

6 REVIEW OF PAST ACCOMPLISHMENTS

6.1 PURPOSE OF REVIEW

State law (California Government Code Section 65588(a)) requires that each jurisdiction “review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element.
- (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

According to the California Department of Housing and Community Development (HCD), the three areas of requisite analysis are:

- Review the results of the previous housing element’s goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous housing element to what was actually achieved. 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 housing element are being changed or adjusted to incorporate what has been learned from results of the previous housing element.

6.2 HOUSING PRODUCTION, REHABILITATION, AND CONSERVATION

The Housing Element established quantified objectives for new, rehabilitated, and preserved housing stock, as shown in Exhibit 1, Quantified Objectives of the 5th Cycle Housing Element. Ultimately, the objective identified a total of 2,880 new, rehabilitated, and conserved units over the 5th Cycle (Housing Element, page 7-2), which is consistent with and exceeded the Regional Housing Needs Allocation (RHNA) goal of 2,429 units across all income levels.

EXHIBIT 1: QUANTIFIED OBJECTIVES OF THE 5TH CYCLE HOUSING ELEMENT

<i>Income Category</i>	<i>RHNA 2014-2021</i>	<i>New Construction</i>	<i>Rehabilitation</i>	<i>Conservation/ Preservation</i>	<i>Total (New Construction, Rehab, and Conservation/ Preservation)</i>
Extremely Low (less than 30% of AMI) ¹		280	20	30	330
Very Low (between 30-50% of AMI)	579	300	20	30	350
Low (between 50-80% of AMI)	396	400	100	0	500
Moderate (between 80-120% of AMI)	453	500	0	0	500
Above Moderate (over 120% of AMI)	1,001	1,200	0	0	1,200
Total	2,429	2,680	140	60	2,880

1. The "extremely low-income" category is not included in the Regional Housing Needs Assessment (RHNA). However, cities are charged with addressing the housing needs of this population in the housing element. The extremely low-income totals are based on an estimated average of 50% of all very low-income (between 30-50% of AMI) participants in all active programs. This estimation is also based on the percentage of Redlands households whose income falls below 30 percent of AMI, according to the 2007-2011 ACS.

Source: Table 7.1-1: Quantified Objectives in 5th Cycle Housing Element.

6.3 HOUSING PRODUCTION: 2013-2019

The 2019 Housing Element Annual Progress Report (APR) demonstrates that the City has not met these quantified objectives. Table 6-1 demonstrates that the City has permitted a total of 469 units since 2013, including 1 unit of very low-income housing, 18 units of low-income housing, 4 units of moderate-income housing, and 446 units of above-moderate housing. There are 1,960 total remaining units in the RHNA. The City has also approved many units that are still pending construction, including 80 deed-restricted units for lower-income veterans.

6.4 REHABILITATION

In 2016, the City of Redlands began to utilize the 'City Works' program to track records pertaining to home rehabilitation. Since 2016, 11 homes have been substantially rehabilitated, all of which were single-family dwellings. Of these, 5 were deemed to be unsafe structures. Of these 5 unsafe/uninhabitable structures, 3 were unsafe/inhabitable due to fire damage, and 2 became unsafe/uninhabitable structures after unpermitted work was performed to the structure. Additionally, the APRs from 2014 to 2019 indicate that no units were rehabilitated. This is short of the goal of 140 rehabilitated units.

6.5 CONSERVATION/PRESERVATION

The APRs from 2014 to 2019 indicate that no units were conserved/preserved, short of the goal of 60 units.

6.6 EFFECTIVENESS AT ASSISTING SPECIAL NEEDS POPULATIONS

In the previous element, the City included many programs to address the needs of special needs populations, including the populations described below. The following describes the efforts of the City in meeting these special needs.

6.6.1 CBDG Funds

The City has utilized CBDG funds to make neighborhood improvements, including accessibility improvements. In the 2020-2021 fiscal year, HUD allocated \$427,405 in CBDG funds to the City of Redlands.

Funds used included the following neighborhood improvements:

- Alleyway Improvements Paving in CBDG Target Areas
- ADA improvements consisting of removal of architectural barriers at various public facilities
- Sylvan Park restroom rehabilitation

Additionally, the City provides CBDG funding to the following service providers:

- Family Service Association of Redlands
- YMCA of the East Valley
- Inland Temporary Homes
- Boys and Girls Club
- San Bernardino Sexual Assault Services
- Steps 4 Life (rapid re-housing program)

6.6.2 Extremely Low Income Population

The City has maintained the Mobile Home Rent Control Ordinance, which limits rent increases to no more than the CPI index in each given year. This ordinance will continue into the next cycle. This ordinance supports the special needs of the population residing in Redlands' seven mobile home parks.

The City allocates CBDG funds to Inland Temporary Homes. Inland Temporary Homes provides eviction prevention assistance due to COVID-19 related impacts for anyone with up to 80 percent AMI, which can prevent COVID-19 related displacement.

Redlands Family Service Association received CBDG grants from the City. Redlands Family Service provides rental assistance to qualifying families.

6.6.3 Homeless

The City allocated CDBG funds to Inland Temporary Homes and the Family Service Association of Redlands. Inland Temporary Homes used these funds to provide services such as housing navigation, security deposit, rental assistance, utility deposits, case management, mental health services, life skills classes, and follow-up services with rapidly rehoused individuals. Redlands Family Service Association provides emergency rental assistance, food assistance, clothing, bus passes, gas cards, hygiene kits, classes, a computer lab, and employment referrals.

In 2018 the Redlands Police Department launched a Homeless Outreach Program that created the role of the Community Outreach Coordinator. The Community Outreach Coordinator partners with local service providers and faith-based organizations to provide resources to and seek positive long-term solutions for persons experiencing homelessness in Redlands.

6.6.4 Elderly

The City runs a Redlands Senior Citizen Hotline that support residents 55 years or older in crisis. The elderly may contact this line for support with meals, groceries, routine calls as part of the “Never Alone” project, and health and safety verification.

The City also runs a senior transportation program that provides discounted rides to elderly residents who are unable to provide their own transportation for necessary services.

The City allocates CDBG funds to Inland Temporary Homes, which provides eviction prevention assistance due to COVID-19 related impacts. This support assisted the elderly with finding solutions to maintain their homes while maintaining their health.

6.7 ADEQUATE SITES FOR 5TH CYCLE RHNA

For the 5th Cycle Housing Element, the City was allocated 2,429 housing units as its share of the regional housing need. Table 6-1, 5th Cycle RHNA Allocation and Production by Income Category, shows the distribution of this regional share into four income categories.

TABLE 6-1: 5TH CYCLE RHNA ALLOCATION AND PRODUCTION BY INCOME CATEGORY

	Very Low	Low	Moderate	Above Moderate	Total
5 th Cycle Allocation	579	396	453	1,001	2,429
Units Permitted	1	18	4	446	469
Remaining Allocation	578	378	449	555	1,960

The 5th Cycle provided capacity for 3,849 units (Table 4.1-1 of the 5th Cycle Housing Element). At the beginning of the 5th Cycle, the City amended the Downtown Specific Plan allow for high density multi-

family housing by-right. These amendments significantly increased zoned capacity for all income levels in Redlands.

The City reviewed its previous RHNA sites, past approvals, and the zoning code and determined that it has maintained adequate sites to meet the RHNA for all income levels throughout the 5th Cycle.

6.8 HOUSING ELEMENT PROGRAMS: ASSESSMENT OF ACCOMPLISHMENTS

The 5th Cycle Housing Element contains 60 programs, many of which are simply routine services and staff functions that need not be identified as Housing Element programs. Many housing programs are repetitive and represent specific activities that can be grouped into one program. For ease of annual reporting and tracking of measurable actions, the 6th Cycle Housing Element programs were modified as shown below.

Three criteria were considered when evaluating the performance of programs in the 5th Cycle:

1. The lack of timely implementation
2. Actions the City will take to better implement programs in the 6th Cycle
3. The effectiveness of programs

In 2012, the State abolished redevelopment in California. The City’s Redevelopment Agency, as was the case in most cities statewide, was most involved with housing and housing programs. The elimination of redevelopment removed the City’s only dedicated funding source for affordable housing. This affected not just programs but also staff for administering affordable housing activities, such as the variety of programs included in the 5th Cycle Housing Element. Going forward, for the 6th Cycle, the City will be dedicating certain staff resources to affordable housing activities and will be able to implement the Housing Element more effectively.

This section evaluates the programs identified in the 5th Cycle Housing Element and evaluates the progress of the programs using the 2019 APR. Evaluation notes and recommendations are in the accomplishments column.

TABLE 6-2: 5TH CYCLE PROGRAMS

Name of Program	Objective	Time Frame	Status (2019 APR)	Accomplishments: Results and Evaluation
7.1-1 Make Zoning Ordinance Changes for Group Homes, Boardinghouses, and Single Room Occupancy (SRO) Units	Evaluate and modify the zoning ordinance.	8/1/2014	Development Services Department staff plans to accomplish this task in 2020.	No accomplishments due to lack of staffing resources. Continued Appropriateness: Retained and modified. See Programs 1.2-4 and 1.2-5.

<p>7.1-2 Implement Zoning Ordinance to Include Standards for Single Room Occupancy (SRO) Housing within the Downtown Specific Plan Area</p>	<p>Provide a valuable source of affordable, low-cost housing.</p>	<p>10/1/2020</p>	<p>The City is working on adopting a Transit Villages Specific Plan for land areas close to the City's three rail stations. Once adopted, the Transit Villages Specific Plan will replace the Downtown Specific Plan. Standards for SRO are expected to be addressed in the Transit Villages Specific Plan.</p>	<p>Staff is currently developing the Transit Villages Specific Plan, which will revise SRO standards within in the current Downtown Specific Plan area.</p> <p>Continued Appropriateness: Revised. See Program 1.1-3.</p>
<p>7.1-3 Treat Transitional Housing the Same as Other Residential Uses in the Same Zone</p>	<p>Continue current practice to treat transitional and supportive housing the same as any other residential use in the same zone.</p>	<p>10/1/2021</p>	<p>Development Services Department is initiating an effort to amend the zoning code to address transitional and supportive housing so that they are treated the same as other residential uses in the same zone.</p>	<p>Continued Appropriateness: Modify. See Programs 1.2-3 and 1.2-5.</p>
<p>7.1-4 Encourage Limited Equity Cooperatives. Retain Existing Policy of Encouraging Formation of Limited Equity Stock Cooperatives</p>	<p>Encourage and support cooperatives in Redlands.</p>	<p>10/1/2021</p>	<p>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.</p>	<p>No accomplishments. There are existing cooperatives in the City; however, there were no new applications for housing cooperatives during the 5th Cycle.</p> <p>Continued Appropriateness: Remove.</p>
<p>7.1-5 Maintain Second Unit Dwelling Unit Ordinance</p>	<p>Maintain the existing ordinance and keep track of second units being developed under the ordinance.</p>	<p>10/1/2021</p>	<p>The City is enforcing the state's Accessory Dwelling Unit ordinance while initiating a zoning code amendment to adopt the City's own Accessory Dwelling Unit ordinance.</p>	<p>The City has not adopted revisions to the Second Dwelling Unit ordinance (RMC 18.156.440). The ordinance has been drafted and reworked by Development Services staff and sent to the City Attorney for review. This review is pending.</p>

				<p>In the interim, the City is implementing State law.</p> <p>Continued Appropriateness: Modify The City is including Program 1.6 to update the ADU ordinance to meet state requirements, track ADUs, and facilitate ADU production for lower-income households.</p>
7.1-6 Launch Second Dwelling Unit Public Awareness Campaign	Inform the public about the opportunity to build second units in any residential zone on a parcel with an existing single-family unit.	10/1/2021	The City is enforcing the state's Accessory Dwelling Unit ordinance while initiating a zoning code amendment to adopt the City's own Accessory Dwelling Unit ordinance. The public awareness campaign will be included in the public comment/review process of ordinance adoption.	<p>The City has updated its website to provide clear, accessible, and relevant information regarding the ability to build ADUs.</p> <p>The City has not adopted revisions to the Second Dwelling Unit ordinance (RMC 18.156.440).</p> <p>Continued Appropriateness: Modify. See Program 1.6-1.</p>
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 buildout.	10/1/2021	Ongoing.	<p>Continued Appropriateness: Remove</p> <p>This program does not further housing access in the City, and is a requirement based on the Measure U referendum. The program is superseded by Housing Element law.</p>
7.2-1 Support Housing Providers	Support efforts of for-profit and nonprofit housing sponsors in constructing, acquiring, and improving	10/15/2021	Ongoing.	<p>No accomplishments.</p> <p>There are no verifiable City-initiated efforts to create a partnership or support housing developers in Redlands. The City did approve an</p>

	low- and moderate-income housing.			<p>80-unit affordable housing project (deed restricted). City staff assisted the developer through the application process and recommended approval, though no partnership was established.</p> <p>Continued Appropriateness: Remove.</p> <p>The City is including many programs specifically designed to facilitate low and moderate-income housing production through Programs 1.1-, 1.3-, and 1.4-.</p>
7.2-2 Continue Use of Mortgage Revenue Bonds	Participate in mortgage-revenue bond programs undertaken by the County of San Bernardino.	8/1/2014	<p>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.</p>	<p>No accomplishments. This program proved to not be viable in current market conditions.</p> <p>Continued Appropriateness: Remove.</p>
7.2-3 Determine the Feasibility of Using Mortgage Credit Certificates	Determine the feasibility for a program in Redlands.	8/1/2014	Ongoing.	<p>No accomplishments. It is unknown if staff contacted agencies within six months of adoption of the 5th Cycle Housing Element. Due to staff turnover, this information is not available.</p> <p>Continued Appropriateness: Remove.</p>

<p>7.2-4 Participate in the (HUD) HOME Investment Partnership Program for Multi-Family Housing</p>	<p>Provide funds for new construction, acquisition or rehabilitation of multifamily housing.</p>	<p>10/1/2021</p>	<p>The City continues to explore all available resources and partnership opportunities.</p>	<p>No accomplishments.</p> <p>Continued Appropriateness: Remove</p> <p>The City does not administer or facilitate acquisition of HOME or CDBG funding.</p>
<p>7.2-5 Promote the Use of Low-Income Housing Tax Credits</p>	<p>Provide assistance in accessing low-income housing tax credits and a means of financing low-income housing development.</p>	<p>10/1/2021</p>	<p>Ongoing. The City assists developers in applying for low-income housing tax credits when there is an opportunity.</p>	<p>No accomplishments.</p> <p>Continued Appropriateness: Remove.</p> <p>This program is a standard city process. The City will continue to assist developers in applying for low-income tax credits as opportunities arise.</p>
<p>7.2-6 Continue Public Housing and Section 8 Programs</p>	<p>Develop, maintain, and improve extremely low-, very low-, and low-income housing.</p>	<p>10/1/2021</p>	<p>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.</p>	<p>No accomplishments. The APRs indicate that there have been no units of housing that have been rehabilitated/improved. It is not clear that the City has directly facilitated acceptance or construction of units that allow Section 8 funding. With the cessation of redevelopment agencies, the City transferred many of its housing duties to the Housing Authority of the County of San Bernardino.</p> <p>Continued Appropriateness: Modify</p> <p>The City has modified this program through programs 1.4-, which will</p>

				incentivize and preserve at-risk housing.
7.2-7 Continue Mobile Home Rent Control	Limit rent increase in existing parks to no more than the CPI index for that year.	10/1/2021	Ongoing.	The City continues implementation of rent control ordinance. Continued Appropriateness: Retain Program 1.5-9.
7.2-8 Implement Housing Referral and Placement Program	Link those needing housing with those wanting to share their homes or take advantage of the City's Second Dwelling Unit ordinance.	2/1/2016	Delayed due to a lack of staff resources. However, the City is enforcing the state's ADU ordinance and has been approving ADUs subject to development standards set forth by the state.	No accomplishments. Continued Appropriateness: Remove. The City is continuing to facilitate lower-income ADU occupancy through Program 1.6.
7.2-9 Remove Constraints to Affordable Housing Development in Downtown	No longer require a CUP for housing development in Zones C-3 and C-4 in Downtown.	12/1/2014	The City was awarded a Caltrans grant to work on the Transit Villages Specific Plan in anticipation of the Metrolink/ Arrow light rail trains coming to three new train stations in the City, including a new station at downtown Redlands. Once the plan is adopted, it will replace the Downtown Specific Plan. Removal of constraints to affordable housing development in downtown will be analyzed and incorporated into the Specific Plan.	Staff is currently developing the Transit Villages Specific Plan, which will replace the Downtown Specific Plan. Continued Appropriateness: Combine Combine all programs involving the Transit Villages/downtown area into a single program (Program 1.1-3).

7.2-10 Transit Oriented Development (TOD)	Promote TOD in Redlands by providing a 25% housing density/FAR bonus to projects located within a half-mile of the proposed transit station.	12/1/2015	Ongoing. City offers density bonus consistent with the state law. The City is currently developing a Transit Villages Specific Plan to replace the Downtown Specific Plan.	<p>No accomplishments. This program was originally intended for a comprehensive update of the current Downtown Specific Plan. This has been replaced with the new Transit Villages Specific Plan, currently undergoing environmental review.</p> <p>Continued Appropriateness: Combine</p> <p>Combine all programs involving the Transit Villages/downtown area into a single program. See Program 1.1-3.</p>
7.2-11 Assist with Foreclosure Prevention	Help Redlands homeowners avoid foreclosure by promoting available assistance programs.	10/1/2021	Ongoing. City includes and provides information about foreclosure assistance programs at the counter and City website.	<p>Implemented. A record was not kept of updates to the foreclosure prevention resources.</p> <p>Continued Appropriateness: Modify. See Program 1.3-6.</p> <p>The City will change its practices to review the website annually. This information will continue to be provided at the counter. The City's 6th Cycle Housing Element proposed several cross-coordinated programs to better provide information and materials to residents by way of website updates, hard copy materials at the Planning counter, and outreach events.</p>

7.2-12 Lot Consolidation	Encourage lot consolidation to promote affordable housing development.	10/1/2021	Ongoing	<p>The City uses its 5th Cycle inventory to identify opportunities for lot consolidation. There are no dedicated implementation actions other than maintaining the sites inventory for lower-income sites.</p> <p>Continued Appropriateness: Modify The program was modified to include more specific actions. See Program 1.1-9.</p>
7.2-13 Incentive for Private Land Assembly	Provide an additional incentive beyond that provided by the state-required density bonus.	2/1/2015	City does not have resources to provide additional incentives.	<p>No accomplishments. The City was unable to appropriate or identify resources to implement this program.</p> <p>Continued Appropriateness: Remove</p>
7.3-1 Continue to Work with Nonprofit Organizations to Identify the Need for Group Homes and Community Care Facilities for Individuals Unable to Live Independently	Assist in identifying appropriate sites under the City's zoning code.	2/1/2015	Ongoing. The City has a list of sites that it can provide to service providers.	<p>Implemented.</p> <p>Continued Appropriateness: Remove. This is part of standard operating procedure, code implementation and standard business operations.</p>
7.3-2 Continue the Use of Federal Funding for Very Low- and Low-Income Senior and Handicapped Housing	Assist nonprofit developers to identify programs and provide technical assistance in obtaining funding.	10/1/2021	Ongoing.	<p>No accomplishments. It is not clear that this has been accomplished, or that there has been interest in this program. The City has engaged in an on-call planning consulting contract that includes grant writing and application support.</p>

				Continued Appropriateness: Remove.
7.3-3 Encourage Congregate Housing	Ensure City policies and zoning do not hinder such development.	10/1/2021	Ongoing.	No accomplishments. It is unclear if the zoning code would preclude this type of housing, or if modifications are necessary to implement this program. Continued Appropriateness: Remove <i>Unless mandated by state law.</i>
7.3-4 Encourage Single-Room Occupancy Housing	Encourage the maintenance and development of single-room occupancy housing.	10/1/2021	Ongoing	No accomplishments. The program calls for identifying existing structures and sites, discussing with developers, and establishing incentives. It is not clear that these actions have been taken. Continued Appropriateness: Remove
7.3-5 Assist Nonprofits in Providing Emergency Shelter Services and Transitional Housing	Provide emergency shelter and transitional housing support.	10/1/2021	As a Participating Jurisdiction (PJ) in the County of San Bernardino's Urban County CDBG program, the City allocated funds to both Inland Temporary Homes and Family Service Association of Redlands for the purposes of preventing homelessness during this reporting period.	Implemented. Continued Appropriateness: Modify. See Program 1.2-1. Continued general support is part of standard operating procedure, code implementation and standard business operation. In November 2021, the City approved a contract with two nonprofits to convert the Good Nite

				Inn, a motel, into a supportive housing facility.
7.3-6 Continue to Investigate Participation in the Permanent Housing for the Handicapped, Homeless (PHH) Program	Consider programs in Redlands.	10/1/2021	City will work with applicants if an application is received. Other outreach efforts have not taken place due to lack of staff resources.	No accomplishments. Continued Appropriateness: Remove.
7.3-7 Promote Housing and Services for Persons with Developmental Disabilities	Inform families in Redlands about housing and services available for persons with developmental disabilities.	2/1/2016	Delayed due to lack of staff resources.	No accomplishments. Implementation of this program was affected by staff turnover. Continued Appropriateness: Remove
7.3-8 Assess and Address the Housing Needs of Large Families and Overcrowded Households	Determine if overcrowding is being underreported and better assess conflicting information.	8/1/2015	Not completed due to lack of staff resources.	No accomplishments. Implementation of this program was affected by staff turnover. Continued Appropriateness: Remove
7.4-1 Update the Zoning Ordinance to Include Standards for Congregate Housing in Medium Density Areas Designated on the General Plan Diagram	Give more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-, and low-income households.	10/1/2015	Delayed due to lack of staff resources.	No accomplishments. Implementation of this program was affected by staff turnover. Continued Appropriateness: Remove
7.4-2 Continue Giving More Points to Affordable Development in the Residential Development Allocation Process	Give more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-,	10/1/2021	Completed and ongoing.	The City continued to prioritize the point-based system to lower-income households until the implementation of SB 330. Note: SB 330 has invalidated the City's Residential Development Allocation

	and low-income households.			process, both the limitation on annual permits and the competitive points process. Barring an extension by the state, the City's RDA process would resume in 2025 and is therefore still relevant to the 6 th Cycle Housing Element update. Continued Appropriateness: Remove
7.4-3 Evaluate Development Fees	Give more emphasis and greater point value to projects that include housing affordable to extremely low-, very low-, and low-income households.	02/2015, ongoing, biennial basis.	Completed and ongoing.	The City continues to update the impact fees to reflect the current fair share cost of infrastructure and services. They were last updated in 2019. Continued Appropriateness: Modify. See Programs 1.2-6 and 1.2-14. The City should consistently evaluate the existing fees for fair share costs and consider ways for fees to be reduced.
7.4-4 Participate in Establishment of Building Code	Help ensure unnecessary costs are not added while criteria are incorporated to assist those with special housing needs.	10/1/2021	Completed and ongoing.	The City has adopted the state code building code by reference. Continued Appropriateness: Remove This program can be removed unless the City makes any modifications to the code requirements for the purpose of making new housing construction more affordable.
7.4-5 Continue One-Stop Permit Processing	Streamline the development process.	10/1/2021	Improvements/enhancements to the One-stop Permit Processing are evaluated	The City continues to use its one stop process. Continued Appropriateness: Remove

			annually as part of the budget process.	This program represents typical business at the City, and could be combined with other programs that encourage permit streamlining.
7.4-6 Maintain Current Planned Residential Development Standards	Allow flexible open space and setback standards.	10/1/2021	Ongoing.	Ongoing program; no accomplishments. Continued Appropriateness: Remove The process of maintaining and enforcing existing code requirements should not be considered a housing program.
7.4-7 Continue to Allow Mixed Use Zoning	Provide additional incentives to create housing.	2/1/2017	Ongoing.	Staff is currently developing the Transit Villages Specific Plan, which will replace the Downtown Specific Plan. Continued Appropriateness: Combine Combine all programs involving the Transit Villages/downtown area into a single program. Recommend identifying and listing the incentives referenced. See Programs 1.1-3 and 1.2-12.
7.4-8 Mitigate Finance Costs for Low-Income Projects	Promote programs that reduce costs for low-income projects	10/1/2021	Ongoing.	No accomplishments. This program proved too vague to implement. This City is implementing multiple programs to reduce costs for housing development. Continued Appropriateness: Modify. See Programs 1.5-10.

<p>7.4-9 Maintain a Large Supply of Available Sites to Maintain Competitive Land Costs</p>	<p>Ensure competition among landowners to help maintain lower land costs.</p>	<p>10/1/2021</p>	<p>Ongoing.</p>	<p>The City has maintained sites in excess of the RHNA requirement.</p> <p>Continued Appropriateness: Modify. The City is required by SB 166 to maintain sites in excess of the remaining RHNA requirement. The City has a no net loss program. See Program 1.1-5.</p>
<p>7.4-10 Continue to Operate a Fast-Track Development Process</p>	<p>Reduce processing time by being flexible on submittal dates and overlapping processes.</p>	<p>10/1/2021</p>	<p>Ongoing.</p>	<p>Staff continues to implement this program.</p> <p>Continued Appropriateness: Remove.</p>
<p>7.4-11 Evaluate and Revise Zoning Standards</p>	<p>Reflect current needs.</p>	<p>10/1/2021</p>	<p>Ongoing. Several amendments were approved in 2017 and 2018.</p>	<p>Several amendments were made to the code in the last cycle.</p> <p>Continued Appropriateness: Modify. City is implementing a suite of development constraint removal programs under Programs 1.2-.</p>
<p>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 Requirements of a Conditional Use Permit</p>	<p>Make sure the Conditional Use Permit (CUP) requirement does not cause a potential impediment to achieving housing goals.</p>	<p>2/1/2016</p>	<p>The City has evaluated this and has determined that the CUP requirement has not been an impediment to multi-family development. The evaluation consisted of a review of all applications for Multi-Family projects. It was determined that projects that proceeded beyond the completeness review were unaffected by the requirement to obtain an CUP and were subsequently</p>	<p>This has been completed. Staff determined that the CUP requirement does not impede multi-family development.</p> <p>Continued Appropriateness: Modify. Addressed in Program 1.2-13 Remove CUP Requirement.</p>

			approved. No multi-family projects requiring a CUP were denied.	
7.4-13 Change Zoning Ordinance to Allow Group Homes of Six or Fewer Residents (Zoning Ordinance Change)	Amend the current zoning ordinance to reflect state law.	2/1/2016	In process.	Implemented. Continued Appropriateness: Modify. Program 1.2-5 will review standards for large group homes of 7 or more persons.
7.4-14 Socio-Economic Cost-Benefit Study	Ensure socioeconomic cost-benefit studies (SECBS) are not used as a basis for denying a development project consistent with the General Plan and Zoning Ordinance.	10/1/2021	Ongoing.	Implemented. No projects have been denied on the basis of the SECBS studies. SECBS standards are objective. Continued Appropriateness: Modify. Program 1.2-8 will review and revise the SECBS standards for consistency with SB 330 regarding objective standards.
7.5-1 Continue Community Development Block Grant (CDBG) Program	Be able to support a variety of programs supporting low- and moderate- income households and neighborhoods.	10/1/2021	During this reporting period the City was a Participating Jurisdiction (PJ) in the City of San Bernardino's Urban County CDBG and ESG Programs in order to continue supporting low- and moderate-income households and neighborhoods.	The County implements the program directly by setting CDBG funding priorities and creating an annual strategy. Continued Appropriateness: Modify. Program 1.5-10 promotes awareness of available funding.

<p>7.5-2 Continue Adaptive Reuse of Single-Family Homes</p>	<p>Balance the need for more affordable housing and housing choice with the need to preserve Redlands' traditional appearance and atmosphere.</p>	<p>10/1/2021</p>	<p>Ongoing.</p>	<p>Completed. RMC refers to the conversion of housing to commercial uses.</p> <p>Continued Appropriateness: Remove.</p>
<p>7.5-3 Continue Condominium Conversion Ordinance</p>	<p>Prohibit condominium conversions unless City zoning and housing code standards are met.</p>	<p>10/1/2021</p>	<p>Ongoing.</p>	<p>This is an existing code requirement and staff continues to implement it.</p> <p>Continued Appropriateness: Remove</p> <p>Chapter 17.25 of the RMC governs condominium conversions. The program essentially results in the enforcement of the existing ordinance, which is considered standard business and not a housing element program.</p>
<p>7.5-4 Continue Senior and Handicapped Housing Grant Program</p>	<p>Use CDBG funding to provide repair grants to handicapped people.</p>	<p>None identified</p>	<p>Ongoing.</p>	<p>Discontinued. This program falls under the category of Shelter/Transitional Housing in City records. A total of 168 individuals/households received shelter/transitional housing assistance from CDBG funds during the 5th Cycle. The City will review Housing Element programs in the 6th Cycle to build and prioritize a projects list that would be funded by CDBG.</p> <p>Continued Appropriateness: Modify. Program 1.5-10 promotes awareness of available funding.</p>

7.5-5 Continue CDBG Rental Rehabilitation Program	Provide CDBG loans with deferred repayment for rehabilitating rental units.	None identified	Ongoing.	City records have been obtained for CDBG expenditures during the 5 th Cycle. Assistance under the category of Emergency Food/Rental Assistance was provided to a total of 2,442 individuals/households during the 5 th Cycle. See Program 1.5-10.
7.6-1 Buy-Out Assistance for HUD-Financed Projects	Help prevent below market rate units threatened with conversions to market rate.	2/1/2016	Ongoing.	It is unclear from City records if this program was utilized. The City assisted 2,442 individuals/households with emergency food/rental assistance, and 169 individuals/households with shelter/ transitional housing. It is not known if Program 7.6-1 is included in those statistics. Continued Appropriateness: Modify. Program 1.5-10 promotes awareness of available funding
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.	10/1/2021	Ongoing.	Implemented. RMC allows new mobile home parks. Continued Appropriateness: Modify. Continue to implement Program 1.5-9 Mobile Home Rent Control ordinance.
7.7-1 Continue Fair Housing Counseling	Provide landlord-tenant mediation and fair housing counseling.	10/1/2021	The City is a Participating Jurisdiction (PJ) in the County of San Bernardino's Urban County CDBG, HOME, and ESG Programs. Landlord-tenant mediation and fair housing services are available to Redlands residents from	Implemented via County contract with the fair housing service provider, Inland Fair Housing Mediation Board. City records indicate 403 households were assisted. Continued Appropriateness: Continue Programs 1.5-7 and 1.5-2.

			the Inland Fair Housing and Mediation Board.	
7.7-2 Disseminate Fair Housing Information	Conduct public outreach.	10/1/2021	Fair housing and landlord-tenant mediation resource materials are available at a variety of public counters at the City Hall, as well as at the A.K. Smiley Public Library, Senior and Recreation Centers, and City website.	Implemented. Continued Appropriateness: Modify. See Programs 1.5-3 and 1.5-4.
7.8-1 Implement Subdivision Ordinance	Continue subdivision map review to be consistent with 2002 ordinance requirements to reduce residential energy use.	10/1/2021	Ongoing.	This program reflects standard implementation of state law. Continued Appropriateness: Remove Recommend removal because this is a state requirement.
7.8-2 Encourage Land-Use Patterns and Densities to Facilitate Energy Efficient Public Transit Systems in New Development Areas	Encourage land-use patterns and densities to facilitate energy-efficient public transit systems in new development areas.	10/1/2021	This planning concept was incorporated in the City's recent General Plan Update and implementation is in process. One example is the Transit Villages Specific Plan that the City is developing for the land areas surrounding three future train stations in the City.	This program was completed during the comprehensive General Plan Update. Continued Appropriateness: Remove
7.8-3 Encourage Neighborhood Services Retention and Development	Reduce energy consumption and promote neighborhood identity.	10/1/2021	Ongoing.	It is unclear if the City has adopted revisions to its land use plans to facilitate and allow for neighborhood level commercial that is considered walkable. The General

				Plan does show that there are a few properties zoned for neighborhood commercial in single family areas. Continued Appropriateness: Remove.
7.8-4 Pursue Energy Efficient/Alternative Energy Funding	Increase efficiency and pursue alternative energy opportunities.	10/1/2021	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 multiple programs for financing energy upgrades and improvements to commercial and residential property owners.	The City offers multiple programs for financing energy upgrades and improvements to commercial and residential property owners. Continued Appropriateness: Retain. See Program 1.7-3.
7.9-1 Augment Density Bonus	To consider incentives beyond state law.	8/1/2015	Not completed due to lack of staff resources.	No accomplishments. Continued Appropriateness: Remove.
7.9-2 Evaluate Allowing Residential Uses in C-1 Neighborhood Stores and C-2 Neighborhood Convenience Centers District	Allow residential uses as a permitted use subject to a CUP in the C-1 and C-2 zones.	2/1/2016	Delay due to lack of staff resources.	No accomplishments. Continued Appropriateness: Modify. See Programs 1.2-12 and 1.2-13.
7.9-3 Explore Mixed-Use Development Possibilities for Redlands Metrolink Stations	Amend the zoning code to add residential uses as a use permitted subject to a CUP in the C-1 and C-2 zones.	2/1/2017	In progress as part of the Transit Village Specific Plan project.	In progress. Continued Appropriateness: Modify. See Program 1.1-3.

<p>7.9-4 Evaluate Initiating a Ballot Measure to Allow Carryover of Unused Building Permit Allocations from Year to Year</p>	<p>Consider an amendment to Measure N.</p>	<p>2/1/2017</p>	<p>Not completed.</p>	<p>A referendum to modify portions of Measure N failed in the March 2020 primary. Continued Appropriateness: Remove</p>
<p>7.9-5 Continue Use of the Mills Act</p>	<p>Allow for agreements that provide for reduction in property taxes in exchange for continued preservation of a property.</p>	<p>10/2021</p>	<p>Ongoing.</p>	<p>Implemented. Continued Appropriateness: Remove. Not relevant to housing production goals and policies.</p>