



IV. HOUSING STRATEGY

A. Evaluation of Achievements under the 1992 Housing Element

State law (California Government Code section 65588 (a)) requires each jurisdiction review its housing element as frequently as appropriate to evaluate:

- the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal,
- the effectiveness of the housing element in attainment of the community's housing goals and objectives, and
- the progress of the city, county, or city and county in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), *Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements*, the review is a three step process:

- Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents the city's achievements under the 1992 Housing Element with respect to the actions and objectives contained in the Element describes the relative success of the city's efforts to implement the 1992 programs, and contains recommendations for program changes to address current and projected needs and state requirements between 2001 and 2008.

1. Summary of Achievements

Because of its small size, limited staff, and financial resources, the City of Anderson relies primarily on collaborations with other public and private agencies to implement the majority of housing programs. Examples include the Shasta County Housing Authority, LINC Housing, and Chico Housing Improvement Program (CHIP). Housing grant programs, such as for housing rehabilitation and first-time homebuyer assistance, are administered by the Shasta County Housing Authority. Fair housing and other housing outreach efforts are conducted primarily by the Housing Authority, nonprofit organizations, and the local realtors association. The city has focused its efforts on providing a regulatory climate and using the powers and financing of the Anderson Redevelopment Agency to promote housing in the community and facilitate the construction of housing affordable to lower-income households.

In general, the city's collaborative approach has served Anderson well in achieving its housing objectives. However, the 1992 Housing Element committed the city and its partners to a greater number of programs than was achievable within the staffing and financial resources of these organizations. The 1992 Housing Element also included several programs that attempted to provide creative approaches but were not practical. The following table summarizes the city's 1992 Housing Element programs and achievements.

2. Program Evaluation

Table IV-1 documents the city's achievements for each program action contained in the 1992 Housing Element. The program actions are stated in the left column and the discussion of achievements in the right column. The city has evaluated each program's success in relation to the goals and objectives of the Housing Element.

Program Actions

Achievements

A. PROVIDE HOUSING STOCK, VARIETY AND TYPE

1. Continue to provide for secondary residential units.

2. Continue to use the Uniform Housing Code for older homes being remodeled for low- and moderate-income housing.

3. Apply for CDBG grants and other appropriate State and Federal grants consistent with available resources.

4. Apply for appropriate CDBG technical assistance grants.

5. Adopt a policy to expand, rehabilitate, and conserve housing in Anderson and to provide a variety of types of housing utilizing specific identified programs including, but not limited to:
 - Community Development Block Grants.
 - CDBG Technical Assistance Grants
 - HUD Section 8
 - CSHHP
 - CHRP-0
 - MCC's
 - Minor Home Repair CDBG Revolving Funds
 - Mobilehome Repair CDBG Revolving Funds

The city permits second units all residential zones, except the Residential Estate zone. The city does not have records to indicate the number of second units that have been approved since 1992. The potential for second unit development could be increased by promoting this option more actively.

The city enforces the Uniform Building Code (UBC), but maintains a flexible approach to code enforcement by requiring only new construction or systems that are being upgraded to comply with UCB standards. The city does not believe the use of a separate code for housing rehabilitation or home remodeling is necessary.

See Programs A-5, A-6, D-7, D-8, E-5.

See Programs A-5, A-6, D-7, D-8, E-5.

According to the Shasta County Housing Authority, 304 Anderson households participate in the Section 8 Program, about nine percent of all households in the city. Of the Section 8 participants, 58 percent have incomes of 30 percent or less of median income, 32 percent have incomes between 30 and 50 percent of median income, and ten percent have incomes between 50 and 80 percent of median income.

One housing rehabilitation project, the 16-unit Mill Street Apartments, provides housing for persons with developmental disabilities who are low-income. Two projects (80 units of new construction and 58 units of substantial rehabilitation) were approved in 2002.

CHIP Self-Help Ownership Project- get details.

Program Actions

Achievements

Habitat for Humanity constructed one housing units that was affordable to a very low-income households.

The city's success in expanding the supply affordable housing has largely been constrained by the availability of financial and staff resources. Anderson relies heavily on the Housing Authority and nonprofit entities to administer programs. Anderson is in the process of achieving greater self-reliance in administering programs, however, and working directly with nonprofit entities.

Programs that can work best in Anderson will be: 1) "pass-through" programs in which the city can serve as the direct recipient of funds to be administered by others, 2) or programs and projects in which the city can support the Housing Authority or nonprofit entities in obtaining funding directly for affordable housing.

The updated Housing Element contains programs to increase the city's role in providing a regulatory climate supportive of affordable housing, increasing its collaboration with the Housing Authority and non-profit entities, and effectively targeting its limited redevelopment housing set-aside funds.

6. Apply for a Technical Assistance Grant to identify the effect of establishing a housing trust fund fee for residential, commercial, and industrial uses and the benefit towards meeting regional housing needs.

The City Council decided not to apply for a planning grant to study the feasibility establishing an affordable housing trust fee. This fee would have been imposed on market rate residential, commercial, and industrial development projects. The City Council did not want to increase the cost of building market rate homes or adversely affect the city's competitive standing for commercial and industrial users by imposing additional development costs.

The city believes that regulatory and financial incentives

Program Actions

7. Consider establishing inclusionary housing programs to be administered by the Housing Authority.

8. Participate in the identification of new target areas for Fannie Mae and Freddie Mac programs that could benefit The City of Anderson.

Achievements

contained in the 2003 Housing Element are sufficient to facilitate the construction of affordable housing without the imposition of new development fees. This program will be discontinued, therefore.

The City Council decided not to establish an inclusionary housing requirement, other than to implement the affordable housing requirements of state law within the redevelopment project area.

The Council determined that an inclusionary housing requirement is not needed given the city's relatively low land and development costs, and that such a requirement would impose an additional cost on market-rate housing, making it less affordable.

The city will focus its efforts on implementing regulatory and financial incentives to facilitate the construction of affordable housing.

This program will be discontinued, therefore.

Fannie Mae and Freddie Mac have established several affordable housing initiatives. Most of these agencies' affordable housing programs target the financing of affordable housing projects and projects that contribute to revitalization of older, low-income neighborhoods. The participants in these programs would be housing providers, not the city. The city assists housing providers by providing regulatory and financial incentives, and using the Redevelopment Agency to target revitalization efforts that will contribute to affordable housing production.

The city will continue to support the efforts of affordable housing providers but does not foresee a city role in directly working with Fannie Mae or Freddie Mac

Program Actions

single family and multi-family developments, which utilize conventional and manufactured housing, for low and moderate income groups.

This has not been implemented and there has not been much interest in this option.

13. Create limited equity multi-family conventional and manufactured housing projects with private non-profit development corporations. Provide land, entitlements, and expedited process.

14. The city will encourage local agencies and businesses to sponsor housing booths to be located in one area at fairs and special events. Information on contracting and realtor services, volunteer services, financing availability and qualification criteria, and available energy saving devices could be distributed.

15. The city will encourage the private sector to provide first time homebuyer seminars. The Board of Realtors is usually most helpful in identifying when and where such seminars are held. Realtors, lenders, title company personnel, accountants, and attorneys explain how to buy a house and answer questions.

B. PROVISION OF ADEQUATE SITES (Objective: 623 housing sites)

1. Identify and acquire surplus lands for development of affordable housing by the private sector utilizing a mixture of conventional, manufactured, and mobilehome housing to create affordable housing.

2. Work with School Districts to provide joint use facilities with new housing developments and establish consistent criteria to be used to evaluate projects.

Achievements

ownership for low- and moderate-income households. This option, if desired, could be accommodated under the city's other home ownership programs.

This program will be discontinued, therefore.

See evaluation of Program #12 above.

To the city's knowledge, no such booths have been sponsored at local events. Because Anderson is a small community, the city believes that the dissemination of information can best be handled at key distribution points in the community, such city Hall.

To the city's knowledge, no such seminars have been conducted. The Shasta County Housing Authority provides homebuyer counseling and assistance through its implementation of first-time homebuyer programs. The city believes the Housing Authority's program is sufficient.

There are no surplus government sites in the City of Anderson.

This program should be discontinued, therefore.

To date, neither the city nor Cascade Union Elementary or Anderson Union High school districts have developed joint use facilities. Given Anderson's modest growth rate, new joint use facilities have not been necessary.

The city did develop a teen center jointly with Anderson Partnership for Healthy Children, a local nonprofit organization whose members represent a broad cross-section of the Anderson community, including parents,

Program Actions

3. Identify a finance committee to expedite requests to establish community facility districts (Mello-Roos).

C. REMOVING HOUSING DEVELOPMENT CONSTRAINTS

1. Adopt a policy that expedites housing developments consistent with General Plan policies and regulatory requirements.

Achievements

schools, service clubs, health care providers, social service agencies, small businesses, community based organizations and individuals.

There may be a benefit in the future to working with local school districts on joint use facilities in new neighborhoods and existing areas where affordable housing will be developed next to a school site.

The city has not used Mello-Roos districts as a financing tool. The city began discussions with three land owners to establish a district in 1997, but land owners were unable to reach an agreement among themselves and no development has occurred on the sites. The city will work with property owners who desire to use establish a Mello-Roos financing district as an option, but does not believe there is a need for a formal finance committee to do so. This program will be discontinued, therefore.

As noted in the governmental constraints section of the Community Profile, Anderson has relatively short timeframes for staff review of development applications. There is no need for a separate “fast track” process for affordable housing proposals. A potential delaying factor in the approval of proposals requiring discretionary permits is the Planning Commission’s meeting schedule. The Planning Commission currently meets once per month, and applicants must provide completed applications at least 30 days in advance of a Commission meeting. Depending on the day of the month that a complete application is submitted, the monthly hearing schedule can result in up to a 60-day delay in the approval of a development proposal.

This potential delay could be reduced significantly if the Planning Commission met twice monthly. The Planning

Program Actions

2. Adopt specific procedures to fast-track low- and moderate-income developments.
3. Prepare and consider an ordinance for the conversion of apartments and mobilehome parks to condominiums.
4. Adopt a policy that permits use of alternate building techniques to conserve historic and architecturally significant structures used to provide low- and moderate-income housing.
5. Adopt a position and invitation to Shasta County and the City of Redding to form a single county Council of Governments

Achievements

Commission has agreed to meet twice monthly as the need may arise.

See evaluation of Program #1 above.

Chapter 16.32 of the Subdivision Ordinance (adopted 6-99) governs condominium conversions. The city has received no requests for conversions, either of apartments to condominiums or of mobilehome parks to resident ownership through a condominium process. The likely demand for such conversion is low in Anderson, so there is no need for a separate ordinance governing such conversions or regulation of the process other than Chapter 16.32 of the Subdivision Ordinance.

This program will be discontinued, therefore.

This has not been an issue for the city because there have not been requests for the remodeling or alteration of historic buildings. Although the city does not have buildings on the National Register, there are several locally significant buildings with historical/architectural value. Use of alternative building standards, such as the California State Historic Building Code, (adopted by the State Architect) may be important in the future.

This program should be retained, therefore.

The city has participated in informal meetings of planning department representative throughout Shasta County, and the consensus appears to be that a formal Council of Governments is not needed at the present time.

This program will be discontinued, therefore.

Program Actions

6. Establish an area at the Public Library and assign a person to work with Library staff to supply information on State and Federal programs. Provide request forms that can be folded and mailed to obtain available information.

7. Prepare and consider an ordinance to establish Housing Fees for residential, commercial, and industrial uses, new subdivisions and parcel maps, and property transfer fees to finance “ladder of success” and “ladder of independence” programs, target moderate-income persons for homeownership programs, and target low- and very low-income persons for rental programs.

8. Adopt a local implementing ordinance for density bonus programs.

9. Establish procedures and a committee (PIC) to work with prospective employers to provide information on the availability of the Employment Incentive Act, to develop control mechanisms for projects providing jobs/housing development to expedite the project and assure that housing is provided to workers.

Achievements

The city has not implemented this program in the past due to staff and funding limitations. The public library can be an important point of distribution of information given its role as a reference and gathering place.

This program should be continued with an appropriate level of city commitment, therefore.

The city has not adopted a commercial linkage fee study. The city does not believe this is needed and might place the city at a competitive disadvantage given relatively low development costs in Anderson. (See evaluation of Program #6, Goal A.)

This program will be discontinued, therefore.

The city has not adopted a local density bonus ordinance or incorporated specific requirements in its Zoning Ordinance., even through Anderson has approved density bonuses. This program should be implemented by including specific provisions for density bonuses in the Zoning Ordinance in compliance with state law. By doing so, the city will facilitate the dissemination of public information about density bonuses and make it easier for developers to use this option.

The city has a contract with the Shasta County Economic Development Corporation to work with local employers. The city does not link employment growth with housing development, however. Housing development has occurred at a rate consistent with employment growth. The city processes development applications expeditiously, so there is no need for a separated program to assure that housing is provided to workers.

This program will be discontinued, therefore.

Program Actions

10. Adopt a resolution supporting the County policy to expand the relationship between the Housing Authority and non-profit housing organizations for use of pass-through Federal Assistance for housing including:
Community Service Block Grants
Housing Authority Administrative Reserves, and
HOME funds

D. FOR PROVIDING SPECIAL NEEDS

1. Enforce handicapped adaptability requirements of Title 24 of the California Code of Regulations
2. Require all new apartment houses of five or more units to be adaptable for handicapped access by amending the appropriate city code.
3. Amend the Subdivision and Zoning Ordinances to require a certain percentage of housing within a subdivision to be designed for expansion as a family grows.
4. Adopt a Resolution to encourage the High Schools and Community College to establish a program whereby students gain practical home construction and repair techniques by repairing homes of persons with special needs.

Achievements

The city collaborates with both Housing Authority and non-profits organizations. A collaboration already exists between the city, the HA and nonprofits—no need for further action. CHIP, Linc Housing, Contact Housing Authority to obtain specific information regarding collaborations with nonprofit organizations—which ones, for what types of activities, and numbers of households/housing units resulting from the collaboration by income level (very low, low.)

The city enforces state building code standards, including handicapped accessibility requirements. Because enforcement of state building standards is required by state law, the city will continue this program.

See evaluation of Program #1 above.

Allowance for home expansion is not a subdivision issue per se. The city's yard and set-back requirements, in conjunction with height limits for single-family zones, do not constraint property owners' ability to expand their homes outward or add second stories.

This program is unnecessary and will be discontinued, therefore.

Many local schools and community colleges participate in construction trades training programs through local unions or through non-profit organizations such as Youthbuild. To date, none of the schools in Anderson participate in such programs.

The city has adopted a resolution because such action, in the absence of a city commitment to participate as a partner with local schools in such training programs, would not have the desired result. The city could work

Program Actions

Achievements

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| 5. Sponsor a conference on affordable housing and needs of the homeless with Shasta County and the City of Redding. | with local schools and nonprofit organizations to establish a program that allows high school or college students to gain construction skills training through homes rehabilitated or constructed under the city's affordable housing programs. |
| 6. Support Community Based Organizations. | Homelessness is a regional issue affecting all jurisdictions in Shasta County. Due to limited staffing and resources, Anderson has not pursued a conference on homelessness. A more effective approach to identifying homeless needs, and to developing countywide solutions, would be establish an interagency and inter-jurisdiction task force to define the extent of homelessness in Shasta County and the most effective solutions to providing a continuum of care.

The city has supported community organizations and nonprofits through the Redevelopment Agency, applications for state and federal funds, and its collaborations with nonprofits, as described above.

This program should be continued because most of the program achievements will occur through the support of nonprofit and community-based organizations. |
| 7. Apply for a Technical Assistance Grant to identify the extent and location of housing needs for large families, elderly persons, farmworkers, homeless persons, and female heads of households and identify ways and means to reduce overcrowding and overpayment. If a need is identified to establish a homeless facility, the criteria listed in the Appendix will be used. | This program was intended to provide an updated housing needs assessment. The city did not apply for a planning grant to conduct such an assessment. This program is unnecessary with the updating of the Housing Element, which contains a housing needs assessment. |
| 8. Apply for Farmers Home Administration Home Ownership Loans for low and moderate income families. | This is not a program the city would apply for, but the city can provide information on USDA Rural Housing Services home loan programs to interested and eligible homeowners. |
| 9. Adopt, by Resolution, a position that garage sales offer bargains galore on | The city has not implemented this program. There is no |

Program Actions

household items and clothing to encourage an effort by the Housing Authority to provide credentials to members of a new group or an existing non-profit that will attend garage sales and offer direct tax deductible receipts for donations. Fund raising by this new group or existing non-profit could enhance this procedure by providing funding for purchase of garage sale items. By combining funding with tax receipts, it would be possible to negotiate a dramatically reduced price on many larger and more costly household items. The city will fund preparation of a report to identify fund raising techniques and procedures to start the program. By sponsoring some of the fund raising events at city facilities, the city will clearly demonstrate its desire to create public/private partnerships that not only seek cooperation, but demonstrate effort.

Achievements

need for the city to be involved in garage sales, as individuals who could benefit from the lower prices that garage sales offer can purchase items directly.

This program will be discontinued, therefore.

E. FOR PROMOTING ENERGY CONSERVATION

1. Continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated into all new housing developments.
2. Continue the requirement that new residential developments take advantage of solar access.
3. Amend the General Plan to have a density infill policy as one means to conserve energy.

The city is required to implement state building standards, including energy conservation standards included in Title 24. These standards have helped reduce the cost of home operation and maintenance. Because compliance with state energy standards is a requirement of state law, the city will continue implement this program.

Anderson has not developed specific General Plan policies or zoning/subdivision regulations to implement energy conservation requirements. Rather, the city encourages energy conservation in residential subdivision design and layout as part of the pre-application review process with the developer. A recent example of this process is Ravenwood Estates. This project will include up to 210 single-family homes when built out. Energy conservation features include solar orientation (north-south), insulation levels above minimum state requirements, and additional trees and other energy conserving landscaping features.

The city's General Plan has not been amended since 1989. The city currently emphasizes infill development through its Planned Development combining district,

Program Actions

4. Amend the Zoning and Subdivision Ordinances to require that streets and parking lots be landscaped with trees capable of providing shade to the street and parking surfaces and surrounding buildings.
5. Apply for a CDBG technical assistance grant or other Federal and State grants to establish a continuing program with a local non-profit or volunteer organization to provide information and assistance in obtaining funding and construction relate to energy conservation programs available in the City of Anderson including, but not limited to:
 - CDBG funds
 - Farmers Home Administration funds
 - Energy Commission funds
 - Self Help Home Repair Program
 - Heat pump/heater/air conditioning energy savers.
6. Apply for appropriate Federal and State grants for energy conservation, especially to combine with other programs financing low- and moderate-income housing developments.

Achievements

mixed-use, and rezoning of designated sites. The updated Housing Element will provide an opportunity to promote higher density development on infill sites. Revisions to other General Plan policies and Zoning Ordinance amendments may be necessary to implement infill and mixed-use development policies. Habitat for Humanity has constructed homes for low-income households on infill sites in Anderson.

The city requires landscape plans with a ten-foot buffer between the parking areas and the streets and uses the plan review process to require this. Neither Chapter 17.46 of the Zoning Ordinance (parking standards) nor Chapter 16.14 of the Subdivision Ordinance directly address landscaping requirements for parking. This policy could be formalized by appropriate amendments to both ordinances.

No grants have been received specifically for energy conservation. The Housing Authority's housing rehabilitation program includes energy conservation as a component, however, which the city believes adequately addresses energy conservation needs in Anderson.

Most housing and community development funding sources permit energy conservation improvements and construction techniques as eligible for funding. The city will continue to work through the Shasta County Housing Authority to apply for state and federal funding that may be used for energy conservation improvements.

Program Actions

Achievements

7. Continue the Zoning Ordinance provisions to provide for reductions of street widths in Planned Developments only, especially for low- and moderate-income housing developments.

The city doesn't believe a separate program is needed therefore.

The city has not received a planned development proposal in which reduce street widths are an issue. The one project recently approved by the city as a planned development was a multifamily project not involving the subdivision of land or the construction of new streets.

The city could promote this program through its pre-application review process so that developers are aware of the benefits of the Planned Development combining district and opportunities for cost reductions, such as reduced street widths.

F. PROMOTING FAIR HOUSING

1. Apply for a CDBG Technical Assistance Grant to establish a prototype agreement with the Shasta County Board of Realtors to provide information and education to all persons involved in housing on fair housing law and practices, including, but not limited to:
 - Provide information on the enforcement activities of the State Fair Employment and Housing Commission available to the public.
 - Promote equal access to housing.
 - Refer alleged victims to the proper State or Federal Agency.
2. Obtain free fair housing literature from the State and make such information available at City Hall. Distribute fair housing posters and other literature to schools, libraries, post office, and local media.
3. Adopt, by Resolution, a position and invitation to the Board of Realtors to sponsor Fair Housing by keeping information at the office and providing training seminars to realtors and rental property owners.

The city has not adopted a prototype agreement because the Housing Authority provides fair housing information to its clients through its various programs and through the distribution of fair housing information to public and private entities with which it collaborates.

The city maintains fair housing information at its offices, but relies on the Shasta County housing authority to promote fair housing activities.

The city has not adopted such a resolution because fair housing activities are conducted by the Housing Authority in collaboration with public and private agencies.

B. Goals, Policies, and Programs

1. Introduction

The City of Anderson has traditionally relied on collaborations and partnerships with other government agencies and private organizations to achieve its housing goals. City staff and financial resources are limited, and many of the housing challenges facing the city are regional in nature. Federal and state funding programs provide a fraction of the funding necessary to meet affordable housing needs, and local governments are facing more significant budget cuts, including the potential loss of redevelopment funds that have traditionally been used to finance affordable housing. To meet future housing needs, the city will have to assume more of an education and facilitation role, depend less on grants, and depend more on the private sector for funding and innovation.

2. Goals

The City of Anderson recognizes its responsibility and legal mandate to promote fair and decent housing for all economic segments of the community. Anderson will, to the extent possible and within the limits of resources available to the city, facilitate the development, preservation, and conservation of housing for all economic segments of the community. To achieve this outcome, the city has adopted the following goals:

- 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

3. Policies

The following policies cover a range of actions the City of Anderson intends to undertake to achieve the eight goals of the Housing Element. These policies will help guide and maintain consistency in the programs the city intends to use to implement the Housing Element. The policies are organized by goal.

Among the City's goals between 2003 and 2008 are to reduce its dependence on the Shasta County Housing Authority in the implementation of housing programs, increase the City's staff capacity, and increase its direct collaborations with nonprofit entities. There are references throughout this section of the Housing Element to that transition. If necessary to fully implement the City's desire to be more self-sufficient, Anderson may apply for a state CDBG planning grant to study potential administrative mechanisms for achieving greater self-reliance in the administration of affordable housing programs. The City would likely apply for such a grant in 2005 or 2006. The study of administrative options would be a joint exercise between the City Manager's office and Planning Department.

1. Provide for a variety of housing types and cost for all segments of the population

- a. Provide for alternative housing types, construction techniques, and the use of innovative and appropriate technology to meet the housing needs of all segments of the Anderson's population at all income levels.

- b. Seek the highest possible quality in all new residential development consistent with cost considerations for affordable housing.
- c. Continue to permit secondary residential units, through appropriate standards that protect the character of single-family neighborhoods.
- d. Maintain public health and safety and conserve natural resources without necessarily increasing housing costs through cost-effective development standards.
- e. Promote homeownership in new housing constructed for low and moderate income households.
- f. Pursue available and appropriate state and federal funding assistance to develop housing affordable to low-and moderate-income households.
- g. Continue to work with non-profit organizations or the Housing Authority
- h. Adopt density bonus provisions in Title 17 (Zoning) of the Anderson Municipal Code and provide other incentives for residential projects that include specified percentage of very low-, low-, and/or senior housing.

2. Provide adequate sites to meet future housing needs and Anderson's share of regional housing needs

- a. Maintain an inventory of adequate sites with appropriate zoning, with available public facilities and services that are environmentally unconstrained to accommodate Anderson's share of Shasta County regional housing needs.
- b. Promote infill residential development where adequate public facilities and services are already in place.
- c. Require higher density housing and second units to be located in areas with adequate urban services and near public transit routes and employment centers.
- d. Continue to permit mobilehomes by use permit in all medium density residential areas.
- e. Plan for the construction of housing in areas where public or private facilities and services (including road systems, schools, water, fire and law enforcement protection, and sewage disposal) are available and adequate or where services are planned through phased implementation.
- f. Ensure that financing is in place (through assessment districts, direct provision by developers, state or federal grants, or other means) to provide facilities and services for future housing development before such development occurs.
- g. Ensure that new development pays it proportionate share of the cost of citywide public facilities and services.
- h. Continue to allow individual septic systems on lots not adjacent wastewater collection lines where conditions will safely allow such wastewater treatment.

- i. Work with school districts serving Anderson to ensure the availability of adequate school facilities to meet the needs of projected growth of the number of households.
- j. Accommodate housing in areas where public and private services are adequate or can be cost-effectively extended and the development of housing is consistent with established land use guidelines.
- k. Work with Shasta County to insure the orderly development of unincorporated lands adjacent to incorporated areas.
- l. Provide information on file to the public and developers on approved residential projects and vacant land supply.

3. Remove constraints to the development and availability of housing for all segments of the population

- a. Process, as quickly as possible, permit applications for residential projects that conforms to General Plan policies and regulatory requirements.
- b. Ensure that city policies, regulations, and permit procedures do not add unnecessarily to the cost of producing housing while assuring attainment of the city's policy objectives for high quality development and natural resource protection.
- c. Periodically update the zoning ordinance, as necessary, to ensure its consistency with the General Plan and to promote a variety of housing types, designs, and costs.
- d. Continue to allow the installation of mobilehomes and manufactured housing with permanent foundations on residential lots in accordance with residential design and safety standards applicable to all single-family homes.

4. Improve the condition of older, substandard housing

- a. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- b. Support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- c. Promote the continued upkeep of existing mobilehome parks.
- d. Continue to seek state and federal funding to assist in the improvement of the housing stock.
- e. Require abatement of unsafe structures, giving property owners opportunities to correct deficiencies.
- f. Implement standards to preserve architecturally and historically significant residential structures, particularly when developing community plans and in transitional areas where non-residential intrusion could adversely affect historic preservation.

5. Maintain the affordability of rental housing occupied by lower-income households

- a. Work with owners of subsidized rental housing, the Shasta County Housing Authority, and nonprofit organization to maintain the affordability of such housing to low-income occupants.
- b. Work with mobilehome park owners and residents to maintain the affordability of mobilehome parks to low-income residents.
- c. Maintain the affordability of older, non-subsidized rental housing occupied by low-income renters through rehabilitation assistance to rental property owners (see Goal 4 for programs related to housing rehabilitation).

6. Provide for special housing needs

- a. Support continues collaboration between the Housing Authority and nonprofit housing organizations for use of state and federal assistance for housing.
- b. Provide assistance, upon request, to developers wishing to use state and federal housing financing programs to construct housing for low- and moderate-income households.
- c. Ensure that housing programs and projects address the special needs of certain groups, such as persons with disabilities, farmworkers, and large families, the elderly, female-headed households, and homeless individuals and families.
- d. Continue to seek regional solutions to homelessness through a continuum of care approach involving collaboration with public and private homeless service providers throughout Shasta County.
- e. Continue to permit supportive services (such as child care, skills training, or health care) in conjunction with housing for special needs groups.
- f. Promote greater access to housing by persons with disabilities.

7. Promote residential energy conservation

- a. Encourage energy conservation measures in new and existing housing through the application of land use planning concepts, design requirements, landscape requirements, and construction standards.
- b. Continue to provide financial assistance to low-income households through state and federal funding programs to increase energy conservation in older housing units.
- c. Continue to provide information to Anderson residents on energy conservation techniques.

8. Promote equal housing opportunity

- a. Promote equal access to housing by all of residents regardless of race, color, sex, religion, national origin, age or other arbitrary distinctions through collaborations with public and private agencies in Shasta County.
- b. Make information available to the public on state and federal fair housing requirements.

- c. Provide a point of contact at the City of Anderson to refer housing discrimination complaints to the appropriate county, state, or federal agency.

4. Quantified Objectives

The following table summarizes the city’s quantified objectives for housing construction, housing rehabilitation, and conservation of the existing affordable housing stock. These objectives are based on the city’s estimate of available resources between 2003 and 2008 and the program-specific quantified objectives.

Assumptions

- a. State and federal funds will be available to Anderson in sufficient amounts to provide adequate subsidies to meet the city’s goals for low- and moderate-income housing.
- b. The State of California will not re-allocate Anderson Redevelopment Agency tax increment funds that could otherwise provide funding for housing and community development activities.
- c. The city will not have significant surplus discretionary revenues (such as general fund revenues) that can be used to financially assist affordable housing activities.
- d. The city will continue to rely on the Shasta County Housing Authority, other public agencies, and private nonprofit organizations to deliver housing projects and programs.

**Table IV-1
City of Anderson Quantified Objectives (2003 – 2008)**

	Very Low	Low	Moderate	Above Moderate	Total
Anderson’s Share of Regional Housing Needs	72	78	122	407	679
Housing Construction	73	80	122	500	775
<i>Second Units</i>		(5)			(5)
<i>Density Bonus</i>	(10)	(5)			(15)
<i>Mixed-Use/Infill</i>	(5)	(10)	(10)	(5)	(30)
Housing Rehabilitation	35	40			75
<i>Rental Rehabilitation</i>	(15)	(20)			(35)
Housing Conservation	465	57			522
<i>Assisted Rental Housing At-Risk</i>	(400)	(22)			(422)
<i>Mobilehomes in MH Parks</i>	(50)	(50)			(100)
<i>Substandard Rental Housing*</i>	---	---			
Homebuyer Assistance	5	15	5		25

Note: Numbers in parenthesis are sub-sets of the category (e.g., Housing Construction) in which they are located.

*See Housing Rehabilitation objective

5. Housing Programs

The City of Anderson recognizes that the two main methods of providing affordable housing are through direct subsidies or a requirement that residential developers provide housing at below market rate. Either strategy requires a commitment on the part of the city to provide regulatory incentives and reduce regulatory barriers to the provision of housing.

To the degree government controls subsidies or can influence conditions to provide housing at below market rate, the City of Anderson will cooperate with the private sector in maximizing benefits derived from subsidies and promote below market rate programs to help the private sector meet its responsibilities.

GOAL 1: VARIETY OF HOUSING TYPES AND COSTS

Program 1.1: Implement Code Standards that Allow for a Variety of Housing

The City of Anderson will continue to implement zoning and building code standards that permit the construction of a variety of housing and shelter alternatives, that permit a range of tenure of ownership options, and that allow for the use of new construction technologies as these are approved by organizations that adopt uniform construction codes (such as the International Conference of Building Officials). *(Note: See Program 3.1 for amendment of zoning code to address second units, homeless and transitional housing, mobilehome parks, and residential care facilities in the R-E zone.)*

Responsibility: Planning Division, Community and Economic Development Division

Timing: 2003 - 2008

Funding: General Fund

Objective: Accommodate, at a minimum, Anderson's share of Shasta County future housing construction needs—72 housing units for very low-income households, 78 housing units for low-income households, 122 housing units for moderate-income households, and 407 housing units for above moderate-income households.

Program 1.2: High Quality in New Residential Development

The city will continue to seek, through a design review process, high quality design and construction in new residential developments, consistent with cost considerations for affordable housing, to reduce long-term maintenance costs, provide long-lasting and sound housing for Anderson residents, ensure that landscaping and accessible areas for public use are provided, and conserve natural resources. *(Note: See Program 1.6 for proposed Housing Quality Density Bonus.)*

Responsibility: Planning Division

Timing: 2003 - 2008

Funding: General Fund, permit fees

Objective: To meet minimum standards for residential design as set forth in the City of Anderson Zoning Ordinance.

Program 1.3: Second Units

The city will continue to permit secondary residential units, through appropriate standards that protect the character of single-family neighborhoods to provide additional options for lower-cost housing. The city will promote second units as a housing option through: 1) a flyer or brochure to be available at the Planning and Building divisions' permit counters, 2) the city's web site, and/or 3) an informational insert in property owner utility bills. *(Note: See Program 3.1 for proposed revisions to the city's Zoning Ordinance regarding second units.)*

Responsibility: Planning Division, Building Division

Timing: Prepare and distribute promotional information by December 2004, continue to implement second unit standards, 2003 – 2008 *(Note: See Program 3.1 for timing of revisions to second unit standards)*

Funding: General Fund, permit fees

Objective: Approve five second units between 2003 and 2008.

Program 1.4: Density Bonuses and Other Regulatory Incentives

The city will continue to offer density bonuses of at least 25 percent and at least one other regulatory incentive, as provided in the Anderson Zoning Ordinance, to comply with state law regarding residential projects that include specified percentages of very low-income, low-income, and/or senior housing. To formalize the city's current practice with respect to density bonuses, Anderson will amend the Zoning Ordinance to specify the process and standards for applying for density bonuses and other incentives. These new zoning code provisions will comply with state law requirements for density bonuses.

The city will promote its density bonus program to prospective developers through: 1) a pre-application conference in which the city discusses its affordable housing goals, 2) the city's web site, and 3) ongoing contacts with nonprofit housing providers active in Shasta County to ensure their awareness of the city's affordable housing incentives.

In addition to density bonus, the city will offer at least one other regulatory incentive, which may include, but are not limited to, the following:

- Use of the Planned Development Combining zone, which allows for flexibility in the application of the city's zoning standards;
- Reduced parking for special needs housing when the applicant can demonstrate a reduced parking demand from project residents;
- Reduced percentage of lot area required to be set-aside for landscaping; and/or
- Deferral of payment of city development impact fees until project occupancy or other time certain agreed to by the applicant and the city.

Responsibility: Planning Division

Timing: Amend Zoning Ordinance to incorporate density bonus provisions by December 2004; prepare and distribute promotional information by December 2004; conduct

pre-application meetings with applicants for residential development approval and nonprofit housing organizations to discuss options for density bonuses and other incentives, 2003 – 2008

Funding: General Fund, permit fees

Objective: Approve 15 additional density bonus units (*Note: 15 of these density bonus units were approved in 2002 at the Regency Place senior project*)

Program 1.5: Density Bonuses for Quality Housing Design

The City will offer a density bonus over the maximum base density for projects that exhibit unique quality in design and configuration. The objectives of the density bonus will be to:

- Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance;
- Preserve and enhance neighborhood appearance through creative building design, use of materials, landscaping, and street layout;
- Achieve compatibility within the subdivision design and surrounding neighborhoods; and
- Balance the housing stock in accordance with the city's housing needs.

To ensure that the density bonus does not conflict with, or undermine the purpose of, the affordable/senior housing density bonus (Program 1.4), Anderson will limit the housing quality density bonus to ten percent of the maximum base density permitted in the zone in which a residential project is proposed. If the project is proposed in a commercial zone, the density bonus will be no more than ten percent of the maximum density permitted in the R-3 zone.

Responsibility: Planning Division

Timing: Amend Zoning Ordinance to incorporate density bonus provisions by December 2004; prepare and distribute promotional information by December 2004; conduct pre-application meetings with applicants to explain density bonus program and objectives, 2004 – 2008

Funding: General Fund, permit fees

Objective: To increase the quality of residential developments and creative solutions to residential design

Program 1.6: Promote Homeownership for Low- and Moderate-Income Households

The city will continue to work with nonprofit organizations (such as LINC Housing Resources, Christian Church Homes, Chico Housing Improvement Program, Mercy Housing, and Habitat for Humanity) and the Housing Authority to implement first-time homebuyer assistance programs for low- and moderate-income households. Nonprofit agencies will be the primary organizations to process applications for

first-time homebuyer assistance, coordinate lending decisions with participating first-mortgage lenders, provide homebuyer training and technical assistance, and manage loan portfolios.

The city will promote first-time homebuyer assistance through informational literature and applications available at City Hall, the public library, and other public locations; the city's web-site; and referrals of inquiries to the Housing Authority or nonprofit program provider.

The city will also meet with the Housing Authority, nonprofit organizations, realtors, and lenders to determine the feasibility of, and best method for soliciting participating by, home builders to include less-costly homes that could be eligible for purchase by first-time homebuyers. The feasibility of linking first-time homebuyer assistance in new single-family developments may depend on the granting of density bonuses and other regulatory incentives (see Program 1.4).

Responsibility: Community and Economic Development Division, Housing Authority, participating nonprofit organizations

Timing: Prepare and distribute promotional information, 2003 – 2008; meet with Housing Authority, nonprofit organizations, realtors, and lenders by July 2004; encourage single-family home builders to include less costly units through pre-application meetings (*See Program 1.4 for projects including affordable units that are eligible for density bonuses and other incentives*)

Funding: For promotional literature—General Fund, permit fees

For financing first-time homebuyer assistance—CalHome Program (HCD), Home Investment Partnership Program (HCD), Small Cities Community Development Block Grant Program (HCD), California Housing Finance Agency Downpayment Assistance Programs (100% Loan Program), Affordable Housing Partnership Program, Mortgage Credit Certificates

Objective: Assist 25 first-time homebuyers

Program 1.7: Senior and Affordable Housing Combining District

The city will establish a combining district, similar to the Planned Development Combining district, to allow for higher base densities than permitted in the R-3 zone and flexibility in the application of zoning standards in support of housing developments in which a majority of the units will be affordable to households earning 80 percent or less of the Shasta County median income or restricted to occupancy by persons 55 years of age or more. The combining district will be applied to projects that require higher densities and/or flexibility in meeting zoning standards to address the housing and supportive services needs of the target population group (seniors, families, single adults, etc.). The new combining district will be applied to appropriate areas of the city near commercial and public use districts, along arterial streets, where public services and facilities can support higher densities and provide access to services by occupants of affordable or senior housing developments. The senior and affordable housing combining district will address:

- Project types eligible for the combining zone designation;
- Zoning districts with which the senior and affordable housing zone designation may be combined;

- Supportive services that must be available for special needs populations (such as seniors or persons with disabilities) to qualify for the combining zone designation; and
- Alternative development standards that address the unique characteristics of projects in the combining zone.

The city will consult with local homebuilders, nonprofit housing providers, and local Realtors® to determine the most likely financial feasibility and marketability of higher density residential projects in the proposed combining district.

Responsibility: Planning Division, Planning Commission, City Council

Timing: Meet with affected interest groups by December 2004; adopt new combining district with development standards by July 2005

Funding: General Fund, permit fees

Objective: Facilitate a greater variety of housing types and costs by providing an additional option for affordable and senior housing.

Program 1.8: Continue to Use State, Federal, and Private Funding Programs

The city will continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding programs from which to apply for grants and loans to finance the development of housing affordable to low- and moderate-income households, the development of shelter facilities for special housing needs groups, and the provision of supportive services. City staff will meet periodically each year with Housing Authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services to determine: 1) specific projects or programs that these organizations intend to pursue, 2) funding requirements, 3) appropriate state, federal, or private funding sources that should be accessed, 4) the appropriate lead agency for submitting a funding request, and 5) the city's role in supporting a funding request when the city is not the lead agency.

The schedules of project or program proposals and the application cycles of state, federal, and private funding programs will dictate the frequency and timing of meetings each year. The funding sources that the city anticipates may be used during the 2003 – 2008 period are:

- New Construction (General)
- California Small Cities Community Development Block Grant Program (CDBG)
- California Home Investment Partnership Program (HOME)
- California Multifamily Housing Program
- California Housing Finance Agency (HELP Program)
- Low-Income Housing Tax Credits (state & federal)
- CalHome Program
- Federal Home Loan Bank – Affordable Housing Program
- Enterprise Foundation
- Special Housing Needs and Supportive Services

- Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities)
- Emergency Shelter Assistance Program (administered through the State of California)
- Child Care Facilities Finance Program (administered through the State of California)
- Homebuyer Assistance
- California Housing Finance Agency Downpayment Assistance Programs (CHFA)

Mortgage Credit Certificates (provided the Shasta County Housing Authority has the administrative capacity to administer such a program)

HOME Program

Responsibility: Community and Economic Development Division, Housing Authority, other public and private housing and supportive service providers

Timing: Meet as needed each year; apply for state, federal, and/or private funding each year as agreed to by the participating parties according to the application cycle of the funding sources

Funding: General Fund

Objective: Secure adequate funding to meet the city’s low- and moderate-income housing construction objectives for 2003 – 2008 (Table IV-1)

GOAL 2: ADEQUATE SITES TO MEET FUTURE HOUSING NEEDS

Program 2.1: Maintain a Current and Adequate Land Inventory

The city will maintain an adequate inventory of vacant sites and sites with redevelopment potential to meet, at a minimum, its share of Shasta County future housing needs as determined by the California Department of Housing and Community Development under the Shasta County regional housing allocation plan. Adequate sites are those that can be feasibly developed by 2008 with appropriate zoning, have access to public facilities and services or a financially feasible mechanism for the provision of facilities and services where not available, and do not contain significant environmental constraints. The city will annually update its land inventory to reflect residential and mixed-use projects approved each year, and will ensure that any projects approved with fewer housing units and/or at lower densities than assumed in the Housing Element will not affect Anderson’s ability to meet, at a minimum, its remaining share of regional housing needs.

Should the Anderson determine that remaining sites are not adequate to accommodate future housing needs; the city will work with the Shasta County Local Agency Formation Commission (LAFCO) to determine the necessity for, and feasibility of, annexation to increase the available of land for residential development. Any decision on whether to initiate an annexation proceeding will be made annually by the City Council after review of the land inventory and with the consent of the affected property owners.

The city will use the annual update of the land inventory as a basis for determining whether adjustments in zoning districts are necessary to meet Anderson’s future housing construction needs. Anderson will

make the land inventory available to the public, interested developers, and property owners on the city's web site and at the Planning Division's permit counter.

Responsibility: Planning Division, Planning Commission, City Council

Timing: Update land inventory by July of each year, beginning 2004; implement zoning district changes, if needed, by December each year, beginning 2004; initiate annexation proceedings, if appropriate, after annual review of land inventory by: 1) contacting affecting property owners, and 2) consulting with Shasta County LAFCO

Funding: General fund

Objective: Maintain sufficient sites to accommodate, at a minimum, Anderson's remaining share of regional housing needs through 2008 (as calculated in May 2003), consisting of the following number of housing units: 12 affordable to very low-income, 18 affordable to low-income, 102 affordable to moderate-income, and 238 affordable to above moderate-income.

Program 2.2: Facilitate Lot Mergers to Increase Housing Development Potential

The city will contact property owners of small, adjacent lots zoned R-2 or R-3 to encourage them to merge those lots. Such lot mergers will increase the development potential of small, vacant infill parcels in medium and high density residential zones. The city will request to meet with such property owners to discuss the advantages of lot mergers and will offer incentives for owners to merge their lots. Such incentives may include, but not be limited to, the option to use a planned development combining zone that offers greater flexibility in development standards or the provision of incentives listed in Program 1.4 for projects containing affordable or senior housing.

Responsibility: Planning Division

Timing: Contact property owners by December 2004; encourage property owners to initiate lot mergers by July 2005; approve lot mergers by December 2005.

Funding: General fund, permit fees

Objective: To increase the development potential of small, individual lots under single ownership so that the maximum development potential allowed by zoning can be achieved.

Program 2.3: Residential Mixed Use and Infill

The city will promote residential mixed use development in commercial zones and downtown Anderson by creating an inventory of sites and structures suitable for residential mixed use and/or infill development and providing this inventory to interested property owners and developers. Anderson will advertise the availability of its mixed use/infill site inventory on the city's web site and distribute notices to commercial property owners whose properties have been identified.

The city will create the inventory through a survey of properties in commercial and multifamily zones. Sites to be surveyed will include vacant infill parcels, underutilized properties, structures with

underutilized floor space above street level, and buildings that may be feasible to convert to residential or residential-commercial mixed use.

To encourage property owners to consider mixed-use and infill development opportunities, Anderson will apply for state or federal funding on behalf of interested property owners for projects that will provide affordable housing and/or create jobs, provide information on state and federal programs that property owners can access directly, and provide expedited permit processing that may be needed to access funding. Projects meeting the criteria for density bonuses can also receive additional incentives (see programs 1.4 and 1.5).

Responsibility: Planning Division, Building Division, Community and Economic Development Division

Timing: Apply for state funding and complete mixed use site inventory by December 2005; notify property owners of the availability of the inventory and incentives to encourage mixed use and infill development by March 2006; provide information on state and federal funding opportunities on an ongoing basis, 2005 – 2008; apply for state or federal funds on behalf of property owners based on the funding requirements of proposed projects and the funding cycles of state and federal programs, 2005 - 2008

Funding: To conduct site inventory – CDBG Planning and Technical Assistance Grant, California Downtown Rebound Predevelopment Grant Program (if funding becomes available by 2005); to provide funding for mixed use and infill projects – California Downtown Rebound Program (if funding becomes available by 2005), HOME Program, U.S. Department of Agriculture Rural Housing Services programs, U.S. Department of Commerce Economic Development Administration programs

Objective: 30 housing units, 15 affordable to low- and/or very low-income households

Program 2.4: Private, Onsite Water and Wastewater Facilities

Anderson will continue to allow private wells and septic systems on large lots where slope, soil, and other conditions will safely allow for such means of providing water and wastewater service to residences. The city anticipates that such private systems will be used primarily in AG, RE, and R-1/HS zoning districts.

Responsibility: Planning Division, Building Division

Timing: Current and ongoing, 2003 - 2008

Funding: Permit fees

Objective: To allow a cost-effective means of providing water and wastewater services to residences in very low density areas of Anderson

GOAL 3: REMOVE CONSTRAINTS TO HOUSING

Program 3.1: Amend the Zoning Ordinance (Title 17 of the Anderson Municipal Code)

The city will amend the Zoning Ordinance to remove potential constraints to the availability of housing for all segments of the population. Among the code amendments the city will adopt are:

- Amend the city’s second unit requirements to conform to current state law by eliminating the conditional use permit requirement for detached units.
- Amend the definition of “family” to include any group of two or more individuals that live together as a household unit, regardless of relationship.
- Permit state-licensed residential care facilities of six or fewer residents on RE zoned sites and seven or more residents through the use permit process.
- Permit mobilehome parks in the R-1 zoning district, subject to a conditional use permit as currently required in the R-2 and R-3 zones.
- Add definitions for transitional housing and emergency shelters and designate appropriate zoning districts and permit processes for such housing. The city will designate appropriate residential and commercial zoning districts for transitional housing emergency shelters, which will be permitted under the city’s use permit process. Emergency shelters will be permitted in designated residential zones if associated with a public or religious institution. The city will adopt standards for transitional housing and emergency shelter that address:
 - Access to public transit, public and private supportive services, and job skills training;
 - Low visibility based on the exterior operation of a facility;
 - Design and location that reflect the needs of clients being served (single adults versus women with children, for example);
 - Hours of operation;
 - External lighting and noise;
 - Provision of security measures for the proper operation and management of a proposed facility;
 - Measures to avoid queues of individuals outside proposed facilities;
 - Transportation of individuals to and from proposed facilities;
 - Compliance with county and state health and safety requirements for food, medical, and other supportive services provided on-site;
 - Maintenance in good standing of county and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff of a proposed facility; and

- Similar operations and management issues.
- Eliminate the requirement for a certificate of compatibility for factory-built housing attached to permanent foundations on single-family lots.
- Prohibit single-family detached dwellings in the R-3 zone, except in limited circumstances in which the lot size is so small, or other site conditions exist, that make the development of multifamily housing infeasible. In such circumstance, the City will require a conditional use permit for single-family dwellings.
- Eliminate the conditional use permit process for multifamily projects proposed at more than 16 dwelling units per acre in the R-3 zone.
- Formalize existing City practice to allow handicapped access structures in required yard and set-back areas by amending Section 17.02.110 of the Zoning Ordinance.
- Add housing for farmworkers as a permitted use in residential zones, subject to compliance with zoning standards. Temporary housing for migrant farmworkers should be listed as a permitted use in all zones that allow agricultural uses.

(Note: By adopting standards for transitional housing and emergency shelter, Anderson believes it will reduce the uncertainty that shelter providers often face due to unclear permit requirements and community opposition. Clear standards will also provide the Planning Commission and City Council with a more objective basis for decision making and provide the public with a better understanding of City policies and requirements with respect to such uses, with the goal of reducing community concerns and potential opposition to these shelter alternatives. Through the adoption of standards, the City hopes to facilitate the provision of transitional housing and emergency shelter for those in need of temporary shelter and supportive services.)

Responsibility: Planning Division, Planning Commission, City Council

Timing: Adopt Zoning Ordinance amendments by December 2004.

Funding: General Fund

Objective: Facilitate the provision of alternative housing through zoning standards.

Program 3.2: Use of Planned Development Process

The city will encourage applicants to use the city's Planning Development combining zone, when city staff believe this option to be beneficial to the applicant, by explaining the benefits of this zone at pre-application meetings. The city will prepare a brochure or flyer that describes the Planning Development combining zone, the benefits of this option, and the application procedures.

Responsibility: Planning Division

Timing: Prepare information brochure or flyer by July 2004, conduct pre-application meetings as development proposals are received, 2004 - 2008

Funding: General Fund, permit fees

Objective: Facilitate the residential development, including the development of affordable housing that improves the overall quality and function of residential development

Program 3.3: Continue to Expedite Applications for Residential Development

Continue to expedite processing of housing developments consistent with General Plan policies and regulatory requirements as needed to consider applicants for housing developments. Increase the frequency of Planning Commission meetings to twice monthly to reduce the time required when use permits and other discretionary approvals are required.

Responsibility: Planning Division, Planning Commission

Timing: Begin twice monthly Planning Commission meeting in January 2004, ongoing thereafter, 2003 – 2008. Continue to provide expedited permit processing, 2003 – 2008.

Funding: General Fund

Objective: Reduce processing times and costs for residential development, particularly affordable housing developments.

Program 3.4: Continue Flexible Implementation of Building Code Standards

Continue to permit alternate building techniques to conserve historic and architecturally significant structures used to provide low- and moderate-income housing.

Responsibility: Building Division

Timing: 2003 - 2008

Funding: General Fund

Objective: Facilitate the production and rehabilitation of historic and affordable housing and the conversion of suitable structures for residential use.

GOAL 4: IMPROVE THE CONDITION OF OLDER, SUBSTANDARD HOUSING

Program 4.1: Conduct Housing Condition Survey

Anderson will conduct a survey of exterior housing conditions using a methodology recommended by the California Department of Housing and Community Development in its CDBG Program Grant Management Manual. The objective of the survey will be to characterize housing rehabilitation and replacement needs by category of substandard condition (roof, for example), type of housing unit, and geographic area of the city. The updated survey will assist Anderson in targeting its housing rehabilitation program to meet the most urgent needs.

Responsibility: Community and Economic Development Division

- Timing: Apply for CDBG planning grant in 2004 to fund housing condition survey; complete survey by April 2005.
- Funding: Anderson Redevelopment Agency Housing Set-Aside Fund, CDBG Planning and Technical Assistance grant
- Objective: Update information on housing conditions to better target rehabilitation efforts

Program 4.2: Housing Rehabilitation Program

Continue to apply for funding for state and federal funding for housing rehabilitation. Anderson will explore alternative methods for administering its housing rehabilitation program when considering renewing its administrative relationship with the Housing Authority for program implementation on behalf of the city. *(Note: the housing rehabilitation program is also available to individuals who own manufactured housing.)*

- Responsibility: Community and Economic Development Division, Housing Authority
- Timing: Apply for additional funding in 2004, 2006, and 2008
- Funding: CDBG Program, HOME program, USDA Rural Housing Services programs (for rehabilitation and reconstruction of housing and public facilities), local utility rebate programs for energy efficiency improvements, Department of Energy Weatherization Assistance grants (coordinated through local nonprofit organizations)
- Objective: Rehabilitate 75 dwelling units

Program 4.3: Improve the Condition of Rental Housing

The city will use information collected for the exterior housing condition survey to target substandard rental properties for improvement. The city will send letters to rental property owners whose properties are found to require substantial rehabilitation to offer free inspection services and information on financial assistance available for housing rehabilitation.

For privately owned rental properties that: 1) have not previously received financial assistance, 2) are not currently income- or rent-restricted, 3) need substantial rehabilitation or reconstruction, 4) are found to be uninhabitable by the city's building code enforcement officer, and 5) are thereby at risk of being lost to the housing stock, the city will use local, state, federal, and private financial resources and regulatory incentives, to the extent these are available and appropriate, to improve the substandard rental housing units so that they comply with current building code standards. (See Program 1.4, Density Bonus, for potential incentives.) In exchange for incentives and financial assistance, the city will require that the assisted housing units be rented and affordable to very low- or low-income households for at least 20 years. The city's objective in requiring long-term affordability is to ensure that substantially rehabilitated or reconstructed housing units increasing the stock of affordable rental housing. The City will also ensure that the property owner provides relocation assistance to current tenants and allows these tenants a right of first refusal to re-occupy their former rental units, or another equivalent unit, after the rehabilitation or reconstruction has been completed.

Responsibility:	Planning Division, Building Division, Community and Economic Development Division, Housing Authority
Timing:	Apply for additional funding in 2004, 2006, and 2008
Funding:	CDBG Program, HOME Program, USDA Rural Housing Services Housing Preservation Grant Program
Objective:	Rehabilitate 35 rental housing units (<i>Note: this objective is part of the overall housing rehabilitation objective in Program 4.2</i>)

Program 4.4: Address Unsafe Building Conditions

The city will continue to require abatement of unsafe residential structures, giving property owners opportunities to correct deficiencies, and offering incentives (such as financial assistance under the housing rehabilitation program). The city’s code enforcement activities will focus on the most serious health and safety issues and will continue to be “complaint driven” (based on complaints of unsafe building conditions referred to the city).

Responsibility:	Planning Division, Building Division
Timing:	Current and ongoing, 2003 – 2008, as complaints are received or unsafe building conditions observed by code enforcement staff
Funding:	General fund, inspection fees, penalties for code violations, California Code Enforcement Grant Program (based on availability of funding)
Objective:	To improve substandard residential building conditions (<i>Note: The City handles approximately 100 building and health code violations each year</i>)

Program 4.5: Preserve Historic and Architecturally Significant Residential Structures

The city will comply with policies and implementation measures in the General Plan Community Development Element for the preservation architecturally and historically significant residential structures. The city will ensure that historic preservation is given a high priority through its code enforcement activities, housing rehabilitation program, other housing programs affecting existing residential structures, and community planning in transitional areas where non-residential intrusion could adversely affect historic preservation.

Responsibility:	Planning Division, Building Division, Community and Economic Development Division
Timing:	Current and ongoing, 2003 – 2008
Funding:	General fund, inspection fees, (<i>Note: see programs 4.2 and 4.3 for additional information on funding sources for housing rehabilitation</i>)
Objective:	To ensure that historic preservation is considered in the implementation of housing programs and related planning processes

GOAL 5: MAINTAIN THE AFFORDABILITY OF RENTAL HOUSING

Program 5.1: Conserve the Affordability of Subsidized Rental Housing in Anderson

There are eight subsidized rental housing developments in Anderson containing 422 housing units that are at-risk of converting to market rate housing between 2003 and 2009. One development, Mountain View Apartments, is at immediate risk of conversion (June 2003), and the property manager has indicated that the owner does not intend to renew the federal (HUD) Section 8 contract. The other seven projects are at-risk in 2007, 2008, or 2009.

To conserve the supply of affordable rental housing in Anderson, the city will undertake the following actions:

- Coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner's representative) of Mountain View Apartment as soon as possible to discuss the owner's intention to opt out of the federal Section 8 Program and future plans for the property. If the owner intends to convert the apartments to market rate housing or sell the property, Anderson will seek to facilitate the acquisition of the property by a nonprofit entity to preserve the rental units as affordable housing. Anderson will not take part directly in negotiations regarding the property, but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. Anderson will request that the property owner provide evidence that it has complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice requirements.
- Meet with the owners of the seven other subsidized rental housing developments, or their representatives, 24 months prior to the opt-out dates for these projects to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate intent to opt out of their federal funding programs, Anderson will take the same actions as described above for Mountain View Apartment.
- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
- Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Responsibility: Community and Economic Development Division, Housing Authority, local nonprofit organizations

Timing: Convene meeting(s) on Mountain View Apartments between September and December 2003; convene meetings within 24 months of opt dates on the other seven subsidized rental housing projects, between 2005 and 2007

Funding: HOME Program; California Housing Finance Agency, Preservation Acquisition Financing and HELP programs; Multifamily Housing Program (HCD); Section 207 Mortgage Insurance for Purchase/Refinance (HUD)

Objective: Conserve the affordability of 422 assisted rental housing units

Program 5.2: Mobile Home Parks

Anderson will meet with the park owners to discuss the long-term goals for their properties and the feasibility of preserving these parks. Feasibility will be evaluated based on the current condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses. For those parks that are feasible to preserve, the city will:

- The City will evaluate the feasibility of preserving these parks.
- Assist property owners in accessing state and federal funds for park improvements by preparing funding requests, providing information to park owners on state and federal programs, and/or providing referrals to nonprofit organizations who can assist in preparing funding requests.
- Facilitate a sale to park residents of those mobile home parks the city has targeted for preservation and whose owners do not desire to maintain the present use. If necessary to facilitate a sale, the city will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management.

Responsibility: Planning Division, Building Division, Community and Economic Development Division, Housing Authority

Timing: Complete mobilehome park survey by September 2005; meet with owners between September and December 2005 to discuss options and potential funding for park improvements; provide funding assistance or referrals to nonprofit agencies as requested by park owners, 2006 – 2008.

Funding: For park survey – CDBG planning grant; for park owner/resident assistance – HOME Program, California Housing Finance Agency HELP program, CDBG Program, California Mobilehome Park Resident Ownership Program, Department of Agriculture Rural Housing Services programs,

Objective: Conserve the affordability and condition of 100 mobile homes; rehabilitate 10 mobile homes (*Note: the city assumes that some mobilehomes in one or more parks may not be feasible to conserve; the rehabilitation objectives is part of the overall housing rehabilitation objective in Program 4.2*)

Program 5.3: Existing Affordable Market Rate Rental Housing

Section II of the Housing Element reported that approximately half of the rental housing stock is affordable to its occupants (that is, just over half of renters paid 30 percent or less of their incomes for housing in 2000). Most of affordable rental units are government-assisted rental housing developments for low-income households. There are a significant number of unsubsidized rental units in Anderson, however, perhaps as many as 400 – 600. These rental units are affordable to households earning less than 80 percent of the Shasta County median income and provide a valuable resource that should be conserved, if possible.

One reason that many of these rental units are affordable is that they are in substandard condition and have lower rents. To conserve the affordability of the rental housing stock, particularly affordable rental housing in substandard condition, the city can provide rehabilitation assistance in exchange for long-term affordability restrictions. See programs 4.2 and 4.3 for the city's proposed housing rehabilitation and rental housing strategies.

Program 5.4: Federal Housing Vouchers

Anderson will continue to collaborate with the Housing Authority to provide documentation to the federal government that will support an increase in the number of housing vouchers available to city residents. Anderson will also provide information at City Hall from the Housing Authority on the federal housing voucher program and rental property owner responsibilities under fair housing laws with regard to housing vouchers. The City will provide information on the housing voucher program directly to rental property owners in its contacts with those individuals.

Responsibility: Community and Economic Development Division, Housing Authority

Timing: Current an ongoing, 2003 - 2008

Funding: General Fund

Objective: Increase the availability of housing vouchers in Anderson and rental property owners' acceptance of vouchers

GOAL 6: PROVIDE FOR SPECIAL HOUSING NEEDS

Program 6.1: Encourage the Production of Housing for Large Families

The city will encourage that at least ten percent of housing units in new multifamily developments include three- and four-bedroom dwellings, except for housing projects specifically designed for seniors or single adults. The city will use its pre-application meeting process to promote the inclusion of three- and four-bedroom units in multifamily development proposals. The ten percent target is recommended because, according to the 2000 Census, approximately 12 percent of renter households have five or more household members and would need dwelling units of three or more bedrooms.

As part of the city's design review process, market rate housing projects containing three- and four-bedroom units will be eligible for a ten percent density bonus and other incentives under Program 1.5, Density Bonus for Housing Quality Design. Affordable housing projects, or mixed-income projects, meeting the requirements of Program 1.4 (density bonuses for affordable housing) will continue to be eligible for a 25 percent density bonus and other incentives.

The city will include guidelines in its design review process for the number and/or percentage of three- and four-bedroom units that would qualify for density bonuses.

Responsibility: Planning Division, Community and Economic Development Division

Timing: Amend design guidelines by July 2004; continue to approve density bonuses for affordable housing, 2003 - 2008

Funding: General Fund, permit fees

Objective: At least ten percent of new multifamily units should have three or four bedrooms.

Program 6.2: Special Needs Housing on Infill Sites

Anderson has an opportunity to increase the housing supply for special needs groups through infill development, mixed-use projects, the conversion of commercial structures to residential use, and the conversion of substandard motels to permanent housing. Much of the housing that may be developed on these sites will require subsidies to ensure their long-term affordability for very low- and low-income households. Some housing projects may require a commitment of housing vouchers from the Housing Authority. An example of a special needs housing project in Anderson is the Mill Street Apartments, a 16-unit project that provides housing for low-income persons with developmental disabilities.

Anderson will seek the assistance of the Housing Authority and non-profit housing organizations to identify and secure funding sources to develop vacant properties and to rehabilitate and convert non-residential buildings to residential use. To implement this program, the City will:

- Meet with Housing Authority representatives to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- Meet with representatives of non-profit housing providers to seek their interest in securing funding and developing infill sites or converting nonresidential buildings.

(Note: see Program 2.3 for proposed mixed use and infill site study that will document the housing development potential on such sites.)

Responsibility: Community and Economic Development Division, Housing Authority

Timing: Meet with Housing Authority and nonprofit housing providers after completion of mixed-use/infill study (see Program 2.3)

Funding: General Fund

Objective: To meet a portion of the city's affordable housing needs through mixed-use and infill projects.

Program 6.3: Homeless Services

The city will meet with homeless service providers in Shasta County to identify the potential need for a local facility within the next five years and the type(s) of properties and location(s) that providers need for such a facility. In addition, the City will support the development of a homeless and/or transitional housing facility to assist such persons in returning to permanent housing through changes in its zoning regulations. *(Note: see Program 3.1 for proposed Zoning Ordinance amendment to facilitate the provision of emergency shelter and transitional housing.)*

Responsibility: Planning Division, Community and Economic Development Division

Timing: Meet with homeless service providers by July 2004, identify appropriate locations and include as part of zoning revisions under Program 3.1

Funding: General Fund, permit fees

Objective: To meet the needs of local residents who may become temporarily homeless

Program 6.4: Continuum of Care for Seniors

There is currently no senior housing facility that contains a full spectrum of care—from complete independent living to full assisted care—within one development that would allow seniors to age in place. The presence of such facilities in a community is largely a demand and market-driven function based on the number of seniors who might want to live in such a facility and their ability to pay for housing and supportive services. The city will use its proposed senior and affordable housing overly combining zone to offer incentives to providers of continuum of care services for seniors. The city will identify such providers in northern California and send them information on the city's incentives for senior housing.

Responsibility: Planning Division

Timing: Send information on incentives to senior housing providers by July 2004

Funding: General Fund

Objective: To provide a continuum of care facility for seniors in Anderson

Program 6.5: Accessibility of Housing for Persons with Disabilities

The city will continue to enforce state and federal standards for the accessibility of multifamily buildings for persons with disabilities. The city will also continue to promote accessibility improvements for existing multifamily structures under Program 4.3 by making such improvements an eligible activity and including information on accessibility improvements in program literature.

Responsibility: Planning Division, Building Division

Timing: Current and ongoing, 2003 - 2008

Funding: General Fund, permit fees

Objective: To increase the accessibility of multifamily buildings to persons with disabilities.

Program 6.6: Special Needs Housing for Low-Income Households

In implementing affordable housing programs under Goal 1, the city will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farmworker families. The city will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs listed in programs 1.4 – 1.8.

Responsibility: Planning Division, Community and Economic Development Division

Timing: Same as program 1.4 – 1.8

Funding: Same as program 1.4 – 1.8

Objective: Same as program 1.4 – 1.8

Program 6.7: Supportive Services for Special Needs Groups

The city will continue to allow on-site supportive services as permitted accessory uses in special needs housing developments. The city will promote its policies on supportive services through pre-application meetings with housing providers proposing special needs housing developments.

Responsibility: Planning Division

Timing: During pre-application meetings as special needs housing projects are proposed, 2003 - 2008

Funding: General Fund, permit fees

Objective: To increase the availability of, and access to, supportive services by special needs groups

GOAL 7: PROMOTE RESIDENTIAL ENERGY CONSERVATION

Program 7.1: Energy Conservation in Residential Construction

Anderson will continue to implement California's energy efficiency standards for new residential construction contained in the Building Standard Code (Title 24 of the California Code of Regulations). These standards require that energy efficient devices, materials, fixtures and appliances, and construction techniques be incorporated into all new housing construction, including additions to existing homes.

Responsibility: Building Division

Timing: Current and ongoing as building plans are received, 2003 – 2008.

Funding: Permit fees

Objective: To ensure that all new residential construction meets California's minimum standards for energy efficiency

Program 7.2: Energy Conservation in Residential Land Use Planning and Design

Anderson will continue to promote energy efficiency in residential land use planning and design through techniques such as the layout and configuration of homes to take advantage of solar access, the use of landscaping to reduce heat gain during warm weather, the configuration of new developments to provide opportunities for non-motorized forms of travel, the promotion of infill development to reduce travel

distances, and the landscaping of parking areas to provide shade. The city will promote these techniques through its subdivision site plan review and design review processes in pre-application meetings, promotional literature available at the permit counter, and the posting of information on energy conservation on the city's web site.

To provide incentives for incorporating energy efficient planning and design features in new residential development, the city will offer a density bonus and other incentives described in Program 1.5, Quality Housing Design.

Responsibility: Planning Division, Building Division

Timing: Current and ongoing as applications are received, 2003 – 2008; provide promotional information at the permit counter and on the city's web site beginning July 2004.

Funding: Permit fees

Objective: To increase residential energy efficiency, reduce residential energy consumption, and reduce residential energy costs

Program 7.3: Improve the Energy Efficiency of Older Homes

The city will promote energy efficiency improvements as part of its marketing efforts of the housing rehabilitation program (see Program 4.2 and 4.3).

GOAL 8: PROMOTE EQUAL HOUSING OPPORTUNITY

Program 8.1: Promote Equal Housing Opportunities

Anderson will continue to provide information to the public regarding rights and responsibilities under state and federal laws for non-discrimination in housing. Anderson will designate a contact person at the City Hall to provide information to the public and refer housing discrimination or fair housing inquiries to the appropriate nonprofit legal service, county, state, or federal agency that handles housing discrimination complaints or provides fair housing information. The city will post information on its web site regarding individuals and organizations to contact for housing discrimination-related matters and provide free literature from these organizations for distribution at City Hall, the Frontier Senior Center, and the Anderson Branch Library.

Responsibility: Planning Division; Community and Economic Development Division; City Manager

Timing: Current and ongoing, 2003 – 2008.

Funding: General Fund

Objective: To promote equal housing opportunities for all Anderson residents

Program 8.2: Organize Fair Housing Event

Anderson will collaborate with the Housing Authority, the Shasta County Association of Realtors®, and Legal Services of Northern California to develop an annual fair housing program that would be scheduled

as part of a larger community-wide event that will draw from all segments of the community. The fair housing component of the annual community event would be advertised and promoted in a similar manner to the event itself. The city may or may take the lead to coordinate the fair housing program, depending on the roles and responsibilities agreed to by participating organizations.

Responsibility: Planning Division; Community and Economic Development Division; City Manager

Timing: Conduct meeting by June 2004 and select annual event date; conduct fair housing program annually beginning 2005

Funding: General Fund, Redevelopment Agency Housing Set-Aside Fund

Objective: To promote equal housing opportunities for all Anderson residents