

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction REDLANDS
Reporting Period 01/01/2016 - 12/31/2016

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			5	5a	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
		2	3	4			6	7	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	6	7
			Very Low-Income	Low-Income	Moderate-Income			Above Moderate-Income	Assistance Programs for Each Development
940 Tribune St.	2 to 4	Renter	0	0	1	0	0	1	1
(9) Total of Moderate and Above Moderate from Table A3									
(10) Total by Income Table A/A3			0	0	2	42			
(11) Total Extremely Low-Income Units*						0			

* 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 Moderate	0	1	0	0	0	1	1
No. of Units Permitted for Above Moderate	42	0	0	0	0	42	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 9			
Very Low	Deed	0	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	0	0	0	0	0	0	179	822
Total RHNA by COG. Enter allocation number:		97	57	70	44	0	0	0	0	0	0	268	2161
Total Units		97	57	70	44	0	0	0	0	0	0	268	2161
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
		Housing Programs Progress Report - Government Code Section 65583. 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.		
7.2-4 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	No applications for affordable housing projects were received.
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. In 2016, HASBC had 543 Housing Choice Units, 48 Public Housing Units, 120 Authority Owned units, and 170 Housing Partners 1 units located in Redlands.
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		To provide those needing housing to a	February	Delayed due to a lack of staff resources.

Program	link with those wanting to share their homes or take advantage of the second dwelling unit ordinance.	2016	
7.2-9 Remove Constraints to Affordable Housing Development in the Downtown	To no longer require a CUP for housing development in Zones C-3 and C-4 in the Downtown.	December 2014	Delayed until the completion of the General Plan update.
7.2-10 Transit-Oriented Development (TOD)	To promote TOD in Redlands by providing a 25% housing density/FAR bonus to projects located within 1/2 mile of the proposed transit station.	December 2015	Delayed until the completion of the General Plan update.
7.2-11 Assist with Foreclosure Prevention	To help Redlands homeowners avoid foreclosure by promoting available assistance programs.	November 2014	Ongoing.
7.2-12 Lot Consolidation	To encourage lot consolidation to promote affordable housing development.	October 15, 2021	Ongoing. The City has a streamlined process for lot mergers.
7.2-13 Incentive for Private Land Assembly	To provide an additional incentive beyond that provided by the State-required density bonus.	February 2015	Delayed. This will be evaluated as part of the update to the Downtown Specific Plan - anticipated to begin in 2018.
7.3-1 Continue to Work with Non-Profit Organizations to Identify the Need for Group Homes and Community Care Facilities for Individuals Unable to Live Independently	To assist in identifying appropriate sites under the City's Zoning Code.	February 2015	Ongoing. The City has a list of sites that it can provide to service providers.
7.3-2 Continue the Use of Federal Funding for Very Low- and Low-Income Senior and Handicapped Housing	To assist non-profit developers identify programs and provide technical assistance in obtaining funding.	October 15, 2021	Ongoing. No applications have been received.
7.3-3 Encourage Congregate Housing	To ensure City policies and zoning do not hinder such development.	October 15, 2021	Ongoing.
7.3-4 Encourage Single-Room Occupancy Housing	To encourage the maintenance and development of single-room occupancy housing.	October 15, 2021	City has not received any interest in a SRO. If it does, the City will work with the applicant to facilitate an application.
7.5-5 Continue Community Development Block Grant (CDBG) Rental Rehabilitation Program	To provide rehabilitation loans with deferred repayment for rehabilitating affordable units to be made available to low-income households.	October 15, 2021	Due to the significant reduction in CDBG funding, it is unlikely that the City will be able to offer this type of program in the future. Starting July 1, 2015, the City returned to the County CDBG program, and should the County offer this type of program, Redlands residents would be eligible for participation.
7.1-1 Make Zoning Ordinance Changes for Group	Evaluate and modify the zoning	August 2014	Delayed due to a lack of staff resources.

Homes, Boardinghouses, and Single Room Occupancy (SRO) Units	ordinance.			
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 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	Ongoing.	
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.	
7.5-4 Continue Senior and Handicapped Housing Grant Program	To provide repair grants to seniors and handicapped people.	October 15, 2021	Due to the significant reduction in CDBG funding, it is unlikely that the City will be able to offer this type of program in the future. Starting July 1, 2015, the	

				City returned to the County CDBG program, and should the County offer this type of program, Redlands residents would be eligible for participation.
7.5-5 Continue Community Development Block Grant (CDBG) Rental Rehabilitation Program	To provide rehabilitation loans with deferred repayment for rehabilitating affordable units to be made available to low-income households.	October 15, 2021		Due to the significant reduction in CDBG funding, it is unlikely that the City will be able to offer this type of program in the future. Starting July 1, 2015, the City returned to the County CDBG program, and should the County offer this type of program, Redlands residents would be eligible for participation.
7.6-1 Buy-Out Assistance for HUD-Financed Projects	To help prevent below market rate units threatened with conversion to market rate.	February 2016		Ongoing. No projects were been threatened with conversion to market rate.
7.6-2 Continue to Implement Regulations to Promote Mobile Homes	To retain existing mobile home parks and encourage new mobile home parks and subdivisions.	October 15, 2021		Ongoing.
7.7-1 Continue Fair Housing Counseling	To provide landlord-tenant mediation and fair housing counseling.	October 15, 2021		Effective July 1, 2015 the City became a Participating Jurisdiction in the County of San Bernardino's Urban County CDBG program and landlord-tenant mediation and fair housing services are available to Redlands residents from the Inland Fair Housing and Mediation Board.
7.7-2 Disseminate Fair Housing Information	Public outreach.	October 15, 2021		Fair housing and landlord-tenant mediation resource materials are available at a variety of public counters at City Hall, as well as the A.K. Smiley Public Library, Senior and Recreation Centers.
7.8-1 Implement Subdivision Ordinance	To continue Subdivision map review to be consistent with 2002 ordinance requirements to reduce residential energy use.	October 15, 2021		Ongoing.
7.8-2 Encourage Land-Use Patterns and Densities to Facilitate Energy Efficient Public Transit Systems in New Development Areas	To encourage land-use patterns and densities to facilitate energy efficient public transit systems in new development areas.	October 15, 2021		Pending completion of the General Plan update.
7.8-3 Encourage Neighborhood Services Retention and Development	To reduce energy consumption and promote neighborhood identity.	October 15, 2021		Ongoing.
7.8-4 Pursue Energy Efficiency/Alternative Energy Funding	To increase efficiency and pursue alternative energy opportunities.	October 15, 2021		Ongoing. The City participates with the California Enterprise Development Authority (CEDA) and the California Statewide Communities Development Authority (CSCDA) and their affiliated financing partners in offering commercial and residential property owners multiple programs for financing energy upgrades and improvements.
7.9-1 Augment Density Bonus	To consider incentives beyond State law.	August 2015		Not completed due to a lack of staff resources.

7.9-2 Evaluate Allowing Residential Uses in C-1 Neighborhood Stores and C-2 Neighborhood Convenience Center Districts	To allow residential uses as a permitted use subject to a CUP in the C-1 and C-2 zones.	February 2016	Delayed until the completion of the General Plan update.		
7.9-4 Evaluate Initiating a Ballot Measure to Allow Carryover of Unused Building Permit Allocations From Year to Year	To consider an amendment to Measure N.	Prior to November 2016 Election	Not completed.		
7.9-5 Continue Use of the Mills Act	To allow for agreements that provide for reduction in property taxes in exchange for continued preservation of a property.	October 15, 2021	Ongoing.		
7.3-8 Assess and Address the Housing Needs of Large Families and Overcrowded Households	To determine if overcrowding is being under- reported and better assess conflicting information.	August 2015	Not completed due to a lack of staff resources.		
7.3-5 Assist Non-Profits in Providing Emergency Shelter Services and Transitional Housing	To provide emergency shelter and transitional housing support.	October 15, 2021	The City awarded CDBG funds to Inland Temporary Homes and Redlands Family Services for the purposes of preventing homelessness during this reporting period.		
7.3-6 Continue to Investigate Participation in the Permanent Housing for the Handicapped, Homeless Program	To consider programs in Redlands.	October 15, 2021	The City will work with project applicants if a project is proposed. Other outreach has not been completed due to a lack of staff resources.		
7.3-7 Promote Housing and Services for Persons with Developmental Disabilities	To inform families within Redlands about housing and services available for person with developmental disabilities.	February 2016	Delayed due to a lack of staff resources.		
7.4-1 Update the Zoning Ordinance to Include Standards for Congregate Housing in Medium Density Areas Designated on the General Plan Diagram	To give more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-, and low-income households.	October 15, 2021	Delayed until the completion of the General Plan update - anticipated to begin in 2018.		
7.4-2 Continue Giving More Points to Affordable Development in the Residential Development Allocation Process	To provide for more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-, and low-income households.	October 15, 2021	Ongoing.		
7.4-3 Evaluate Development Fees	To ensure fees accurately reflect the fair share costs of mitigating impacts from new development projects.	Ongoing, Biennial basis	Ongoing. Fees were reviewed and adjusted in December, 2016.		
7.4-4 Participate in Establishment of Building Code	To help ensure unnecessary costs are not	October 15,	Completed and ongoing.		

	added while criteria are incorporated to assist those with special housing needs.	2021	
7.4-5 Continue One-Stop Permit Processing	To streamline the development process.	October 15, 2021	Improvements/enhancements to the One-Stop Permit Processing are evaluated annually as a part of the budget process.
7.4-6 Maintain Current Planned Residential Development Standards	To allow flexible open space and setback standards.	October 15, 2021	Ongoing.
7.4-8 Mitigate Finance Costs for Low-Income Projects	To promote programs that reduce costs for low-income projects.	October 15, 2021	Ongoing.
7.4-9 Maintain a Large Supply of Available Sites to Maintain Competitive Land Costs	To ensure competition amongst landowners to help maintain lower land costs.	October 15, 2021	Ongoing.
7.4-10 Continue to Operate a Fast-Track Development Process	To reduce processing time by being flexible on submittal dates and overlapping processes.	October 15, 2021	Ongoing.
7.4-11 Evaluate and Revise Zoning Standards	To reflect current needs.	October 15, 2021	Ongoing.
7.4-12 Continue to Evaluate the Necessity of Amending the Zoning Code to Raise the Threshold of Multi-Family Dwelling Units for Establishing the Requirement a Conditional Use Permit	To make sure it does not cause a potential impediment to achieving housing goals.	February 2016	The City has evaluated this and determined that the CUP requirement has not been an impediment to multi-family housing development.
7.4-13 Change Zoning Ordinance to Allow Group Homes of Six or Fewer Residents (Zoning Ordinance Change)	To amend the current zoning ordinance to reflect State law.	February 2015	Delayed due to a lack of staff resources. Will be completed in 2018. The abides by State law until local code is amended.
7.4-14 Socio-Economic Cost-Benefit Study	To ensure socio-economic cost-benefit studies are not used as a basis for denying a development project consistent with the General Plan and the Zoning Ordinance.	October 15, 2021	Ongoing.
7.5-1 Continue Community Development Block Grant (CDBG) Program	To be able to support a variety of programs supporting low- and moderate income households and neighborhoods.	October 15, 2021	As of July 1, 2015 the City became a Participating Jurisdiction in the County of San Bernardino's Urban County CDBG, HOME, and ESG Program. The City continues to fund multiple public service activities and capital improvement projects supporting low- and moderate income households and neighborhoods each year in support of this objective.
7.5-2 Continue Adaptive Reuse of Single-Family Homes	To balance the need for more affordable housing and housing choice with the need to preserve Redlands' traditional	October 15, 2021	Ongoing.

7.5-3 Continue Condominium Conversion Ordinance	appearance and atmosphere.		
	To prohibit condominium conversions unless City zoning and housing code standards are met.	October 15, 2021	Ongoing.

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General Comments: