



I. INTRODUCTION

A. Purpose and Contents of the Housing Element

The Anderson Housing Element is part of the City's General Plan, a comprehensive policy statement regarding the physical, economic, and social development of the City; the preservation and conservation of natural human features of the landscape, and the redevelopment and re-use of land and buildings within the City.

The Housing Element addresses one of the most basic human needs—shelter. For this reason the Housing Element represents a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies. For a region to have a strong and balanced economy, its workers must also have places to live within their economic means. From the perspective of human needs, housing should be high on the hierarchy of policy priorities. Although housing represents a high priority, the planning for housing must be balanced with the community's economic needs and environmental, resource, and open space protection policies, which are also essential aspects of the City's General Plan.

The Housing Element contains three parts: a community profile, an analysis of resources and constraints, and a housing strategy. The community profile contains an analysis of population housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, and persons with disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Anderson's residents and to plan for future residents expected to reside in the City.

The second part of the Element provides an analysis of resources and constraints to meeting the housing needs identified in the community profile. Resources include the availability of land, public and private organizations that provide housing and supportive services, and funding to implement the City's housing strategy. Constraints include the impacts of government action on housing availability and affordability, the interaction of market forces, and environmental conditions. In this section of the Element, the analysis focuses on the magnitude of potential constraints and identifies potential mitigation measures to reduce the impacts of constraints.

The third part of the Housing Element contains the City's housing strategy—goals, policies, implementing actions, and quantified objectives to meet identified housing needs, reduce constraints, and make effective use of available resources. As part of its strategy, the Housing Element identifies the agencies responsible for implementing recommended actions, timeframes for actions, and the anticipated results.

B. Community Context

Anderson has traditionally been a small residential community. Over the past decade, the city has experienced modest, but steady, population growth. The rate of growth has been influenced by a combination of economic, environmental, and municipal services issues which the City has addressed during the 1990s. Population growth in Anderson has been concentrated primarily among two age groups: 18 to 24 year olds and 45 to 54 year olds. The City also has a higher percentage of senior households than the average statewide.

The regional economy is influenced by agriculture and its related industries; Anderson's economy is largely a retail, services, and manufacturing economy. The local economy, in conjunction with the higher percentage of retirees, influences the income levels of Anderson's residents. The median income among Anderson's residents is about 70 percent of that countywide, and the poverty rate is twice that of all Shasta County residents.

Anderson's housing stock reflects the composition of its residents. Although site-built single-family homes comprise 70 percent of the City's housing, Anderson is home to a significant number of government subsidized, income-restricted apartments and mobile homes that provide affordable shelter for its low-income residents.

Among Anderson's households, 53 percent are homeowners, slightly below the statewide average of 57 percent. A significant, and growing, percentage of the City's single-family housing stock is renter-occupied, suggesting that a declining proportion of the city's residents can afford homeownership.

Anderson has experienced a growing gap between housing costs and local incomes. Housing prices have risen to more than four times the median Anderson income, and rents for market rate apartments and homes have also increased at a faster rate than local incomes. As a result, overcrowding and overpayment (expenditures of more than 30 percent of income for housing) have increased but not among renters.

The gap between housing affordability and local incomes is compounded for many Anderson residents by the high percentage of older and substandard housing units. The City estimates that as many as 62 percent of the City's housing units (approximately 2,200 units) may need rehabilitation or replacement. Yet, over 300 new single-family homes were added to the housing stock since 1990, improving the overall quality of housing Anderson.

According to a regional housing plan prepared for Shasta County by the California Department of Housing and Community Development, Anderson should plan to accommodate an additional 679 dwelling units between 2001 and 2008. Nearly one quarter (160) of these housing units should be affordable to households earning no more than 80 percent of the Shasta County median income, about \$45,400 for a family of four. As of April 2003, the City has approved 154 affordable housing units for low-income households in three projects (58 of which represent the reconstruction of substandard, privately owned rental housing) and another 179 market-rate housing units, over half of its housing allocation. The City estimates that it can count 120 of the 154 units toward its share of Shasta County housing construction needs between 2001 and 2008.

C. State Requirements

Beginning in 1980, and refined periodically, the California Legislature adopted requirements for the contents of housing elements (California Government Code sections 65580 to 65589.5). Among these

legislative requirements is the mandate that housing elements consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. Although state law regarding housing elements requires communities to address the needs of all residents, particular attention in the housing element law is devoted to the needs of low- and moderate-income households. Specifically, state law requires housing elements to:

- Identify adequate sites to facilitate and encourage housing for all income levels;
- Remove governmental constraints to housing production, maintenance, and improvement;
- Assist in the development of adequate housing for low- and moderate-income households;
- Conserve and improve the condition of existing affordable housing; and
- Promote housing opportunities for all persons.

The contents of a housing element, as mandated by state law, include:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at-risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation;
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels;
- An inventory of vacant and underutilized sites by zoning category, with an assessment of the availability public facilities, and services to those sites; and
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and a five-year schedule of implementing actions with quantified objectives.

D. Data Sources and Their Use

A variety of local, regional, state, federal, and private sources of information were used to prepare the 2003 Housing Element. As required by state law (Government Code Section 65584), the principal source of information used to determine future housing construction need is the Shasta County Regional Housing Needs Plan for the 2001 to 2008 period. Other principal sources of information included the U. S Census Bureau, the California Department of Finance, the California Employment Development Department, California Health and Welfare Agency reports, the City of Anderson, the County of Shasta, the California Association of Realtors, local nonprofit organization serving special needs population, and local real estate and property management firms.

E. Summary of Housing Needs and Strategies

To address the community conditions and housing needs presented in this document, the City has adopted a strategy of accommodating the required number of new units assigned by the regional housing plan as the City's share of regional housing needs. The City has also adopted policies and programs to facilitate

and assist in the production and rehabilitation of a wide range of housing, shelter, and supportive services for all income levels and special needs groups. The goals of the Housing Element are:

- Provide for a variety of housing types and cost for all segments of the population
- Provide adequate sites to meet future housing needs and Anderson's share of regional housing needs
- Remove constraints to the development and availability of housing for all segments of the population
- Improve the condition of older, substandard housing
- Maintain the affordability of rental housing occupied by lower-income households
- Provide for special housing needs
- Promote residential energy conservation
- Promote equal housing opportunity

The City has, historically, relied on the Shasta County Housing Authority, other public agencies, nonprofit housing organizations, and community-based organizations to implement most of its affordable housing strategies and programs. Anderson has limited staff, expertise, and financial resources with which to directly implement housing assistance programs. The updated Housing Element proposes to continue, and strengthen collaborations, while providing a more pro-active role for the City.

F. Public Participation

The City encouraged participation by all segments of the community in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups and inviting them to attend a public workshop on the Housing Element. Because Anderson is a small, compact community, it is relatively easy to inform individuals and organizations of public events and encourage their participation. To provide opportunities for public participation in the preparation of the Housing Element, the City conducted a public workshop on February 4, 2003 to explain the purpose and contents of the Housing Element, state requirements, and the update process. The City also solicited public comments on key issues and information sources on which to focus the update.

The City also conducted public hearings before the Planning Commission and City Council and the Housing Element to solicit public comments prior to adoption. A joint Planning Commission/City Council hearing was held on the draft Housing Element on August 19, 2003

To ensure that all segments of the community were notified of the public events, the City published public notices in the Anderson Valley Post on August 5, 2003, and posted notices at Anderson City Hall and the Anderson Branch of the Shasta County Library. To ensure participation by low-income residents and organizations serving their needs, the City mailed notices to groups representing low-income residents.

There were no specific public comments at either the hearings on the draft or final housing elements that required specific responses by the City or revisions to the Housing Element.

G. General Plan Consistency

To promote a uniform and compatible vision for the development of the community, the General Plan must be internally consistent in its goals and policies. As a section of the Anderson General Plan, the policies of the Housing Element need to be supportive of, and congruent with, those of the other sections of the Plan. The California Department of Housing and Community Development (HCD) provides guidance for assessing consistency with other sections of the General Plan as part of the Housing Element update process. The following excerpt from HCD's *Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements (June, 2001)* illustrates the reasoning and preferred method for such a review.

The housing element affects a locality's policies for growth and residential land uses. The goals, policies, and objectives of an updated housing element may conflict with those of the land use, circulation, [and] open space elements...especially if these plans or elements have not been updated recently. At the time of any amendment to the housing element or other general plan elements, the jurisdiction should review the entire general plan, especially land use provisions, to ensure internal consistency is maintained. When conflicts exist, the housing element must describe how consistency will be achieved and how the goals of the housing element will be addressed.

Following this strategy, the General Plan has been reviewed to ensure that the goals, policies, and programs set forth in this Housing Element are consistent with the vision of the General Plan. Below are policies of the other sections of the General Plan as they relate to housing issues. Following each policy is a brief explanation of how the housing element is consistent with and supportive of the General Plan policy.

General Plan Land Use Element

- A. Sufficient areas will be provided for each type of land use to permit full development needed to meet the demands of population growth and economic advancement.*

HE: Population and housing projections established by the State HCD are used as the foundation of the Housing Element. A vacant land inventory has been completed to ensure that there is a sufficient amount of developable land available to accommodate current and future housing needs.

- B. Development of the vacant areas within the city limits should be encouraged in order for the city to provide services to its residents more efficiently.*

HE: Policies within the Housing Element call for the promotion of infill development to meet residential growth needs, as well as promoting the development of housing in areas already served by existing infrastructure and services.

- D. Industrial areas should be separated from residential, retail commercial, rural estate, agriculture, and other uses which might be adversely affected.*

HE: Areas designated for residential development are separated from industrial areas on the General Plan Land Use and Zoning maps, and policies in the Housing Element call for the protection of neighborhood character and compatibility of use in accommodating growth.

F. The city's single family residential areas are the backbone of its land use pattern. These areas must be protected from decline which would result from the mixture of uses.

HE: The Housing Element provides a significant number of policies aimed at protecting the character of single family neighborhoods, including the encouragement of reinvestment in existing neighborhoods, supporting high-quality newer development, and support of zoning provisions that separate incompatible land uses.

H. The community should encourage compact, well defined living areas and discourage residential sprawl.

HE: Various policies within the Housing Element call for the provision of housing for all income ranges within close proximity to existing development, promoting infill development, and encouraging innovative techniques for encouraging growth that maximizes efficient use of resources and facilities. These policies combine to encourage compact residential growth and discourage residential sprawl.

I. Higher density residential development should be located on the periphery of the Central Business District and adjacent to other commercial areas.

HE: This Land Use policy is supported in the Housing Element by policies that direct high-density residential growth to areas already served by existing infrastructure, as well as support of zoning classifications and designations that provide for future multi-family developments in areas adjacent to commercially zoned lands.

On the basis of this analysis, the Housing Element is found to be consistent with the other elements of the General Plan, as well as documents and plans adopted in accordance with the General Plan.