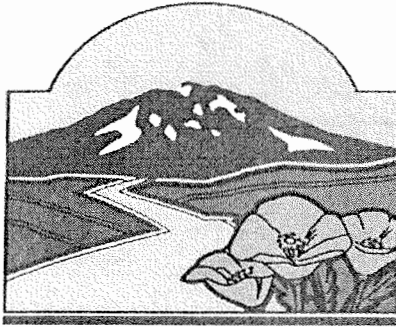


CITY OF
ANDERSON



AGENDA ITEM

May 19, 2009 City Council Meeting

Approved for Submittal By:

Scott Morgan
City Manager

To Be Presented By:

John R. Stokes
John Stokes, Planning Director

To: Honorable Mayor and Members of the City Council

Through: Scott Morgan, City Manager
Telephone 378-6646

From: John Stokes, Planning Director
Telephone 378-6643

Date: May 19, 2009

SUBJECT

Review Annual Housing Production Report Pursuant to Government Code Section 65400 (b)(1).

RECOMMENDATION

Planning Director recommends that the City Council of the City of Anderson:

1. Open the Public Hearing and accept comments on the Annual Housing Report; and
2. Accept the Annual Housing Report.

FISCAL IMPACT

This is a State mandated report and in and of itself has no fiscal impact. However, this report demonstrates that the City is well on its way to meet the housing needs mandated by the State. Meeting these quotas helps to ensure that grant monies will continue to be available to the City.

DISCUSSION

In December of 2003 Shasta County and the surrounding cities received the Final Regional Housing Needs Allocation Plan from the Department of Housing and Community Development (HCD). The purpose of the plan is to ensure that all cities and counties provide for the housing needs of persons of all income levels within their jurisdiction.

The Annual Housing Production Report is prepared pursuant to California Government Code Section 65400 (b)(1) which in part requires an agency to report annually to its legislative body on the progress in meeting its share of regional housing needs.

The deadline for reporting has been moved from October to April starting in 2007. This report uses the new reporting form and demonstrates that the City is making progress toward meeting all of the goals in the Housing Element. The report has been submitted to HCD.

ATTACHMENT

2008 Annual Housing Production Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Anderson
Reporting Period: Jan-08 - Dec-08

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1	2	3	4				5	6		7	8	
			Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions				Housing without Financial Assistance or Deed Restrictions
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
202-560-058	SF	O	8	70	1		1					
202-680-099	5+	R					78	TCAC, RDA & HOME	Programitic			
(9) Total of Above Moderate from Table A2							1					
(10) Total by income units (Field 5) Table A							80					

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction City of Anderson
Reporting Period Jan-08 - Dec-08

Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	1					1

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Anderson
Reporting Period Jan-08 - Dec-08

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
			1	2	3	4	5	6	7			8
Very Low	Deed	72	40				28			8	76	-4
	Restricted Non-deed restricted											
	Deed											
Low	Restricted Non-deed restricted	78	41				51			70	162	-84
	Deed			4						1	5	
	Restricted Non-deed restricted											
Moderate	Deed	122										122
	Restricted Non-deed restricted			110	70	9	3	3			195	
	Above Moderate			40		26		16		1	83	
Total RHNA by COG.		679										
Enter allocation number:												
Total Units			231	74	35	82	19	80			521	358
Remaining Need for RHNA Period												

ANNUAL ELEMENT PROGRESS REPORT

*on Housing Element Implementation
(CCR Title 25 Section 6202)*

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names) Name of Program:	Objective:	Deadline in H.E.	Status of Program Implementation
Program 1.1: Implement Code Standards that Allow for a Variety of Housing	Meet Regional Share	2003-2008	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers. Ongoing Progress .
Program 1.2: High Quality in New Residential Development	Use Minimum standards as set forth in Anderson Code for Design Review	2003-2008	City of Anderson uses Design Review for all residential over 3-units, industrial and commercial projects.
Program 1.3: Second Units:	Provide flyers or brochure at permit counter and web site to promote Second Units.	2003-2008	City currently allows second units pursuant to Anderson Municipal Code Section 17.06.030.
Program 1.4: Density Bonuses and other Regulatory Incentives.	Approve 15 additional density bonus units.	2003-2008	Ongoing. City uses preapplication meetings to discuss density bonus units.
Program 1.5: Density Bonuses for Quality Housing Design.	Increase the quality of residential developments and design.	2004-2008	Ongoing Review of residential design 3 or more units.
Program 1.6: Promote Homeownership for Low and Moderate Income Households.	Assist 25-first time home buyers.	2004-2008	City of Anderson has assisted 6 families using its Down payment Assistance Program (DAP) in reporting year 2008.
Program 1.7: Senior and Affordable Housing Coming District	Facilitate greater variety of housing types and cost for seniors.	2005	Currently review new senior housing project.
Program 1.8: Continue to Use State, Federal and Private funding programs.	Secure adequate funding to meet the City's low and moderate housing needs.	2003-2008	City of Anderson has secured 1.5 million CDBG dollars to provide water services to target income groups that currently have failing wells and septic. City continues Home Reuse (DAP) and has applied for HOME and TAC for Regency Place Senior Apts Phase II.
Program 2.1: Maintain a current and Adequate Land Inventory.	Maintain sufficient sites	2003-2008	City currently has adequate land to accommodate additional

<p>Program 5.3: Existing Affordable Market Rate Rental Housing</p>	<p>To conserve the affordability of the rental housing stock.</p>	<p>2003-2008</p> <p>Ongoing.</p>
<p>Program 5.4: Federal Housing Vouchers.</p>	<p>Increase the availability of housing vouchers in Anderson and rental property owner's acceptance of vouchers.</p>	<p>2003-2008</p> <p>The City of Anderson accomplishes this program by acting as a referral service to inquiring landlords through the distribution of pamphlets.</p>
<p>Program 6.1: Encourage the Production of Housing for Large Families</p>	<p>At least ten percent of new Multifamily units should be three or four bedrooms.</p>	<p>2003-2008</p> <p>In its fourth year of the Housing Element the City of Anderson has been able to accomplish a ten percent threshold for all multi-family. Year four produced no large family units which represents a 100% of rental units produced in that year.</p>
<p>Program 6.2 : Special Needs Housing on Infill Sites</p>	<p>To meet a portion of the City's affordable housing needs through mixed-use and infill projects.</p>	<p>2003-2008</p> <p>See program 2.3</p>
<p>Program 6.3 : Homeless Services</p>	<p>To meet the needs of local residents who may become temporarily homeless</p>	<p>2003-2008</p> <p>The City of Anderson in conjunction with Shasta County Housing Authority has implemented a new program that places homeless that are mentally ill in housing with payment for up to two years.</p>
<p>Program 6.4 : Continuum of Care for Seniors</p>	<p>To provide a continuum of care facility for seniors in Anderson.</p>	<p>2003-2008</p> <p>The City has continued to enforce State and Federal Standards for accessibility of multifamily buildings. The City promotes existing multifamily structures to meet current standards through Program 4.2.</p>
<p>Program 6.5 : Accessibility of Housing for Persons with Disabilities.</p>	<p>To increase the accessibility of multifamily buildings to person with disabilities.</p>	<p>2003-2008</p> <p>See programs 4.2, 4.3 and 6.4</p>
<p>Program 6.6 : Special Needs Housing for Low-Income Households.</p>	<p>Same as program 1.4-1.8</p>	<p>2003-2008</p> <p>See Program 1.4-1.8</p>

<p>Program 6:7 : Supportive Services for Special Needs Groups.</p>	<p>To increase the availability of, and access to, supportive services by special needs groups.</p>	<p>2003-2008</p>	<p>The City continues to provide pre applications meetings that help to identify any special needs support necessary for a project. See Program 1.4-1.8</p>
<p>Program 7.1 : Energy Conservation in Residential Construction.</p>	<p>To ensure that all new residential construction meets California's minimum standards for energy efficiency</p>	<p>2003-2008</p>	<p>Review of subdivisions require that the developer maximize North/South orientation, provide energy efficient heating and cooling and at least 25% of all units need to be either solar or low nox water heaters.</p>
<p>Program 7.2: Energy Conservation in Residential Land Use Planning.</p>	<p>To increase residential energy efficiency, reduce residential energy consumption, and reduce residential energy costs.</p>	<p>2003-2008</p>	<p>City of Anderson continues to promote energy efficiency through design techniques such as layout and configuration of homes taking advantage of the solar access, use of landscaping to reduce heat and by providing maximum pedestrian access for non motorized use.</p>
<p>Program 7.3 : Improve the Energy Efficiency of Older Homes</p>	<p>Promote energy efficiency improvements as part of its marketing efforts of the housing rehabilitation program.</p>	<p>2003-2008</p>	<p>See programs 4.2 and 4.3</p>
<p>Program 8.1: Organize Fair Housing Event</p>	<p>To promote equal housing opportunities for all Anderson residents.</p>	<p>2005</p>	<p>City of Anderson contracts with Shasta County Housing Authority to Administer all housing programs. As part of this agreement Shasta County Housing Authority conducts a yearly Fair Housing Workshop of which the City of Anderson was included. This years workshop was held on April 20, 2007.</p>