

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction REDLANDS  
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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**Table A**

**Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
	Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project			5a Est. # Infill Units*
				Very Low-Income	Low-Income	Moderate-Income				
<b>(9) Total of Moderate and Above Moderate from Table A3</b>										
<b>(10) Total by Income Table A/A3</b>										
<b>(11) Total Extremely Low-Income Units*</b>										

\* Note: These fields are voluntary

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**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	96	0	0	0	0	96	0

\* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
Very Low	Deed	27	0	0	0	0	0	0	0	0	0	27	552
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	Deed	58	0	0	0	0	0	0	0	0	0	58	338
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate		0	0	2	2	0	0	0	0	0	0	4	449
Above Moderate		12	57	68	42	96	0	0	0	0	0	275	726
Total RHNA by COG. Enter allocation number:		97	57	70	44	96	0	0	0	0	0	364	2065
Total Units		97	57	70	44	96	0	0	0	0	0	364	2065
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
7.1-1 Make Zoning Ordinance Changes for Group Homes, Boardinghouses, and Single Room Occupancy (SRO) Units		Evaluate and modify the zoning ordinance.	August 2014	Delayed due to a lack of staff resources.
7.1-2 Implement Zoning Ordinance to Include Standards for Single Room Occupancy (SRO) Housing Within the Downtown Specific Plan Area		To provide a valuable source of affordable, low-cost housing.	October 15, 2021	Delayed due to a lack of staff resources.
7.1-3 Treat Transitional Housing the Same as Other Residential Uses in the Same Zone		To continue current practice to treat transitional and supportive housing as any other residential use in the same zone.	October 15, 2021	Ongoing.
7.1-4 Encourage Limited Equity Cooperatives. Retain Existing Policy of Encouraging Formation of Limited Equity Stock Cooperatives.		To encourage and support cooperatives in Redlands.	October 15, 2021	Ongoing. The City has not received any applications for a Limited Equity Cooperative. If the City receives an application it will work with the applicant to facilitate creation of a cooperative.
7.1-5 Maintain Second Dwelling Unit Ordinance		To maintain the existing ordinance and keep track of the second units being developed.	October 15, 2021	Ongoing.

7.1-6 Launch Second Dwelling Unit Public Awareness Campaign	To inform the public about the opportunity to build second units in any residential zone on a parcel with an existing single family unit.	August 2014	Delayed due to a lack of staff resources.
7.1-7 75/25 Ratio	Maintain as a long-term planning goal, in accordance with Measure U, 75% single family units to 25% multifamily units at General Plan build out.	October 15, 2021	Ongoing.
7.2-1 Support Housing Providers	To support efforts of for-profit and nonprofit housing sponsors in constructing, acquiring, and improving low- and moderate-income housing.	October 15, 2021	The City worked with A Community of Friends for the development of an 80 unit veterans housing project.
7.2-2 Continue Use of Mortgage Revenue Bonds	Participate in mortgage-revenue-bond programs undertaken by the County of San Bernardino.	October 15, 2021	The County of San Bernardino is currently not pursuing use of mortgage revenue bonds at this time. Due to historically low interest rates on the open market the program is not competitive.
7.2-3 Determine the Feasibility of Using Mortgage Credit Certificates	To determine the feasibility for a program in Redlands.	August 2014	The County of San Bernardino currently administers a Mortgage Credit Certificate (MCC) Program for San Bernardino County residents, including Redlands. The program provides first-time homebuyers with a federal income tax credit based on 20% of the mortgage interest paid per year.
7.2-4 Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing	To provide funds for new construction, acquisition or rehabilitation of multi-family housing.	October 15, 2021	The City continues to explore all available resources and partnership opportunities.
7.2-5 Promote the Use of Low-Income Housing Tax Credits	To provide assistance in accessing low income housing tax credits and a means of financing low-income housing development.	October 15, 2021	The City worked with A Community of Friends on a veterans housing project that included the use of low-income housing tax credits.
7.2-6 Continue Public Housing and Section 8 Programs	To develop, maintain, and improve extremely low-, very low-, and low-income housing.	October 15, 2021	The City cooperates with the Housing Authority of San Bernardino County (HASBC) in locating suitable sites or existing properties that can be rehabilitated and in obtaining funding to create public housing or Authority owned Section 8 units. Data for 2017 was not available at the time of the preparation of this report.
7.2-7 Continue Mobile Home Rent Control	To limit rent increases in existing parks to no more than the CPI index for that year.	October 15, 2021	Ongoing.
7.2-8 Implement Housing Referral and Placement Program	To provide those needing housing to a link with those wanting to share their homes or take advantage of the second	February 2016	Delayed due to a lack of staff resources.