that most projects can be accommodated within existing sewer collection lines. An additional point is awarded for projects that provide oversized pipelines that can allow other, unsewered projects to connect to the City's system or that provide facilities or pipelines that benefit existing users.

6. **Solid Waste (4)**: Projects are awarded up to four points in total for separating recycling and solid waste; recycling at least 90 percent of construction and demolition debris; reusing materials during demolition; and installing landscaping that contains sustainable plantings to reduce green waste over the life of the project. Depending on the site—new construction or rehabilitation—some or all of these points could be achieved by an affordable housing development.

7. **Street/traffic improvements (5)**: Up to five points are awarded based on the need for minor or major off-site street or traffic improvements that will require a City contribution. Projects that do NOT require off-site improvements by the City score highest.

8. **Schools (10)**: Up to 10 points are awarded based on a project's proximity to a school. Projects within safe walking distance will receive higher points. The impact of this criterion on an affordable housing proposal depends on the location of the proposed project site in relation to an existing or planned school. Many sites presently zoned for higher density residential use that could accommodate affordable housing would meet the "safe walking distance" criterion. This criterion would not be applicable to senior housing.

9. **Parks (2)**: Up to two points are awarded based on project's proximity to a developed park. The impact of this criterion on an affordable housing proposal depends on the location of the proposed project site in relation to an existing park. Many sites presently zoned for higher density residential use that could accommodate affordable housing would meet this criterion.

Project Design (72 points)

The rating factors in this category include:

1. **Architectural design (10)**: Up to 10 points are awarded based on design "quality," neighborhood consistency, and durability and appearance of exterior materials. Points in this category are based on the quality and durability of roofing materials, the design of elevations (particularly facing public rights-of-way), orientation of garages, and project entry appearance. These criteria do not require a developer to use the most expensive materials to obtain maximum points in this category. Design objectives related to facade treatments or architectural style and do not necessarily require substantially costlier construction techniques. Most affordable housing developments would use design approaches that meet City criteria as a standard practice and would be treated the same, therefore, as market rate developments. Cost increases resulting from design requirements could be offset through grants funding or other funding sources.

12. **Energy conservation and savings (5)**: One point if the project utilizes solar hot water panels capable of satisfying 50 percent or more of hot water demand; two points if the project utilizes photovoltaic cells to provide an estimated 75 percent of electrical demand; one point if the project utilizes double pane windows throughout the residence, has insulation that exceeds minimum standards, as well as shade trees; one point if the project utilizes reflective roof coatings, awnings or window covers and skylights to light several rooms of each residence; one point if the project uses passive design and architecture to further reduce energy consumption in the winter and summer; and one point if all of the homes in the project use Energy Star appliances. These additional features will add up front costs to the developer's construction costs, but may save the resident money (in the form of reduced energy bills) over time. It is possible that these development costs could be offset through state and non-profit energy efficiency grants for affordable housing.

13. **Leadership in Energy and Environmental Design (LEED) (6)**: Up to six points are awarding for LEED certification from the US Green Building Council. This certification can be costly and time-consuming, and may not be advised for affordable housing projects.

But simply following some of the LEED guidelines may help award points in other categories within the RDA system, such as location and energy efficiency.

14. **Site and grading design (10)**: Up to 10 points are awarded for site and grading design that respect existing topography, reducing the amount of grading necessary, provide variable set-backs, include open spaces, preserve special views and ridgelines, provide solar access, preserve privacy, avoids environmentally sensitive areas, and provides curvilinear street patterns. Most of the issues raised in site and grading design affect single-family subdivision in hillside and environmentally sensitive areas of the City, not sites zoned for higher density residential use that are appropriate for affordable housing developments.

15. **Circulation (7)**: Up to seven points are awarded for pedestrian safety, preservation of privacy with neighboring properties, and avoidance of conflicts with neighboring street intersections. None of these criteria are expected to adversely affect or create significant costs for affordable housing developments.

16. **Landscaping (10)**: Up to 10 points are awarded for the preservation of existing ornamental trees and basic land forms, provision of a variety of landscaping, screening of undesirable features (such as waste receptacles), use of drought-tolerant plants, and water conserving irrigation systems. Points are also awarded for the use of decorative masonry walls and covenants that bind property owners for maintenance of landscaping. With the exception of masonry walls, none of the landscaping rating factors will significantly increase development costs. In fact, use of water-conserving plants and irrigation techniques typically save project operations expenses. Screening of undesirable features is standard practice in new developments. The added cost of masonry walls would not ordinarily be a "make or break" issue for the financial feasibility of most affordable housing projects. The City could provide financial assistance to help meet this added cost, if necessary.

17. **Open space (5)**: Up to five points are awarded to multi-family proposals that provide open space and on-site recreation amenities substantially in excess of minimum development standards. These criteria could add substantially to the cost of an affordable housing development if the amount of open space needed to increase a project's overall point total reduces the number of achievable dwelling units.

18. **Agriculture (10)**: Up to 10 points are awarded to projects that use transfers of development rights to preserve agricultural lands, do not require the rezoning of land from agricultural use, and are not located adjacent to an agricultural preserve or in the immediate vicinity of land under a Williamson Act contract. None of the sites designated for higher density residential development will require rezoning of land or are next to agricultural preserves or Williamson Act lands. The cost of using transferred development rights to qualify for maximum points in this category would likely exceed the financial feasibility of most affordable housing developments without additional subsidies.

19. **Historic Resources (5)**: Up to five points are awarded to projects that preserve historically significant resources and/or do not adversely impact the character of any historic or cultural resource in close proximity to, or within, the project. Most of the sites designated for high density residential use will not be adversely affected by this policy. Design compatibility to address nearby historic or cultural resources is not expected to significantly add to overall development costs. If unusual circumstances arise that do

significantly add to the cost of an affordable housing development, the City could assist the project developer in accessing state or federal funding to help defray these costs.

20. **Art in public places (3)**: Up to three points may be awarded for projects that incorporate pubic art into the project. However, art must have a value of one-quarter percent or more of the building valuation of the project in order to qualify.

Socio-economic Study and Cost Benefit Analysis

This requirement was added with the passage of Measure U in 1997. The Growth Management Element of the General Plan states that any development project proposal requiring a General Plan Amendment, Zoning Amendment, Subdivision Map, Specific Plan, Conditional Use Permit approval, or with a building or development area exceeding a cumulative total of 5,000 square feet shall submit a socio-economic study and cost-benefit analysis. However, it was decided that it was not the intent of the Growth Management Element to evaluate a single-family residence on an existing lot of record that is over 5,000 square feet in area.[6] This requirement is not discriminatory as it applies to all development projects—residential and nonresidential, single-family as well as multi-family units.

Projects must submit additional information, including absorption schedule or rate, proposed assessed value, and proposed public improvements. The review is conducted by City staff using a standard checklist and a spreadsheet-based model, and the cost is $2,940 per project (regardless of project size or number of housing units). The average single-family project is about 50 units, and the average multi-family project is 90 units, so this would come out to $33 and $59 per unit, respectively. Thus, the monetary cost of this requirement is quite low. City staff prepares the study and analysis that is reviewed by the Environmental Review Committee along with the Initial Study (per CEQA).

The Study requires the evaluation of how the development project in question will affect:

- **Agricultural/Citrus Removal**: will the project affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? Will the project remove active citrus groves—a hallmark of the city—from production?
- **Wildlife Habitat**: will the project eliminate or have a negative impact on wildlife corridors? Will it tend to urbanize open space, impacting preservation and conservation of natural resources? Will it interfere with the use of recognized trails used by joggers, hikers, equestrians or bicyclists? Will it eliminate, reduce, or have any negative impact on wildlife habitat areas including fringe or buffer areas?
- **Traffic**: will the project result in increased vehicle trips or congestion? Will it create additional traffic so as to be in conflict with the policies of the General Plan? Will it impact the livability of a residential neighborhood on streets which, due to design or terrain features, street side development, or other factors, have greater than usual sensitivity to

[6] Email exchange with Jeff Shaw, City of Redlands Community Development Director, 3/12/2008.

increased traffic? Will it create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?

- **Fire and Paramedic Services**: will the project require fire and paramedic services that are beyond the current capabilities of the Fire Department? Will it result in an increase in response time for essential fire or paramedic services to the remainder of the community? Will it result in the need for additional fire or paramedic facilities or equipment?
- **Police Services**: will the project require police services that are beyond the current capabilities of the Police Department? Will it result in an increase in response time for essential police services to the remainder of the community? Will it create a need for additional police facilities or equipment? Will it increase crime as a result of the type of business?
- **Downtown Impacts**: will the project result in a reduction of the number or types of businesses located in the downtown? Will it cause an unfair or unreasonable competitive disadvantage to existing businesses downtown? Will it create vacant buildings and the potential for blight? Will it cause an unreasonable increase in traffic downtown? Will it adversely affect downtown businesses?
- **Residential Design**: will the project conflict with existing codes and/or standards? Will it meet minimum point standards of the Residential Development Allocation process?
- **Cultural Facilities**: will the project impact a historic residential structure, neighborhood, or district? Will it impact a historic commercial structure or district? Will it impact cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc.? Will it have the potential to cause a physical change that would affect unique ethnic cultural values? Will it have the potential to disturb, impact or restrict religious or sacred facilities or uses?
- **Park and Recreational Facilities**: will the project result in the increase use or demand for park facilities or programs (including manpower, facilities and equipment)? Will it result in a ratio of parkland to population that exceeds standards and/or goals established by the General Plan?
- **Land Use Compatibility**: will the project result in land uses that are incompatible or inconsistent with the General Plan? Will it create economic impacts on businesses and small property owners? Will it physically separate or divide an existing community? Will it create job losses in the community? Will it create overcrowding of housing?
- **Schools**: will the project create an overcapacity in schools? Will it create the need for additional school facilities or equipment? Will it result in land uses that are inconsistent or incompatible with existing educational facilities in the community? Will it result in social or academic impacts on students because of school closures?

The findings listed above are rated as having a potentially significant, potentially significant unless mitigation incorporated, less than significant, or no impact.

In a basic sense, the requirement for the Study tasks Planning staff with performing a quick checklist to verify that, for instance, the parcel(s) in question are not in the habitat area of a protected species or that the developer is prepared to pay impact fees related to police, fire, and

schools. In other words, the bulk of the findings simply require that Staff check that the project in question adheres to policies in the General Plan and/or Zoning Ordinance—information that otherwise would normally be provided in a staff report; this process standardizes this review to enable those who are interested in the project to view, at a glance, how well the project in question complies with the General Plan and City codes.

Studies are done concurrently with the processing of projects (residential or otherwise), and therefore do not have any impact on a residential project proceeding or the length of processing time (for a lower income multi-family or other type of residential development). Additionally, residential developments generally have a positive socio-economic impact because a sales tax factor is included. Therefore, while there is a direct relationship between the cost of the residential unit and the tax benefit provided, this requirement does not serve to constrain development. Since 1997, hundreds of socio-economic studies have been performed and no project has been denied because of a study's results. Please see Program 7.4-14 in Chapter 7 for further clarification regarding how the Study is used.

Impact Fees and Exactions

Fees are collected by the Planning, Municipal Utilities and Engineering Department through the One-Stop Permit Center, and by the Redlands Unified School District at their offices, by appointment. Fees are updated every several years, as needed. Planning fees and Municipal Utilities and Engineering fees were last updated in November 2012; both are available online on the City's website. Current School District fees, last updated in June 2012, are also available online, on the District's website. To obtain Building & Safety Department fees, applicants must call the department, since fees depend on specific project types. Because current fees are assessed per unit and very low- and low-income units are not exempt, the fees constitute a significant share of the cost of producing housing at market minimum prices. This effect is amplified by Redlands' allocation system, which awards up to 72 points for design and energy efficiency considerations. Developers who want to increase their chances of winning an allocation will include more amenities; these then drive up the cost of their product. This is somewhat offset by provisions that allow 20 points to be awarded for very low- and low-income and senior citizen housing.

Total fees for a single-family home, assuming a 2,200 square foot home on a 7,200-square-foot lot, in a 6 du/acre tract, including a Zone Change, and environmental fees, add up to approximately $40,753, nearly $11,000 of which is for sewer and water charges. Other impact fees, covering transportation facilities, storm drains, and public facilities—for City Hall, the library, the Police and Fire Departments, and schools and parks—account for over $21,000 of the total per unit fees. Per unit fees for multi-family housing are about $17,000 less than fees for single-family homes. A project that constructs 1,000 square-foot units at 20 dwelling units per acre would require fees totaling about $24,013 per unit. A project at 30 dwelling units per acre, with 800 square-foot units, would have similar impact fees, totaling approximately $23,218.

While these fees may seem high, Redlands is a "full-service" city and therefore charges impact fees to include water, sewer, landfill, public facilities, etc. Conversely, in other cities, certain fees are not paid to the City but rather to a water company, waste disposal company, or other entity that provides a service. Table 5.1-6 shows the fee breakdown. All developers will not be charged all of the fees shown. For example, amending the General Plan or changing the zoning designation of a

particular property may not be necessary for many projects. Additionally, Table 5.1-6 contains planning/processing fees, building and safety fees, and development impact fees, all of which serve distinct and necessary purposes. Furthermore, while fees are generally applied equally within the city, usually the infrastructure costs of extending water lines, sewer lines, streets, etc. are greater for developments on the outskirts versus infill projects. For example, if an infill site that was once retail is being converted into apartments, because the City gives credits for trips previously attributed to the site, the apartment complex developer would have greatly reduced transportation fees. Developers can also receive credits for certain fees if improvements such as roadways, traffic signals, drainage systems are installed as part of the project.

Table 5.1-6: Redlands Development Fees (Per Unit)

	Per Unit Fee			
	Single Family 2,200 s.f. 6 du/ac	1 Acre Townhouse 1,200 s.f. 10 du/ac	1-Acre Multifamily 1,000 s.f. 20 du/ac	1-Acre Multifamily 800 s.f. 30 du/ac
Planning/Processing Fees				
Environmental Review (Negative Declaration)	$103	$86	$68	$57
Fish and Game Fee (Negative Declaration)	$44	$37	$29	$25
General Plan Amendment	$109	$91	$73	$61
Zone Change	$68	$57	$46	$38
New Construction Conditional Use Permit[1]	N/A	$101	$81	$67
Commission Review and Approval[1]	N/A	N/A	N/A	N/A
Tentative Tract Map Review	$225	$188	N/A	N/A
Final Tract Map Review	$143	$135	N/A	N/A
Residential Development Allocation	$57	$47	$38	$31
Building & Safety Fees				
Building Permit	$2,395	$2,041	$1,918	$1,897
Building Plan Check	$2,130	$843	$802	$802
Plumbing	$324	$324	$324	$324
Mechanical	$553	$553	$553	$475
Electrical	$309	$275	$275	$275
Garage permits	$1,691	N/A	N/A	N/A
Development Impact Fees				
Sewer Frontage Charges	$1,500	$1,500	$900	$900
Sewer Capital Improvements	$3,000	$3,000	$2,200	$2,200
Water Frontage Charges	$1,500	$1,500	$1,140	$1,140
Water Capital Improvements	$4,170	$4,170	$2,090	$2,090
Water Source Acquisition	$750	$750	$380	$380
Solid Waste	$650	$650	$350	$350
Transportation Facilities	$2,600	$2,600	$1,685	$1,685
Library	$764	$764	$538	$538
General Government Facilities	$2,644	$2,644	$1,859	$1,859
Storm Drains	$700	$700	$343	$343
Parks and Open Space	$4,482	$4,482	$3,151	$3,151
Police	$1,806	$1,806	$1,270	$1,270
Fire	$996	$996	$700	$700
School Fee $3.20/s.f.	$7,040	$3,840	$3,200	$2,560
Total	**$40,753**	**$34,180**	**$24,013**	**$23,218**

1. The fees assume a 50 unit subdivision for single family, 60 units for townhouses, 75 units for multi-family developments with 20 units/acre and 90 units for multi-family developments with 30 units/acre.

Source: City of Redlands Planning, Municipal Utilities and Building & Safety departments; Redlands Unified School District.

In calculating the fees in Table 5.1-6, several assumptions were made. It was assumed that single-family homes are on average 2,200 square feet at a density of 6 dwelling units per acre. Similarly, the following assumptions were made: townhouses are 1,200 square feet at 10 units/acre, multi-family units of 1,000 square feet are at 20 units/acre, and multi-family units of 800 square feet are at 30 units/acre. The average project size for these developments was assumed to be 50 dwelling units for single-family homes, 60 dwelling units for townhouses, 75 dwelling units for multi-family units at 20 units/acre, and 90 dwelling units at 30 units/acre. For sewer and water frontage fees, it was assumed that frontage for a single-family home or a townhouse is 50 feet and frontage for a multi-family home is 30 feet. Sewer frontage fees are $30/foot across the board, and water frontage fees are $30/foot for single-family homes and townhouses and an average of $46/foot for multi-family units.

The City recognizes that development fees, although necessary to pay for facilities and services required by new development, add significantly to the cost of housing and affect the feasibility of constructing affordable housing. For this reason, to mitigate this constraint, the City has used, and will continue to use, grant funds to pay for development fees if necessary to maintain the financial feasibility of an affordable housing development proposal.

CONSTRAINTS TO HOUSING FOR SPECIAL NEEDS GROUPS

Single-family homes, which comprise three-quarters of the housing stock in Redlands, are often too expensive for low-income persons and others with special needs. Therefore, it is necessary for the City to establish policies and processes that facilitate other housing types. This section addresses policy constraints and opportunities that affect special needs groups, including seniors, people with disabilities, the homeless, large families, female-headed households and low-income individuals and families.

As described in the zoning section earlier in this chapter, the City has several stipulations within its policies to encourage alternative housing types.

Emergency Shelters, Transitional Housing, and Supportive Housing

In January 2008, Senate Bill 2 (SB 2) went into effect, requiring that every jurisdiction in the State identify one or more zoning districts that allow emergency shelters and that transitional housing and supportive housing be treated as any other residential use, subject only to those restrictions on residential uses contained in the same type of structure. The law also requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. On October 1, 2013, City Council adopted Resolution No. 7322, which permits emergency shelters in the SC (Service Commercial) District of the Downtown Specific Plan by right and establishes development standards for emergency shelters. The City continues to permit transitional and supportive housing by right in all zones that allow residential uses, and projects are not subject to any restrictions not imposed on similar residential uses in the same zone (see Program 7.1-3).

Single-Room Occupancy (SRO) Units

SROs represent another affordable housing alternative. City policies regulate the location of single-room occupancy (SRO) units (they are only permitted in the R-2 Multiple Family Residential

District with a conditional use permit). However, programs in this Housing Element seek to clarify the definition (Program 7.1-1) and create standards for SROs (Program 7.1-2). In general, the City views SROs as single-room apartments without full kitchen facilities (although often they have a microwave in each room and/or shared kitchen facilities). Furthermore, SROs are exempted from the city's annual dwelling unit limit and therefore may be used to fulfill regional housing needs over this limit. The City is currently in the process of considering appropriate zoning districts for SROs and developing criteria for the review of projects. Staff has held one workshop with the Planning Commission and is currently preparing a draft ordinance for their review. The City expects to adopt the SRO ordinance in late 2013 or early 2014.

Manufactured Housing and Mobile Homes

City policies also regulate the location of manufactured housing and mobile homes. Manufactured homes and mobile homes are considered single-family homes and therefore are permitted in all residential zones, as long as they comply with the density and other requirements within that zone. Mobile home parks, developments designed and constructed as a single land use complex, are subject to conditional use permits. The City believes that mobile homes are an important source of affordable housing and therefore mandates rent control in several of the larger complexes (Lugonia Fountains Mobile Home Park, Orange Grove Mobile Estates, and Sylvan Mobile Estates).

Constraints to Housing for Large Families and Female-Headed Households

Large families and female-headed households may require more traditional housing types; the SROs, mobile homes and shelters described above are not well suited for families. In 2011, approximately 7 percent of households in Redlands were female-headed households and 11 percent were large families (defined as five or more persons per household). These populations are described in more detail in Chapter 2.

Multi-family housing, a more affordable housing option, is permitted in the R-2, R-2-2000, and R-3 Multiple Family Residential as well as Administrative Professional, Town Center, Town Center-Historic, and Service Commercial districts and some non-residential zones adjacent to these districts. Multi-family housing is also permitted in the C-3 and C-4 commercial districts, but is constrained by the requirement for a conditional use permit. Although the zoning code does not restrict the number of bedrooms per unit, the market often does.

The Housing Authority of San Bernardino operates 189 units of conventional public housing and 45 additional affordable housing units in Redlands. In 2008, 84 percent of applicants requested one- or two-bedroom units, 14 percent requested three-bedroom units, less than 2 percent requested 4-bedroom units, and no applicants requested 5-bedroom units.[7] It does not seem, therefore, that there is much demand for large public housing units. Furthermore, of the total existing housing stock in Redlands, over half is made up of three and four-bedroom units. Additionally, overcrowding does not appear to be a substantial problem in Redlands; according to the 2010 U.S. Census only three percent of households were considered overcrowded (defined as more than one occupant per room). However, feedback from community members indicates that the available

[7] Email with Alison Crawford, Housing Authority of San Bernardino, 2/1/2008.

data may not accurately represent actual overcrowding conditions. During a housing forum held on July 9, 2013 community members and stakeholders noted an undersupply of 3+ bedroom units in Redlands. They also noted that many families were doubled or tripled up in housing units. Program 7.3-8 has been added to study overcrowding conditions in Redlands in more detail, as well as the inventory and availability of large (3+ bedroom) units, and make further recommendations to the City Council based on the findings.

Constraints to Housing for Persons with Disabilities

As noted in the Special Needs section (3.2) of the Housing Element, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal (Americans with Disabilities Act) requirements for accessibility. The City also permits educational, residential, health care, and other supportive services (defined as institutional services in the zoning code) of the type that could benefit persons with disabilities in residential zones. Sites zoned for multi-family use, administrative professional, and C-3 and C-4 Commercial zones, which all permit mixed-use developments, are located along arterial streets and transportation corridors to facilitate access and accessibility for persons with disabilities.

Seniors-only housing currently exists in Redlands and provides many of the features that meet the needs of persons with disabilities. The City's current development standards permitting mixed-use developments will allow a wide variety of housing types that could meet the needs of, and provide accessibility to services and transportation to, individuals with disabilities.

In light of current planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities.

Procedures for Ensuring Reasonable Accommodations

The City of Redlands has established procedures to ensure that reasonable accommodations are made for persons with disabilities. Any person with a disability may submit an application for reasonable accommodation or variance from the requirements of City zoning or building codes by submitting an application to the city's development services director who may deny, approve or conditionally approve the request or pass the request along to a designated city committee (Ord. 2656 § 1, 2007). The City provides assistance to applicants who need help completing the application. A notice of the filing of the application is sent to owners of all properties within three hundred feet of the property that is the subject of the application. The notice contains information about the nature of the accommodation request, and provides instructions for notification of any decisions that are made or hearings scheduled regarding the application. The community development director or the committee acting in the capacity of the community development director makes the following findings:

- The person who will use the subject property is protected under the fair housing laws;

- The requested exception to the zoning code, law, regulation, procedure or policy is necessary to make specific housing available to persons occupying the subject property;
- The requested accommodation will not impose an undue financial or administrative burden on the City; and
- The requested accommodation will not require a fundamental alteration of the city's zoning or building laws, policies and/or procedures.

In practice, the requirement to notify property owners within 300-feet does not slow down requests. There is no cost to submit an application for reasonable accommodations; the only cost is a building permit (for a small addition to a home, a permit costs less than 500 dollars). The Zoning Ordinance establishes a timeframe of 30 days to make a decision on an application and the notification of neighbors within 300 feet is handled within this timeframe.

Typically, smaller-scale ADA retrofit requests are processed over the counter. A request for a ramp to accommodate a wheel chair takes approximately two to three weeks, while a bathroom modification only takes two to three days. Building permit fees for these types of procedures are less than 100 dollars for bathroom modifications and approximately 30 dollars for a wheel chair ramp.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. There are no City-initiated constraints on housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Code has been reviewed for Chapter 11 compliance and was found to be compliant.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces the Americans with Disabilities Act (ADA) and applicable California law regarding access and accommodations for persons with disabilities. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

As part of the update of the Housing Element in 2002, Redlands conducted a comprehensive review of its zoning laws, policies, and practices for compliance with fair housing law. The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the

ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City has no authority to approve or deny State-licensed group homes of six or fewer people in zones allowing residential uses, except for compliance with building code requirements, which are governed by the State of California. Similar homes serving seven or more persons are only permitted in the Multiple-Family Residential and Agricultural zones, subject to a conditional use permit. However, Program 7.1-1 in Chapter 7 calls for a thorough evaluation of where such homes are most appropriate. For example, because individuals living in group homes often rely on transit to access social services, it may make more sense to allow group homes in Downtown or in other high density or mixed-use areas.
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

A significant number of group homes operate in the City of Redlands. As discussed above, the City allows group homes of six or fewer persons by right, as required by state law. No conditional use permit or other special permitting requirements apply to such homes.

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are required for a group home, a building permit is required. If a new structure were proposed for a group home use for more than six persons, design review would be required as for any other new residential use with five or more units. The hearing process is the same for group homes and special needs housing for persons with disabilities as for other residential projects of five or more units. The Planning Commission examines permitted uses, architecture, landscaping, and site design. To the City's knowledge, its design review process has not been used to deny or substantially modify a housing project for persons with disabilities or otherwise. Furthermore, no reductions in density have been required because of design review.

The City's zoning and permit processes also allow for on-site supportive services, with no additional special conditions. The City's permit process allows conversion of residential structures to include these supportive services as accessory to the primary residential use.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits through its flexible approaches to retrofitting or

converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City of Redlands has adopted and implements the 2007 California Uniform Building Code, and is working on adopting the 2012 version. Should the State of California adopt the 2000 International Building Code, Redlands will implement the provisions of that code. Until that time, the 2007 UBC will be the applicable code the City is required to enforce under state law.

5.2 Non-Governmental Constraints

Market forces can have a substantial impact on the local economy and housing stock. These forces, such as land and construction costs, availability of financing and local economic conditions are outside the control of government; however, local governments can help to mitigate negative consequences of market forces through programs and policy initiatives.

The City of Redlands and the San Bernardino County have been hard hit by the mortgage lending crisis and accompanying housing slump that affected markets nationwide beginning in 2007. The effects of this downturn are explored in the section below.

The Local Housing Market

While home prices in Redlands have increased dramatically in recent years, this trend has momentarily appeared to reverse course. Between January 2000 and March 2007, the median home sale price in Redlands increased from $150,000 to $450,000, representing a 200% increase. In 2007, trends started to reverse in the city; by January 2008, median home sale prices fell to $330,000 (comparable to prices seen in late 2004). By September 2009 the median sales price fell further to $250,000 where it has remained until recently. In June 2013 the median sales price was $290,000, still well below the median home sales price recorded in 2007.[8]

According to local real estate professionals developers with properties in the entitlement phase are often choosing to liquidate, selling off land that may have a tentative or final map approval at a discount, or holding on to land while waiting for a turnaround in the market.

Discussions with local housing developers reveal that Redlands is primarily viewed as a moderate to move-up market for housing (compared to neighboring San Bernardino which is viewed primarily as an entry-level community). Redlands, along with other Inland Empire communities, has experienced an influx of workers from neighboring Los Angeles and Orange Counties in search of moderately priced housing. This has increased housing demand and costs in some western portions of the county, including Redlands. Thus, while housing costs in Redlands are higher than in some other nearby communities, they are substantially less than in most Orange County and Los Angeles County communities of similar character.

The City's reputation as a moderate to move-up housing market means that home builders will likely offer housing products aimed primarily at households in the upper-moderate and above-

[8]http://www.zillow.com/local-info/CA-Redlands-home-value/r_40524/. Accessed 8/13/13.

moderate income ranges (households earning more than the median income). This housing market orientation affects land costs by increasing the value of residential lands compared to communities more oriented to the entry-level market.

While the City has little control over market perceptions and orientation, it can affect how that orientation is translated into housing products through its efforts to encourage the construction of affordable housing and to provide a regulatory climate to support that effort.

Land and Development Costs

Land prices and construction costs are two of the most important factors affecting housing development. Currently, land prices are volatile and wide-ranging. A number of developers are looking to sell off land intended for tract development at discounted prices. Land for conventional single-family homes ranges from $95,000 to over $200,000 per acre, depending on the zoning category and location. Prices can be much higher, upwards of $400,000 per acre for larger lots when improvements and/or entitlements are already in place. Note that since the city no longer has many large vacant sites, available land tends to be on the edges of the city. However, the City is working to promote multi-family housing as part of a mixed-use strategy in the downtown. Multi-family land, depending on location and allowed density, can cost $150,000 to $200,000 per acre.

Construction costs also have a substantial impact on the overall cost of development. Marketing and soft costs, such as architecture, engineering, and other professional services, can add $10,000 to $15,000 per unit (again, depending on the type of housing). Other expenses, including administration and sales, average $8,000 to $10,000 per unit. Hard construction costs average around $55 per square foot for standard single-family detached home construction, and $70 to $85 per square foot for townhome construction.[9] Therefore, total construction costs for a standard, non-custom home would come out to $110,000 (for a 2,000 square foot single-family home at 4 to 6 units per acre) to $136,000 (for a townhome averaging 1,600 square feet at 20 units per acre). Again, these represents hard construction costs only, and do not include labor, land costs, "soft" costs (described above) or financing.

The actual sales price of this standard tract home will depend on market conditions that allow the homebuilder to charge a higher or lower percentage above cost. Recent home sales (between April 2013 and June 2013) of single-family homes and condos from 1,500 to over 2,000 square feet have ranged from approximately $145,000 to $340,000, with a median sales price of $290,000. Overall, median home sale prices have increased more than 36 percent between June 2012 and June 2013.[10]

The cost to construct a rental apartment, given the same assumptions as above (standard construction, no upgrades), would range from about $110,000 to $120,000 per unit, depending on the size, number of bedrooms, and number of rental units per acre. Construction costs for rental properties must also cover the construction of common area. To cover this total cost, considering current borrowing, maintenance, and capital expenses (excluding owner's profit), would require a

[9] Based on a survey of seven production home builders active in the Inland Empire and elsewhere in Southern California, conducted by Land Advisors Organization, 2013.

[10] Trulia Real Estate. Accessed August, 13 2013. www.trulia.com

monthly rent of between $900 and $925 for a one-bedroom unit and between $1,150 and $1,220 per month for a three-bedroom unit.[11] Actual rents for new apartments would be higher to allow for owner profit. Recent rental listings confirmed these values, with asking prices of $800 to $1,110 for one-bedroom units, and $1,150 to $1,700 for three-bedroom units.[12]

Interest Costs

The cost of borrowing money can present a constraint to both the producer and consumer of housing. Following the recent mortgage lending crisis, borrowing has become more difficult, especially for consumers with poor or moderate credit ratings.

Consumer Interest Rates

Even small increases to home loan interest rates can substantially affect monthly housing costs and reduce affordability to low- and moderate-income households. Table 5.2-1 shows how changes in interest rates affect borrowing costs. For each one percentage point increase in the interest rate, borrowing costs increase by 6 to 7 percent for a 15-year home loan and 20 percent if the increase is from five to eight percentage points. For a 30-year loan, the effects are even more pronounced: each one percentage point increases the monthly payment 10 to 11 percent—nearly 37 percent if the increase is from five to eight percentage points.

Table 5.2-1 Impact of Interest Rates on Monthly Mortgage Payments

	Monthly Payment on a 15-Year Loan				*Monthly Payment on a 30-Year Loan*			
	5%	*6%*	*7%*	*8%*	*5%*	*6%*	*7%*	*8%*
$100,000	$791	$844	$899	$956	$537	$600	$665	$734
$150,000	$1,187	$1,266	$1,349	$1,434	$806	$900	$998	$1,101
$200,000	$1,582	$1,688	$1,798	$1,912	$1,074	$1,200	$1,330	$1,468
$250,000	$1,978	$2,110	$2,248	$2,390	$1,343	$1,500	$1,663	$1,835
$300,000	$2,373	$2,532	$2,697	$2,868	$1,611	$1,800	$1,995	$2,202
$350,000	$2,769	$2,954	$3,147	$3,346	$1,880	$2,100	$2,328	$2,569
$400,000	$3,164	$3,376	$3,596	$3,824	$2,148	$2,400	$2,660	$2,936
$450,000	$3,560	$3,798	$4,046	$4,302	$2,417	$2,700	$2,993	$3,303
$500,000	$3,955	$4,220	$4,495	$4,780	$2,685	$3,000	$3,325	$3,670

Source: Dyett & Bhatia, 2008.

Many consumers mitigate the impact of rising interest rates by purchasing adjustable rate mortgages that typically begin with substantially lower introductory rates. Adjustable rate mortgages allow a borrower's interest cost, and monthly payment, to rise or fall with market rates. In a rising interest rate climate, adjustable rate mortgages can offer substantial short-term savings

[11] Annual rent required calculated as 10-11 percent of total unit construction cost.

[12] Craigslist. Accessed June 2013. www.craigslist.com

over a fixed-rate loan. In a declining or highly volatile interest rate climate, adjustable rate mortgages can lead to higher short-term costs, as demonstrated in 2007.

Developer Interest Rates

Higher interest rates increase the cost of doing business for developers in two ways: (1) construction costs rise (most residential development is financed, at least in part, through construction loans), and (2) permanent borrowing costs increase. Table 5.2-2 shows the impact of changes in loan rates on the monthly rent for hypothetical apartment projects that are privately financed and that receive state and/or federal funds. Three per-unit project costs are assumed: (1) a small apartment complex with minimal amenities that costs $80,000 per unit to construct, (2) a medium quality apartment complex with average amenities that costs $90,000 per unit to construct, and (3) a luxury apartment complex that costs $100,000 per unit to construct. In each case the properties include a mix of one- and two-bedroom apartments. These examples assume that 75 percent of the project is financed at a commercial lending rate for a term of 15 years.

Table 5.2-2 Impact of Interest Rates on Commercial Borrowing Costs

Per Unit Loan Amount (75% Financed)	*Interest Rates*				
	6%	*7%*	*8%*	*9%*	*10%*
$60,000	$506	$539	$574	$608	$645
$67,500	$570	$607	$645	$684	$726
$75,000	$633	$674	$717	$761	$806

Source: Dyett & Bhatia, 2013.

Therefore, a three percentage point increase in interest rates for permanent financing, from 6 percent to 9 percent, will increase the per unit borrowing cost by 20 percent and the overall per unit cost (accounting for operation and maintenance expenses) by about 10 percent.

Financing Availability and Distribution

Given the recent increase in defaults on mortgages in Redlands and elsewhere in the region, as well as the subsequent reaction from the Federal Reserve, the ability to borrow money may become more difficult. According to City housing staff, the most severe lending problem appears to be with long-time homeowners in North Redlands who have substantial deferred maintenance on their properties. These owners often have trouble accessing capital to make improvements on their homes. Home Mortgage Disclosure Act (HMDA) data from 2011 supports this assertion. The rate of approval for home improvement loans in North Redlands was 20 percent lower compared with approval rates for home purchase loans.[13]

As for new homebuyers, there does not seem to be a problem obtaining loans from the bank, as long as the borrower has good credit. The Home Mortgage Disclosure Act (HMDA) data confirms

[13] Federal Financial Institutions Examination Council. Home Mortgage Disclosure Act. 2011 Mortgage Application and Approval Data by Census Tract.

that borrowing rates are fairly consistent throughout the city. On average, 70 percent of home purchase loans were approved in the city; the rate in North Redlands is similar at 71 percent, although one census tract in the neighborhood reports approval rates at 67 percent. With the recent sub-prime mortgage crisis, lenders may be unwilling or not permitted under new standards to offer mortgages to individuals with low credit ratings. On the other hand, recent cuts to short-term interest rates by the Federal Reserve may lead to a decrease in mortgage rates, encouraging borrowing for mortgages and construction loans. In addition, deferred maintenance has become an issue with re-sales as well, since homes being purchased must be up to code.

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6 Program Accomplishments

6.1 Effectiveness

During the RHNA projection period covered by the last Housing Element (2006-2013), 1,249 housing units were produced in Redlands, through a combination of new construction, rehabilitation, and preservation/conservation (Table 6.1-1). This was 1,596 below above the City's total Regional Housing Needs Allocation (RHNA). While Redlands did not meet its RHNA overall, the housing that was produced by income category was roughly proportional to the RHNA breakdown of housing units by category. For instance, a total of 393 extremely low- and very low-income units were produced, or 31 percent of the total. Extremely low- and very low-income units accounted for 27 percent of the RHNA.

Redlands' production of only half of the housing units in its allocation during the last Housing Element period is also reflective of the economic conditions during the time period, in which the nation overall and inland Southern California in particular experienced a dramatic slowdown in housing production in the last five years. At the same time, the shortfall in new construction of units across all income categories—but especially for the categories other than Above Moderate—is notable, and should be a focus of the next cycle.

Table 6.1-1: Housing Produced in Redlands, 2006 - 2013

Income Category	*Units Constructed*	*Units Rehabilitated*	*Units Preserved*	*Total*	*2006 – 2013 RHNA Target*
Extremely Low		172		172	*N/A*
Very Low	11	210		221	*682*
Low	42	181	3	226	*469*
Moderate	18	13	17	48	*539*
Above Moderate	518	64		582	*1,155*
Total	**589**	**640**	**20**	**1,249**	**2,485**

Source: City of Redlands, Community Development Department, 2013

6.2 Program Accomplishments

During the review of the 1998-2005 Housing Element, City staff evaluated how the policies and programs were implemented. This evaluation provided a basis for the policies and programs found within this housing element.

Note: Rows in yellow are guiding policies instead of programs.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.1a	Designate and zone sufficient land to meet housing needs as determined by the regional housing allocation.				
7.1b	Participate in programs assisting in the production of housing affordable to extremely low-, very low-, low-, and moderate-income households.				
7.1c	Ensure that the City's plans, codes, regulations, and ordinances, as well as housing program incentives, encourage the provision of a mix of housing types that are responsive to household size, income, and accessibility needs.				
7.1-1	Ensure that the Zoning Ordinance permits 30 units per net acre as the allowed highest density.	Redlands Community Development Department; Redlands City Council.	Staff time.	Change allowable density in R-3 and equivalent districts to 30 units per net acre within 6 months of the adoption of this Housing Element.	Adopted by Ordinance No. 2739 on November 16, 2010. The R-3 District was revised to allow 30.04 dwelling units per acre.
7.1-2	Make Zoning Ordinance changes for Group Homes, Boardinghouses, and Single Room Occupancy (SRO) Units.	Redlands Community Development Department; Redlands City Council.	Staff time.	The City is actively evaluating and modifying the provisions for group homes, boardinghouse, and SROs by clarifying definitions, considering appropriate zoning districts, developing criteria for review of projects and determining appropriate reviews. This process is a priority for the City and will be complete within 6 months of the adoption of this Housing Element.	Staff has had one workshop with the Planning Commission and is preparing a Draft SRO Ordinance for their review. The delay is due to the Department being understaffed and staff turnover. Program to be kept.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.1-3	Implement Zoning Ordinance to include standards for Single Room Occupancy (SRO) housing within the Downtown Specific Plan area.	Redlands Community Development Department; Redlands City Council.	Staff time.	Current and ongoing.	Staff is in the process of re-circulating the Draft EIR for the Revised Downtown Specific Plan (DSP). SRO's will be incorporated into the Revised DSP as a conditionally permitted use in the Corridor 3 East District. Program to be kept.
7.1-4	Update Emergency Shelter, Transitional Housing, and Supportive Housing provisions.	Redlands Community Development Department; Redlands City Council.	Staff time.	In accordance with Section 65583(a)(4), the City will either enter into a multi-jurisdictional agreement with Loma Linda and/or San Bernardino, or, if this agreement does not come to fruition, it will allow emergency shelters by-right in the CM (Commercial Industrial) zone by amending the Zoning Ordinance within one year of the adoption of this Housing Element.	Adopted by Resolution No. 7322 on October 1, 2013. The SC (Service Commercial) District of the Downtown Specific Plan No. 45 was changed to allow emergency shelter and transitional housing by right in this zone instead of the C-M (Commercial Industrial) District.
7.1-5	Treat transitional housing the same as other residential uses in the same zone.	Redlands Community Development Department; Redlands City Council.	None.	Continue to treat transitional and supportive housing as any other residential use in the same zone.	The City has continued to treat transitional and supportive housing as any other residential use in the same zone. Ongoing policy.
7.1-6	Comply with State Density Bonus requirements.	Redlands Community Development Department; Redlands City Council.	Staff to administer program. CDBG funds or redevelopment funds to pay fees or provide	Update density bonus provisions of the Zoning Code to comply with recent changes to State law within six months of the adoption of this Housing Element, including either defined concessions or incentives available or allowing developers of affordable housing to request them.	Adopted by Ordinance No. 2762 on January 17, 2012. The City's Density Bonus Ordinance (Chapter 18.228 of the Redlands Municipal Code) is in compliance with current State law.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
			other financial incentives for affordable density bonus units.		
7.1-7	Encourage Limited Equity Cooperatives. Retain existing policy of encouraging formation of limited equity stock cooperatives.	Redlands City Council.	None.	Started in 2002; Ongoing. Maintain contact with CAHC to periodically indicate support for cooperatives in Redlands and inquire how the City/RDA can facilitate their development.	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued.
7.1-8	Maintain Second Dwelling Unit Ordinance.	Redlands Community Development Department; Redlands City Council.	Staff time.	Maintain Second Dwelling Unit Ordinance in accordance with State law. Keep track of second units being developed. Process is ongoing.	City continues to implement its Second Dwelling Unit Ordinance on an ongoing basis.
7.1-9	Allow Tandem Parking for Second Dwelling Units.	Redlands Community Development Department; Redlands City Council.	Staff time.	Amend Zoning Ordinance to allow tandem parking to satisfy parking requirement for second units within one year of the adoption of this Housing Element.	Adopted by Ordinance No. 2743 on November 16, 2010. The City Zoning Ordinance allows the use of tandem parking to satisfy parking requirements for Second Dwelling Units.
7.1-10	Launch Second Dwelling Unit Public Awareness Campaign.	Redlands Community Development Department; Redlands City	Staff time.	Initiate public awareness campaign within six months of the adoption of this Housing Element. Efforts will include developing information packets to market second-unit	Due to staff turnover and budget cuts, the City has not implemented this program. May be implemented this cycle.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
		Council.		construction and advertising second-unit development opportunities to homeowners on the community's website and in other locations.	
7.1-11	75/25 Ratio.	Redlands Community Development Department; Redlands City Council.	None.	None.	Staff monitors the 75/25 Percent Housing Ratio. This is a General Plan goal at build-out and is not used on a case-by-case basis to evaluate multiple family projects. Retain ongoing program.
7.2a	Encourage the development of housing affordable to extremely low-, very low-, low-, and moderate-income households.				
7.2b	Ensure that units produced for extremely low-, very low-, low- and moderate-income households are made available to those groups and maintained as affordable units.				
7.2-1	Support Non-profit Housing Providers.	Redlands Community Development Department; Redlands City Council.	Staff time, CDBG funds, redevelopment funds (when appropriate). Section 202 Program (senior and handicapped housing), HOME Program.	Determine level of commitment to be made and work to engage non-profit housing providers in an active partnership. Initiated in May 1994 and will continue on a regular basis; examples of City support efforts include expedited permit processing, use of CDBG or redevelopment funds, assistance in accessing State or federal funds, and provision of density and/or other regulatory incentives. The City maintains a list of statements of qualifications from developers and continually works with Habitat for Humanity, normally completing one home per year.	Ongoing.
7.2-2	Continue Use of Redevelopment Low- and	Redlands Redevelopment Agency.	Tax increment in redevelopment	Assistance to providers of below-market rate housing. Funds are available immediately. Commitments	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
	Moderate-Income Housing Funds.		project area.	are made as determined by the Agency. Ongoing action.	
7.2-3	Continue Use of Mortgage Revenue Bonds.	San Bernardino County; Redlands City Council (to authorize City participation); Redlands Community Development Department (as City liaison with other agencies participating in consortium).	Staff time; bond interest cost is borne by federal and State governments.	Work with developers who propose suitable projects. Contact San Bernardino County and other public agencies in the Inland Empire to determine interest and feasibility of new bond issue. Determine feasibility of new bond issue within one year of the adoption of this Housing Element. If feasible, participate in bond issue in 2009-2010 for financing of new housing construction in 2010-2014.	Ongoing.
7.2-4	Determine the feasibility of using Mortgage Credit Certificates.	Redlands City Council or San Bernardino County; Redlands Community Development Department.	Staff time.	Staff to contact agencies with on-going programs and determine feasibility for a program in Redlands within six months of the adoption of this Housing Element. If feasible, may be used as a companion program to Mortgage Revenue Bonds in place of Mortgage Bonds.	Ongoing.
7.2-5	Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing.	Redlands Redevelopment Agency, non-profit organizations.	Staff time.	Staff to coordinate with County of San Bernardino, Housing and Community Development, non-profit organizations. Begin management after the City takes responsibility for CDBG funds in 2009.	In 2014, the City will no longer be an entitlement City for its CDBG Program and will be administered by the County of San Bernardino. Program could be administered through San Bernardino County.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.2-6	Promote the Use of Low-Income Housing Tax Credits.	Redlands Community Development Department and Redlands Redevelopment Agency.	Staff time.	Assist in documenting project eligibility and preparing tax credit applications. This is an ongoing action that the City will implement as requests for assistance are received by low-income housing providers.	Ongoing.
7.2-7	Continue Public Housing and Section 8 Programs.	Redlands Community Development Department; Redlands City Council.	California Multi-family Housing Program (construction of replacement units). Federal Section 8 New Construction Program (construction of replacement units). Federal Section 223 Program (refinancing of low-income rental projects).	Cooperate with the San Bernardino County Housing Authority in locating suitable sites or existing properties that can be rehabilitated and in obtaining funding to create public housing or Authority-owned Section 8 units. Ongoing.	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.2-8	Continue Mobile Home Rent Control.	Redlands Mobile Home Rent Control Board; Redlands City Council.	Board expenses.	Continue existing program. Program is continuous and ongoing.	Ongoing.
7.2-9	Continue First- and Last-Month Loan Program.	Redlands Community Development Department; Redlands City Council; and Redlands Redevelopment Agency.	Loan funds, perhaps using CDBG or emergency services monies, staff time.	Establish and periodically revise loan guidelines, program procedures, allocate staff or find third party to administer program. Current and ongoing program. City to evaluate program guidelines and make appropriate changes, if needed, within six months of the adoption of this Housing Element.	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued. Funding no longer available.
7.2-10	Implement Housing Referral and Placement Program.	Redlands Community Development Department and a non-profit organization.	Staff time, CDBG funds.	Work with a non-profit to coordinate those wishing to supplement their income by sharing their home or creating a second unit with those in need of housing within two years of the adoption of this Housing Element.	Ongoing.
7.2-11	Remove Constraints to Affordable Housing Development in the Downtown.	Redlands Community Development Department.	Staff time.	Adoption of the revised Downtown Specific Plan by Fall 2010.	Staff is in the process of re-circulating the Draft EIR for the Revised Downtown Specific Plan (DSP). The anticipated date of approval is Winter 2014.
7.2-12	Transit-Oriented Development (TOD).	Community Development Department, City Council.	None.	Allow density bonus upon adoption of the Revised Downtown Specific Plan (Fall 2010) and incorporate detailed provisions in Zoning	The Revised Downtown Specific Plan will allow a 25% density Bonus within ¼ mile from the Downtown Train Station for any residential project. Transit Village Plans have been

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
				Ordinance by December 2011.	prepared and submitted to SANBAG for the Redlands Passenger Rail Project's train stations and will be adopted in Fall 2014.
7.3a	Provide incentives for development of affordable housing for seniors, single parents, disabled persons, and other special needs groups on sites where proximity to services and other features make such housing desirable.				
7.3b	Encourage the development of emergency and transitional housing for homeless persons and families.				
7.3-1	Continue to Work with Non-Profit Organizations to Identify the Need for Group Homes and Community Care Facilities for Individuals Unable to Live Independently.	Redlands Community Development Department, non-profit organization.	Staff time.	Ensure community support, site location; identify sites in zones permitting such facilities. Ongoing action. Contact service providers directly to inform them of assistance available in site identification within one year of the adoption of this Housing Element.	Ongoing
7.3-2	Continue the Use of Federal Funding for Very Low- and Low-Income Senior and Handicapped Housing.	Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency; Non-profit groups.	Staff time; CDBG or redevelopment funds to provide assistance in completing feasibility studies, applying for state or federal funds or tax credits, and acquiring one or more sites.	The RDA will assist non-profit developers identify programs and provide technical assistance if needed in obtaining certain types of funding. Continue as an ongoing action.	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued. Program may continue through County (successor agency).

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.3-3	Encourage Congregate Housing.	Redlands Community Development Department; Redlands City Council.	None.	Ensure City policies and zoning do not hinder such development. Review of City zoning policies completed to ensure that there are no regulatory barriers to the development of such housing. City will monitor application of regulations annually to ensure that zoning requirements do not create unreasonable barriers and cost.	City continues to ensure that there are no regulatory barriers to the development of congregate housing. This type of use is allowed within all of the multiple family zoning districts.
7.3-4	Encourage Single-Room Occupancy Housing.	Redlands Community Development Department; Redlands City Council; and Redlands Redevelopment Agency.	Staff time; CDBG funds or redevelopment set-aside funds. Assistance in accessing state or federal funds for construction of such housing (the most appropriate state or federal program will depend on the client group that SRO housing units will serve).	Identifying existing structures and potential sites, winning the interest of nonprofit developers, and working out appropriate incentives. City has identified potential sites in the downtown area where SROs are permitted under the Zoning Ordinance. The City will update the site identification as changes in land use occur on targeted sites.	Ongoing.
7.3-5	Assist Non-Profits in Providing Emergency Shelter Services and	Redlands Community Development Department;	Staff time; perhaps provide with loans and	Staff to assist local organizations that provide emergency aid and shelter services on an annual basis. Advertise emergency shelters and other non-	The City annually allocates funds through CDBG to assist with emergency aid and shelter services to local residents. Funds have been used to assist Inland Temporary Homes and

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
	Transitional Housing.	Redlands City Council; Redlands Family Services, the United Way, Inland Temporary Services, and other interested non-profit organizations.	other financial incentives.	profit services on City website as well as distribute informational flier to the Police Department and Park Ranger program to give to homeless people they encounter; Ongoing.	Family Services Association of Redlands.
7.3-6	Investigate Participation in the Permanent Housing for the Handicapped, Homeless (PHH) Program.	Redlands Community Development Department, non-profit organizations.	Staff time.	Staff to keep in contact with agencies that have on-going programs so as to consider programs in Redlands. Initiated and ongoing.	Ongoing.
7.4a	Remove constraints to production and availability of housing to the extent consistent with other General Plan policies.				
7.4b	Remove or reduce the impact of non-governmental constraints to housing production.				
7.4-1	Implement Zoning Ordinance to include standards for congregate housing in Medium Density areas designated on the General Plan Diagram.	Redlands Community Development Department; Redlands City Council.	Staff time.	Current and ongoing.	Congregate housing is permitted in the Medium Density areas that are in the R-2 (Multiple Family Residential) District.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.4-2	Continue Giving More Points to Affordable Development in the Residential Development Allocation Process.	Community Development Department; Redlands City Council.	Continue current point system.	Continue current point system.	Ongoing.
7.4-3	Evaluate Development Fees.	Redlands City Council.	Staff time.	While fee evaluation is on-going, fees will be evaluated on a biennial basis within one year of the adoption of this Housing Element. Fees are increased to reflect cost of living increases.	City is currently reviewing its Development Impact Fees. Implementation underway.
7.4-4	Participate in Establishment of Building Code.	Community Development Department.	Staff time.	Attend and participate in updates of the CBC on an ongoing basis.	Ongoing.
7.4-5	Continue One-Stop Permit Processing.	Community Development Department; Redlands City Council.	None.	Improve and continue current practice.	City has formed a One Stop Permit Center Committee that meets once a week to review operations at the One Stop Permit Center in order to ensure efficient service to the public. Retain ongoing program.
7.4-6	Maintain Current Planned Residential Development Standards.	Redlands City Council.	None.	Continue Current practice.	Current practice has been maintained and is ongoing.
7.4-7	Continue to	Community	None.	Continue current practice and amend	Mixed-use zoning is in place throughout the

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
	Allow Mixed Use Zoning.	Development Department; Redlands City Council.		the Downtown Specific Plan to provide additional incentives to create housing. Adopt revision of the Downtown Specific Plan by Fall 2010. Also, organize special marketing events geared toward the development community, post the sites inventory on the City website, identify and target specific financial resources (such as 20% set-aside, existing tax allocation bond, CDBG, and Home funds), and reduce appropriate development standards to further encourage infill and mixed-use projects within one and a half years of the adoption of this Housing Element. The City shall also monitor the production of units within the commercial/mixed-use zones in relation to the City's regional need, especially in the production of housing affordable to very-low and low income households. Within three years of adoption of the Housing Element, the City will assess whether sufficient units are being considered for development and, if not, will undertake additional efforts to encourage sufficient development. These additional efforts could include identifying alternative sites for residential development, providing additional incentives for affordable housing and/or more aggressive	Downtown area of the City. Final Transit Village Plans have been completed for the five train stations in Redlands as part of the Redlands Passenger Rail Project that will expand the areas of the City that allows mixed-use zoning. These are due to be completed in Fall 2014.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
				marketing of the availability of mixed-use development opportunities to the development community.	
7.4-8	Mitigate Finance Costs for Low-Income Projects.	Community Development Department.	Staff time.	Continue current practice of working with banks, savings and loan companies, and other financial institutions. On-going.	Ongoing.
7.4-9	Maintain a Large Supply of Available Sites to Maintain Competitive Land Costs.	Redlands City Council.	Staff time.	Amend zoning as needed to bring all zoning into compliance with the adopted General Plan. This should be initiated no later than mid-2010. City will conduct annual re-evaluation of the supply of properly zoned sites.	The City continues to maintain sufficient land to meet housing needs as determined by the regional housing need allocation. As of September 2013, available vacant sites far exceed the RHNA requirement.
7.4-10	Establish a Fast-Track Development Process.	Community Development Department.	Staff time.	Continue to implement existing "Fast Track" development process.	City has an expedited process for LEED projects. City continues to implement a “Fast Track” development process for affordable housing projects through the entitlement process and plan check process.
7.4-11	Evaluate and Revise Zoning Standards.	Community Development Department.	Staff time.	Continue current practice, on-going.	Transit Village Plans have been completed for the five stations along the Redlands Passenger Rail Project. They are due to be approved in Fall 2014.
7.4-12	Evaluate and Revise Off-Site Improvement Standards.	Municipal Utilities and Engineering Department.	Staff time.	Current practices and evaluate and amend standards. On-going.	Adoption of Ordinance No. 2744 on October 1, 2013 increased the criteria to require off-site improvements for residential uses. The $10,000 valuation threshold was increased to a

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
					$25,000 improvement threshold.
7.4-13	Lot Consolidation Assistance.	Community Development Department and Redevelopment Agency.	LMI funds, and Staff time.	The Redevelopment Agency in cooperation with the Community Development Department shall develop, adopt and implement a lot consolidation program to allow for the assembly of multiple continuous parcels within a year and a half of adoption of the Housing Element. The program will consider all incentives as identified within the Housing Element such as density bonuses (Program 7.1-6), the HOME program (Program 7.2-5), and low-income housing tax credits (Program 7.2-6). Finally, within three years of adoption of the Housing Element, the City will 1. Identify opportunities where lot consolidation is encouraged and market these opportunities to the public; 2. Conduct an outreach program to potential housing developers utilizing targeted mailings, emails and phone calls; 3. Provide a map of these opportunities on the City's	Program is no longer feasible without eminent domain authority and tax increment funding provided by the former Redevelopment Agency. With dissolution of the City's former Redevelopment Agency in accordance with ABx1 26, the 20% housing set aside was discontinued.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
				and Agency's websites as well as on handouts at the One Stop Permit Center and at the Redevelopment Agency office; 4. Conduct one or more community workshops sharing examples of successful downtown housing projects on parcels that were consolidated; 5. Consider the use of Agency powers of eminent domain should developers and property owners fail to agree on the disposition of property; and 6. Evaluate the vacation of alleys and rights-of-way that are no longer needed for public use for consolidation with adjacent sites.	

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.4-14	Evaluate the Necessity of Amending the Zoning Code to Raise the Threshold of Multi-Family Dwelling Units for Establishing the Requirement for a Conditional Use Permit.	Redlands City Council.	Staff time.	The City will monitor the permitting of new multi-family residential projects over the next two years to determine if it is not meeting its goals and if the requirement for a public hearing is a factor in the review process. If at the end of that period it is determined that the conditional use permit process is adversely affecting approvals of multi-family projects with 35 or more units, including the approvals of affordable housing, the City Council will use the existence of proposed affordable units as one criterion in determining if there is a "demonstrated need" for raising the threshold for the CUP requirement. Furthermore, the City will report on the development of multi-family housing as part of the annual General Plan Review which is submitted to Housing and Community Development along with the Governor's Office of Planning and Research.	The City has continually monitored this permitting process and to date has not been an impediment in approving multiple family projects. The City will continue to monitor and update the Zoning Code as needed.
7.4-15	Change Zoning Ordinance to Allow Group Homes of Six or Fewer Residents (Zoning Ordinance Change).	Community Development Department; Redlands City Council.	Staff time.	Modify or delete this zoning code text within 1 year of the adoption of this Housing Element.	Due to staff turnover and budgetary cuts to the Department this program has not been completed. May be implemented this cycle.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.4-16	Socio-Economic C-B Study.	Community Development Department, City Council.	None.	None.	Ongoing.
7.5a	Maintain Redlands' housing stock in sound condition.				
7.5b	Rehabilitate substandard housing where feasible.				
7.5c	Provide public services and improvements that enhance and create neighborhood stability.				
7.5d	Preserve and protect residential historical and architectural resources.				
7.5-1	Continue Community Development Block Grant Program.	Redlands Redevelopment Agency.	CDBG Program.	Set CDBG funding priorities and develop annual strategy for use of funds. Current and ongoing action.	Ongoing.
7.5-2	Continue Adaptive Reuse of Single-Family Homes.	Redlands Community Development Department; Redlands City Council.	Staff time.	Allowed under current Zoning Ordinance. Current and ongoing.	City continues to implement Chapter 18.156 of the RMC, which allows adaptive reuse of historic single-family homes.
7.5-3	Launch Historic Rehabilitation Program.	Redlands Community Development Department.	CDBG funds for loans and Redevelopmen t set-aside funds.	Continue and publicize existing program.	Due to cuts in the CDBG Program by the Federal government and the dissolution of the City's redevelopment agency, no funding has been available for this program.
7.5-4	Continue Condominium Conversion Ordinance.	Redlands Community Development Department; Redlands City Council.	Staff time.	Continue existing policy. On-going.	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.5-5	Continue Senior and Handicapped Housing Grant Program.	San Bernardino County; Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.	Use CDBG funds to pay for repair crews.	Continue existing program. This program, along with programs 7.5-6 and 7.5-7 are programs that use CDBG funding, and are therefore administered by the County (also see Program 7.5-8). When residents or those outside of the Redlands area call to inquire about home repair assistance, City staff informs them off the San Bernardino County Economic and Community Development Department's housing programs and mail them applications for these programs. The RDA has also worked collaboratively with the County on several projects. On-going.	Ongoing.
7.5-6	Rehabilitation Loan Program.	Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.	Redevelopmen t set-aside funds.	This is an ongoing program. Publicize existing program through the City and Redevelopment Agency websites as well as in the local newspaper and utility bill inserts within one and half years of adoption of the Housing Element. During the 2006-2013 planning period, the City expects to help rehabilitate 330 units of housing.	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued.
7.5-7	Continue Community Development Block Grant (CDBG) Rental Rehabilitation Program.	Redlands Community Development Department; Redlands City Council; Redlands Redevelopment	CDBG funds for loans.	Continue present program.	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
		Agency.			
7.5-8	Continue Outreach Program for Rehabilitation and Repair Programs.	Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.	County funds, RDA funds, and Staff time.	Outreach is a current and ongoing part of the City's rehabilitation programs. The City currently advertises the rehabilitation and repair programs on the local cable access channel by showing "before and after" stories, posting program information on its website, and providing brochures in the lobby. Redevelopment staff also report that a lot of people hear about the programs through word of mouth. Other marketing measures have not been needed as funds are expended annually.	With dissolution of the City's former Redevelopment Agency in accordance to ABx1 26, the 20% housing set aside was discontinued.
7.6a	Monitor assisted units at-risk of conversion to market rate.				
7.6b	Develop policies to channel funds into housing developments at-risk of conversion.				
7.6-1	Buy-Out Assistance for HUD-Financed Projects.	Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.	Staff time, funds for grants or loans. Mortgage Revenue Bonds (acquisition or construction of replacement units) California	Contact owners of remaining rental properties at-risk within one year of potential conversion to market-rate status. Contact non-profit housing agencies with experience and capacity to acquire these rental projects should owners be willing to sell. Assist property owners or non-profits in accessing state or federal funds designated for preservation of at-risk units. This is an ongoing program that is implemented by the	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
			Multi-family Housing Program (replacement units). Federal Section 8 New Construction Program (replacement units). Federal Section 223 Program (refinancing of low-income rental projects).	City as rental properties approach the termination dates. Ongoing. In addition, the City will coordinate with existing non-profits and hold meetings to discuss opportunities to achieve mutual housing assistance goals within two years of the adoption of this Housing Element.	
7.6-2	Continue to Implement Regulations to Promote Mobile Homes.	Redlands Community Development Department; Redlands Redevelopment Agency; Redlands City Council.	Staff time to prepare regulations.	Assist developers with the identification of potential mobile home park locations and the designation of specific sites for mobile home park or subdivision development. Evaluate existing mobile home parks and review the potential for mobile home park subdivisions with mobile home park owners. If displacement of a mobile home park occurs within the city, relocation of this park could be folded into a redevelopment project. Expansions of mobile home parks could be assisted by City evaluation of existing parks to	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013					
#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
				see if there is vacant land adjacent to existing parks that could be expanded into. Program is ongoing.	
7.7a	Work to ensure that individuals and families seeking housing in Redlands are not discriminated against on the basis of arbitrary factors.				
7.7-1	Continue Fair Housing Counseling.	Inland Mediation Board; Redlands City Council; Redlands Redevelopment Agency.	Maintain present CDBG funding.	Continue present program. On-going.	Ongoing.
7.7-2	Disseminate Fair Housing Information.	Redlands Redevelopment Agency.	Staff time.	Initiate program to both produce and distribute fair housing information to public locations throughout the city within one year of the adoption of this Housing Element.	Ongoing.
7.8a	Promote policies and actions that reduce residential energy use.				
7.8-1	Revise or Develop Design Standards.	Redlands Community Development Department; Redlands City Council.	Staff time.	Develop, revise, and adopt standards by December 2010.	The City adopted a Community Sustainability Plan in March 2011 that encourages the implementation of specific policies for energy efficiency and conservation in residential and commercial development.
7.8-2	Implement Subdivision Ordinance.	Redlands Community Development Department; Redlands City Council.	Staff time.	Implementation of Ordinance is ongoing.	Ongoing.

Table 6.2-1: Redlands Housing Element: Goals and Production Evaluation 2006-2013

#	*Guiding Policies/ Program*	*Responsible Agencies*	*Financing*	*Objectives 2006-2013 (Quantitative and Qualitative)*	*Achieved 2006-2013: Results and Evaluation*
7.8-3	Encourage Land-Use Patterns and Densities to Facilitate Energy Efficient Public Transit Systems in New Development Areas.	Redlands Community Development Department; Redlands City Council.	Staff time.	Consult with Omni-trans, the local transit provider and SANBAG regarding the Redlands Passenger Rail extension. On-going.	Transit Village Plans have been completed for the five stations along the Redlands Passenger Rail Project. They are due to be approved in Fall 2014.
7.8-4	Encourage Neighborhood Services Retention and Development.	Redlands Community Development Department; Redlands City Council.	None.	Continue to implement Zoning Ordinance to achieve Land Use Element Policy 4.51b (encouraging neighborhood stores that enable shoppers to walk or bike for everyday needs). Current and ongoing.	Ongoing.
7.8-5	Pursue Energy Efficiency/Alternative Energy Funding.	Redlands Community Development Department; Redlands City Council.	Staff time.	Pursue and apply for energy efficiency/alternative energy opportunities and provide information to businesses and residents about "green" programs that they can take advantage of to make their offices and homes more energy efficient within one year of the adoption of this Housing Element.	Ongoing.

A number of programs were successful, especially those aimed updating the City's zoning code. The following code amendments were accomplished:

- Allow high density residential development (30 units per net acre allowed in R-3 and equivalent districts)
- Allow emergency shelter and transitional housing by right in The SC (Service Commercial) District of the Downtown Specific Plan zone instead of the C-M (Commercial Industrial) District
- Bring the City's Density Bonus Ordinance (Chapter 18.228 of the Redlands Municipal Code) into compliance with current State law
- Allow the use of tandem parking to satisfy parking requirements for Second Dwelling Units
- Increase the criteria to require off-site improvements for residential uses; the $10,000 valuation threshold was increased to a 350 square foot addition that equates to a $35,000 improvement threshold

Rehabilitation and repair programs were also reasonably successful. During the 2006-2013 planning period, 640 out of the 1,249 units produced were accomplished through rehabilitation, and 88 percent of the rehabilitated homes were in the extremely low, very low, or low income categories. A challenge for Redlands moving forward will be to continue programs of this nature, as the funding source had been tied to the Redevelopment Agency, which has been dissolved.

As described in Section 6.1, housing construction in Redlands in the last five years was substantially lower than previously envisioned due to the economic recession. This was the case across all income categories, although the large majority of new homes that were constructed during the last cycle were at the above moderate income level There is currently one affordable housing apartment community in the development pipeline in Redlands: Texonia Park Apartments, which will have 80 units with one-, two-, and three-bedroom options. Units will be rented at 30 percent, 45 percent, 50 percent, and 60 percent of AMI, meaning they will be affordable to extremely low, very low, and low income households.

The previous Housing Element listed the following units as "at-risk" of conversion: Fern Lodge (61 units), Casa de la Vista (74 units), and Citrus Arms Apartments (60 units). As of July 2013, the California Housing Partnership Corporation (CHPC) continued to list these three developments as at-risk. However, only Citrus Arms Apartments is considered to be truly "at-risk" due to its for-profit ownership and soon to expire contract (September 2013), though the manager has indicated her intention to renew the contract (see Section 2.8). Redlands has retained 189 of its conventional public housing units (down from 209 in the previous Housing Element) and all 45 other publicly owned (affordable) units since the last Housing Element. Redlands has also retained its mobile home units since the last Housing Element (approximately 1,100).

6.3 Appropriateness of Programs

Even though some of the City's programs were not used extensively during the past eight years, Redlands believes that these programs should be continued because they provide a "menu" of program options that are available to the development community to meet the City's housing needs and will be used as appropriate. Redlands has chosen to maintain maximum flexibility in assisting the development community by providing as broad a selection of program options as possible. The

precise mix of programs that the City uses for a specific development proposal will depend on the characteristics of the proposal and the needs of the project. The City cannot predict in advance of receiving development proposals which programs will be the most appropriate for a specific project. In addition, several programs from the last cycle were not implemented due to City budget shortfalls and staff cuts. These programs are being continued into the next cycle in case funding does become available, but this cannot be guaranteed. For these reasons, it is possible that one or more programs the City has chosen to continue in the updated Housing Element may not be used between 2013 and 2021. However, Housing Element policies and programs will be evaluated on an ongoing basis for their appropriateness so that they can be revised to be more effective.

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7 Quantified Objectives, Housing Goals, Policies, and Programs

The goals, policies, and programs delineated in this chapter serve to support the State of California's overarching aim of providing, "decent housing and a suitable living environment for every Californian" (Government Code Section 65580). This Housing Element adds several programs that were not included in the previous Housing Element to better facilitate the creation and retention of housing for lower income households and households with special needs. These new policies are marked with an asterisk. Specifically, several of these new policies are tailored to the Downtown Specific Plan (Specific Plan 45) that the City is actively promoting.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the citizens of Redlands throughout the 2013-2021 planning period given the limitations imposed by current political, economic, and social conditions, and in consideration of available State and federal funding. Housing goals, policies, and programs are grouped under six headings: affordable housing; housing for persons with special needs; housing sites; removing constraints to housing production; residential conservation; and access to housing. A seventh section contains policies relevant to residential energy conservation.

QUANTIFIED OBJECTIVES

As required by Section 65583 of the California Government Code, the goals, policies, and programs in this chapter seek to meet quantified housing objectives. Table 7.1-1 charts these objectives.

7.1-1: Quantified Objectives, 2013-2021

Income Category	*RHNA 2014-2021*	*New Construction*	*Rehabilitation*	*Conservation/ Preservation*	*Total (New Construction, Rehab, and Conservation/ Preservation)*
Extremely Low (less than 30% of AMI)[1]		280	20	30	330
Very Low (between 30-50% of AMI)	579	300	20	30	350
Low (between 50-80% of AMI)	396	400	100	0	500
Moderate (between 80-120% of AMI)	453	500	0	0	500
Above Moderate (over 120% of AMI)	1,001	1,200	0	0	1,200
Total	2,429	2,680	140	60	2,880

1. The "extremely low-income" category is not included in the Regional Housing Needs Assessment (RHNA). However, cities are charged with addressing the housing needs of this population in the housing element. The extremely low-income totals are based on an estimated average of 50% of all very low-income (between 30-50% of AMI) participants in all active programs. This estimation is also based on the percentage of Redlands households whose income falls below 30 percent of AMI, according to the 2007-2011 ACS.

Source: City of Redlands, Community Development Department, 2013.

These figures were calculated by using housing site inventory data as well as anticipated expenditures of set-aside funds for rehabilitation, conservation/preservation, and other housing assistance programs.

7.1 Goal: Adequate Sites for Housing

Sufficient land is zoned and available to meet 100 percent of the very low- and low-income housing need. The City aims to produce large amounts of affordable multi-family housing units in the redevelopment of a mixed-use downtown. Locating housing affordable to extremely low-, very low- and low-income households in a transit-oriented downtown assures convenient access to goods, services, and employment opportunities. Projected density bonuses, congregate housing, and single-room occupancy housing is in addition to these totals. Mobile home parks are allowed in all residential zones as long as density limitations are met, subject to the granting of a conditional use permit.

Market-rate ownership housing in Redlands is out of the reach of almost all low- and most moderate-income families who do not have equity in an existing home. While rental housing is more affordable for some low- and most moderate-income households, 86 percent of very low-income households and 91 percent of extremely low-income households are paying more than 30 percent of their income for housing costs.

During the last Housing Element Cycle (2006-2013), the City of Redlands made substantial progress towards ensuring adequate sites for housing through amendments to its Zoning Code. As described in the Program Accomplishments chapter, the City amended the code to increase the maximum allowable density in the R-3 district, allow emergency and transitional shelters by right, and ensure compliance with the State Density Bonus requirements. Previous programs directing the City to make these changes are no longer needed and thus are not included in this Housing Element.

Guiding Policies: Adequate Housing Sites

7.1a Designate and zone sufficient land to meet housing needs as determined by the regional housing allocation.

7.1b Participate in programs assisting in the production of housing affordable to extremely low-, very low-, low-, and moderate-income households.

7.1c Ensure that the City's plans, codes, regulations, and ordinances, as well as housing program incentives, encourage the provision of a mix of housing types that are responsive to household size, income, and accessibility needs.

PROPOSED PROGRAMS

7.1-1 **Make Zoning Ordinance changes for Group Homes, Boardinghouses, and Single Room Occupancy (SRO) Units**. The current Zoning Ordinance does not clearly define these housing types. Furthermore, where to allow and what kind of reviews are appropriate for these uses should be reconsidered. While not explicitly listed, SROs are currently permitted in the C-3 zone.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: The City is actively evaluating and modifying the provisions for group homes, boardinghouse, and SROs by clarifying definitions, considering appropriate zoning districts, developing criteria for review of projects and determining appropriate reviews. This process is a priority for the City and will be complete within 6 months of the adoption of this Housing Element.

Financing: Staff time.

7.1-2 **Implement Zoning Ordinance to include standards for Single Room Occupancy (SRO) housing within the Downtown Specific Plan area**. SROs provide a valuable source of affordable, low-cost housing.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Current and ongoing.

Financing: Staff time.

7.1-3 **Treat transitional housing the same as other residential uses in the same zone**.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Continue to treat transitional and supportive housing as any other residential use in the same zone.

Financing: None.

Chapter 633, Statutes of 2007 requires that transitional housing and supportive housing are considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone.

7.1-4 **Encourage Limited Equity Cooperatives. Retain existing policy of encouraging formation of limited equity stock cooperatives**. The City coordinates with the California Association of Housing Cooperatives (CAHC), a nonprofit organization. In conversations with CAHC, the City has indicated its support for cooperatives in Redlands and inquired as to if entities want to build cooperatives in the city and how the City can assist.

Responsible Agencies: Redlands City Council.

Actions Needed: Started in 2002; ongoing. Maintain contact with CAHC to periodically indicate support for cooperatives in Redlands and inquire how the City can facilitate their development.

Financing: None.

By limiting the profit made when an individual sells "stock" in a cooperative, cooperatives are able to retain affordable housing. No applications have been received for limited equity stock cooperatives. The City currently has one cooperative, Breamer Apartments.

7.1-5 **Maintain Second Dwelling Unit Ordinance**.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Maintain Second Dwelling Unit Ordinance in accordance with State law. Keep track of second units being developed. Process is ongoing.

Financing: Staff time.

7.1-6 **Launch Second Dwelling Unit Public Awareness Campaign**. During the last few years, approximately three to five second units are permitted per year and have been built in the city. To encourage greater use of this approach to producing more affordable units, the City will initiate a public awareness campaign to inform the public about the opportunity to build second units in any residential zone on a parcel with an existing single-family unit.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Initiate public awareness campaign within six months of the adoption of this Housing Element. Efforts will include developing information packets to market second-unit construction and advertising second-unit development opportunities to homeowners on the community's website and in other locations.

Financing: Staff time

7.1-7 **75/25 Ratio.** Maintain a long-term planning goal, in accordance with Measure U, of 75% single family units to 25% multifamily units at General Plan buildout, while ensuring that this ratio is maintained as a long-term horizon, and not used on a case-by-case basis as a rationale to deny any proposed development (multi-family residential or other) that is fully consistent with the General Plan and the Zoning Ordinance. Consistent with Measure U, which passed in 1997 and requires the City to "plan for a housing mix …" and City practice in place since passage of Measure U, this policy clarifies that the 75:25 ratio of single family to multi-family units is a planning level policy used when the City prepares area or specific plans, or a General Plan Update, or considers General Plan or Zoning Ordinance amendments. The stipulated ratio of housing types has never been considered or used during City review of project applications in conformance with General Plan, nor has any multi-family project ever been denied approval in the 12 years since passage of Measure U as a result of the housing type ratio target.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: None.

Financing: None.

7.2 Goal: Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households

One of the main purposes of the Housing Element is to remove governmental and nongovernmental constraints to providing housing for extremely low-, very low-, low-, and moderate-income households, especially those groups with special housing needs. Groups that often lack sufficient affordable housing are: seniors, large families, female-headed households, disabled persons, and homeless families and individuals.

Guiding Policies: Affordable Housing

7.2a Encourage the development of housing affordable to extremely low-, very low-, low-, and moderate income households.

7.2b Ensure that units produced for extremely low-, very low-, low- and moderate-income households are made available to those groups and maintained as affordable units.

PROPOSED PROGRAMS

7.2-1 **Support Housing Providers**. Support efforts of for-profit and non-profit housing sponsors, such as Baptist Homes of America and Corporate Fund for Housing, in constructing, acquiring, and improving low- and moderate-income housing.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Determine level of commitment to be made and work to engage non-profit housing providers in an active partnership. Initiated in May 1994 and will continue on a regular basis; examples of City support efforts include expedited permit processing, use of CDBG, assistance in accessing State or federal funds, and provision of density and/or other regulatory incentives. The City maintains a list of statements of qualifications from developers and continually works with Habitat for Humanity, normally completing one home per year. Process is ongoing.

Financing: Staff time, CDBG funds. Section 202 Program (senior and handicapped housing), HOME Program.

Non-profit groups, because of their tax-exempt status, flexibility, and special expertise are often ideal partners for public agencies in building affordable housing. Successful groups know how to combine available resources, structure deals, and create and use political support to produce affordable housing beneficial to the community, with minimum public investment and effort.

7.2-2 **Continue Use of Mortgage Revenue Bonds**. If undertaken by San Bernardino County, continue to participate in mortgage-revenue-bond programs that provide tax exempt low-cost financing to developers of projects making a portion of ownership units affordable to moderate-income households and rental units to very low-income households.

Responsible Agencies: San Bernardino County; Redlands City Council (to authorize City participation); Redlands Development Services Department (as City liaison with other agencies participating in consortium).

Actions Needed: Work with developers who propose suitable projects. Contact San Bernardino County and other public agencies in the Inland Empire to determine interest and feasibility of new bond issue. Determine feasibility of new bond issue within one year of the adoption of this Housing Element. If feasible, participate in bond issue in 2013-2014 for financing of new housing construction during this Housing Element cycle.

Financing: Staff time; bond interest cost is borne by federal and State governments.

Mortgage Revenue Bonds may be used to finance the construction or rehabilitation of single-family homes and construction, mortgage, and capital improvement loans for multi-family housing. For multi-family housing, provisions of the federal Tax Reform Act of 1986 require 20 percent of the units to be occupied by very low-income households.

7.2-3 **Determine the feasibility of using Mortgage Credit Certificates.**

Responsible Agencies: Redlands City Council or San Bernardino County; Redlands Development Services Department.

Actions Needed: Staff to contact agencies with on-going programs and determine feasibility for a program in Redlands within six months of the adoption of this Housing Element. If feasible, may be used as a companion program to Mortgage Revenue Bonds in place of Mortgage Bonds.

Financing: Staff time.

Mortgage Credit Certificates (MCCs) were first authorized by the Tax Reform Act of 1984. The act permits state and local governments to exchange some or all of their authority to issue Mortgage Revenue Bonds (MRBs) for the authority to issue Mortgage Credit Certificates. A certificate entitles first-time home buyers with incomes less than 115 percent of median income to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on their home mortgage. Unlike the standard mortgage interest rate deduction, which is subtracted from the adjusted income before calculating income tax owed, this credit is deducted from the actual money owed. The credits are in addition to the standard deduction. By allowing qualified homebuyers to use more of their income on mortgage payments, the credit increases their effective home-buying power.

7.2-4 **Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing.** The City of Redlands will continue to pursue HOME Investment Partnership funds (either independently or in cooperation with San Bernardino County) and allocate them to eligible programs through preparation of a five-year Consolidated Plan. Since 2009, the City has received Community Development Block Grant (CDBG) funds and HOME funds directly, rather than through San Bernardino County; this status will revert to cooperation with the County in July 2014.

Responsible Agencies: Development Services Department, non-profit organizations.

Actions Needed: Ongoing. Staff to coordinate with County of San Bernardino, Housing and Community Development, non-profit organizations.

Financing: Staff time.

The (HUD) HOME Investment Partnership Program for Multi-family Housing replaces the State Rental Rehabilitation Program (SRRP), HUD Section 312 Program, Urban Homesteading, and HUD's Rental Rehabilitation for Entitlement Communities.

Money from the HOME program can be used for new construction, acquisition, or rehabilitation. The program emphasizes local governments working with non-profit housing development corporations. Local governments must assign 15 percent of their allocation to non-profits for rehabilitation or new construction. Local governments may also give money to private individuals.

The process for receiving grant money is based on a formula that considers the number of rental units constructed in a community before 1950 and its percentage of poor families.

7.2-5 **Promote the Use of Low-Income Housing Tax Credits**. Assist non-profit and for-profit low-income housing providers in accessing low-income housing tax credits as a means of financing low-income housing development.

Responsible Agencies: Redlands Development Services Department.

Actions Needed: Assist in documenting project eligibility and preparing tax credit applications. This is an ongoing action that the City will implement as requests for assistance are received by low-income housing providers.

Financing: Staff time.

The Low Income Housing Tax Credit program provides a tax credit for owners of low-income rental housing. Eligible projects are those with at least 20 percent of the unit occupied by very low-income tenants or at least 40 percent of the units in the project occupied by tenants earning 60 percent of the median income adjusted for family size. Projects receiving the federal tax credit must meet these requirements for 15 years. A state tax credit requiring the unit to remain low-income for 30 years is also available.

From January 2013-June 2013, The California Tax Credit Allocation Committee (CTCAC) allocated $44.9 million of federal and $29.4 million of State credits to fund a total of 2,708 units of low-income housing.

Redlands recently assisted Western Community Housing with using tax credits for an 80-unit low-income family housing development. This project is completing entitlements and anticipates construction in 2015. The City will continue to assist low-income housing providers in securing tax credits.

7.2-6 **Continue Public Housing and Section 8 Programs.** Cooperate with the San Bernardino County Housing Authority in developing, maintaining, and improving extremely low-, very low-, and low-income housing through the Public Housing and Section 8 Programs.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Cooperate with the San Bernardino County Housing Authority in locating suitable sites or existing properties that can be rehabilitated, in obtaining funding to create public housing or Authority-owned Section 8 units, and in supporting the Housing Choice Voucher program. Ongoing.

Financing: California Multi-family Housing Program (construction of replacement units).

Federal Section 8 New Construction Program (construction of replacement units)

Federal Section 223 Program (refinancing of low-income rental projects)

As of June 25, 2013, the San Bernardino County Housing Authority reports that there are 438 Housing Choice Voucher and Five Year Lease Assistance participants residing in Redlands.

7.2-7 **Continue Mobile Home Rent Control**. Continue current rent control program that limits rent increases in existing parks to no more than the Consumer Price Index increase for that year.

Responsible Agencies: Redlands Mobile Home Rent Control Board; Redlands City Council.

Actions Needed: Continue existing program. Program is continuous and ongoing.

Financing: Board expenses.

7.2-8 **Implement Housing Referral and Placement Program**. Support establishment of a program for those needing housing to link with those wanting to share their homes or wishing to take advantage of the City's "second dwelling unit" ordinance.

Responsible Agencies: Redlands Development Services Department and a non-profit organization.

Actions Needed: Work with a non-profit to coordinate those wishing to supplement their income by sharing their home or creating a second unit with those in need of housing within two years of the adoption of this Housing Element.

Financing: Staff time, CDBG funds.

7.2-9 **Remove Constraints to Affordable Housing Development in the Downtown.** With the adoption of the revised Downtown Specific Plan (by Winter 2014), sites previously zoned C-3 and C-4 in the housing inventory (sites 58-63, Appendix B) will become mixed-use. This means that housing development will no longer require a Conditional Use Permit (CUP).

Responsible Agencies: Redlands Development Services Department.

Actions Needed: Adoption of the revised Downtown Specific Plan by Winter 2014.

Financing: Staff time

7.2-10 **Transit-Oriented Development (TOD).** Promote TOD in Redlands by providing a 25 percent housing density/FAR bonus to development projects located within ¼ mile of the proposed Downtown Metrolink transit station. Prepare development standards for transit overlay zone around this Metrolink station; until such time that the standards are codified, allow 25 percent bonus subject to design review to ensure that development projects are pedestrian- and transit-friendly. This bonus shall be in addition to any bonus for affordable and senior housing; both the TOD and affordable/senior housing bonuses shall be applied to the maximum density/FAR permitted by the General Plan Land Use Element and the applicable zoning district where a development project is located.

The Downtown Metrolink station (between Eureka and Orange streets) is one of five planned Metrolink stations in Redlands. The 1/4-mile radius around this station encompasses 942 of the identified 1,247 sites suitable for very low- and low-income units (76% of all very low- and low-income sites), and 24 percent of total identified housing sites.

Responsible Agencies: Development Services Department, City Council.

Actions Needed: Allow density bonus upon adoption of the Revised Downtown Specific Plan (Winter 2014) and incorporate detailed provisions in Zoning Ordinance within one year of adoption.

Financing: None.

7.2-11 **Assist with Foreclosure Prevention**. Help Redlands homeowners avoid foreclosure by promoting assistance available from the CalHFA Mortgage Assistance Corporation (MAC). Four programs are available: Unemployment Mortgage Assistance, Mortgage Reinstatement Assistance, Principal Reduction, and Transition Assistance. CalHFA MAC is the only entity through which federal funds for Keep Your Home California can be disbursed. The City of Redlands will promote the availability of these programs to eligible homeowners.

Responsible Agencies: Development Services Department

Actions Needed: A public awareness campaign promoting the availability of CalHFA MAC foreclosure prevention programs will be launched within nine months of adoption of the Housing Element. Components of this campaign may include, but are not limited to, producing fliers to be distributed at City Hall, at other public places, and by relevant nonprofits; conducting information sessions; and describing programs on the City's website.

Financing: Staff time.

Keep Your Home California is a federally-funded program to help homeowners struggling to pay their mortgages due to financial hardships. California has received nearly $2 billion in federal funding and is working with housing counselors, servicers and housing advocates to provide assistance that will help prevent avoidable foreclosures and keep Californians in their homes.

CalHFA MAC is CalHFA Mortgage Assistance Corporation, a nonprofit corporation separate from CalHFA. CalHFA MAC was created specifically to receive and disburse federal funding to qualifying California homeowners; these funds cannot be commingled with or used for any other state budget purpose.

7.2-12 **Lot Consolidation**. Work with San Bernardino County Housing Authority and others on identifying and developing sites for affordable housing projects. Where needed, encourage lot consolidation through various methods available to promote affordable housing development in downtown, transit areas, or other sites with suitable amenities and services.

Responsible Agencies: Development Services Department

Actions Needed: Using the Sites Inventory in this Housing Element, Development Services Staff will maintain an inventory of available sites for affordable housing development and identify areas where lot consolidation would increase opportunity and likelihood of affordable housing development. Work with San Bernardino County to identify appropriate tools for lot consolidation as needed.

Financing: Staff time.

7.2-13 **Incentives for Private Land Assembly**. Amend the zoning ordinance to provide a density bonus for assemblage of lots where the total assembled lot acreage is one acre or greater and at least 15 percent of units are made affordable to extremely low, very low, or low income households. The bonus shall be determined so as to provide an additional incentive beyond that provided by the State-required density bonus, while ensuring that other development standards can still be met

Responsible Agencies: Development Services Department

Actions Needed: Within one year of adoption of the Housing Element staff will determine the appropriate bonus based on an analysis of qualifying sites and their existing allowable density, and update the Zoning Ordinance accordingly

Financing: Staff time.

7.3 Goal: Housing for Special Needs Groups

Guiding Policies: Housing for People with Special Needs

7.3a Raise awareness of housing, programs, and related services available to special needs groups.

7.3b Provide incentives for development of affordable housing for seniors, single parents, large households, disabled persons, and other special needs groups on sites where proximity to services and other features make such housing desirable.

7.3c Encourage the development of emergency and transitional housing for homeless persons and families.

PROPOSED PROGRAMS

In addition to the programs listed below, the following programs can also be used to assist individuals and households with special needs: 7.2-2, 7.2-3, 7.2-6, and 7.2-8.

7.3-1 **Continue to Work with Non-Profit Organizations to Identify the Need for Group Homes and Community Care Facilities for Individuals Unable to Live Independently.** These groups' populations include the elderly and the disabled. If there is a need, assist in identifying appropriate sites under the City's Zoning Code. Site identification is conducted on a case-by-case basis as specific group home proposals are submitted to the City.

Responsible Agencies: Redlands Development Services Department, non-profit organization.

Actions Needed: Ensure community support, site location; identify sites in zones permitting such facilities. Ongoing action. Contact service providers directly to inform them of assistance available in site identification within one year of the adoption of this Housing Element.

Financing: Staff time.

7.3-2 **Continue the Use of Federal Funding for Very Low- and Low-Income Senior and Handicapped Housing.** Assist non-profit developers in pursuing federal funding for additional low-income housing for seniors and handicapped persons.

Responsible Agencies: Redlands Development Services Department; Redlands City Council; Non-profit groups.

Actions Needed: The City will assist non-profit developers identify programs and provide technical assistance if needed in obtaining certain types of funding. Continue as an ongoing action.

Financing: Staff time; CDBG funds to provide assistance in completing feasibility studies, applying for state or federal funds or tax credits, and acquiring one or more sites.

The Federal Department of Housing and Urban Development (HUD) has a series of loan programs to fund non-profit developers of low-income rental and cooperative units for elderly or handicapped people. These include zero-interest Section 106(b) loans for up to $50,000 for pre-development expenses, and low-interest Section 202 and Section 811 loans for construction and rehabilitation.

7.3-3 **Encourage Congregate Housing**.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Ensure City policies and zoning do not hinder such development. Review of City zoning policies completed to ensure that there are no regulatory barriers to the development of such housing. City will monitor application of regulations annually to ensure that zoning requirements do not create unreasonable barriers and cost.

Financing: None.

Congregate housing, which is usually intended for seniors but also may be used for the handicapped, students, and single mothers, features private rooms or apartments with shared communal facilities, such as kitchens and recreation areas. In Redlands, small kitchens are allowed in the units themselves so long as tenants pay for two common meals per day.

7.3-4 **Encourage Single-Room Occupancy Housing**. Encourage the maintenance and development of single-room occupancy housing by identifying existing and potential units and supporting development with loans, fee waivers, and relaxed standards.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Identifying existing structures and potential sites, winning the interest of nonprofit developers, and working out appropriate incentives. City has identified potential sites in the downtown area where SROs are permitted under the Zoning Ordinance. The City will update the site identification as changes in land use occur on targeted sites.

Financing: Staff time and CDBG funds. Assistance in accessing state or federal funds for construction of such housing (the most appropriate state or federal program will depend on the client group that SRO housing units will serve).

Many cities have found existing single-room occupancy hotels (SROs) to be a valuable source of housing for very low-income persons. In addition, new SROs represent a cost-effective means of providing permanent and transitional housing. In most SRO projects, new development "pencils out" with very little public financial support or concession.

7.3-5 **Assist Non-Profits in Providing Emergency Shelter Services and Transitional Housing.** According to the director of Redlands Family Services, the need for shelter for the homeless in the County greatly exceeds the number of shelter beds. Support efforts by local non-profit groups to provide emergency shelter and transitional housing, with special emphasis on homeless families.

Responsible Agencies: Redlands Development Services Department; Redlands City Council; Redlands Family Services, Inland Temporary Services, and other interested non-profit organizations.

Actions Needed: Staff to assist local organizations that provide emergency aid and shelter services on an annual basis. Advertise emergency shelters and other non-profit services on City website as well as distribute informational flier to the Police Department and Park Ranger program to give to homeless people they encounter; Ongoing.

Financing: Staff time; perhaps provide with loans and other financial incentives.

The City annually allocates funds through the Community Development Block Grant Program to assist emergency aid and shelter services for local residents. This year (2013-2014), funds have been used to assist Inland Temporary Homes/Shelter Transitional Housing and Family Services Association of Redlands/Homeless and Hunger Prevention.

Other possible funding sources include the McKinney-Vento Homeless Assistance Act programs, Emergency Food and Shelter Program operated by local boards of the Federal Emergency Management Agency (FEMA), Community Services and Development Block Grants (CSBGs and CDBGs), and the California Emergency Shelter Program (ESP).

7.3-6 **Continue to Investigate Participation in the Permanent Housing for the Handicapped, Homeless (PHH) Program**.

Responsible Agencies: Redlands Development Services Department, non-profit organizations.

Actions Needed: Staff to keep in contact with agencies that have on-going programs so as to consider programs in Redlands. Initiated and ongoing.

Financing: Staff time.

The Permanent Housing for the Handicapped, Homeless (PHH) program is part of the federal McKinney Act. The process begins with a request for proposal, issued early in the year with a deadline for application. The state administers the funding and application process. Winners are announced in August. The program requires a well-written description of services for the project, matching funds, site-control or at least an option on the property. While non-profits apply most often, cities may also apply and often participate in providing matching funds.

7.3-7 **Promote Housing and Services for Persons with Developmental Disabilities**. The City will work with the Inland Regional Center to implement an outreach program that informs families within Redlands about housing and services available for persons with developmental disabilities. The program could include development of an information brochure to be distributed at City Hall and at nonprofit service centers, providing additional information on the City's website, and providing housing-related training for individuals and families through workshops.

Responsible Agencies: Redlands Development Services Department, Inland Regional Center.

Actions Needed: Within two years of adoption of the Housing Element staff will initiate contact with the Inland Regional Center and collaboratively develop outreach program.

Financing: Staff time.

The Inland Regional Center located in San Bernardino is the largest regional center in California providing services to more than 25,000 individuals with developmental disabilities in San Bernardino and Riverside counties. The center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families.

7.3-8 **Assess and Address the Housing Needs of Large Families and Overcrowded Households.** While Census data suggests that overcrowding is not a significant issue for the City of Redlands, these conditions may be underreported. Community members and non-profit organizations active in Redlands state that economic conditions have resulted in many cases of multiple families occupying single units, resulting in overcrowded conditions. Given the conflicting information, in order to better assess the current conditions and the need for larger family housing, the City will conduct a study of overcrowding and make policy recommendations for City Council consideration. Recommendations could include amending the City's Residential Development Allocation point system to include a bonus for affordable units that can support large families (units with four or more bedrooms).

Responsible Agencies: Redlands Development Services Department.

Actions Needed: Staff to develop study methodology and initiate program within 18 months of Housing Element adoption. Methods could include conducting surveys and collaborating with organizations such as the Family Service Association of Redlands, who serves this population.

Financing: Staff time.

Other programs in this Housing Element aimed at helping families move out of shared units and into appropriately sized and priced housing can also mitigate overcrowded conditions. These include 7.2-2, 7.2-3, 7.2-5, 7.2-6, and 7.2-8.

7.4 Goal: Mitigation of Constraints on Housing Development

Guiding Policy: Removing Governmental and Non-Governmental Constraints to Housing Production.

7.4a Remove constraints to production and availability of housing to the extent consistent with other General Plan policies.

7.4b Remove or reduce the impact of non-governmental constraints to housing production.

PROPOSED PROGRAMS

7.4-1 **Update the Zoning Ordinance to include standards for congregate housing in Medium Density areas designated on the General Plan Diagram.**

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Current and ongoing.

Financing: Staff time.

7.4-2 **Continue Giving More Points to Affordable Development in the Residential Development Allocation Process.** Continue giving more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-, and low-income households. Monitor allocation process annually to ensure sufficient allocations remain to allow the city to accommodate its remaining regional housing need (by income) throughout the planning period.

Responsible Agencies: Development Services Department; Redlands City Council.

Actions Needed: Continue current point system. Report on allocation distribution annually through the Annual Progress Report (APR) required pursuant to California Government Code Section 65400.

Financing: Staff time.

The point system was modified to increase the number of points for producing extremely low-, very low-, and low-income projects from 10 points to 20 points. The intent of this policy is to reward and support extremely low-, very low-, and low-income projects taken on by developers of affordable housing.

7.4-3 **Evaluate Development Fees**. Development fees should be evaluated on a biennial basis to ensure they accurately reflect the fair-share costs of mitigating impacts from new development projects. The City Council may assist senior and low-income housing projects by assisting in payment of fees through use of Community Development Block Grant Funds or other available funds. Impact fees are paid either by the non-profit/developer, or a grant or program.

Responsible Agencies: Redlands City Council.

Actions Needed: While fee evaluation is ongoing, fees will be continue to be evaluated on a biennial basis within one year of the adoption of this Housing Element. Fees are increased to reflect cost of living increases.

Financing: Staff time.

7.4-4 **Participate in Establishment of Building Code**. The latest version of the California Building Code was published in July 2013 and will go into effect January 2014. The City may participate and potentially influence the adoption of new codes to ensure unnecessary costs are not added while criteria are incorporated to assist those with special housing needs.

Responsible Agencies: Development Services Department.

Actions Needed: Attend and participate in updates of the CBC on an ongoing basis.

Financing: Staff time.

7.4-5 **Continue One-Stop Permit Processing**. Continue using one-stop counter for permit processing to streamline the development process. Continue preliminary reviews to assist applicants with filing process. Continue the weekly One Stop Permit Center Committee meetings that review operations in order to ensure efficient service.

Responsible Agencies: Development Services Department; Redlands City Council.

Actions Needed: Improve and continue current practice.

Financing: None.

7.4-6 **Maintain Current Planned Residential Development Standards**. Maintain current ordinance that allows flexible open space and setback standards.

Responsible Agencies: Redlands City Council.

Actions Needed: Continue current practice.

Financing: None.

7.4-7 **Continue to Allow Mixed Use Zoning**. Retain current zoning that allows residential units on upper stories in the downtown commercial district (see pages 5-9 to 5-11 for development standards) and other housing in the Administrative/Professional zones. Mixed use zoning will also be extended through the five Transit Village Plan areas, which are anticipated to be completed in Fall 2014. Provide new incentives such as floor area bonuses in the downtown and other commercial districts.

The City is committed to working with developers to create viable mixed-use projects. For example, the City has worked with the developer of the Redlands Mall site (described under "Very Low- and Low-Income Housing Site Development" in Chapter 4).

Responsible Agencies: Development Services Department; Redlands City Council.

Actions Needed: Continue current practice and amend the Downtown Specific Plan to provide additional incentives to create housing. Adopt revision of the Downtown Specific Plan by Winter 2014. Also, organize special marketing events geared toward the development community, post the sites inventory on the City website, identify and target specific financial resources (such as existing tax allocation bond, CDBG, and HOME funds), and reduce appropriate development standards to further encourage infill and mixed-use projects within one and a half years of the adoption of this Housing Element.

The City shall also monitor the production of units within the commercial/mixed-use zones in relation to the City's regional need, especially in the production of housing affordable to very-low and low income households. Within three years of adoption of the Housing Element, the City will assess whether sufficient units are being considered for development and, if not, will undertake additional efforts to

encourage sufficient development. These additional efforts could include identifying alternative sites for residential development, providing additional incentives for affordable housing and/or more aggressive marketing of the availability of mixed-use development opportunities to the development community.

Financing: None.

7.4-8 **Mitigate Finance Costs for Low-Income Projects**. Work with financial institutions to make available funds for low-income projects in the City of Redlands. Identify and promote programs that reduce costs for low-income projects.

Responsible Agencies: Development Services Department.

Actions Needed: Continue current practice of working with banks, savings and loan companies, and other financial institutions. On-going.

Financing: Staff time.

7.4-9 **Maintain a Large Supply of Available Sites to Maintain Competitive Land Costs.** The City has identified sites that exceed the identified need between 2013 and 2021. By maintaining more sites than identified, there will be competition amongst landowners, which will help to maintain lower land costs.

Responsible Agencies: Redlands City Council.

Actions Needed: Ongoing; City will conduct annual re-evaluation of the supply of properly zoned sites.

Financing: Staff time.

7.4-10 **Continue to Operate a Fast-Track Development Process**. The City has worked with developers to reduce processing time by being flexible on submittal dates and overlapping processes. This process has been formalized and made available to housing projects.

Responsible Agencies: Development Services Department.

Actions Needed: Continue to implement existing "Fast Track" development process.

Financing: Staff time.

The City has also initiated an expedited process for LEED projects (Resolution No.6662).

7.4-11 **Evaluate and Revise Zoning Standards**. The City currently evaluates and amends zoning standards to reflect current needs. This should be continued.

Responsible Agencies: Development Services Department.

Actions Needed: Continue current practice, on-going.

Financing: Staff time.

7.4-12 **Continue to Evaluate the Necessity of Amending the Zoning Code to Raise the Threshold of Multi-Family Dwelling Units for Establishing the Requirement for a Conditional Use Permit.** Current City Code requires a conditional use permit (public hearing) for all multi-family residential projects of 35 units or more. While this has not proved to be an obstacle in the City of Redlands to achieving multi-family units in the past, it could be perceived as a potential impediment to achieving the City's housing goals.

Responsible Agencies: Redlands City Council.

Actions Needed: The City will continue to monitor the permitting of new multi-family residential projects over the next two years to determine if it is not meeting its goals and if the requirement for a public hearing is a factor in the review process. If at the end of that period it is determined that the conditional use permit process is adversely affecting approvals of multi-family projects with 35 or more units, including the approvals of affordable housing, the City Council will use the existence of proposed affordable units as one criterion in determining if there is a "demonstrated need" for raising the threshold for the CUP requirement.

Furthermore, the City will report on the development of multi-family housing as part of the annual General Plan Review, which is submitted to Housing and Community Development along with the Governor's Office of Planning and Research.

Financing: Staff time.

7.4-13 **Change Zoning Ordinance to Allow Group Homes of Six or Fewer Residents (Zoning Ordinance Change).** State law requires that group homes of six or fewer residents shall be allowed in all residential zones districts. While the City applies State Law, the current Zoning Ordinance states that group homes of this size require a CUP and needs to be amended.

Responsible Agencies: Development Services Department; Redlands City Council.

Actions Needed: Modify or delete this zoning code text within 1 year of the adoption of this Housing Element.

Financing: Staff time.

7.4-14 **Socio-Economic Cost-Benefit Study**. Ensure that while socio-economic cost-benefit studies are used to help evaluate a project's effects—whether positive or negative—on the city's infrastructure and public services as well as the appropriate level of impact fees for a given project, they cannot be used as a basis for denying a development project consistent with the General Plan and the Zoning Ordinance.

Responsible Agencies: Development Services Department, City Council.

Actions Needed: None.

Financing: None.

7.5 Goal: Conservation and Improvement of Existing Affordable Units

Guiding Policies: Residential and Neighborhood Conservation and Rehabilitation Focusing on Affordable Units

7.5a Maintain Redlands' housing stock in sound condition.

7.5b Rehabilitate substandard housing where feasible.

7.5c Provide public services and improvements that enhance and create neighborhood stability.

7.5d Preserve and protect residential historical and architectural resources.

PROPOSED PROGRAMS

7.5-1 **Continue Community Development Block Grant (CDBG) Program**. Continue participation in this federal grant program, which supports a variety of programs supporting low- and moderate-income households and neighborhoods.

Responsible Agencies: Development Services Department.

Actions Needed: Set CDBG funding priorities and develop annual strategy for use of funds (through June 2014); participate in this program in conjunction with San Bernardino County after the City discontinues its status as an entitlement city for CDBG beginning July 1, 2014. Current and ongoing action.

Financing: Staff time; CDBG Program.

Prior to 2009, the City of Redlands participated in the CDBG Program through a partnership with San Bernardino County. Beginning in 2009, the City became an entitlement city for the program, receiving and allocating funds independent of the County. This status will change again after June 2014 and the City will return to its prior status of a cooperating city in the County's CDBG program.

7.5-2 **Continue Adaptive Reuse of Single-Family Homes**. Where historic homes are located in multi-family zoned areas, allow conversion to multi-family use only if the home's exterior appearance is preserved. Furthermore, Section 18.164.430 of the Zoning Code allows reductions in parking standards if a home is a historic resource (on the City's Historic Register). Enforce design guidelines to ensure that new or renovated multi-family buildings are compatible in appearance with neighboring homes.

Responsible Agencies: Development Services Department; City Council.

Actions Needed: Allowed under current Zoning Ordinance. Current and ongoing.

Financing: Staff time.

The citizens of Redlands are proud of their city's architectural heritage and are concerned that it be preserved. This policy is intended to balance the need for more affordable housing and housing choice with the need to preserve Redlands' traditional appearance and atmosphere.

7.5-3 **Continue Condominium Conversion Ordinance**. Retain existing policy of prohibiting condominium conversions unless City zoning and housing code standards are met.

Responsible Agencies: Development Services Department; Redlands City Council.

Actions Needed: Continue existing policy. On-going.

Financing: Staff time.

No applications were received between 1995 and 2007.

7.5-4 **Continue Senior and Handicapped Housing Grant Program**.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Continue existing program; on-going.

Financing: Use CDBG funds to pay for repair crews.

The City uses part of its Community Development Block Grant (CDBG) funds to provide repair grants to seniors and handicapped people.

7.5-5 **Continue Community Development Block Grant (CDBG) Rental Rehabilitation Program.** Continue existing program of providing CDBG federally-funded loans with deferred repayment for rehabilitating rental units.

Responsible Agencies: Redlands Community Development Department; Redlands City Council.

Actions Needed: Continue present program.

Financing: CDBG funds for loans.

This program is similar to the Senior and Handicapped Grant and CDBG Rehabilitation Loan programs. Loans of up to $10,000 are made at prime rates, with interest payments deferred for seven years provided the units are kept affordable to low-income households.

7.6 Goal: Preservation of At-Risk Assisted Units

Guiding Policies: Support the Preservation of At-Risk Assisted Housing Units

7.6a Monitor assisted units at-risk of conversion to market rate.

7.6b Develop policies to channel funds into housing developments at-risk of conversion.

PROPOSED PROGRAMS

7.6-1 **Buy-Out Assistance for HUD-Financed Projects**. Assist non-profits in purchasing apartment projects financed by the United States Department of Housing and Urban Development that contain below market rate units threatened with conversion to market rate.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: This is an ongoing program that is implemented by the City as rental properties approach the termination dates. Contact owners of remaining rental properties at-risk within one year of potential conversion to market-rate status. Contact non-profit housing agencies with experience and capacity to acquire these rental projects should owners be willing to sell. Assist property owners or non-profits in accessing state or federal funds designated for preservation of at-risk units. In addition, the City will coordinate with existing non-profits and hold meetings to discuss opportunities to achieve mutual housing assistance goals within two

years of the adoption of this Housing Element.

Financing: Staff time, funds for grants or loans.

Mortgage Revenue Bonds (acquisition or construction of replacement units) California Multi-family Housing Program (replacement units)

Federal Section 8 New Construction Program (replacement units)

Federal Section 223 Program (refinancing of low-income rental projects)

Apartment projects built with financial assistance from HUD, either Federal Housing Administration (FHA) or Section 8 low-cost loans, have units with rents set at given levels for the life of the contract. Many of these contracts are coming to an end, with a resulting possible loss of affordable rental units. An inventory compiled by the California Housing Partnership Corporation lists three HUD-financed projects in Redlands: Fern Lodge, Casa de la Vista, and the Citrus Arms Apartments.

Title VI of the National Affordable Housing Act of 1990 (Cranston-Gonzales Act) provides funds for the preservation of affordable housing when a complex is threatened with conversion to market-rate due to pre-payment of the loan. Under the Act, HUD-financed projects threatened with conversion must first be offered for sale for three months to tenants of non-profit agencies. If after three months the project is not sold, the owner may sell to anyone; however, the unit must remain affordable for the life of the building if sold between 3 and 15 months of being offered. After 15 months, the owner can sell to anyone without restriction.

7.6-2 **Continue to Implement Regulations to Promote Mobile Homes**. Continue to implement regulations designed to retain existing mobile home parks and encourage new mobile home parks and subdivisions.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Assist developers with the identification of potential mobile home park locations and the designation of specific sites for mobile home park or subdivision development. Evaluate existing mobile home parks and review the potential for mobile home park subdivisions with mobile home park owners. If displacement of a mobile home park occurs within the city, relocation of this park could be folded into a redevelopment project. Expansions of mobile home parks could be assisted by City evaluation of existing parks to see if there is vacant land adjacent to existing parks that could be expanded into. Program is ongoing.

Financing: Staff time to prepare regulations.

Development of mobile home parks, the major source of affordable single-family housing, has slowed statewide because land owners in urban areas realize a greater return for other urban uses. However, in 2006 and 2007, the City worked with a developer to expand the Lugonia Fountains mobile home park by adding an adjacent parcel to the park and permitting eight additional mobile homes.

7.7 Goal: Equal Housing Opportunities

Equal access to housing is a right protected by State and federal law. Discrimination on the basis of race, ethnicity or national origin, as well as religion or marital status is prohibited by the Federal Civil Rights Act of 1968 and by Section 53 of the California Unruh Civil Rights Act. In addition, the Federal Fair Housing Amendments Act of 1988 prohibits discrimination based on color, sex, sexual orientation, ancestry, familial status, disability, or source of income, as well as families with children.

(Note: Mobile home parks and other developments designed specifically for seniors or handicapped are exempt from equal access protection.)

Guiding Policy: Access to Housing

7.7a Work to ensure that individuals and families seeking housing in Redlands are not discriminated against on the basis of arbitrary factors.

PROPOSED PROGRAMS

7.7-1 **Continue Fair Housing Counseling**. Continue to contract with the Inland Mediation Board to provide landlord-tenant mediation and fair housing counseling.

Responsible Agencies: Inland Mediation Board; Redlands City Council.

Actions Needed: Continue present program. On-going.

Financing: Maintain present CDBG funding.

7.7-2 **Disseminate Fair Housing Information**.

Responsible Agencies: Development Services Department.

Actions Needed: Continue to produce and distribute fair housing information to public locations throughout the city. Ongoing.

Financing: Staff time.

7.8 Goal: Energy Conservation

In March 2011, the City of Redlands adopted a Community Sustainability Plan that encourages the implementation of specific policies for energy efficiency and conservation in residential and commercial development. The following policies supplement this plan and are in compliance with Government Code Section 65583(7), which requires analysis of opportunities for residential energy conservation.

Guiding Policy: Residential Energy Conservation

7.8a Promote policies and actions that reduce residential energy use.

PROPOSED PROGRAMS

7.8-1 **Implement Subdivision Ordinance**. The subdivision ordinance was significantly amended in 2002, incorporating requirements for lot orientation and design to take advantage of passive solar heating and cooling, maintenance of solar access, street widths, and proper planting of trees and vegetation to reduce heat gain and loss. Subdivision maps should be reviewed so as to be consistent with these standards.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Implementation of Ordinance is ongoing.

Financing: Staff time.

7.8-2 **Encourage Land-Use Patterns and Densities to Facilitate Energy Efficient Public Transit Systems in New Development Areas.**

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Consult with Omni-trans, the local transit provider and SANBAG regarding the Redlands Passenger Rail extension. Adopt Transit Village Plans as scheduled. On-going.

Financing: Staff time.

The City has created land use designations for high density, mixed-use development and transit-oriented development along the Redlands Passenger Rail in the downtown through preparation of its Transit Village plans, which are due to be approved in Fall 2014.

7.8-3 **Encourage Neighborhood Services Retention and Development**. Encourage the retention and creation of neighborhood-level services throughout the City in order to reduce energy consumption and promote neighborhood identity.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Continue to implement Zoning Ordinance to achieve Land Use Element Policy 4.51b (encouraging neighborhood stores that enable shoppers to walk or bike for everyday needs). Current and ongoing.

Financing: None.

7.8-4 **Pursue Energy Efficiency/Alternative Energy Funding**. Federal, state, local, and private funds exist to help jurisdictions, businesses, and private citizens increase the energy efficiency of their buildings and pursue alternative energy opportunities.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Continue to pursue and apply for energy efficiency/alternative energy opportunities and provide information to businesses and residents about "green" programs that they can take advantage of to make their offices and homes more energy efficient. Ongoing.

Financing: Staff time.

7.9 Additional Programs

The following programs, while useful and innovative, are not essential in order for the City to achieve its Regional Housing Needs Allocation (RHNA).

7.9-1 **Augment Density Bonus**. While cities must at least have density bonus provisions that comply with State law, they are at liberty to provide incentives above and beyond those mandated by the State. The City will consider incentives beyond State law and will also consider offering bonuses to specifically encourage denser development in proximity to planned Metrolink stations in addition to the Downtown station, where the City is already looking to implement a density bonus.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Actively pursue augmentation of the density bonus within one and a half years of the adoption of this Housing Element. Additional incentives will be analyzed to make sure that they do not undermine the affordability provisions of State density bonus law.

Financing: Staff to administer program. CDBG funds to pay fees or provide other financial incentives for affordable density bonus units.

7.9-2 **Evaluate Allowing Residential Uses in C-1 Neighborhood Stores and C-2 Neighborhood Convenience Center Districts**. Currently, these districts do not allow residential uses, although mixed-use development may be appropriate in some of the C-1 and C-2 zones.

Responsible Agencies: Redlands Development Services Department; Redlands City Council

Actions Needed: Actively pursue amending the zoning code to add residential uses as a use permitted subject to a Conditional Use Permit in the C-1 and C-2 zones within two years of the adoption of this Housing Element.

Financing: Staff time.

7.9-3 **Explore Mixed-Use Development Possibilities for Redlands Metrolink Stations**.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Actively pursue amendments to the General Plan and Zoning Ordinance, to permit high density residential uses (including mixed uses) in proximity to the proposed rail stations identified in the Redlands Passenger Rail Study. This should be done as part of the comprehensive update of the General Plan currently underway and within three years of the adoption of this Housing Element.

Financing: Staff time

7.9-4 **Evaluate Initiating a Ballot Measure to Allow Carryover of Unused Building Permit Allocations From Year to Year**. Proposition R and Measure N established a limit of four hundred (400) dwelling units that could be built in any one calendar year. The original number was established based on a historical average of dwelling units per year. Proposition R and Measure N prohibit the carryover of unused dwelling units from year to year. While this will not necessarily prohibit the City from meeting its current housing goals, it may be required to exceed the 400 unit cap at some point in order to meet the goals if the development activity were to remain low for an extended period of time during this Element's time period.

Responsible Agencies: Redlands City Council

Actions Needed: Hold a public hearing to consider initiating an amendment to Measure N. This public hearing will be held in time to get the amendment on the ballot for the November 2016 election.

Financing: Staff time and funding City Election

7.9-5 **Continue Use of The Mills Act**. The Mills Act is a State law allowing cities to enter into agreements with the owners of historic structures. These agreements require a reduction in property taxes in exchange for the continued preservation of the property for a minimum period of 10 years.

Responsible Agencies: Redlands Development Services Department; Redlands City Council.

Actions Needed: Ongoing; continue to promote use of the Mills Act to owners of historic structures who are interested in preserving their properties.

Financing: Staff time.

Appendix A: California Housing Element Requirements and Where Addressed

This appendix summarizes California Housing Element Law requirements. The sections in brackets following the summary text refer to sections in this Housing Element that address State requirements.

A.1 EXISTING HOUSING NEEDS

1. **Population, Employment, and Housing Characteristics** – Government Code Section 65583(a) requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs". This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)). [Sections 2.1-2.3]
2. **Overpayment and Overcrowding** – Government Code Section 65583(a) requires "…an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition", (Government Code 65583 (a)(2)). [Sections 2.4 and 3.3]
3. **Extremely Low-Income Households Housing Needs** – Government Code (GC) Section 65583(a) requires " Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))". [Section 2.4]
4. **Housing Stock Characteristics** – Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition, (Section 65583 (a)(2)). [Section 2.5]
5. **Identification and Analysis of Developments At-Risk of Conversion** – Pursuant to Government Code Section 65583, subdivision (a), paragraph (8), this sub-section should include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. [Section 2.8]
6. **Opportunities for Energy Conservation** – Government Code Section 65583(a)(7) requires "an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following: An analysis of opportunities for energy conservation with respect to residential development." [Section 2.9]

A.2 SPECIAL HOUSING NEEDS

1. **Persons with Special Housing Needs** – Government Code Section 65583(a)(7)) requires "An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter…" [Section 3.2]

A.3 PROJECTED HOUSING NEEDS

1. **Regional Housing Needs Allocation** – The element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)). [Section 3.1]

A.4 SITES INVENTORY AND ANALYSIS

1. **Inventory of Land Suitable for Residential Development** – Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). [Sections 4.1 and 4.2]
2. **Environmental Constraints and Adequate Infrastructure Capacity**--Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis. [Section 4.2]
3. **Realistic Development Capacity** – Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583. [Section 4.2]
4. **Analysis of Non-Vacant and Underutilized Sites** – The inventory sites that have potential for residential developed can include non-vacant and underutilized sites (Section 65583.2(b)(3)). The element must include an explanation of the methodology for determining the realistic buildout potential of these sites within the planning period (Section 65583.2(g)). [Section 4.2]
5. **Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower-Income Households** – The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A) &(B). [Sections 4.1 and 7.2]
6. **Zoning for Emergency Shelters and Transitional Housing** – Government Code Section 65583(a)(4) and requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section

65583(c)(1) requires "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types…including emergency shelters and transitional housing." [Sections 3.2 and 7.3]

7. **Zoning for a Variety of Housing Types** – Government Code Section 65583 requires the housing element to shall identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. [Sections 4.1, 7.3, and 7.4]
8. **Second Units** – Government Code Section 65583.1(a) allows a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. [Sections 7.1 and 7.2]
9. **Adequate Sites Alternative** – Government Code Section 65583.1 (a) and (c) allows second units and, under prescribed conditions, units that are substantially rehabilitated, converted from market rate to affordable, or where unit affordability is preserved to be counted towards the adequate sites requirement. [Section 7.1]

A.5 CONSTRAINTS

1. **Land Use Controls** – Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,…including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures…". [Section 5.1]
2. **Fees and Exactions** – Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels…including…fees and other exactions required of developers, and local processing and permit procedures…". [Section 5.1]
3. **Processing and Permit Procedures** – Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,…including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures…". [Section 5.1]
4. **Codes and Enforcement and On/Off-Site Improvement Standards** – Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,…including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures…" [Section 5.1]
5. **Housing for Persons with Disabilities** – Government Code Section 65583(a)(4) requires: "an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing… for persons with disabilities as iden-

tified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting … the need for housing for persons with disabilities (see Screen 7). Government Code Section 65583(c)(3) requires the housing element provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." [Section 5.1]

6. **Non-Governmental Constraints** – Government Code Section 65583(a)(6) requires "An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction." [Section 5.2]

A.6 PROGRAMS

1. **Program Overview and Quantified Objectives** – The element shall contain a program which sets forth a five-year schedule of actions the local governments is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available Government Code Section 65583(c).The element shall include a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing, (Government Code Section 65583(b)). [Section 7.1]

2. **Adequate Sites** – Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Section 65583(c)(1)) [Section 7.1]

3. **Assist in the Development** – Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Government Code Section 65583(c)(2)). [Section 7.2]

4. **Conserve and Improve the Existing Housing Stock** – Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Government Code Section 65583.(c)(4)). [Sections 7.2 and 7.5]

5. **Preserve Units At-Risk of Conversion to Market Rate Uses** – Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Government Code Section 65583(c)(6)). [Section 7.6]
6. **Address and Remove or Mitigate Constraints** – Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities (Government Code Section 65583(c)(3)). [Section 7.4]
7. **Equal Housing Opportunities** – Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Government Code Section 65583(c)(5)). [Section 7.7]

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Appendix B: Housing Sites

[Housing sites have been comprehensively reviewed and those parcels which have been developed since the last housing element have been removed. No new additional sites have been added to the sites inventory.]

Table B-1: Housing Sites for Very Low- and Low-Income

Count	*APN No.*	*Zoning*	*Allowable Density*	*General Plan Designation*	*Acres*	*Realistic Unit Capacity*	*Existing Use*	*Infrastructure Capacity*	*On Site Constraints*
1	0169-234-01	SC	30.0	Com/Ind	0.36	11	parking lot	yes, available	100 year flood plain
2	0169-234-02	SC	30.0	Com/Ind	0.21	6	det.pawn shop	yes, available	100 year flood plain
3	0169-234-03	SC	30.0	Com/Ind	0.19	6	det.pawn shop	yes, available	100 year flood plain
4	0169-234-04	SC	30.0	Com/Ind	0.27	8	outside storage	yes, available	100 year flood plain
5	0169-201-46	TC	30.0	Com	0.13	4	vacant	yes, available	100 year flood plain
6	0169-201-12	TC	30.0	Com	0.16	5	vacant	yes, available	100 year flood plain
7	0169-201-11	TC	30.0	Com	0.16	5	det. house	yes, available	100 year flood plain
8	0169-201-10	TC	30.0	Com	0.24	7	det. house	yes, available	100 year flood plain
9	0169-201-39	TC	30.0	Com	0.19	6	vacant	yes, available	100 year flood plain
10	0169-201-47	TC	30.0	Com	0.66	20	det. warehouse	yes, available	100 year flood plain
11	0169-201-02	TC	30.0	Com	0.10	3	det. metal bldg.	yes, available	100 year flood plain
12	0169-201-01	TC	30.0	Com	0.10	3	det. masonry bldg.	yes, available	100 year flood plain
13	0169-201-36	TC	30.0	Com	0.18	5	paved area, parking	yes, available	100 year flood plain
14	0169-201-53	TC	30.0	Com	0.21	6	paved area, parking	yes, available	100 year flood plain
15	0169-156-20	TC	30.0	Com	0.12	4	vacant	yes, available	100 year flood plain
16	0169-156-19	TC	30.0	Com	0.27	8	vacant	yes, available	100 year flood plain
17	0169-156-18	TC	30.0	Com	0.02	1	vacant	yes, available	100 year flood plain
18	0169-156-17	TC	30.0	Com	0.12	4	vacant	yes, available	100 year flood plain

Table B-1: Housing Sites for Very Low- and Low-Income

Count	APN No.	Zoning	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
19	0169-156-16	TC	30.0	Com	0.12	4	vacant	yes, available	100 year flood plain
20	0169-156-15	TC	30.0	Com	0.27	8	vacant	yes, available	100 year flood plain
21	0169-156-14	TC	30.0	Com	0.35	11	det. bldg & storage	yes, available	100 year flood plain
22	0169-156-13	TC	30.0	Com	0.27	8	vacant	yes, available	100 year flood plain
23	0169-281-34	TC	30.0	Com	1.54	46	vacant	yes, available	100 year flood plain
24	0169-281-23*	TC	30.0	Com	0.53	16	vacant	yes, available	100 year flood plain
25	0169-281-19*	TC-H	30.0	Com	0.65	20	det. bldg & street	yes, available	100 year flood plain
26	0169-281-38	TC-H	30.0	Com	0.61	18	paving & street	yes, available	100 year flood plain
27	0169-281-51	TC-H	30.0	Com	0.40	12	vacant & com. bldg.	yes, available	100 year flood plain
28	0169-281-52	TC-H	30.0	Com	0.67	20	com. bldg. & paving	yes, available	100 year flood plain
29	0169-281-53	TC-H	30.0	Com	0.45	14	parking lot	yes, available	100 year flood plain
30	0169-281-46	TC-H	30.0	Com	0.15	5	vacant	yes, available	100 year flood plain
31	0169-281-47	TC-H	30.0	Com	0.10	3	det. warehouse	yes, available	100 year flood plain
32	0169-281-48	TC-H	30.0	Com	0.47	14	det. warehouse	yes, available	100 year flood plain
33	0169-281-49	TC-H	30.0	Com	0.03	1	vacant	yes, available	100 year flood plain
34	0169-281-50	TC-H	30.0	Com	0.06	2	vacant	yes, available	100 year flood plain
35	0169-271-44	TC	30.0	Com	1.18	35	vacant	yes, available	100 year flood plain
36	0169-271-47	TC	30.0	Com	0.27	8	det. bldg.	yes, available	100 year flood plain
37	0169-271-52	TC	30.0	Com	0.25	8	det. bldg.	yes, available	100 year flood plain
38	0169-271-21	TC	30.0	Com	0.16	5	det. vacant bldg.	yes, available	100 year flood plain
39	0169-271-20	TC	30.0	Com	0.16	5	det. bldg. & tow yard	yes, available	100 year flood plain
40	0169-271-19	TC	30.0	Com	0.09	3	vacant	yes, available	100 year flood plain
41	0169-271-18	TC	30.0	Com	0.11	3	vacant	yes, available	100 year flood plain
42	0169-271-17	TC	30.0	Com	0.18	5	vacant	yes, available	100 year flood plain
43	0169-271-16	TC	30.0	Com	0.11	3	vacant	yes, available	100 year flood plain

Table B-1: Housing Sites for Very Low- and Low-Income

Count	APN No.	Zoning	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
44	0169-271-15	TC	30.0	Com	0.11	3	vacant	yes, available	100 year flood plain
45	0169-271-14	TC	30.0	Com	0.11	3	vacant	yes, available	100 year flood plain
46	0169-271-13	TC	30.0	Com	0.16	5	det. house	yes, available	100 year flood plain
47	0169-271-12	SC	30.0	Com/Ind	0.18	5	outside storage	yes, available	100 year flood plain
48	0169-271-11	SC	30.0	Com/Ind	0.18	5	det. abandoned bldg.	yes, available	100 year flood plain
49	0169-271-10	SC	30.0	Com/Ind	0.18	5	vacant	yes, available	100 year flood plain
50	0169-271-09	SC	30.0	Com/Ind	0.18	5	vacant	yes, available	100 year flood plain
51	0169-271-53	SC	30.0	Com/Ind	0.18	5	outside storage	yes, available	100 year flood plain
52	0169-271-54	SC	30.0	Com/Ind	0.43	13	auto repair bus.	yes, available	100 year flood plain
53	0169-271-37	SC	30.0	Com/Ind	0.45	14	vacant, firewood bus.	yes, available	100 year flood plain
54	0169-271-38	SC	30.0	Com/Ind	0.32	10	det. bldg.	yes, available	100 year flood plain
55	0169-271-39	SC	30.0	Com/Ind	0.32	10	historic bldg.	yes, available	100 year flood plain
56	0169-271-40	SC	30.0	Com/Ind	1.96	59	vacant	yes, available	100 year flood plain
57	0169-271-49	SC	30.0	Com/Ind	1.13	34	vacated mill (demo)	yes, available	100 year flood plain
58	0169-272-03	C-4	30.0	Com/Ind	3.18	96	auto sales bldgs.	yes, available	100 year flood plain
59	0169-272-25	C-4	30.0	Com/Ind	0.72	22	car wash bldgs.	yes, available	100 year flood plain
60	0171-053-01	C-3	30.0	Com	0.48	14	Redlands Mall	yes, available	100 year flood plain
61	0171-053-02	C-3	30.0	Com	2.23	67	Redlands Mall	yes, available	100 year flood plain
62	0171-053-03	C-3	30.0	Com	5.66	170	Redlands Mall	yes, available	100 year flood plain
63	0171-053-04	C-3	30.0	Com	2.71	81	Redlands Mall	yes, available	100 year flood plain
64	0171-281-02	C-3	30.0	Com	2.23	67	parking lot	yes, available	100 year flood plain
65	0171-281-18	AP	30.0	Office	0.16	5	parking lot	yes, available	100 year flood plain
66	0171-281-19	AP	30.0	Office	0.19	6	parking lot	yes, available	100 year flood plain
67	0171-281-20	AP	30.0	Office	0.16	5	parking lot	yes, available	100 year flood plain
68	0171-281-21	AP	30.0	Office	0.16	5	parking lot	yes, available	100 year flood plain

Table B-1: Housing Sites for Very Low- and Low-Income

Count	*APN No.*	*Zoning*	*Allowable Density*	*General Plan Designation*	*Acres*	*Realistic Unit Capacity*	*Existing Use*	*Infrastructure Capacity*	*On Site Constraints*
69	0292-202-11	R-3	33.6	HDR/Parks/ Golf Course	3.76	113	Vacant, underdeveloped, approved senior housing	yes, available	100 year flood plain
70	0292-202-12	R-3	33.2	HDR/Parks/Golf Course	1.03	31	Vacant, underdeveloped, approved senior housing	yes, available	100 year flood plain
TOTAL					**41.43**	**1,247**			

***Parcels are covered by a new joint parcel that covers these two APNs. The new parcel does not have an APN. It will have an area of 1.**27acres.

Source: City of Redlands Development Services Department, 2013.

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
1	16704101		A-1	2.7	VLDR	13.61	34	Vacant, undeveloped	Water, Sewer in close prox	Zone Change
2	16704104		A-1	2.7	VLDR	2.65	6	Vacant, undeveloped	Water, Sewer in close prox	Zone Change
3	16704105		A-1	2.7	VLDR	3.04	8	Vacant, undeveloped	Water, Sewer in close prox	Zone Change
4	16704114		A-1	2.7	VLDR	6.5	17	Single family residence, underutilized	Water and Sewer	Zone Change
5	16704120		A-1	2.7	VLDR	7.44	20	Vacant, undeveloped	Water and Sewer	Zone Change
6	16707126		A-1	2.7	VLDR	9.52	25	Vacant, undeveloped	Water and Sewer	Zone Change
7	16707133		R-E	2.7	VLDR	3.69	9	Vacant, undeveloped	Water and Sewer	None
8	16716110		R-2	27	HDR	3.92	82	Vacant, undeveloped	Yes	CUP
9	16722104		R-1	6	LDR	3.07	14	Existing Church, underutilized	Water and Sewer	CUP
10	16722110		R-2	15	MDR	9.63	123	Vacant, undeveloped	Water and Sewer	None
11	16722115		R-2	15	MDR	3.25	42	Vacant, undeveloped	Water and Sewer	None
12	16722116		R-2	15	MDR	2.76	35	Vacant, undeveloped	Water and Sewer	None
13	16723105		R-1	6	LDR	0.63	2	Vacant, undeveloped	Water and Sewer	None
14	16723202		R-1	6	LDR	0.62	2	Vacant, undeveloped	Water and Sewer	None
15	16723207		R-1	6	LDR	0.44	2	Vacant, undeveloped	Water and Sewer	None
16	16723224		R-1	6	LDR	0.51	1	Vacant, undeveloped	Water and Sewer	None
17	16727106		R-2	15	MDR	2.36	37	Vacant, undeveloped, approved 37 unit condo	Water and Sewer	None
18	16780501		A-1	6	LDR	4.16	20	Vacant, undeveloped	Water and Sewer	Zone Change
19	121209103		A-1	6	LDR	5.08	26	Vacant, undeveloped	Water and Sewer	Zone Change
20	121209104		A-1	6	LDR	4.8	24	Single family home, underutilized	Water and Sewer	Zone Change
21	121212107		R-E	2.7	VLDR	4.61	12	Single family home,	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								underutilized		
22	121212103		A-1	2.7	VLDR	5.01	13	Vacant, undeveloped	Water and Sewer	Zone Change
23	121212101		A-1	2.7	VLDR	4.8	12	commercial agriculture, underutilized	Water and Sewer	Zone Change
24	121212102		A-1	2.7	VLDR	4.82	13	Single family home, underutilized	Water and Sewer	Zone Change
25	121212104 to 121212106	16806999	R-E	2.7	VLDR	28.47	74	Vacant, Undeveloped, Approved 74 unit tract	Water and Sewer	None
26	16807103		A-1	2.7	VLDR	4.72	12	Single family home, underutilized	Water and Sewer	Zone Change
27	16807104		A-1	2.7	VLDR	9.63	25	Vacant, undeveloped	Water and Sewer	Zone Change
28	16807105		A-1	2.7	VLDR	9.74	25	Vacant, undeveloped	Water and Sewer	Zone Change
29	16807106		A-1	2.7	VLDR	5.63	15	Single fam residence, agriculture, underutilized	Water and Sewer	Zone Change
30	16807107		A-1	2.7	VLDR	9.6	25	Agriculture, buildings, underutilized	Water and Sewer	Zone Change
31	16807111		A-1	2.7	VLDR	3.92	10	Vacant, undeveloped	Water and Sewer	Zone Change
32	16807115		A-1	2.7	VLDR	5.09	13	Single family home, underutilized	Water and Sewer	Zone Change
33	16807116		R-E	2.7	VLDR	12.11	33	Vacant, undeveloped	Water and Sewer	None
34	121221101		A-1	2.7	VLDR	8.74	22	Vacant, undeveloped	Water and Sewer	Zone Change
35	121218101 to 121218110	16811108 (121218101 through 10)	R-E	6	LDR	4.83	10	Vacant, undeveloped, approved 10 lot subdivision	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
36	16812106, 16812108, 16812110, 16812111, 16812113, 16816102, 16816103, 16816104, 16816105	16812999	R-E	2.7	VLDR	77.62	209	Approved 209 unit tract	Water and Sewer	Zone Change
37	16813205		R-E	2.7	VLDR	37.85	76	Vacant, undeveloped, approved 76 unit tract	Water and Sewer	None
38	121237108 to 121237120	16820103; 16820126 to 16820138	R-1	6	LDR	2.16	10	Vacant, undeveloped	Water and Sewer	None
39	121237101		R-2	27	HDR	1.02	21	Vacant, undeveloped	Water and Sewer	CUP
40	121237129		R-1	6	LDR	2.09	10	Existing Church, underutilized	Water and Sewer	None
41	121241101		A-1	6	LDR	2.38	11	Single family residence, underutilized	Water and Sewer	Zone Change
42	121241102		A-1	6	LDR	2.38	11	Single family residence, underutilized	Water and Sewer	Zone Change
43	121241105		A-1	6	LDR	1.81	8	Vacant, undeveloped	Water and Sewer	Zone Change
44	121241106		A-1	6	LDR	2.24	10	existing church, Underutilized	Water and Sewer	Zone Change
45	121242101		A-1	6	LDR	2.37	11	Single family residence, underutilized	Water and Sewer	Zone Change
46	121242102		A-1	6	LDR	2.37	11	Single family residence, underutilized	Water and Sewer	Zone Change
47	121242109		A-1	6	LDR	0.57	1	Single family residence, underutilized	Water and Sewer	None
48	121242110		A-1	6	LDR	0.85	1	Single family residence, underutilized	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
49	121242111		R-1	6	LDR	1.28	6	Single family residence, underutilized	Water and Sewer	None
50	121242103		A-1	6	LDR	1.55	4	Single family residence, underutilized	Water and Sewer	Zone Change
51	16829102		R-1	6	LDR	9.01	43	Vacant, undeveloped	Water and Sewer	None
52	121226129		R-2	15	MDR	4.33	56	Vacant, undeveloped	Water and Sewer	None
53	121243101		E	6	PI	3.45	18	Vacant, undeveloped	Water and Sewer	CUP
54	16902102		A-1	15	MDR	4.76	65	Vacant, undeveloped	Water and Sewer	Zone Change
55	16902103		R-1	15	MDR	0.9	10	Single family residence, underutilized	Water and Sewer	Zone Change
56	16902111		R-1	15	MDR	1.64	24	Vacant, undeveloped	Water and Sewer	Zone Change
57	16902119		R-1	15	MDR	4.72	65	Vacant, undeveloped	Water and Sewer	Zone Change
58	16918202		R-2	15	MDR	0.14	1	Vacant, undeveloped	Water and Sewer	None
59	16918203		R-2	15	MDR	0.14	1	Vacant, undeveloped	Water and Sewer	None
60	16918204		R-2	15	MDR	0.37	5	Vacant, undeveloped	Water and Sewer	None
61	16932104		R-2	15	MDR	0.15	2	Vacant, undeveloped	Water and Sewer	None
62	16932105		R-2	15	MDR	0.16	2	Vacant, undeveloped	Water and Sewer	None
63	17013204		R-2	15	MDR	0.21	2	Vacant, undeveloped	Water and Sewer	None
64	17017101		R-2	27	HDR	3.15	40	Vacant, approved apartment project	Water and Sewer	None
65	17019139		R-2	27	HDR	2.39	42	Existing city storage yard	Water and Sewer	CUP
66	17020124		R-2	27	HDR	0.57	11	Vacant, undeveloped	Water and Sewer	CUP
67	17020138		R-2	27	HDR	1.86	39	Vacant, undeveloped	Water and Sewer	CUP
68	17021101		R-2	27	HDR	0.74	11	Single family residence, underutilized	Water and Sewer	CUP
69	17022109		R-2	27	HDR	2.67	39	Single family residence, underutilized	Water and Sewer	CUP
70	17022150		R-2	27	HDR	1.15	17	Vacant, undeveloped	Water and Sewer	CUP
71	17025104		R-2	27	HDR	0.54	11	Single family residence, underutilized	Water and Sewer	CUP

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
72	17025105		R-2	27	HDR	0.66	14	Vacant, undeveloped	Water and Sewer	CUP
73	17025106		R-2	27	HDR	0.64	13	Vacant, undeveloped	Water and Sewer	CUP
74	17025107		R-2	27	HDR	0.55	11	Vacant, undeveloped	Water and Sewer	CUP
75	17028116		R-1	6	LDR	3.11	14	Single family residence, underutilized	Water and Sewer	None
76	17029142		R-1	6	LDR	1.02	4	Vacant, undeveloped	Water and Sewer	None
77	17029152		R-1	6	LDR	1.43	6	Vacant, undeveloped	Water and Sewer	None
78	17108501		A-P	15	MDR	0.17	2	existing church, Underutilized	Water and Sewer	None
79	17119129		R-2	27	HDR	1.89	24	existing office, Underutilized	Water and Sewer	None
80	17124124		A-P	29	O	0.34	9	Vacant, undeveloped	Water and Sewer	None
81	17201363		R-S	6	LDR	1.44	4	Vacant, undeveloped	Water and Sewer	None
82	17201364		R-S	6	LDR	1.83	8	Existing mini market, underutilized	Water and Sewer	None
83	17223103		R-S	6	LDR	2.49	5	approved 11 lot tract	Water and Sewer	None
84	17223104		R-S	6	LDR	1.67	4	approved 11 lot tract	Water and Sewer	None
85	17223105		R-S	6	LDR	1.28	2	approved 11 lot tract	Water and Sewer	None
86	17227115		R-S	6	LDR	4.62	16	Single family residence, underutilized	Water and Sewer	None
87	017232146 to 017232147	17232143	R-S	6	LDR	1.3	1	Pool from adjacent home, underutilized	Water and Sewer	None
88	17232145		R-S	6	LDR	2.57	8	Single family residence, underutilized	Water and Sewer	None
89	17234129		SP52	15	MDR	1.21	14	Existing townhomes, underutilized	Water and Sewer	None
90	17235110		R-S	6	LDR	0.93	3	Single family residence, underutilized	Water and Sewer	None
91	17235111		R-S	6	LDR	0.63	2	Single family residence, underutilized	Water and Sewer	None
92	17235112		R-S	6	LDR	0.56	2	Single family resi-	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								dence, underutilized		
93	17235131		R-S	6	LDR	0.55	2	Single family residence, underutilized	Water and Sewer	None
94	17235152		R-S	6	LDR	0.31	1	Vacant, undeveloped	Water and Sewer	None
95	17243146		R-S	6	LDR	0.37	1	approved 6 unit tract	Water and Sewer	None
96	17243148		R-S	6	LDR	0.31	1	approved 6 unit tract	Water and Sewer	None
97	17301139		R-S	6	LDR	1	3	Vacant, undeveloped	Water and Sewer	None
98	17301140		R-S	6	LDR	1.02	3	Vacant, undeveloped	Water and Sewer	None
99	17308402		R-2	15	MDR	0.78	11	existing church, Underutilized	Water and Sewer	None
100	17323105		R-S	6	LDR	8.82	30	Single family residence, underutilized	Water and Sewer	None
101	17413104		R-S	0.4	A	6.02	2	Existing catholic retreat, underutilized	Water and Sewer	None
102	17414126		R-E	2.7	VLDR	9.84	26	Existing catholic retreat, underutilized	Water and Sewer	None
103	17415110		R-E	2.7	VLDR	9.89	26	Existing catholic retreat, underutilized	Water and Sewer	None
104	17415401		R-S	15	MDR	2.92	9	Vacant, undeveloped	Water and Sewer	None
105	17416125		E	6	LDR	10.22	44	Vacant, undeveloped	Water and Sewer	Zone Change
106	17416127		R-S	6	LDR	2.36	8	Vacant, undeveloped	Water and Sewer	None
107	17417305		A-1	6	LDR	4.98	20	Single family residence, underutilized	Water and Sewer	Zone Change
108	17418102		A-1	6	LDR	1.73	10	Vacant, undeveloped	Water and Sewer	Zone Change
109	17418107		A-1	6	LDR	1.08	5	Single family residence, underutilized	Water and Sewer	Zone Change
110	17420105		R-E	2.7	VLDR	4.82	11	Vacant, undeveloped	Water and Sewer	None
111	17420106		A-1	2.7	VLDR	3.97	10	Vacant, undeveloped	Water and Sewer	Zone Change
112	17421116		A-2	2.7	VLDR	4.48	2	Vacant, undeveloped	Water and Sewer	None
113	17422149		A-2	2.7	VLDR	12.31	8	Vacant, undeveloped	Water and Sewer	None
114	17447152		R-E	6	LDR	0.32	1	approved tract with 9	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								homes		
115	17447153		R-E	6	LDR	0.33	1	approved tract with 9 homes	Water and Sewer	None
116	17447154		R-E	6	LDR	0.35	1	approved tract with 9 homes	Water and Sewer	None
117	17447159		R-E	6	LDR	0.48	1	approved tract with 9 homes	Water and Sewer	None
118	17611111		SP43	slope	RP	15.78	2	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
119	17612105		SP43	slope	RP	41.61	13	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
120	29262101 to 29262139	29216305	EV3000 RM	15	MDR	4.79	18	Approved 39 unit townhome	Water and Sewer	None
121	29216510		EV3000 RM	15	MDR	4.28	42	Single family residence, underutilized	Water and Sewer	CUP
122	29216711		EV3000 RM	15	MDR	2.15	21	Single family residence, underutilized	Water and Sewer	CUP
123	29216712		EV3000 RM	15	MDR	1.88	18	Single family residence, underutilized	Water and Sewer	CUP
124	29216816		EV2500 RM	15	MDR	2.41	32	Vacant, undeveloped	Water and Sewer	None
125	29216821		EV2500 RM	15	MDR	1	13	Single family residence, underutilized	Water and Sewer	None
126	29216822		EV2500 RM	15	MDR	2.45	32	Single family residence, underutilized	Water and Sewer	None
127	29314137		A-1	2.7	VLDR	19.7	53	Vacant, undeveloped	Water and Sewer	Zone Change
128	29411114		SP43	slope	RP	19.77	4	Vacant, undeveloped	Yes	slopes > 15%, Specific Plan
129	29825105		R-1	6	LDR	4.3	20	Vacant, undeveloped	Water and Sewer	needs street install
130	29825106		R-1	6	LDR	3.85	18	Single family residence, underutilized	Water and Sewer	None
131	29825107		R-1	6	LDR	0.63	1	Single family residence, underutilized	Water and Sewer	None

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
132	17428113, 17428133, 17428134, 17428135, 29921311, 29921312, 29921313, 29921314, 29921321	29921999	R-E	2.7	VLDR	65.19	80	Vacant, Undeveloped, approved 80 unit tract	Water and Sewer	None
133	30022229		SP59	slope	RP	19.5	3	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
134	30022237		SP59	slope	RP	10.47	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
135	30022238		SP59	slope	RP	10.41	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
136	30022239		SP59	slope	RP	10.38	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
137	30022240		SP59	slope	RP	10.3	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
138	30023155		SP47	slope	RP	16.06	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
139	30023156		SP47	slope	RP	20.58	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
140	30023157		SP47	slope	RP	1.79	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
141	30023158		SP47	slope	RP	1.9	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
142	30023160		SP47	slope	RP	10.76	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
143	30045102		SP59	slope	RP	17	2	Single family residence, underutilized	Water and Sewer	slopes > 15%, Specific Plan
144	30045103		SP59	slope	RP	17.08	2	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan

Table B-2: Other Parcels (Excluding Canyon)

Count	APN No.	Old APN	Zoning	Allowable Density	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
145	30045113		SP59	slope	RP	3.13	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
146	30045114		SP59	slope	RP	2.47	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
147	30045115		SP59	slope	RP	5.87	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
148	30045116		SP59	slope	RP	9.04	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
149	30060101		SP59	slope	RP	3.68	1	Single family residence, underutilized	Water and Sewer	slopes > 15%, Specific Plan
150	30060102		SP59	slope	RP	8.14	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
151	30060103		SP59	slope	RP	9.13	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
152	30060104		SP59	slope	RP	7.99	1	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
153	30060105		SP59	slope	RP	8.85	2	Vacant, undeveloped	Water and Sewer	slopes > 15%, Specific Plan
154	30063116		SP47	slope	RP	4.87	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
155	30063117		SP47	slope	RP	3.96	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
156	30063118		SP47	slope	RP	0.82	1	22 unit tract	Water and Sewer	slopes > 15%, Specific Plan
157	30063119		SP47	slope	RP	0.52	1	Vacant, undeveloped	Water and Sewer	specific plan
158	17527102		SP43	slope	RP	3.33	3	Vacant, undeveloped	None	slopes > 15%, Specific Plan
159	17527117		SP43	slope	RP	48.93	27	Vacant, undeveloped	Yes	slopes > 15%, Specific Plan
160	17527111		SP43	slope	RP	26.69	10	Approved 10 unit tract	Water only	slopes > 15%, Specific Plan
161	30022230		SP59	slope	RP	60.54	15	Vacant, current project	None	Hillside Area, Specific plan

Table B-2: Other Parcels (Excluding Canyon)

Count	*APN No.*	*Old APN*	*Zoning*	*Allowable Density*	*General Plan*	*Acres*	*Unit Capacity*	*Existing Use*	*Infrastructure Capacity*	*On Site Constraints*
TOTAL						**1,054.57**	**2,602**			
Source: City of Redlands Development Services Department, 2013.										

Table B-3: Canyon Parcels

Count	*APN No.*	*Old APN*	*Zoning*	*Allowable Density (per acre)*	*General Plan*	*Acres*	*Unit Capacity*	*Existing Use*	*Infrastructure Capacity*	*On Site Con-straints*
1	17214101		R-A	slope	RP	0.42	0	Vacant or under developed	None	Zone Change
2	17214102		R-A	slope	RP	0.44	0	Vacant or under developed	None	Zone Change
3	17214119		R-S	slope	RP	0.41	0	Vacant or under developed	None	Zone Change
4	17215104			slope	RP	0.52	0	Vacant or under developed	None	Zone Change
5	17501122		A-1	slope	RP	4.00	4	Vacant or under developed	None	Zone Change
6	17501135		R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
7	17501151		R-A	slope	RP	0.16	0	Vacant or under developed	None	Zone Change
8	17501152		R-A	slope	RP	0.02	0	Vacant or under developed	None	Zone Change
9	17501157		A-1	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
10	17501158		A-1	slope	RP	5.00	4	Vacant or under developed	None	Zone Change
11	17501160		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
12	17501161		R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
13	17501174		R-A	slope	RP	1.75	0	Vacant or under developed	None	Zone Change
14	17501175		R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
15	17501176		R-A	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
16	17501177		R-A	slope	RP	4.00	4	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
17	17501201		A-1	slope	RP	3.00	3	Vacant or under developed	None	Zone Change
18	17501202		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
19	17512101		A-1	slope	RP	6.00	6	Vacant or under developed	None	Zone Change
20	17512102		A-1	slope	RP	11.00	10	Vacant or under developed	None	Zone Change
21	17512204		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
22	17512213		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
23	17512215		A-1	slope	RP	6.00	6	Vacant or under developed	None	Zone Change
24	17513114		A-1	slope	RP	6.00	5	Vacant or under developed	None	Zone Change
25	17513119		R-A	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
26	17513120		R-A	slope	RP	0.74	0	Vacant or under developed	None	Zone Change
27	17513121		R-A	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
28	17513122		R-A	slope	RP	4.00	3	Vacant or under developed	None	Zone Change
29	17513125		A-1	slope	RP	6.00	6	Vacant or under developed	None	Zone Change
30	17514206		R-A	slope	RP	1.32	0	Vacant or under developed	None	Zone Change
31	17514207		R-A	slope	RP	2.94	0	Vacant or under developed	None	Zone Change
32	17514208		R-A	slope	RP	3.43	0	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Con-straints
33	17514209		R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
34	17514210		R-A	slope	RP	3.49	0	Vacant or under developed	None	Zone Change
35	17521102		A-1	slope	RP	14.00	13	Vacant or under developed	None	Zone Change
36	17521103		A-1	slope	RP	5.00	4	Vacant or under developed	None	Zone Change
37	17522102		A-1	slope	RP	8.00	5	Vacant or under developed	None	Zone Change
38	17522103		A-1	slope	RP	5.00	11	Vacant or under developed	None	Zone Change
39	17522104		A-1	slope	RP	5.00	5	Vacant or under developed	None	Zone Change
40	17522106		A-1	slope	RP	4.00	3	Vacant or under developed	None	Zone Change
41	17522108		A-1	slope	RP	5.00	5	Vacant or under developed	None	Zone Change
42	17522201		A-1	slope	RP	10.00	9	Vacant or under developed	None	Zone Change
43	17522203		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
44	17522204		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
45	17522205		A-1	slope	RP	0.39	0	Vacant or under developed	None	Zone Change
46	17522207		R-R	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
47	17522210		R-R	slope	RP	0.42	0	Vacant or under developed	None	Zone Change
48	17522211		R-R	slope	RP	11.00	11	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
49	17522212		A-1	slope	RP	0.36	0	Vacant or under developed	None	Zone Change
50	17523102		A-1	slope	RP	6.00	5	Vacant or under developed	None	Zone Change
51	17523103		A-1	slope	RP	11.00	9	Vacant or under developed	None	Zone Change
52	17523202		A-1	slope	RP	12.00	11	Vacant or under developed	None	Zone Change
53	17523204		R-R	slope	RP	2.37	0	Vacant or under developed	None	Zone Change
54	17524102		R-A	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
55	17524103		R-A	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
56	17524105		A-1	slope	RP	13.00	13	Vacant or under developed	None	Zone Change
57	17524107		A-1	slope	RP	8.00	8	Vacant or under developed	None	Zone Change
58	17524201		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
59	17524202		A-1	slope	RP	0.13	0	Vacant or under developed	None	Zone Change
60	17525105		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
61	17525106		R-A	slope	RP	0.01	0	Vacant or under developed	None	Zone Change
62	17525108		R-A	slope	RP	3.00	3	Vacant or under developed	None	Zone Change
63	17525111	17523104	A-1	slope	RP	61.13	63	Vacant or under developed	None	Zone Change
64	17536407		R-A	slope	RP	0.13	0	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Con-straints
65	17536615		R-A	slope	RP	0.07	0	Vacant or under developed	None	Zone Change
66	17537118		R-A	slope	RP	0.47	0	Vacant or under developed	None	Zone Change
67	17537122		R-A	slope	RP	0.22	0	Vacant or under developed	None	Zone Change
68	17538108		R-A	slope	RP	0.84	0	Vacant or under developed	None	Zone Change
69	17538116		R-A	slope	RP	0.54	0	Vacant or under developed	None	Zone Change
70	17538117		R-A	slope	RP	0.27	0	Vacant or under developed	None	Zone Change
71	17541401		R-A	slope	RP	0.65	0	Vacant or under developed	None	Zone Change
72	17542313		R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
73	17542316		R-A	slope	RP	0.06	0	Vacant or under developed	None	Zone Change
74	17546103		PRD/R-R	slope	RP	0.49	0	Vacant or under developed	None	Zone Change
75	17546107		PRD/R-R	slope	RP	1.34	0	Vacant or under developed	None	Zone Change
76	17546108		PRD/R-R	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
77	17546109		PRD/R-R	slope	RP	1.18	0	Vacant or under developed	None	Zone Change
78	17548101		PRD/R-R	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
79	17548106		PRD/R-R	slope	RP	0.97	0	Vacant or under developed	None	Zone Change
80	17548111		PRD/R-R	slope	RP	1.00	1	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
81	17548112		PRD/R-R	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
82	17548113		PRD/R-R	slope	RP	1.03	0	Vacant or under developed	None	Zone Change
83	17605301		R-R	slope	RP	1.14	0	Vacant or under developed	None	Specific Plans
84	17605311		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
85	17611106		R-R	slope	RP	1.00	1	Vacant or under developed	None	Specific Plans
86	17611107		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
87	17611110		R-R	slope	RP	1.00	1	Vacant or under developed	None	Specific Plans
88	17612102		R-R	slope	RP	6.00	5	Vacant or under developed	None	Specific Plans
89	17613205		R-A	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
90	17614101		R-R	slope	RP	2.06	0	Vacant or under developed	None	Specific Plans
91	17614102		R-R	slope	RP	0.62	0	Vacant or under developed	None	Specific Plans
92	17614103		R-R	slope	RP	3.00	2	Vacant or under developed	None	Specific Plans
93	17614104		R-R	slope	RP	0.59	0	Vacant or under developed	None	Specific Plans
94	17614106		R-R	slope	RP	0.12	0	Vacant or under developed	None	Specific Plans
95	17614107		R-R	slope	RP	29.00	29	Vacant or under developed	None	Specific Plans
96	17614203		R-R	slope	RP	2.00	2	Vacant or under developed	None	Specific Plans

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Con-straints
97	17614204		R-R	slope	RP	3.00	2	Vacant or under developed	None	Specific Plans
98	17614205		R-R	slope	RP	2.00	2	Vacant or under developed	None	Specific Plans
99	17614210			slope	RP	0.44	0	Vacant or under developed	None	Specific Plans
100	17614211		R-R	slope	RP	3.00	2	Vacant or under developed	None	Specific Plans
101	17614212		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
102	17614218		R-R	slope	RP	0.17	0	Vacant or under developed	None	Specific Plans
103	17616109		R-R	slope	RP	4.00	4	Vacant or under developed	None	Specific Plans
104	17616112		R-R	slope	RP	0.05	0	Vacant or under developed	None	Specific Plans
105	17617504		R-R	slope	RP	0.06	0	Vacant or under developed	None	Specific Plans
106	17646108		R-A	slope	RP	0.05	0	Vacant or under developed	None	Specific Plans
107	17646109		R-A	slope	RP	1.45	0	Vacant or under developed	None	Specific Plans
108	17646110		R-A	slope	RP	0.75	0	Vacant or under developed	None	Specific Plans
109	17646120		R-A	slope	RP	0.23	0	Vacant or under developed	None	Specific Plans
110	17646122		R-A	slope	RP	0.07	0	Vacant or under developed	None	Specific Plans
111	17646123		R-A	slope	RP	0.04	0	Vacant or under developed	None	Specific Plans
112	17647117		R-A	slope	RP	1.80	0	Vacant or under developed	None	Specific Plans

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
113	17647118		R-A	slope	RP	0.07	0	Vacant or under developed	None	Specific Plans
114	29314203		A-1	slope	PG	4.00	4	Vacant or underutilized	None	Zone Change
115	29314205		A-1	slope	RP	3.67	1	Underutilized	None	Zone Change
116	29315102		A-1	slope	PG	9.00	9	Vacant or underutilized	None	Zone Change
117	29315108		A-1	slope	RP	10.00	9	Vacant or underutilized	None	Zone Change
118	29315113		A-1	slope	PG	35.00	34	Vacant or under developed	None	Zone Change
119	29316103		A-1	slope	RP	0.28	0	Vacant or under developed	None	Zone Change
120	29316104		A-1	slope	RP	10.00	9	Vacant or under developed	None	Zone Change
121	29316105		A-1	slope	RP	7.00	7	Vacant or underutilized	None	Zone Change
122	29316138		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
123	29316142		A-1	slope	RP	12.00	12	Vacant or underutilized	None	Zone Change
124	29316144		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
125	29316151		A-1	slope	RP	8.00	7	Vacant or underutilized	None	Zone Change
126	29404132		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
127	29404133		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
128	29405105		A-1	slope	RP	7.00	7	Vacant or under developed	None	Zone Change
129	29405108		A-1	slope	RP	30.00	30	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Con-straints
								developed		
130	29405109		A-1	slope	RP	4.00	82	Vacant or under developed	None	Zone Change
131	29406119		A-1	slope	RP	7.00	7	Vacant or under developed	None	Zone Change
132	29406121		A-1	slope	RP	33.00	32	Vacant or under developed	None	Zone Change
133	29406123		A-1	slope	RP	19.00	18	Vacant or under developed	None	Zone Change
134	29407101		A-1	slope	RP	65.00	65	Vacant or under developed	None	Zone Change
135	29407102		A-1	slope	RP	21.00	21	Vacant or under developed	None	Zone Change
136	29407103		A-1	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
137	29407104		A-1	slope	RP	7.00	6	Vacant or under developed	None	Zone Change
138	29407105		A-1	slope	RP	10.00	9	Vacant or under developed	None	Zone Change
139	29407106		A-1	slope	RP	16.00	16	Vacant or under developed	None	Zone Change
140	29408101		R-R	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
141	29408102		A-1	slope	RP	3.00	3	Vacant or under developed	None	Zone Change
142	29408103		A-1	slope	RP	2.52	0	Vacant or under developed	None	Zone Change
143	29408104		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
144	29408105		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
145	29408107		A-1	slope	RP	1.00	1	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		
146	29408108		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
147	29408109		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
148	29408110		A-1	slope	RP	1.24	0	Vacant or under developed	None	Zone Change
149	29408111		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
150	29408112		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
151	29408113		A-1	slope	RP	16.00	16	Vacant or under developed	None	Zone Change
152	29408114		A-1	slope	RP	25.00	25	Vacant or under developed	None	Zone Change
153	29408115		A-1	slope	RP	4.00	4	Vacant or under developed	None	Zone Change
154	29408116		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
155	29408117		A-1	slope	RP	0.38	0	Vacant or under developed	None	Zone Change
156	29408118		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
157	29408119		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
158	29408120		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
159	29408128		A-1	slope	RP	18.00	17	Vacant or under developed	None	Zone Change
160	29408130		A-1	slope	RP	0.38	0	Vacant or under developed	None	Zone Change
161	29408131		A-1	slope	RP	0.38	0	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Con-straints
								developed		
162	29408132		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
163	29408133		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
164	29408134		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
165	29408135		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
166	29408137		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
167	29408138		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
168	29408139		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
169	29408140		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
170	29408141		A-1	slope	RP	0.38	0	Vacant or under developed	None	Zone Change
171	29408143		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
172	29408149		A-1	slope	RP	0.38	0	Vacant or under developed	None	Zone Change
173	29408150		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
174	29408151		A-1	slope	RP	0.19	0	Vacant or under developed	None	Zone Change
175	29408152		A-1	slope	RP	0.38	0	Vacant or under developed	None	Zone Change
176	29408154		A-1	slope	RP	8.00	7	Vacant or under developed	None	Zone Change
177	29408155		A-1	slope	RP	7.00	6	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		
178	29408156		A-1	slope	RP	8.00	7	Vacant or under developed	None	Zone Change
179	29408157		A-1	slope	RP	7.00	6	Vacant or under developed	None	Zone Change
180	29408158		A-1	slope	RP	25.00	25	Vacant or under developed	None	Zone Change
181	29408159		R-R	slope	RP	21.00	20	Vacant or under developed	None	Zone Change
182	29408160		R-R	slope	RP	3.00	3	Vacant or under developed	None	Zone Change
183	29408161		R-R	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
184	29408162		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
185	29408167		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
186	29408168		A-1	slope	RP	4.00	3	Vacant or under developed	None	Zone Change
187	29408169	29408125 to 29408127	A-1	slope	RP	2.76	1	Vacant or under developed	None	Zone Change
188	29409101		A-1	slope	RP	18.00	17	Vacant or under developed	None	Zone Change
189	29409102		A-1	slope	RP	2.09	0	Vacant or under developed	None	Zone Change
190	29409103		A-1	slope	RP	23.00	22	Vacant or under developed	None	Zone Change
191	29409106		A-1	slope	RP	6.00	6	Vacant or under developed	None	Zone Change
192	29409107		A-1	slope	RP	5.00	4	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
193	29409113		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
194	29409117		A-1	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
195	29409118		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
196	29409120		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
197	29409121		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
198	29409124		A-1	slope	RP	0.14	0	Vacant or under developed	None	Needs specific plan
199	29409132		A-1	slope	RP	0.16	0	Vacant or under developed	None	Specific Plans
200	29409134		A-1	slope	RP	5.00	5	Vacant or under developed	None	Zone Change
201	29409135		A-1	slope	RP	23.00	22	Vacant or under developed	None	Needs specific plan
202	29409136		A-1	slope	RP	6.00	5	Vacant or under developed	None	Needs specific plan
203	29409137		A-1	slope	RP	0.24	0	Vacant or under developed	None	Zone Change
204	29409138		A-1	slope	RP	4.00	4	Vacant or under developed	None	Zone Change
205	29409141		A-1	slope	RP	24.00	24	Vacant or under developed	None	Zone Change
206	29409143		A-1	slope	RP	0.25	0	Vacant or under developed	None	Zone Change
207	29409144		A-1	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
208	29409145		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
209	29409147		PRD/R-R	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
210	29409160	29409158	A-1	slope	RP	5.87	4	Vacant or under developed	None	Zone Change
211	29409161	29409158	A-1	slope	RP	5.19	3	Vacant or under developed	None	Zone Change
212	29409162	29409158	A-1	slope	RP	12.92	5	Vacant or under developed	None	Zone Change
213	29410104		A-1	slope	RP	8.00	7	Vacant or under developed	None	Needs specific plan
214	29410108		A-1	slope	RP	3.73	3	Vacant or under developed	None	Specific Plans
215	29410109		A-1	slope	RP	0.03	0	Vacant or under developed	None	Specific Plans
216	29410110		A-1	slope	RP	0.10	0	Vacant or under developed	None	Specific Plans
217	29410111		A-1	slope	RP	2.00	1	Vacant or under developed	None	Zone Change
218	29410113		A-1	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
219	29410114		A-1	slope	RP	36.00	35	Vacant or under developed	None	Zone Change
220	29410115		A-1	slope	RP	3.38	3	Vacant or under developed	None	Needs specific plan
221	29410117		A-1	slope	RP	0.15	0	Vacant or under developed	None	Specific Plans
222	29410121		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
223	29410122		A-1	slope	RP	27.00	27	Vacant or under developed	None	Needs specific plan
224	29410123		A-1	slope	RP	10.00	10	Vacant or under developed	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
225	29410127		A-1	slope	RP	4.00	3	Vacant or under developed	None	Zone Change
226	29410128		A-1	slope	RP	10.00	9	Vacant or under developed	None	Zone Change
227	29410129		A-1	slope	RP	7.00	6	Vacant or under developed	None	Zone Change
228	29410130		A-1	slope	RP	5.00	4	Vacant or under developed	None	Zone Change
229	29410131		A-1	slope	RP	5.00	4	Vacant or under developed	None	Zone Change
230	29410132		A-1	slope	RP	18.00	17	Vacant or under developed	None	Zone Change
231	29411104		R-R	slope	RP	2.00	2	Vacant or under developed	None	Specific Plans
232	29411106		A-1	slope	RP	11.00	11	Vacant or under developed	None	Needs specific plan
233	29411108		R-R	slope	RP	2.00	1	Vacant or under developed	None	Specific Plans
234	29411116		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
235	29411117		R-R	slope	RP	0.85	0	Vacant or under developed	None	Specific Plans
236	29411118		R-R	slope	RP	0.80	0	Vacant or under developed	None	Specific Plans
237	29411119		R-R	slope	RP	6.00	5	Vacant or under developed	None	Specific Plans
238	29411122		A-1	slope	RP	23.00	23	Vacant or under developed	None	Needs specific plan
239	29412106		A-1	slope	RP	0.45	0	Vacant or under developed	None	Zone Change
240	29412107		A-1	slope	RP	5.00	5	Vacant or under developed	None	Needs specific plan

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
241	29412111		A-1	slope	RP	22.00	21	Vacant or under developed	None	Needs specific plan
242	29412112		A-1	slope	RP	3.00	2	Vacant or under developed	None	Specific Plans
243	29412119		A-1	slope	RP	1.00	1	Vacant or under developed	None	Specific Plans
244	29412120		A-1	slope	RP	18.00	17	Vacant or under developed	None	Needs specific plan
245	29412121		A-1	slope	RP	3.00	2	Vacant or under developed	None	Zone Change
246	29412124		A-1	slope	RP	22.00	22	Vacant or under developed	None	Zone Change
247	29412125		A-1	slope	RP	2.00	2	Vacant or under developed	None	Zone Change
248	29412128		A-1	slope	RP	11.00	10	Vacant or under developed	None	Needs specific plan
249	29412133		A-1	slope	RP	2.00	2	Vacant or under developed	None	Needs specific plan
250	29412134		A-1	slope	RP	10.00	9	Vacant or under developed	None	Needs specific plan
251	29414101		R-R	slope	RP	7.00	7	Vacant or under developed	None	Specific Plans
252	29414102		R-R	slope	RP	14.00	13	Vacant or under developed	None	Specific Plans
253	29414103		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
254	29414104		R-R	slope	RP	14.00	13	Vacant or under developed	None	Specific Plans
255	29414106		A-1	slope	RP	2.45	0	Vacant or under developed	None	Needs specific plan
256	29414107		A-1	slope	RP	2.44	0	Vacant or under developed	None	Needs specific plan

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
257	29414128		R-R	slope	RP	1.00	0	Vacant or under developed	None	Specific Plans
258	29414130		R-R	slope	RP	4.00	3	Vacant or under developed	None	Specific Plans
259	29414132		R-R	slope	RP	0.14	0	Vacant or under developed	None	Specific Plans
260	29414133		R-R	slope	RP	5.00	4	Vacant or under developed	None	Specific Plans
261	29414137		R-R	slope	RP	2.00	1	Vacant or under developed	None	Specific Plans
262	029414165, 029414170, 029414171	29414156	R-R	slope	RP	5.00	4	Vacant or under developed	None	Specific Plans
263	29414158		A-1	slope	RP	2.00	1	Vacant or under developed	None	Needs specific plan
264	29415102		R-R	slope	RP	19.00	18	Vacant or under developed	None	Specific Plans
265	29415103		R-R	slope	RP	16.00	15	Vacant or under developed	None	Specific Plans
266	29415104		R-R	slope	RP	12.00	11	Vacant or under developed	None	Specific Plans
267	29415110		A-1	slope	RP	0.03	0	Vacant or under developed	None	Specific Plans
268	29415111		A-1	slope	RP	4.00	4	Vacant or under developed	None	Needs specific plan
269	29415123		A-1	slope	RP	4.00	3	Vacant or under developed	None	Needs specific plan
270	29415126		A-1	slope	RP	3.00	3	Vacant or under developed	None	Needs specific plan
271	29415128		A-1	slope	RP	3.00	2	Vacant or under developed	None	Needs specific plan
272	29415130		A-1	slope	RP	4.00	4	Vacant or under	None	Needs specif-

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		ic plan
273	29415131		A-1	slope	RP	4.00	4	Vacant or under developed	None	Needs specific plan
274	29415134		A-1	slope	RP	2.00	2	Vacant or under developed	None	Needs specific plan
275	29415135		A-1	slope	RP	3.00	2	Vacant or under developed	None	Needs specific plan
276	29415145		A-1	slope	RP	5.00	4	Vacant or under developed	None	Needs specific plan
277	29415146		A-1	slope	RP	19.00	18	Vacant or under developed	None	Needs specific plan
278	29415147		A-1	slope	RP	0.54	0	Vacant or under developed	None	Needs specific plan
279	29415149		A-1	slope	RP	20.00	19	Vacant or under developed	None	Needs specific plan
280	29417122		R-R	slope	RP	0.30	0	Vacant or under developed	None	Specific Plans
281	30001211	30001208	A-1	slope	RP	13.00	13	Vacant or under developed	None	Zone Change
282	30002201		RAA	slope	RP	6.00	6	Vacant or under developed	None	Zone Change
283	30002207		RAA	slope	RP	0.92	0	Vacant or under developed	None	Zone Change
284	30007207		R-R-A	slope	RP	0.47	0	Vacant or under developed	None	Zone Change
285	30007215		R-R-A	slope	RP	0.46	0	Vacant or under developed	None	Zone Change
286	30009107		R-R-A	slope	RP	0.46	0	Vacant or under developed	None	Zone Change
287	30009109		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
288	30009206		R-R-A	slope	RP	0.09	0	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		
289	30010131		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
290	30010123		R-R-A	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
291	30010126	30010118	R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
292	30010128	30010111	R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
293	30010130	30010122	R-R-A	slope	RP	0.49	0	Vacant or under developed	None	Zone Change
294	30011101		R-R-A	slope	RP	5.00	5	Vacant or under developed	None	Zone Change
295	30013117		R-R-A	slope	RP	0.28	0	Vacant or under developed	None	Zone Change
296	30014105		R-R-A	slope	RP	0.00	0	Vacant or under developed	None	Zone Change
297	30016101		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
298	30016131		R-R-A	slope	RP	0.88	0	Vacant or under developed	None	Zone Change
299	30017119		R-R-A	slope	RP	0.03	0	Vacant or under developed	None	Zone Change
300	30017121		R-R-A	slope	RP	0.49	0	Vacant or under developed	None	Zone Change
301	30017125		R-R-A	slope	RP	0.01	0	Vacant or under developed	None	Zone Change
302	30017127		R-R-A	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
303	30020134		R-R-A	slope	RP	0.23	0	Vacant or under developed	None	Zone Change
304	30020135		R-R-A	slope	RP	0.34	0	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		
305	30020136		R-R-A	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
306	30021202		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
307	30021312		R-R-A	slope	RP	0.11	0	Vacant or under developed	None	Zone Change
308	30021408		R-R-A	slope	RP	0.18	0	Vacant or under developed	None	Zone Change
309	30021505		R-R-A	slope	RP	0.09	0	Vacant or under developed	None	Zone Change
310	30021518		R-R-A	slope	RP	0.10	0	Vacant or under developed	None	Zone Change
311	30021547		R-R-A	slope	RP	0.33	0	Vacant or under developed	None	Zone Change
312	30021562		R-R-A	slope	RP	0.08	0	Vacant or under developed	None	Zone Change
313	30021566		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
314	30021570		R-R-A	slope	RP	0.50	0	Vacant or under developed	None	Zone Change
315	30021574		R-R-A	slope	RP	0.35	0	Vacant or under developed	None	Zone Change
316	30021575		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
317	30021576	30021501	R-R-A	slope	RP	0.29	0	Vacant or under developed	None	Zone Change
318	30022223		A-1	slope	RP	4.00	4	Vacant or under developed	None	Needs specific plan
319	30022224		A-1	slope	RP	4.00	3	Vacant or under developed	None	Needs specific plan
320	30023124		A-1	slope	RP	3.00	2	Vacant or under	None	Needs specif-

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		ic plan
321	30023129		A-1	slope	RP	2.52	0	Vacant or under developed	None	Needs specific plan
322	30023131		A-1	slope	RP	11.00	10	Vacant or under developed	None	Needs specific plan
323	30023132		A-1	slope	RP	11.00	11	Vacant or under developed	None	Needs specific plan
324	30023136		A-1	slope	RP	4.00	4	Vacant or under developed	None	Needs specific plan
325	30023138		A-1	slope	RP	44.00	44	Vacant or under developed	None	Needs specific plan
326	30023140		A-1	slope	RP	3.00	2	Vacant or under developed	None	Needs specific plan
327	30023152		RAA	slope	RP	0.04	0	Vacant or under developed	None	Zone Change
328	30024113		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
329	30024115		A-1	slope	RP	46.00	45	Vacant or under developed	None	Zone Change
330	30024116		A-1	slope	RP	27.00	26	Vacant or under developed	None	Zone Change
331	30024118		A-1	slope	RP	53.00	16	Vacant or under developed	None	Zone Change
332	30024119		A-1	slope	RP	15.00	14	Vacant or under developed	None	Zone Change
333	30024120		R-R-A	slope	RP	1.00	53	Vacant or under developed	None	Zone Change
334	30024124		A-1	slope	RP	1.00	1	Vacant or under developed	None	Zone Change
335	30024129		A-1	slope	RP	7.00	6	Vacant or under developed	None	Zone Change
336	30024134		A-1	slope	RP	2.00	2	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	APN No.	Old APN	Zoning	Allowable Density (per acre)	General Plan	Acres	Unit Capacity	Existing Use	Infrastructure Capacity	On Site Constraints
								developed		
337	30026103		RAA	slope	RP	0.70	0	Vacant or under developed	None	Zone Change
338	30026201		RAA	slope	RP	0.56	0	Vacant or under developed	None	Zone Change
339	30026211		RAA	slope	RP	0.67	0	Vacant or under developed	None	Zone Change
340	30048107		RAA	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
341	30048114		RAA	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
342	30051110		RAA	slope	RP	0.52	0	Vacant or under developed	None	Zone Change
343	30114154		C-4	slope	RP	0.41	0	Vacant or under developed	None	Zone Change
344	30114202		R-R-A	slope	RP	5.00	5	Vacant or under developed	None	Zone Change
345	30114236		R-R-A	slope	RP	0.40	0	Vacant or under developed	None	Zone Change
346	30114334		A-1	slope	RP	0.34	0	Vacant or under developed	None	Zone Change
347	30115131		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
348	30115153		R-R-A	slope	RP	0.06	0	Vacant or under developed	None	Zone Change
349	30115154		R-R-A	slope	RP	0.09	0	Vacant or under developed	None	Zone Change
350	30115156		R-R-A	slope	RP	0.05	0	Vacant or under developed	None	Zone Change
351	30115158		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
352	30115163		R-R-A	slope	RP	1.00	0	Vacant or under	None	Zone Change

Table B-3: Canyon Parcels

Count	*APN No.*	*Old APN*	*Zoning*	*Allowable Density (per acre)*	*General Plan*	*Acres*	*Unit Capacity*	*Existing Use*	*Infrastructure Capacity*	*On Site Con-straints*
								developed		
353	30115172		R-R-A	slope	RP	1.00	0	Vacant or under developed	None	Zone Change
354	30119119		A-1	slope	RP	44.00	44	Vacant or under developed	None	Zone Change
355	30119116		A-1	slope	RP	16.00	15	Vacant or under developed	None	Zone Change
356	30119118		A-1	slope	RP	7.00	7	Vacant or under developed	None	Zone Change
Total						**1862.67**	**1,735**			

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Appendix C: Community Outreach Summary

COMMUNITY HOUSING FORUM, JULY 9, 2013

Attendees

Dyett & Bhatia:	Rajeev Bhatia, Sophie Martin, and Nick Cranmer
City Staff:	Robert Dalquest and Oscar Orci
Community Attendees:	Scott Gayner, Western Community Housing; Anna Gamiz, Housing Authority of the County of San Bernardino; Lorie Thomas, Family Service Association of Redlands; Ben Holloway, Mountain West Financial; Pat Obero, MGM Land Development, LLC; Heather Rouhana, Congressman Gary Miller's Office; Dennis Bell, community member.

Housing Needs

- Overcrowding: Many families are doubled and tripled up often having to move frequently so that the primary householder doesn't lose their home.
- Housing Size: Lack of large housing units (3+ bedroom units). A recent study showed an undersupply of 3-bedroom units in Redlands. Larger units are especially critical for large/multigenerational families.
- Senior Services: Additional services are needed for senior households.
- Overpaying for Housing: Many moderate-income families are paying well above income levels for housing in Redlands.
- Homelessness: While the male transient population is more visible, homeless women with children have a greater housing need.

Market and Development Trends

- Real Estate Development Trusts: During the foreclosure crisis, real estate development trusts purchased a large number of properties in Redlands, which could contribute to destabilization of the housing market.
- New Subdivision Development: A large number of housing developers are seeking approvals for projects two years out. Potentially going to be an oversupply of new housing when units flood the market.
- Senior Housing Demand: Many older households (55 and older) are downsizing from larger units. Currently strong demand for 1,500 to 1,600 square foot one-story, single-family homes.
- Competitive Housing Market: A large number of buyers currently paying cash for homes, who are typically more desirable to sellers than those buyers with qualified mortgages.

Constraints: Governmental

- Measure U: City's growth initiative limits on-site density to 27 du/acre (30.04 du/net acre). According to some developers, higher densities are needed in order for projects to pencil out. The sweet spot is between 30 and 50 du/acre.

Constraints: Non-Governmental

- High Land Costs: Many landowners are asking for above-market prices similar to 2004-2006 prices; makes land acquisition challenging.
- Funding/Financing: Lack of funding sources for new affordable housing development, especially with loss of redevelopment funding. Financing is also difficult to obtain.
- Development Fees: One developer suggested that City development fees were too high.

Programs/Services

- Grant Matching Program: One developer suggested a City-sponsored grant matching program for new affordable housing developments.
- Homeowner/Renter Assistance Programs: Many families have sufficient income to pay monthly rent/mortgage costs, however most cannot afford the upfront cost to rent or own. Programs such as CalHFA Downpayment Assistance program can provide assistance to households.
- Overlay District: An overlay district similar to Hawthorne's with special development standards could encourage development of affordable housing.
- Section 8 Voucher Program: Continue the Section 8 Voucher Program. Currently there are 30 families on the waiting list that are seeking rental subsidies.
- Single Resident Occupancy (SRO) Unit: City is currently working on development standards for SROs.
- Mental Health Services Act: Subsidies of up to $100,000 per unit are available. Limited to 10 to 15 percent of units.

Additional Key Questions and Issues to Consider (Identified by Planning Commissioners Following Housing Forum)

- Private investors have purchased a large number of homes in Redlands. How will this impact the housing market both short-term and long-term? How does this affect neighborhood stability?
- How can City create incentives for new development through implementation of development standards? For example: open space for photovoltaic arrays, reduced rental costs, and density bonuses.
- The depressed median housing price would appear to increase housing affordability in Redlands. This is something that should be considered/evaluated in the Housing Element.

- Currently there are a large number of single-room renters in non-related households (i.e. non-family roommates), as well as two- to three-family households.
- There are a large number of vacant rental units in Redlands. What is the current market for rental housing?
- In recent years the city has seen a limited amount of new senior housing development compared to prior years. What is currently happening with the senior housing market?
- A large number of units with housing covenants are about to expire. Verify the number of at-risk units in Redlands.

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Appendix D: Zoning Code Abbreviations

Zoning Abbreviation	*Zone*
A-1	Agricultural
A-2	Estate Agricultural
AP	Administrative Professional
C-3	General Commercial
C-4	Highway Commercial
E	Educational
EV2500RM	East Valley Corridor Specific Plan Multiple Family Residential
EV3000RM	East Valley Corridor Specific Plan Multiple Family Residential
PRD/R-R	Planned Residential Development/Rural Residential
R-1	Single-Family Residential
R-2	Multiple-Family Residential
R-3	Multiple-Family Residential
R-A	Residential Estate
R-A-A	Residential Estate Animals
R-E	Residential Estate
R-R	Rural Residential
R-R-A	Rural Residential Animals
R-S	Suburban Residential
SC	Service-Commercial
SP23	Specific Plan 23
SP43	Specific Plan 43
SP47	Specific Plan 47
SP52	Specific Plan 52
SP59	Specific Plan 59
TC	Town Center
TC-H	Town Center-Historic

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