

## **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 2006-2014 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, 2006-2014**

<i>Income Category</i>	<i>RHNA 2006-2014</i>	<i>New Constructio n</i>	<i>Rehabilitatio n</i>	<i>Conservatio n/ Preservation</i>	<i>Total (New Construction, Rehab, and Conservation/ Preservation)</i>
Extremely Low (less than 30% of AMI)		46	16	6	68
Very Low (between 30-50% of AMI)	682	414	144	55	613
Low (between 50- 80% of AMI)	469	350	120	0	470
Moderate (between 80- 120% of AMI)	539	520	50	0	570
Above Moderate (over 120% of AMI)	1,155	1,200	0	0	1,200
<b>Total</b>	<b>2,845</b>	<b>2,530</b>	<b>330</b>	<b>61</b>	<b>2,921</b>

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 10% of all very low-income (between 30-50% of AMI) participants in all active programs since 2006. This estimation is also based on an average Citywide Poverty Rate for Families (9.8%) and City Poverty Rate for Individuals (13.3%), according to the 2000 Census.

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

These figures were calculated by using housing site inventory data as well as what the Redevelopment Agency projects it will invest in the Great Neighborhoods Program (GNP), the First Time Homebuyers (FTHB) program, as well as anticipated expenditures of set-aside funds for rehabilitation and conservation/preservation.

## **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, 87 percent of very low-income households and 96 percent of extremely low-income households are paying more than 30 percent of their income for housing costs.

### **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 **Ensure that the Zoning Ordinance permits 30 units per net acre as the allowed highest density.** The General Plan designates residential housing density by housing units per gross acre. Housing units per net acre, used to define housing density in the Zoning Ordinance, results in higher densities because streets are omitted from the calculation. Net density of 30 units per acre is consistent with the General Plan maximum density of 27 units per gross acre. Therefore, the highest density allowed by the zoning code (29 units/acre) should be changed to 30 units/acre.

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** 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.

**Financing:** Staff time.

- 7.1-2 **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 Community Development 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.

- 7.1-3 **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 Community Development Department;  
Redlands City Council.

**Actions Needed:** Current and ongoing.

**Financing:** Staff time.

- 7.1-4 **Update Emergency Shelter, Transitional Housing, and Supportive Housing provisions.** Recent State law changes require that municipalities identify at least one zone where emergency shelters and transitional housing are allowed by-right. Cities may also partner with each other to provide emergency shelter and transitional housing services.

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** 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. The multi-jurisdictional agreement would include a description of how the shelter capacity will be allocated, how the joint shelter will meet the city's demonstrated need, how the city will participate in the shelter's development, operation, and management, and how the city will contribute funding to the joint shelter. If instead of the multi-jurisdictional agreement, the City allows emergency shelters by-right in the CM zone, adequate land is available. There is CM zoned land bounded by West Colton Avenue on the north, Texas Street on the east, West Redlands Boulevard on the south, and Alabama Street on the west in addition to a CM zoned parcel on the southwest corner of Tennessee Street and West Park Avenue where an emergency shelter could be accommodated. This area encompasses three identifiable vacant lots and a building (the prior Elks Club) that could be re-used as an emergency shelter. In addition, there are two other vacant parcels, each approximately one acre in size, to the rear of the Elks Club with access to New York Street. These parcels are all located within one mile of downtown as to be closest to the area of greatest need. Finally, there is a citrus grove at the northeast corner of West Stuart Avenue and New York Street that is approximately five acres in size that could accommodate an emergency shelter.

**Financing:** Staff time.

7.1-5 Treat transitional housing the same as other residential uses in the same zone.

**Responsible Agencies:** Redlands Community Development 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.*

7.1-6 **Comply with State Density Bonus requirements.** As part of its housing program, the City will comply with Government Code Section 65915, which

requires a density bonus of between 20 and 35 percent above the otherwise maximum allowable density. A developer who applies for a density bonus and bases the request on the provision of affordable housing may also apply for one to three “concessions or incentives.” “Concessions and incentives” are defined as: “reductions in site development standards and modifications of zoning and architectural design requirements, mixed-use zoning, and other regulatory incentives or concessions that result in “identifiable, financially sufficient, and actual cost reductions.” Depending on the type of density bonus, a developer must build 5-11 percent very low-income units, 10-20 percent low-income units, or 10-40 percent moderate-income units. For senior housing developments of 35 units or more, there is no mandated affordability percentage, but a 20 percent bonus is granted. Other standards exist for land donations for very low-income housing, low- and moderate-income condominium conversion, as well as day care centers. Rental units must remain affordable for a minimum of 30 years; resale controls will be placed on ownership units to maintain their affordability for future owners. Affordable units will be dispersed throughout the project.

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** 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.

**Financing:** Staff to administer program. CDBG funds or redevelopment funds to pay fees or provide 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.** 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 Redevelopment Agency (RDA) and/or 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/RDA 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.*

7.1-8 **Maintain Second Dwelling Unit Ordinance.**

**Responsible Agencies:** Redlands Community Development 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 on-going.

**Financing:** Staff time.

7.1-9 **Allow Tandem Parking for Second Dwelling Units.** The Zoning Ordinance needs to be amended to allow tandem parking to satisfy the parking requirement for second units as required by State law.

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** Amend Zoning Ordinance to allow tandem parking to satisfy parking requirement for second units within one year of the adoption of this Housing Element.

**Financing:** Staff time.

7.1-10 **Launch Second Dwelling Unit Public Awareness Campaign.** During the last few years, only about five second units per year 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 Community Development 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

7.1-11 **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 Community Development 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

In addition to the programs listed below, the following program in other sections can assist in providing affordable housing: 7.1.6 (Density Bonus Provisions)

- 7.2-1 **Support Non-profit Housing Providers.** Support efforts of 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 Community Development 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 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. Process is ongoing.

**Financing:** Staff time, CDBG funds, redevelopment funds (when appropriate). 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 Redevelopment Low- and Moderate-Income Housing Funds.** Use 20 percent of tax increment in redevelopment area for the production of housing affordable to low- and moderate-income households, with emphasis on housing for those households with very low incomes.

**Responsible Agencies:** Redlands Redevelopment Agency

**Actions Needed:** Assistance to providers of below-market rate housing. Funds are available immediately. Commitments are made as determined by the Agency. Ongoing action.

**Financing:** Tax increment in redevelopment project area.

*California Health and Safety Code Section 33334.2 requires that 20 percent of a redevelopment agency's tax increment funds be use for increasing and improving the community's supply of low- and moderate-income housing, unless the agency makes findings each year that such funds are necessary to meet existing financial obligations. If such findings are made, a deficit fund is established and a deficit reduction plan must be written. Also, findings of "equivalent effort" may be made by the agency, showing that either the agency or its sponsor has supported programs intended to aid low- and moderate-income people. The Redevelopment Agency has used its low- and moderate-income housing funds to implement the First Time Home Buyers Program, Great Neighborhoods Program (single-family and multi-family rehabilitation), and Emergency Repair, Home Paint, Developer Assistance, and Mobile Home Assistance programs. As of February 2008, there was approximately \$6.7 million in the fund. Between 2006 and 2014, the City anticipates spending \$3.0 million in redevelopment set-aside funds for housing, which will be distributed as follows:*

20%	<i>First Time Home Buyers</i>
30%	<i>Single-Family Rehabilitation</i>
10%	<i>Multi-Family Rehabilitation</i>
30%	<i>Developer Assistance</i>
5%	<i>Mobile-Home Assistance</i>

5% *Administrative Budget*

The housing programs are advertised on the city's local television channel: Redlands Channel 3. Housing staff also attend community meetings and distribute brochures and applications. Mailings have been conducted as well as advertisements placed in The Redlands Daily Facts, the city's local newspaper.

- 7.2-3 **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 Community Development 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 2009-2010 for financing of new housing construction in 2010-2014.

**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.*

- 7.2-4 **Determine the feasibility of using Mortgage Credit Certificates.**

**Responsible Agencies:** Redlands City Council or San Bernardino County; Redlands Community Development 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 home buyers to use more of their income on mortgage payments, the credit increases their effective home-buying power.*

- 7.2-5 **Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing.** The Redlands Redevelopment Agency (RDA) currently participates in the HOME program through the County of San Bernardino, Housing and Community Development. However, in 2009, the City will receive Community Development Block Grant (CDBG) funds directly; it will be able to obtain HOME funds directly as well.

**Responsible Agencies:** Redlands Redevelopment Agency, non-profit organizations.

**Actions Needed:** 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.

**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.*

- 7.2-6 **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 Community Development Department and Redlands Redevelopment Agency.

**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 2007-November 2007, The California Tax Credit Allocation Committee (CTCAC) allocated \$76.7 million of federal and \$87.2 million of State credits to fund a total of 17,440 units of low-income housing.*

*Redlands recently assisted Housing Partners I use tax credits for a 71-unit low-income senior housing project. This project was approved by the City Council on June 19, 2007 and plans are in plan check. The City will continue to assist low-income housing providers in securing tax credits.*

- 7.2-7 **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.

**Responsible Agencies:** Redlands Community Development 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 and in obtaining funding to create public housing or Authority-owned

Section 8 units. 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 January 2008, the San Bernardino County Housing Authority assisted 254 households, either through direct ownership and management of public housing and HOME-funded units. The Authority also reported that as of January 2008, 289 Section 8 Vouchers were being used in the city.<sup>1</sup>*

- 7.2-8 **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.

- 7.2-9 **Continue First- and Last-Month Loan Program.** Provide short-term, zero-interest loans to cover the first- and last-month's rent and security deposit for qualifying households. Household income must be 50 percent or less of the median income, yet must be sufficient to pay the rent.

**Responsible Agencies:** Redlands Community Development Department; Redlands City Council; and Redlands Redevelopment Agency.

**Actions Needed:** 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.

---

<sup>1</sup> Email with Alison Crawford, Housing Authority of San Bernardino County, 2/1/2008.

**Financing:** Loan funds, perhaps using CDBG or emergency services monies, staff time.

*For some homeless people, and some threatened with homelessness, gathering the cash to pay for move-in costs is the major, insurmountable obstacle to finding housing. This program would provide the necessary, temporary funding for such move-in costs. San Bernardino County already provides grants for the first-month's rent and security deposit, but only to recipients of Temporary Assistance for Needy Families (TANIF).*

**7.2-10 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 Community Development 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.

**7.2-11 Remove Constraints to Affordable Housing Development in the Downtown.** With the adoption of the revised Downtown Specific Plan (by Fall 2010), 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 Community Development Department.

**Actions Needed:** Adoption of the revised Downtown Specific Plan by Fall 2010.

**Financing:** Staff time

**7.2-12 Transit-Oriented Development (TOD).** Promote TOD in Redlands by providing a 25% 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% 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 ¼-mile radius around this station encompasses 942 of the identified 1,245 sites suitable for very low- and low-income units (76% of all very low- and low-income sites), and 23 percent of total identified housing sites.

**Responsible Agencies:** Community Development Department, City Council.

**Actions Needed:** Allow density bonus upon adoption of the Revised Downtown Specific Plan (Fall 2010) and incorporate detailed provisions in Zoning Ordinance by December 2011.

**Financing:** None.

### 7.3 GOAL: HOUSING FOR SPECIAL NEEDS GROUPS

---

#### ***Guiding Policies: Housing for People with Special Needs***

- 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.

#### **PROPOSED PROGRAMS**

In addition to the programs listed below, the following programs can also be used to assist people with special needs: 7.1.4, 7.1.5, and 7.1.9.

- 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 Community Development 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 Community Development Department; Redlands City Council; Redlands Redevelopment Agency; Non-profit groups.

**Actions Needed:** 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.

**Financing:** 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 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.*

*In the summer of 2007 the City worked with Housing Partners I to use a mix of housing subsidies/programs in addition to RDA funds to develop a 71 unit affordable senior project. For example, gap financing and 20 percent set-aside funds were used.*

#### 7.3-3 **Encourage Congregate Housing.**

**Responsible Agencies:** Redlands Community Development 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 Community Development Department; Redlands City Council; and Redlands

Redevelopment Agency.

**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; 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).

*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 Community Development Department; Redlands City Council; Redlands Family Services, the United Way, 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 (2008-09), funds have been used to assist Inland Temporary Homes and Family Services Association of Redlands. Also, in November 2008 the RDA Board approved the allocation of \$100,000 to assist the relocation of Joseph's Storehouse, and organization that provides assistance to the homeless. The City's participation in the relocation helped leverage the purchase of a new site valued at \$1.6 million. The new site is approximately 10,000 square feet in size—about twice the size of the previous location. The City has recommended that Inland Temporary Homes and Family Services Association of Redlands receive funding for 2009-10.*

*Other possible funding sources include the 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 Investigate Participation in the Permanent Housing for the Handicapped, Homeless (PHH) Program.**

**Responsible Agencies:** Redlands Community Development 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.*

## **7.4 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 **Implement Zoning Ordinance to include standards for congregate housing in Medium Density areas designated on the General Plan Diagram.**

**Responsible Agencies:** Redlands Community Development 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.

**Responsible Agencies:** Community Development Department; Redlands City Council.

**Actions Needed:** Continue current point system.

**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 Redevelopment Agency Set-Aside Funds or Community Development Block Grant Funds. Impact fees are paid either by the non-profit/developer, a grant or program, or the Redevelopment Agency (RDA). Sometimes it is

beneficial for the Agency not to pay the fees as grant funds are available to assist with fees.

**Responsible Agencies:** Redlands City Council.

**Actions Needed:** 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.

**Financing:** Staff time.

*The City has utilized Redevelopment Agency set-aside funds to assist a non-profit developer (Habitat for Humanity) with financing for three housing units as well as the developer of a 53-unit senior housing development.*

- 7.4-4 **Participate in Establishment of Building Code.** The 2007 California Building Code (CBC) replaced the Uniform Building Code (UBC) as the State standard. The City may participate and potentially influence the adoption of new codes to ensure unnecessary costs are not added while criteria is incorporated to assist those with special housing needs.

**Responsible Agencies:** Community Development 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.

**Responsible Agencies:** Community Development 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. 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 actively worked with the developer of the Redlands Mall site (described under “Very Low- and Low-Income Housing Site Development” in Chapter 4).*

**Responsible Agencies:** Community Development 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 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 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:** Community Development 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 2006 and 2014. By maintaining more sites than identified, there will be competition amongst land owners which will help to maintain lower land costs.

**Responsible Agencies:** Redlands City Council.

**Actions Needed:** 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.

**Financing:** Staff time.

7.4-10 **Establish 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:** Community Development Department.

**Actions Needed:** Continue to implement existing "Fast Track" development process.

**Financing:** Staff time.

*The City has 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:** Community Development Department.

**Actions Needed:** Continue current practice, on-going.

**Financing:** Staff time.

7.4-12 **Evaluate and Revise Off-Site Improvement Standards.** The City has modified off-site standards for certain types of housing development. This process can be continued and expanded to reduce costs to housing.

**Responsible Agencies:** Municipal Utilities and Engineering Department.

**Actions Needed:** Current practices and evaluate and amend standards. On-going.

**Financing:** Staff time.

7.4-13 **Lot Consolidation Assistance.** The City already encourages high-density housing through the densities it allows and the development standards it imposes in the R-3 and equivalent zones. The City will assist developers in finding opportunities for lot consolidation to maximize development potential in zones that allow multi-family development. The City will develop a program that: (a) targets sites in the downtown, (b) gives consideration to new, synergistic development activities, (c) considers proximity to the downtown transit station—the City will complete a Downtown Specific Plan and Transit Village Plan within one year of adoption of the Housing Element which will allow up to a 25 percent density bonus for parcels within  $\frac{1}{4}$  of a mile of the station along with reduced parking requirements—(d) considers the common ownership of individual parcels, and (e) promotes public infrastructure expansion to consolidated sites especially when consistent with the goals and objectives of the Redevelopment Plan.

**Responsible Agencies:** Community Development Department and Redevelopment Agency.

**Actions Needed:** 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 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.

**Financing:** LMI funds, and Staff time.

**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.** 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 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.

7.4-15 **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 are allowed in all residential zones districts. While the City applies State Law, the current Zoning Ordinance states that group homes of this size need a CUP and needs to be amended.

**Responsible Agencies:** Community Development 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.

7.4-16 **Socio-Economic C-B 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:** Community Development 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 Program.** Funding program to assist in accomplishing programs identified within the Redevelopment Agency's Five-Year Housing Program. The City currently participates with the County in this federal grant program, but will assume responsibility starting on July 1, 2008.

**Responsible Agencies:** Redlands Redevelopment Agency.

**Actions Needed:** Set CDBG funding priorities and develop annual strategy for use of funds. Current and ongoing action.

**Financing:** 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:** Redlands Community Development Department; Redlands 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 **Launch Historic Rehabilitation Program.** The Redevelopment Authority recently started offering redevelopment funds to help rehabilitate historic homes. These funds could be used by the owner of a historic property originally constructed as multi-family housing to rehabilitate the structure if a portion of these units were reserved for very-low and low-income households.

**Responsible Agencies:** Redlands Community Development Department.

**Actions Needed:** Continue and publicize existing program.

**Financing:** CDBG funds for loans and Redevelopment set-aside funds.

- 7.5-4 **Continue Condominium Conversion Ordinance.** Retain existing policy of prohibiting condominium conversions unless City zoning and housing code standards are met.

**Responsible Agencies:** Redlands Community Development Department; Redlands City Council.

**Actions Needed:** Continue existing policy. On-going.

**Financing:** Staff time.

*No applications were received between 1995 and 2007.*

- 7.5-5 **Continue Senior and Handicapped Housing Grant Program.**

**Responsible Agencies:** San Bernardino County; Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.

**Actions Needed:** 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.

**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. In 2009, the City will assume management of CDBG funds, which are currently distributed to the City by the County.*

**7.5-6 Rehabilitation Loan Program.**

**Responsible Agencies:** Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.

**Actions Needed:** 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 2006-2014 planning period, the City expects to help rehabilitate 330 units of housing (see Table 7.1-1).

**Financing:** Redevelopment set-aside funds.

*This program is similar to the Senior and Handicapped Grant Program, except low-interest loans are provided to qualified owners instead of outright grants, and recipients must arrange for the work to be done.*

**7.5-7 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; Redlands Redevelopment Agency.

**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.*

7.5-8 **Continue Outreach Program for Rehabilitation and Repair Programs.** The City of Redlands participates with the County of San Bernardino in its Rehabilitation and Repair Programs. Improved information, knowledge, and assistance in filling out applications would result in greater participation.

**Responsible Agencies:** Redlands Community Development Department; Redlands City Council; Redlands Redevelopment Agency.

**Actions Needed:** 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.

**Financing:** County funds, RDA funds, and Staff time.

*In February 2009, the City started a neighborhood revitalization program in the northern portion of Redlands. The program offers up to \$10,000 for exterior improvements for very low-, low-, and moderate-income single family homes. Through partnering with the North Redlands Visioning Committee (NRVC), a neighborhood organization, the RDA gets more residents to participate. The RDA provides brochures and other literature about available housing rehabilitation funds, and NRVC members go door-to-door in the neighborhood. The RDA also markets the program by direct mail to about 40 community organizations.*

## 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 Community Development Department; Redlands City Council; Redlands Redevelopment Agency.

**Actions Needed:** 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 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.

**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.*

*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 Community Development Department; Redlands Redevelopment Agency; 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; Redlands Redevelopment Agency.

**Actions Needed:** Continue present program. On-going.

**Financing:** Maintain present CDBG funding.

- 7.7-2 **Disseminate Fair Housing Information.**

**Responsible Agencies:** Redlands Redevelopment Agency.

**Actions Needed:** 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.

**Financing:** Staff time.

## 7.8 GOAL: ENERGY CONSERVATION

---

The following policies 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 **Revise or Develop Design Standards.** Develop or revise design standards relating to solar orientation of buildings, landscaping, fences, impervious surfaces, and parking-space requirements to conserve energy.

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** Develop, revise, and adopt standards by December 2010.

**Financing:** Staff time.

- 7.8-2 **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 Community Development Department;  
Redlands City Council.

**Actions Needed:** Implementation of Ordinance is ongoing.

**Financing:** Staff time.

- 7.8-3 **Encourage Land-Use Patterns and Densities to Facilitate Energy Efficient Public Transit Systems in New Development Areas.**

**Responsible Agencies:** Redlands Community Development Department;  
Redlands City Council.

**Actions Needed:** Consult with Omni-trans, the local transit provider and SANBAG regarding the Redlands Passenger Rail extension. On-going.

**Financing:** Staff time.

*The City is in the process of creating land use designations for high density, mixed-use development and transit-oriented development along the Redlands Passenger Rail in the downtown.*

- 7.8-4 **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 Community Development 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.

- 7.8-5 **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 Community Development Department;  
Redlands City Council.

**Actions Needed:** 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.

**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 Community Development 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 or redevelopment 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 Community Development 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 Community Development 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 2010 election.

**Financing:** Staff time and funding City Election

**7.9-5 Investigate Possible 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 Community Development Department;  
Redlands City Council.

**Actions Needed:** Examine the use of the Mills Act within two years of

the adoption of this Housing Element.

**Financing:**

Staff time.

*This page intentionally left blank*

# 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 local-ity'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]
8. **Redevelopment Agency’s Low/Mod-Income Housing Fund** – Government Code Section 65583(c) requires “A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The policies, goals, and objectives of the housing element can be addressed 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 and the utilization of moneys in the low-and moderate-income housing fund of an agency, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law (Division 24 commencing with Section 33000 of the Health and Safety Code) [Sections 7.2, 7.3, and 7.5]

*This page intentionally left blank.*

# Appendix B: Redlands Housing Sites

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	30.04	Com/lnd	0.36	11	parking lot	yes, available	100 year flood plain	
2	0169-234-02	SC	30.04	Com/lnd	0.21	6	det.pawn shop	yes, available	100 year flood plain	
3	0169-234-03	SC	30.04	Com/lnd	0.19	6	det.pawn shop	yes, available	100 year flood plain	
4	0169-234-04	SC	30.04	Com/lnd	0.27	8	outside storage	yes, available	100 year flood plain	
5	0169-201-46	TC	30.04	Com	0.13	4	vacant	yes, available	100 year flood plain	
6	0169-201-12	TC	30.04	Com	0.16	5	vacant	yes, available	100 year flood plain	
7	0169-201-11	TC	30.04	Com	0.16	5	det. house	yes, available	100 year flood plain	
8	0169-201-10	TC	30.04	Com	0.24	7	det. house	yes, available	100 year flood plain	
9	0169-201-39	TC	30.04	Com	0.19	6	vacant	yes, available	100 year flood plain	
10	0169-201-47	TC	30.04	Com	0.66	20	det. warehouse	yes, available	100 year flood plain	
11	0169-201-02	TC	30.04	Com	0.1	3	det. metal bldg.	yes, available	100 year flood plain	
12	0169-201-01	TC	30.04	Com	0.1	3	det. masonry bldg.	yes, available	100 year flood plain	
13	0169-201-	TC	30.04	Com	0.18	5	paved area,	yes, available	100 year	

City of Redlands General Plan: Housing Element

Housing Sites for Very Low- and Low-Income

Count	APN No.	Zoning	Allowable Density	General		Acres	Realistic		Existing Use	Infrastructure Capacity	On Site Constraints
				Plan Designation	Unit		Capacity	Unit			
14	0169-201-53	TC	30.04	Com	6	0.21	6	paved area, parking	yes, available	100 year flood plain	
15	0169-156-20	TC	30.04	Com	4	0.12	4	vacant	yes, available	100 year flood plain	
16	0169-156-19	TC	30.04	Com	8	0.27	8	vacant	yes, available	100 year flood plain	
17	0169-156-18	TC	30.04	Com	1	0.02	1	vacant	yes, available	100 year flood plain	
18	0169-156-17	TC	30.04	Com	4	0.12	4	vacant	yes, available	100 year flood plain	
19	0169-156-16	TC	30.04	Com	4	0.12	4	vacant	yes, available	100 year flood plain	
20	0169-156-15	TC	30.04	Com	8	0.27	8	vacant	yes, available	100 year flood plain	
21	0169-156-14	TC	30.04	Com	11	0.35	11	det. bldg & storage	yes, available	100 year flood plain	
22	0169-156-13	TC	30.04	Com	8	0.27	8	vacant	yes, available	100 year flood plain	
23	0169-281-34	TC	30.04	Com	46	1.54	46	vacant	yes, available	100 year flood plain	
24	0169-281-23*	TC	30.04	Com	16	0.53	16	vacant	yes, available	100 year flood plain	
25	0169-281-19*	TC-H	30.04	Com	20	0.65	20	det. bldg & street	yes, available	100 year flood plain	
26	0169-281-38	TC-H	30.04	Com	18	0.61	18	paving & street	yes, available	100 year flood plain	
27	0169-281-	TC-H	30.04	Com	12	0.4	12	vacant & com.	yes, available	100 year flood plain	

Appendix B: Redlands Housing Sites

Court	APN No.	Zoning	Allowable Density	General		Acres	Realistic		Existing Use	Infrastructure Capacity	On Site Constraints
				Plan Designation	Unit		Capacity	Unit			
28	0169-281-51	TC-H	30.04	Com	20	0.67	20	com. bldg. & paving	yes, available	flood plain	
29	0169-281-52	TC-H	30.04	Com	14	0.45	14	parking lot	yes, available	100 year flood plain	
30	0169-281-53	TC-H	30.04	Com	5	0.15	5	vacant	yes, available	100 year flood plain	
31	0169-281-46	TC-H	30.04	Com	3	0.1	3	det. ware-house	yes, available	100 year flood plain	
32	0169-281-47	TC-H	30.04	Com	14	0.47	14	det. ware-house	yes, available	100 year flood plain	
33	0169-281-48	TC-H	30.04	Com	1	0.03	1	vacant	yes, available	100 year flood plain	
34	0169-281-49	TC-H	30.04	Com	2	0.06	2	vacant	yes, available	100 year flood plain	
35	0169-271-50	TC-H	30.04	Com	35	1.18	35	vacant	yes, available	100 year flood plain	
36	0169-271-44	TC	30.04	Com	8	0.27	8	det. bldg.	yes, available	100 year flood plain	
37	0169-271-47	TC	30.04	Com	8	0.25	8	det. bldg.	yes, available	100 year flood plain	
38	0169-271-52	TC	30.04	Com	5	0.16	5	det. vacant bldg.	yes, available	100 year flood plain	
39	0169-271-21	TC	30.04	Com	5	0.16	5	det. bldg. & tow yard	yes, available	100 year flood plain	
40	0169-271-20	TC	30.04	Com	3	0.09	3	vacant	yes, available	100 year flood plain	
41	0169-271-19	TC	30.04	Com	3	0.11	3	vacant	yes, available	100 year flood plain	

City of Redlands General Plan: Housing Element

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
42	0169-271-17	TC	30.04	Com	0.18	5	vacant	yes, available	100 year flood plain
43	0169-271-16	TC	30.04	Com	0.11	3	vacant	yes, available	100 year flood plain
44	0169-271-15	TC	30.04	Com	0.11	3	vacant	yes, available	100 year flood plain
45	0169-271-14	TC	30.04	Com	0.11	3	vacant	yes, available	100 year flood plain
46	0169-271-13	TC	30.04	Com	0.16	5	det. house	yes, available	100 year flood plain
47	0169-271-12	SC	30.04	Com/Ind	0.18	5	outside stor-age	yes, available	100 year flood plain
48	0169-271-11	SC	30.04	Com/Ind	0.18	5	det. abandoned bldg.	yes, available	100 year flood plain
49	0169-271-10	SC	30.04	Com/Ind	0.18	5	vacant	yes, available	100 year flood plain
50	0169-271-09	SC	30.04	Com/Ind	0.18	5	vacant	yes, available	100 year flood plain
51	0169-271-53	SC	30.04	Com/Ind	0.18	5	outside stor-age	yes, available	100 year flood plain
52	0169-271-54	SC	30.04	Com/Ind	0.43	13	auto repair bus.	yes, available	100 year flood plain
53	0169-271-37	SC	30.04	Com/Ind	0.45	14	vacant, fire-wood bus.	yes, available	100 year flood plain
54	0169-271-38	SC	30.04	Com/Ind	0.32	10	det. bldg.	yes, available	100 year flood plain
55	0169-271-	SC	30.04	Com/Ind	0.32	10	historic bldg.	yes, available	100 year flood plain

Appendix B: Redlands Housing Sites

**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
	39								
56	0169-271-40	SC	30.04	Com/Ind	1.96	59	vacant	yes, available	100 year flood plain
57	0169-271-49	SC	30.04	Com/Ind	1.13	34	vacated mill (demo)	yes, available	100 year flood plain
58	0169-272-03	C-4	30.04	Com/Ind	3.18	96	auto sales bldgs.	yes, available	100 year flood plain
59	0169-272-25	C-4	30.04	Com/Ind	0.72	22	car wash bldgs.	yes, available	100 year flood plain
60	0171-053-01	C-3	30.04	Com	0.48	14	Redlands Mall	yes, available	100 year flood plain
61	0171-053-02	C-3	30.04	Com	2.23	67	Redlands Mall	yes, available	100 year flood plain
62	0171-053-03	C-3	30.04	Com	5.66	170	Redlands Mall	yes, available	100 year flood plain
63	0171-053-04	C-3	30.04	Com	2.71	81	Redlands Mall	yes, available	100 year flood plain
64	0171-281-02	C-3	30.04	Com	2.23	67	parking lot	yes, available	100 year flood plain
65	0171-281-18	AP	30.04	Office	0.16	5	parking lot	yes, available	100 year flood plain
66	0171-281-19	AP	30.04	Office	0.19	6	parking lot	yes, available	100 year flood plain
67	0171-281-20	AP	30.04	Office	0.16	5	parking lot	yes, available	100 year flood plain
68	0171-281-21	AP	30.04	Office	0.16	5	parking lot	yes, available	100 year flood plain
69**	0292-202-	R-3	33.60	HDR/Parks/	3.76	113	Vacant, un-	yes, available	100 year flood plain

City of Redlands General Plan: Housing Element

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
11				Gulf Course			derdeveloped, approved sen-ior housing		flood plain
12	0292-202-	R-3	33.20	HDR/Parks/Gulf Course	1.03	31	Vacant, undeveloped, approved sen-ior housing	yes, available	100 year flood plain
<b>TOTAL</b>						<b>1,245</b>			

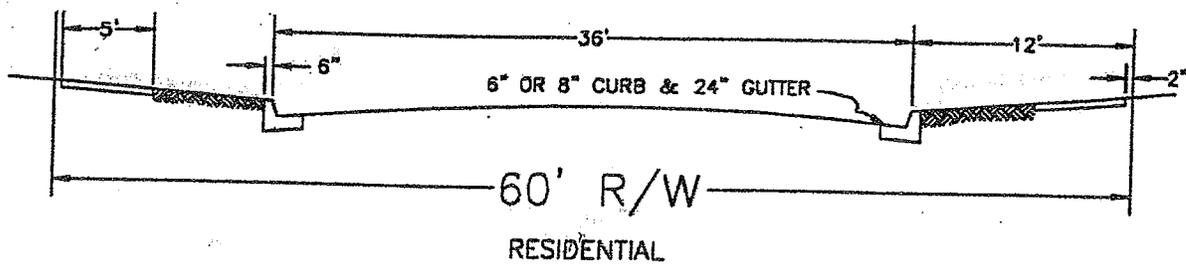
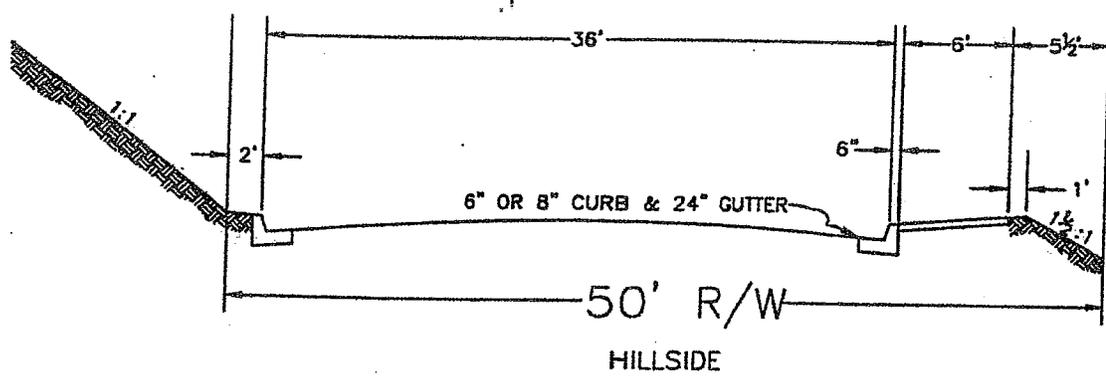
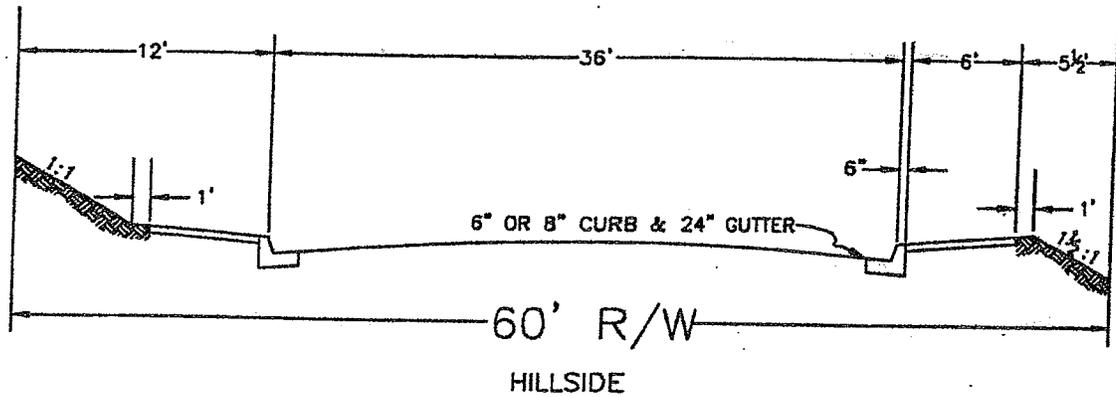
- \*Parcels are covered by a new joint parcel that covers these two APNs. The new parcel does not have an APN. It will have an area of 1.27Ac.
- \*\*These parcels are the Senior Housing Services density bonus project. With the 25 percent density bonus that the project received, 160 units were approved for these two parcels.

# Appendix C: Zoning Code Abbreviations

<i>Zoning Abbreviation</i>	<i>Zone</i>
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 Resi- dential
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

*This page intentionally left blank*

# Appendix D: Street Standard Sections

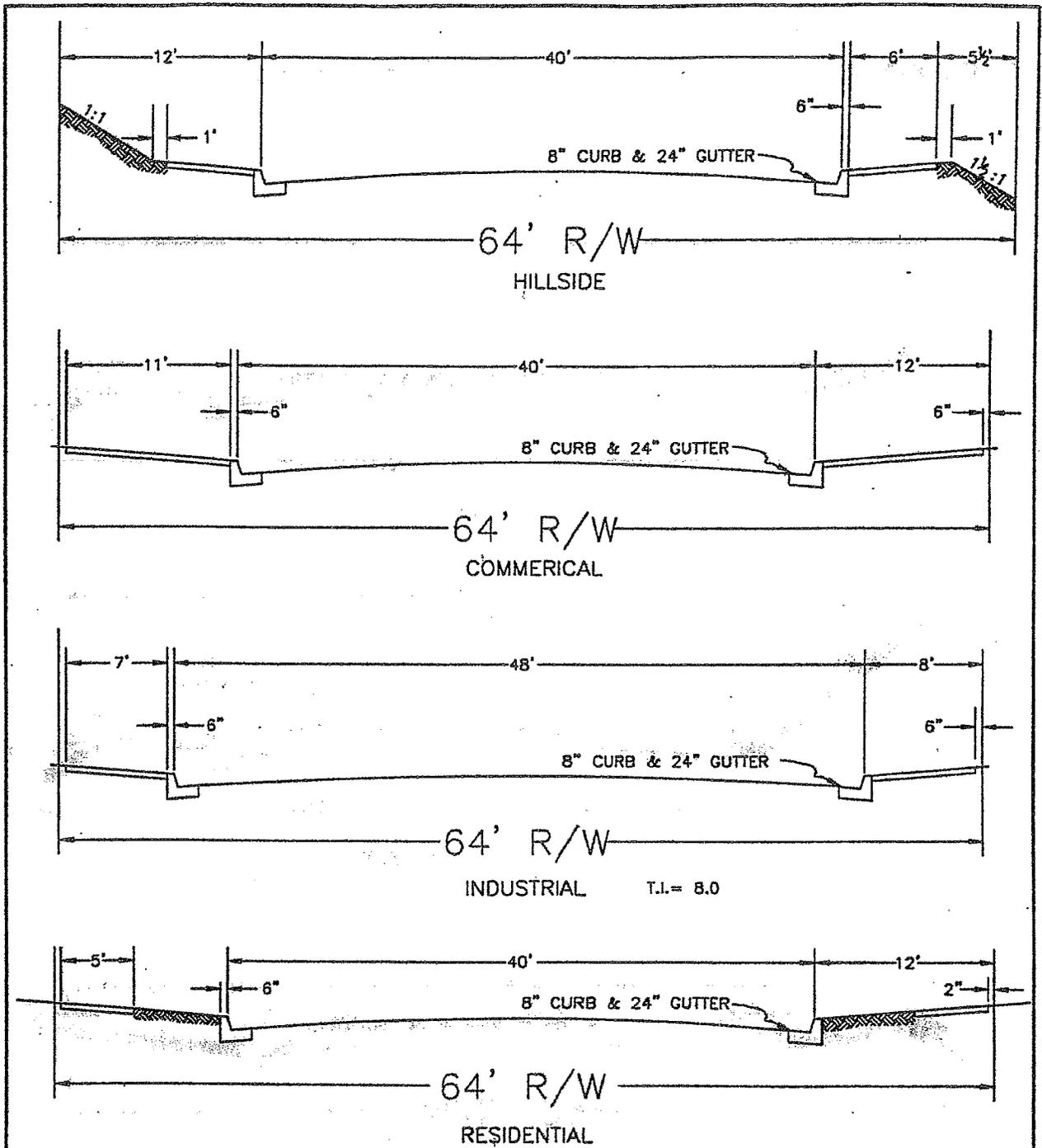


NOTE: STREET DIMENSIONS TO TOP OF CURB FACE.  
TRAFFIC INDEX - 4.5 UNLESS OTHERWISE SPECIFIED.

DETAIL  
DWG. No. 701-0 1 of 4

DRAWN BY: ANTHONY MACKESY  
CHECKED BY: ALAN GRIFFITHS  
DATE: DECEMBER 16, 1988  
APPROVED BY: *[Signature]*  
PUBLIC WORKS DIRECTOR  
DATE: 2/12/89 R.C.E. No. 28129

CITY OF REDLANDS  
PUBLIC WORKS DEPARTMENT  
STANDARD STREET WIDTHS  
FOR LOCAL STREETS

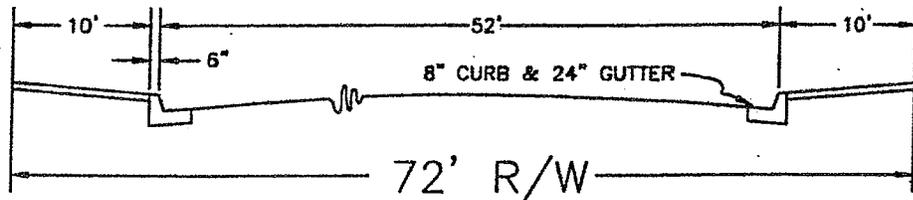


NOTE: STREET DIMENSIONS TO TOP OF CURB FACE.  
 TRAFFIC INDEX - 5.5 UNLESS OTHERWISE SPECIFIED.

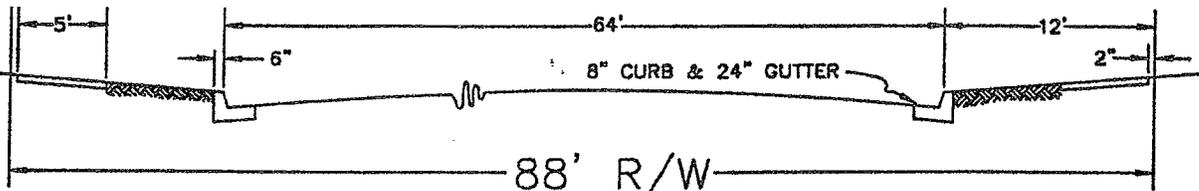
DETAIL  
 DWG. No. 701-0 2 of 4

DRAWN BY: ANTHONY MACKESY  
 CHECKED BY: ALAN GRIFFITHS  
 DATE: DECEMBER 16, 1998  
 APPROVED BY: *[Signature]*  
 PUBLIC WORKS DIRECTOR  
 DATE: 2/12/99 R.C.E. No. 28129

CITY OF REDLANDS  
 PUBLIC WORKS DEPARTMENT  
 STANDARD STREET WIDTHS  
 COLLECTOR STREET



2 LANES AND LEFT TURN



4 LANES UNDIVIDED

NOTE: STREET DIMENSIONS TO TOP OF CURB FACE.  
TRAFFIC INDEX - 7.0 TO 9.0 AS SPECIFIED.

DETAIL  
DWG. No. 701-0 3 of 4

DRAWN BY: ANTHONY MACKEST

CHECKED BY: ALAN GRIFFITHS

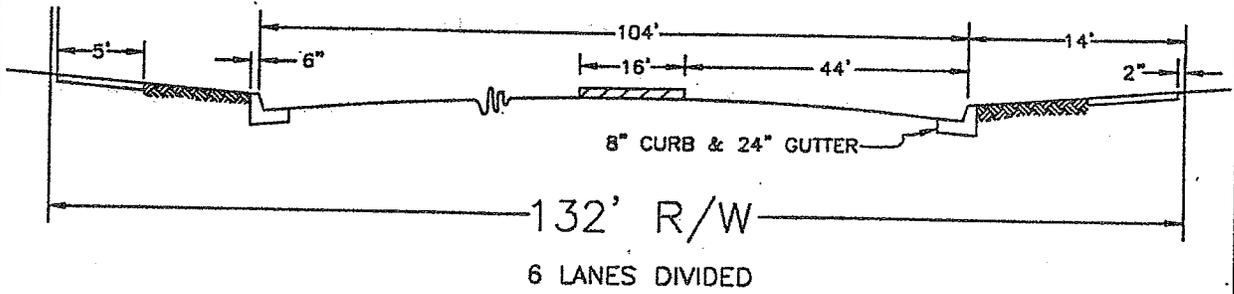
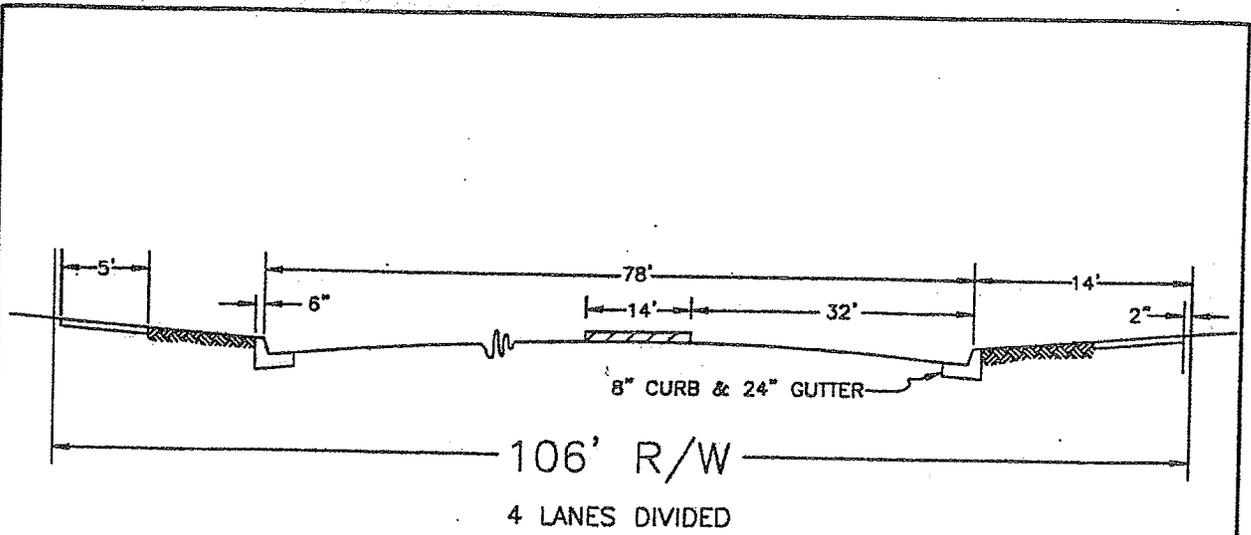
DATE: DECEMBER 16, 1998

APPROVED BY: *[Signature]*  
PUBLIC WORKS DIRECTOR

DATE: 2/12/99 R.C.E. No. 28129

CITY OF REDLANDS  
PUBLIC WORKS DEPARTMENT

STANDARD STREET WIDTHS  
MINOR ARTERIAL



NOTE: STREET DIMENSIONS TO TOP OF CURB FACE.  
 TRAFFIC INDEX - 7.0 TO 9.0 AS SPECIFIED.

DETAIL  
 DWG. No. 701-0 4 OF 4

DRAWN BY: ANTHONY MACKESY  
 CHECKED BY: ALAN GRIFFITHS  
 DATE: DECEMBER 16, 1998  
 APPROVED BY: [Signature]  
 PUBLIC WORKS DIRECTOR  
 DATE: 2/12/99 R.C.E. No. 28129

**CITY OF REDLANDS**  
 PUBLIC WORKS DEPARTMENT  
**STANDARD STREET WIDTHS**  
 MAJOR ARTERIAL



