

CITY OF CORNING

DRAFT HOUSING ELEMENT UPDATE Of The GENERAL PLAN

2009-2014



October 15, 2009

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City of Corning

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TABLE OF CONTENTS

	<u>Page</u>
ACKNOWLEDGEMENTS	iv
I. AUTHORITY AND PURPOSE	
A. LEGISLATIVE AUTHORITY	I-1
B. RECENT CHANGES IN STATE HOUSING ELEMENT LAW (SINCE THE CURRENT HOUSING ELEMENT WAS ADOPTED IN 2005)	I-2
C. COMMON HOUSING TERMS	I-3
D. FREQUENTLY USED ACRONYMS	I-5
E. CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN	I-5
F. COMMUNITY PARTICIPATION	I-6
II. HOUSING NEEDS ASSESSMENT	
A. POPULATION	II-1
1. Population – Profile	II-1
2. Population – Age Characteristics	II-2
3. Population – Race and Ethnic Characteristics	II-2
B. EMPLOYMENT	II-2
1. Employment – Characteristics	II-2
C. HOUSEHOLDS	II-5
1. Households – Income Characteristics	II-5
2. Households – Race and Ethnic Income Characteristics	II-7
3. Households – Tenure	II-7
4. Households – Overcrowding	II-8
5. Households – Overpayment	II-8
D. HOUSING	II-9
1. Housing – Historic and Current Profile	II-9
2. Housing – Age and Condition	II-10
3. Housing – Vacancy Rates	II-12
4. Housing – Costs and Affordability	II-13
5. Housing – At Risk Housing Evaluation	II-16
6. Housing – Preservation Resources	II-21
7. Housing – Recommended Procedures	II-23
8. Housing – Financing Resources for Housing Preservation	II-23
9. Housing – Programs for Preservation and Construction of Affordable Housing	II-31
E. SPECIAL HOUSING NEEDS	II-32
1. Special Housing Needs – Seniors	II-32
2. Special Housing Needs – Persons With Disabilities	II-32
3. Special Housing Needs – Large Households	II-33
4. Special Housing Needs – Female Head Of Households	II-34
5. Special Housing Needs – Farmworkers	II-35
6. Special Housing Needs – Homeless Persons and Families	II-35
III. HOUSING RESOURCES AND CONSTRAINTS	
A. FAIR-SHARE HOUSING PROJECTED HOUSING NEED	III-1
B. NON-GOVERNMENTAL CONSTRAINTS	III-2
1. Non-govenmental Constraints – Land Availability	III-2
2. Non-govenmental Constraints – Funding Availability	III-10

3.	Non-governmental Constraints — Land Cost	III-13
4.	Non-governmental Constraints — Development Cost	III-14
5.	Non-governmental Constraints — Vacancy Rates	III-15
6.	Non-governmental Constraints – Environmental Issues	III-16
C.	GOVERNMENTAL CONSTRAINTS	III-17
1.	Governmental Constraints – Land Use Controls	III-17
2.	Governmental Constraints – Building Codes and Enforcement	III-21
3.	Governmental Constraints – Development and Construction Fees	III-22
4.	Governmental Constraints – Development Permit and Approval Processing	III-26
5.	Governmental Constraints – Housing For Persons With Disabilities	III-27
6.	Governmental Constraints – Services and Facilities	III-29
D.	ENERGY CONSERVATION	III-35
IV.	REVIEW OF THE PREVIOUS HOUSING ELEMENT	
A.	OBJECTIVES	IV-1
B.	RESULTS	IV-1
C.	IMPLICATIONS FOR THE UPDATED HOUSING ELEMENT	IV-2
V.	HOUSING GOALS, POLICIES, AND PROGRAMS	
A.	INTRODUCTION	V-1
B.	GOALS, POLICIES, AND PROGRAMS	V-2
TABLES		
II.	HOUSING NEEDS ASSESSMENT	
II-1	POPULATION GROWTH	II-1
II-2	LABOR FORCE AND UNEMPLOYMENT	II-3
II-3	MOST COMMON EMPLOYMENT INDUSTRIES AND OCCUPATIONS	II-3
II-4	MANUFACTURING AND NON-MANUFACTURING EMPLOYERS	II-4
II-5	ECONOMIC DATA	II-4
II-6	HOUSEHOLD INCOME	II-6
II-7	CHAS DATA BASED HOUSEHOLD INCOME	II-6
II-8	2007 UNEMPLOYMENT RATES FOR ETHNIC & RACIAL GROUPS BY SEX	II-7
II-9	2000 & 2007 ETHNIC & RACIAL GROUPS MEDIAN HOUSEHOLD INCOMES	II-7
II-10	HOUSEHOLDS OVERPAYING	II-8
II-11	HOUSING CONSTRUCTION 2000-2008	II-9
II-12	BUILDING PERMITS ISSUED 2000-2008	II-10
II-13	HOUSING AGE	II-10
II-14	MOBILEHOME AND RECREATIONAL VEHICLE PARKS LISTING	II-12
II-15	HOME VALUES	II-14
II-16	HOUSING AFFORDABILITY BY INCOME 2000	II-14
II-17	HOUSING AFFORDABILITY BY INCOME 2007	II-15
II-18	MEDIAN GROSS RENT 2000	II-16
II-19	INVENTORY OF AFFORDABLE RENTAL HOUSING COMPLEXES	II-17
II-20	SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	II-25
II-21	PERSONS WITH DISABILITIES	II-33
II-22	LARGE HOUSEHOLDS	II-33
II-23	FEMALE HEAD OF HOUSEHOLDS	II-34

III.	HOUSING RESOURCES AND CONSTRAINTS	
III-1	REGIONAL HOUSING NEEDS ALLOCATION 2007–2014	III-2
III-2	INVENTORY OF CURRENT SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT	III-3
III-3	DWELLING UNIT DISTRIBUTION PERCENTAGES AMONGST INCOME GROUPS	III-4
III-4	INVENTORY OF APPROVED RESIDENTIAL DEVELOPMENTS	III-5
III-5	CITY LIMITS – POTENTIAL GENERAL PLAN AMENDMENTS AND/OR REZONINGS	III-6
III-6	ANNEXATION AREA – POTENTIAL GENERAL PLAN AMENDMENTS AND/OR REZONINGS	III-7
III-7	POTENTIAL NUMBER OF DWELLING UNITS	III-8
III-8	CITY LIMITS – POTENTIAL GENERAL PLAN AMENDMENTS AND/OR REZONINGS	III-10
III-9	HOUSING CONSTRUCTION COSTS	III-15
III-10	LAND USE DISTRICTS AND DENSITIES	III-18
III-11	ENTITLEMENT APPLICATION PROCESSING FEES	III-22
III-12	ENTITLEMENT APPLICATION PROCESSING FEES – 20 ACRE PARCEL	III-23
III-13	ENTITLEMENT APPLICATION PROCESSING FEES – PARCEL MAP	III-23
III-14	COMPARISON OF ENTITLEMENT FEES	III-24
III-15	BUILDING DEPARTMENT FEES – SINGLE FAMILY RESIDENCE	III-24
III-16	BUILDING DEPARTMENT FEES – DUPLEX RESIDENCE	III-24
III-17	DEPARTMENT OF PUBLIC WORKS FEES – THREE BEDROOM/TWO BATH DWELLING UNIT	III-24
III-18	ENTITLEMENT APPLICATION AND BUILDING PERMIT TIMELINES	III-26
III-19	CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	III-28
III-20	ENERGY EFFICIENT/GREEN BUILDING SELF-CERTIFICATION CHECK LIST FORM 3A	III-36
IV.	REVIEW OF THE PREVIOUS HOUSING ELEMENT	
IV-1	2003 – 2008 GOALS, POLICIES, IMPLMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES	IV-3
V.	HOUSING GOALS, POLICIES, AND PROGRAMS	
V-1	2009 – 2014 GOALS, POLICIES, IMPLMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES	V-3
V-2	QUANTIFIED HOUSING OBJECTIVES	V-3
FIGURES		
II.	HOUSING NEEDS ASSESSMENT	
II-1	LOCATION MAP	II-39
II-2	CITY BOUNDARIES AND SPHERE OF INFLUENCE	II-40
III.	HOUSING RESOURCES AND CONSTRAINTS	
III-1A	VACANT LANDS INVENTORY MAP – WESTERN AREA	III-39
III-1B	VACANT LANDS INVENTORY MAP – WESTERN AREA	III-40
III-2	ANNEXATION AREA – POTENTIAL GPA'S AND REZONINGS	III-41

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I. AUTHORITY AND PURPOSE

This Housing Element is an update of the City of Corning's previous Housing Element, which was adopted by the City Council on May 24, 2005 and certified by the State of California Department of Housing and Community Development (HCD) in July 2005. The City has made a concerted effort to follow through on the policies and programs in the adopted Housing Element, and to further expand and more efficiently respond to its housing needs in coordination with other City goals.

A. Legislative Authority

A Housing Element provides an analysis of the community's housing needs for all income levels, and strategies to respond to those needs. It is a key part of the City's overall General Plan. Planning and providing housing for all Californians is considered by the state legislature to be of vital statewide importance. The state has enacted legislation that sets forth rules regarding housing elements (contained in California Government Code Sections 65580-65589). The statewide goal is given as "decent housing and a suitable living environment for every California family." The substantive requirements for a housing element are set forth in Article 10.6 and §65583 of the California Government Code.

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

All cities and counties have responsibilities to contribute to the attainment of that state goal. Each jurisdiction's housing element is required to demonstrate how the goal will be furthered locally. Housing elements are required to contain analyses of local housing needs and resources (including funds and sites), and elements must make adequate provision for the existing and projected needs of all economic segments of the community.

State Law establishes detailed requirements and a regional "fair share" approach to distributing housing needs. State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

State law requires each city and county to adopt a general plan containing at least seven elements including a housing element. Rules regarding Housing Elements are found in the California Government Code Sections 65580-65589. Unlike the other mandatory general plan elements, the housing element is required to be updated every five years and is subject to detailed statutory requirements and mandatory review by a State agency — HCD (Department of Housing and Community Development).

According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify “adequate sites” that are zoned and available within the 7.5 year housing cycle to meet the city’s fair share of regional housing needs at all income levels
- Be “certified” by the State Department of Housing and Community Development (HCD) as complying with state law.
- Be internally consistent with other parts of the General Plan (and is critical to having a legally adequate General Plan)

B. Recent Changes in State Housing Element Law (Since the Current Housing Element was Adopted in 2005)

Extremely Low-Income Households Housing Needs: Government Code (GC) Section 65583(a) requires “ Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1)).” Extremely Low income is a subset of the Very Low income housing need and is defined as 30 percent of area median and below. Local agencies may calculate the projected housing need for Extremely Low Income households by presuming that 50 percent of Very Low income households qualify as Extremely Low income households.

Planning for Emergency Shelters – SB2: Government Code Section 65582, 65583, and 65589.5, Chapter 614, Statutes of 2007 (SB 2) increases planning requirements for emergency shelters to require, at a minimum and regardless of the need, that all jurisdictions have a zone in place to permit at least one year-round emergency shelter without a conditional use permit or any discretionary permit requirements. In addition, SB 2 amended the Housing Accountability Act (formerly known as anti-NIMBY law) to include emergency shelters, transitional housing, and supportive housing. Emergency Shelters, Transitional Housing, and Supportive Housing are defined in the Health and Safety Code.

AB 1233 (Government Code Section 65584.09) Requirement for Carryover of Unmet RHNA Units: A jurisdiction's RHNA from the previous housing element cycle is not required to be carried-over to the 2007-2014 planning period if the current element was found in compliance by HCD and the inventory of sites identified adequate sites, or the program actions to rezone or provide adequate sites was fully implemented. A carryover of RHNA units does apply, however, if a jurisdiction (1) failed to adopt an updated housing element for the prior planning period, or (2) adopted a housing element found out of compliance by HCD due to failure to substantially comply with the adequate sites requirement, or (3) failed to implement the adequate sites programs to make sites available within the planning period, or (4) failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

Realistic Development Capacity: The element must include a description of the methodology used to estimate the realistic capacity for potential housing sites.

The element should not estimate unit capacity based on the theoretical maximum buildout allowed by the zoning, but should be based on all applicable land-use controls and site improvement requirements.

Constraints-Housing for Persons with Disabilities (SB520): Housing element law requires that in addition to the needs analysis for persons with disabilities, the housing element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Fair Housing Laws: Since State and federal laws uniformly outlaw most kinds of housing discrimination, the local government's role is to identify program strategies that support and implement these laws. Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices.

Priority for Water and Sewer: Chapter 727, Statutes of 2005 (SB 1087) requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households.

Annual Reporting: Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of the general plan using forms and definitions adopted by the Department of Housing and Community Development (Department). HCD has developed regulations governing the state housing element annual progress report.

Flooding Issues: In October, 2007, the Governor signed AB 162 which requires cities and counties to address flood-related matters in the land use, conservation, safety, and housing elements of their general plans.

C. Common Housing Terms

Accessible Housing: Units accessible and adaptable to the needs of the physically disabled.

Disabled Person: As defined under the Federal Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, a disabled person, is a person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment or, anyone who has a record of that type of impairment.

Family: One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Housing Affordability: The generally accepted measure for determining whether a person can afford housing means spending no more than 25 percent to 33 percent of one's gross household income on housing costs, including utilities, principle, and interest. For example, a teacher earning \$49,100 per year can afford \$1,350 per month for housing. A police officer earning \$85,000 can afford up to \$2,337. For purposes of this Housing Element update, a 30 percent measure will be used.

Income Limits: Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Tehama County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. Income limits as defined by California Housing Element law are:

Extremely Low-Income Households: Households earning less than 30 percent of the median household income – family of four earning less than \$9,362 per year.

Local agencies may calculate the projected housing need for Extremely Low Income households by presuming that 50 percent of Very Low income households qualify as Extremely Low income households.

Very Low Income Households: Households earning between 30 percent and 50 percent of the median household income – family of four earning between \$9,362 and \$15,603 per year.

Low Income Households: Households earning 51 to 80 percent of the median household income – family of four earning between \$15,604 and \$24,965 per year.

Moderate Income Households: Households earning 80 to 120 percent of the median income – family of four earning between \$24,966 and \$37,447 per year.

Above Moderate Income Households: Households earning over 120 percent of the median household income – family of four earning above \$37,448 per year.

Median Household Income: The middle point at which half of the City's households earn more and half earn less. In 2008, the median income for a family of 4 is \$31,206.

Mixed Use: This new land use classification allows for a greater variety of uses and flexibility in site planning than is generally permitted in other classifications. The intent of the Mixed Use classification is to allow the creation of a mix of land uses in a compact pattern that will reduce dependency on the automobile and basin air quality impacts and promote high-quality, interactive neighborhoods. Mixed-use neighborhoods are characterized by interconnected streets, vertical and/or horizontal mix of commercial, residential, and possibly light industrial uses and facilities that encourage pedestrian activity and transit accessibility.

Although not all properties identified within each Mixed Use area must be part of an integrated development, proposed project boundaries must be logical, and it must be demonstrated that the project can functionally relate to adjacent properties consistent with the intent of this district. Mixed-use development is encouraged to develop in areas outside the designated Mixed Use classification as well, provided that the concentration of uses is located near a transit opportunity and is designed to accommodate pedestrian activity and circulation.

Multi Family Housing: A housing type (or residential area) including attached housing units available to multiple households.

Persons per Household: Average number of persons in each household.

Senior Housing: Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.

Transitional Housing: Transitional housing programs assist people who are ready to move beyond emergency shelter into a more independent living situation. Some transitional program participants live in apartment-style quarters, while others may be in group settings where several families or individuals share a household.

D. Frequently Used Acronyms

BMR: Below-Market-Rate (Housing Program or Ordinance)

CEQA: California Environmental Quality Act

CDBG: Community Development Block Grant

CHAS: Consolidated Plan

DOF: California Department of Department of Finance

FMR: Fair Market Rent (established by HUD)

HCD: California Department of Housing and Community Development

HOME: Home Investment Partnership Program

HUD: U.S. Department of Housing and Urban Development

SOI: Sphere of Influence (established by the Tehama Local Area Formation Commission)

SRO: Single-Room Occupancy Housing Units

USDA RHS: United States Department of Agriculture Rural Housing Service

E. Consistency With Other Elements Of The General Plan

By law (Government Code 65300.5), the goals and policies of the Housing Element must be consistent with other elements of the General plan. The current Elements of the City of Corning General Plan (Land Use, Housing, Recreation, Open Space & Conservation, Circulation, Noise, Safety, Seismic, and Scenic Route) are internally consistent regarding stated goals and policies. Internal consistency between Elements will be monitored and maintained as part of the review process at such time any of the various individual Elements are updated or otherwise revised.

The *Housing Element Update*, as part of the *City of Corning General Plan*, has been analyzed for consistency with all General Plan goals, policies, and

implementation measures and, as such, would not conflict with existing applicable land use plans, policies, or regulations. General Plan amendment and rezoning actions proposed will serve to improve the overall community.

F. Community Participation

Community and service agencies input was sought during the drafting of the Housing Element. During the spring and summer of 2009, community housing and supportive service providers were contacted soliciting input regarding local housing needs. These organizations included:

- Alternatives to Violence
- Christian Church Homes
- Community Housing Improvement Program (CHIP)
- Community Revitalization and Development Corporation
- Corning Christian Assistance Program
- Mercy Housing California
- Northern Valley Catholic Social Services
- Passages – Area 3 Aging of Aging
- PATH (Poor and the Homeless)
- Salvation Army
- Self Help Home Improvement Project (SHHIP)
- St. Elizabeth's Hospital Social Services
- Tehama County Community Action Agency
- Tehama County Health Services Agency, Drug and Alcohol Division/
South County
- Tehama County Planning Department
- Tehama County Veterans Service Office

Information received from these service providers form the basis of the special needs group's statements of housing needs expressed in this document and contributed to the formulation of the City's housing objectives for the upcoming planning period.

The housing goals, policies, and quantified objectives expressed in the Element are the product of information received at the initial Housing Element Workshop and at the Planning Commission Public Hearing to consider Goals, Policies, Objectives, and Implementation measures. Additional information was provided by: local housing advocates; statistical analysis undertaken regarding comparative need; and, a projection of what realistically can be expected to be achieved over the five-year planning period, given the constraints of funding and staffing.

The workshop and public hearing and the availability of the draft Goals, Policies, Objectives and Implementation Measures, and the draft Housing Element were published in the in the local newspaper. In addition, the draft was circulated in the community and comments solicited regarding its content. A second draft was formulated utilizing information received during the review period.

A public hearing by the City of Corning Planning Commission was held on August 18, 2009 to obtain comments on the Draft Housing Element and California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative

Declaration (IS&MND). After closing the public hearing the Planning Commission recommended adoption of the IS&MND and the Housing Element Update to the City Council.

A public hearing by the City Council is scheduled for October 27, 2009 to consider the adoption of the CEQA IS&MND and the Housing Element Update of the General Plan.

The aforementioned community and service agencies were notified regarding the hearing dates and provided copies of the Housing Element Update as requested. Notices were placed in the Corning Observer and Red Bluff Daily News in addition to the posting of notices in the offices of local community organizations. The Housing Element Update and accompanying CEQA IS&MND are posted on the City of Corning's web site - <http://www.corning.org>.

II. HOUSING NEEDS ASSESSMENT

A. POPULATION

The City of Corning (City), California is a rural agricultural community of 7,396 people situated 25 miles northwest of Chico and 17 miles south of Red Bluff in south central Tehama County (**Figure II-1**).¹ The physical layout of the City was established in 1878, when the town named Scatterville, later Riceville, was built. In 1882, the town of Corning was established and merged with Riceville. Since that time, the City and adjacent agricultural areas have seen a slow to moderate increase in population growth. In the past, the population has been distributed as a small nucleus in the incorporated urbanized areas, surrounded by a larger non-urbanized halo in the unincorporated areas.²

The incorporated area of the City consists of 3.55 square miles, or 2,270 acres, primarily located east of Interstate 5. Land uses present within this area cover a broad spectrum of use, including residential, commercial, industrial, aviation, agriculture, rural residential, public service/utility, floodplain, and vacant property. The Tehama County Local Agency Formation Commission (LAFCo) established Sphere of Influence (SOI) encompasses 7.22, square miles or 4,620 acres contiguous to the City limits on nearly all sides of the City. LAFCo expanded the City's SOI in 2005 by an additional 4.6 square miles, or 2,950 acres. The SOI is currently composed primarily of agricultural or rural residential uses (**Figure II-2**).

1. Population – Profile

The State of California Department of Finance identifies the population of the City of Corning as of January 1, 2009 to be 7,396. **Table II-1** identifies the population growth per U.S. Census data between 1990 and 2000 that reflects an average overall growth rate since 1990 of approximately 1.08 percent per year.

Year	Population	Percent Change
1990	5,870	N/A
1999	6,154	4.61%
2000	6,714	8.34%
2001	6,733	0.28%
2002	6,770	0.55%
2003	6,849	1.15%
2004	6,898	0.71%
2005	7,012	1.63%
2006	7,154	1.98%
2007	7,164	0.14%
2008	7,200	0.50%
2009	7,396	2.65%

Department of Finance data was utilized to identify 2000 through 2009 population growth, whereas, 1990 and 1999 data is based on Federal census data. The 2007 data referenced in **Table II-1** and throughout this Housing Element Update has been used and much more current statistical data was obtained from the City-Data.com web site powered by Onboard Infomatics, a real estate information

¹ California Department of Finance Data for population figures – January 1, 2009.

² Eco-Analysts. *Municipal Service Review of the City of Corning, Tehama County, California*

provider. This provides more meaningful information than solely referencing the 2000 Census and in some instances the 2005 Housing Element Update. However, for certain statistical information such as age characteristics, overcrowding, and housing overpayment, 2000 Census information will need to be utilized.

2. Population – Age Characteristics

Based on 2000 Census data, the population of the City is classified as very young, with a median age of 30.9 years. The largest age bracket is persons of 0 to 19 years, which constitutes 35.7 percent of the total population. Following closely behind is the 25 to 44 year age bracket, which represents 28 percent of the total population. The next largest age bracket is persons 45 to 64, with 17.6 percent of the population, with persons 65 and older constituting 11.8 percent of the City's population. The smallest age group is the 20 to 24 age group, which accounts for less than 7 percent of the population.

3. Population – Race and Ethnic Characteristics

The City is a community with a predominately White population, as indicated by statistics from the 2000 Census which identifies that 4,376 persons or 64.9 percent of the 6,741 residents are White. The City's Hispanic population constitutes approximately 28.8 percent of Corning's population, or 1,943 residents. American Indians comprise 1.8 percent, or 122 residents. Other major ethnic groups do not have large populations; Asian/Pacific Islander's total 40 (0.6 percent), African Americans or Blacks total 30 (0.5 percent), Other totals 31 (0.5 percent) and persons of Two or More Races comprise 3.0 percent, or 199 residents.

B. EMPLOYMENT

1. Employment – Characteristics

Labor force for the City was determined utilizing statistics provided by the State of California Employment Development Department. **Table II-2** provides the total estimated labor force, unemployed, and unemployment rate since 2000. The 1990 rate, derived from the *2005 Housing Element*, is utilized for comparative purposes. **Table II-3** identifies the most common employment industries and occupations.³

The labor force in the City has seen an 18.2 percent increase between 1990 and 2000. Between 2000 and 2009 the increase was 13.3 percent. However, even though the labor force has increased, so has the number of unemployed persons, particularly in the last three years. Whereas, the unemployment between 1990 and 2000 was reduced by 0.7 percent, between 2000 and 2008, the rate would fluctuate upward by as much as 1.3 percent. However, in 2008 the rate of unemployed persons increased by 47.6 percent over 2000. Even worse, the unemployment rate increased to 15.8 percent as of May 2009, an increase of 58.1 percent over 2008. Since 2000, the number of unemployed has increased 133.3%. This is indicative of the state and national economic crises currently being experienced.

³ For Tables 4 and 5 data is provided by Onboard Informatics – <http://www.city-data.com/Corning-California.html>.

The City's unemployment rate when compared to the City of Red Bluff with a rate of 15.7 percent is similar. However, the rate is 2.0 percent higher when compared to the overall County rate of 13.8 percent.

TABLE II-2 LABOR FORCE AND UNEMPLOYMENT			
Year	Labor Force	Unemployed	Unemployment Rate
1990	2,600	215	8.3
2000	2,710	210	7.6
2001	2,820	220	7.6
2002	2,950	250	8.4
2003	2,970	270	8.9
2004	2,920	250	8.6
2005	2,910	230	8.0
2006	2,910	220	7.5
2007	2,890	240	8.4
2008	2,960	310	10.6
2009	3,070	490	15.8

Note: Data may not add due to rounding. All unemployment rates shown are calculated on unrounded data. 2009 statistics are preliminary based on May 2009 data.

TABLE II-3 MOST COMMON EMPLOYMENT INDUSTRIES AND OCCUPATIONS		
Most Common Employment Industries	Males	Females
Wood products	14%	
Agriculture, forestry, fishing and hunting	13%	
Administrative and support and waste management services	9%	
Food	7%	7%
Construction	5%	
Repair and maintenance	5%	
Motor vehicles and parts dealers	5%	
Accommodation and food services		13%
Health care		12%
Educational services		11%
Finance and insurance		6%
Department and other general merchandise stores		5%
Social assistance		5%
Most Common Employment Occupations	Males	Females
Other production occupations including supervisors	10%	
Building and grounds cleaning and maintenance occupations	8%	6%
Driver/sales workers and truck drivers	7%	
Material moving workers except laborers and material movers, hand	7%	
Laborers and material movers, hand	6%	
Electrical equipment mechanics and other installation, maintenance, and repair occupations including supervisors	5%	
Vehicle and mobile equipment mechanics, installers, and repairers	4%	
Cashiers		7%
Other production occupations including supervisors		7%
Cashiers		7%
Bookkeeping, accounting, and auditing clerks		6%
Child care workers		5%
Preschool, kindergarten, elementary and middle school teachers		5%
Agricultural workers including supervisors		5%

Table II-4 identifies manufacturing and non-manufacturing employers in or adjacent to the City, the number of employees, and the product or service produced. **Table II-5** provides salary information for various occupations.⁴

⁴ Teacher salaries for Table 5 was obtained from the *School Accountability Report Card Reported for School Year 2005-2006*.

Company	Employees	Product
Sunsweet Dryers	90 (Seasonal)	Dried fruit
Sierra Pacific Industries	330	Wood products
Bell Carter Olive Company	402 (150 Seasonal)	Olive processing
Flying J TA	75	Truck stop and restaurant
Sav-Mor Foods	40	Grocery store
Petro-Iron Skillet	150	Truck stop and restaurant
Lyndon Johnson Motors	35	Car sales and service
Safeway Stores	60	Grocery store
Corning Ford	85	Car sales and service
Corning Union Elementary School District	226	Public school
City of Corning	57	City government
Corning High School District	88	Public school
Rolling Hills	426	Casino

Employment Type	No. of Establishments	No. of Employees	Annual Payroll (\$1,000)	Per Employee
Retail trade	38	593	\$14,534	\$24,509
Food & beverage stores	10	178	\$3,244	\$18,225
Gasoline stations	9	195	\$3,242	\$16,626
Other gasoline stations	5	172	\$2,893	\$16,820
Real estate	6	16	\$154	\$9,625
Professional, scientific, & technical services	9	73	\$1,027	\$14,068
Administrative & support & waste management & remediation service	6	28	\$579	\$20,679
Health care & social assistance	23	251	\$6,404	\$25,514
Ambulatory health care services	16	174	\$5,302	\$30,471
Accommodation & food services	23	267	\$2,568	\$9,618
Food services & drinking places	19	241	\$2,302	\$9,552
Limited-service eating places	8	153	\$1,159	\$7,575
Other services (except administration)	12	128	\$1,613	\$12,602
Police officers				\$51,014
Firefighters				\$44,582
Beginning teacher				\$34,340
Mid-range teacher				\$44,282
Average teacher salary				\$50,394

The City's current employment opportunities are greatest in the lower-paying industries; service industries associated with retail and food services, and the food processing and wood product industries. In addition to paying lower overall wages, service and/or food processing industries typically have a higher percentage of persons working part-time or seasonally than do other types of industries.

The availability of permanent, secure employment paying a decent wage is a critical factor in the ability of an area's population to secure housing. Conversely, an area's ability to attract new industry and increased job opportunities for its residents is directly related to the ready availability of decent, affordable housing in the community.

C. HOUSEHOLDS

1. Households – Income Characteristics

The household formation rate is the prime determinant for housing demand. Households can increase or decrease in number even in periods of static population growth, as adult children leave home, through divorce, and with the aging of the general population. The ratio between population and households is reflected by household size, referred to in the U.S. Census as persons per household. The average size household in the City is 2.71 persons whereas, in 2000 it was 2.76 persons.

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the California Department of Housing and Community Development (HCD) into five income groups. As previously noted, the standard terminology used for these various income levels is Extremely Low, Very Low, Low, Moderate, and Above Moderate income. These terms are used to describe relative income ranges tied to the median income of all households within a given community. Thus, "Extremely Low income" means 30 percent less of the median income, "very low-income" means below 50 percent of the median income; "low-income" between 51 and 80 percent; and "moderate-income," between 81 and 120 percent. "Above moderate-income" is generally 121 percent and above. The term "lower income," includes both "low-income" and "very-low income"; or all households that do not exceed 80 percent of median household income.⁵

Income figures provided by the State of California Employment Development Department Labor Market Information identified a median household income for the City of Corning of \$25,357, whereas, Tehama County's median income was \$31,206.⁶ However, for Housing Element preparation purposes, HCD utilizes the County's median income figure to determine income level thresholds, which is applicable to the City.

Based on the County's median income figure, the Extremely Low income threshold is a family of four earning less than \$9,362 per year, Very Low income is \$9,363 to \$15,603, Low is \$15,604 to \$24,965, Moderate is \$24,966 to \$37,447, and Above Moderate is \$37,448 and above. In comparison, the statewide median income was \$47,493.

Table II-6 provides a comparison between the 2000 Census and 2007 data for the various income category thresholds. The Very Low and Low income categories decreased slightly by 0.3 and 0.5 percent, respectively. However, the number of households increased by 15 and 6 percent, respectively. The percentage of Moderate income households remained the same although the number of households increased by 7. The number of Above Moderate increased the most by 0.8 percent reflecting an increase of 51 households.

⁵ The average size household in the City is 2.71 persons. In 2000 it was 2.76 persons per household.

⁶ *Income and Poverty Level in 1999 for California, Counties, and Places – 2000 Census of Population and Housing*

As previously noted, in 2000 the median income for a household in the City was \$25,357, whereas, the median income for a family is \$32,151. Males have a median income of \$30,563 versus \$19,736 for females. The per capita income was \$12,357. Of the City population, 26.3% is below the poverty line, whereas, 21.1% of families are below the poverty line. Out of the total population, 33.6% of those under the age of 18 and 15.6% of those 65 and older are living below the poverty line. In 2007 approximately 23.4 percent of the 7,136 Corning residents (had incomes below the poverty level which is less than in 2000. By family type 50 percent of married couples lived below the poverty line.

TABLE II-6 HOUSEHOLD INCOME					
Income Category	Income Range	2000	Percent	2007	Percent
Very Low	\$0 - \$15,603	712 ¹	29.5%	727 ¹	29.2
Low	\$15,604 - \$24,965	508 ²	21.1%	514 ²	20.6
Moderate	\$24,966 - \$37,447	269 ³	11.1%	276 ³	11.1
Above Moderate	\$37,448 Plus	924 ⁴	38.3%	975 ⁴	39.1
Total		2,413⁵		2,492	

Notes:

¹ Number of households is representative of \$14,999 and below income group

² Number of households is representative of \$15,000-\$ 24,999 income group

³ Number of households is representative of \$ 25,000-\$ 34,999 income group

⁴ Number of households is representative of \$ 35,000 and above income group

⁵ Does not reflect 100 percent data which would be 2,422 households.

Table II-7 identifies a special tabulation of Census 2000 data to identify Extremely Low income households. This data set is typically referred to as the “CHAS Data”⁷. The data includes a variety of housing need variables split by median family income (MFI) limits and household types.⁸ CHAS is utilized to specifically quantify existing Extremely Low income households and to analyze their housing needs per Chapter 891, Statutes of 2006.

TABLE II-7 CHAS DATA BASED HOUSEHOLD INCOME			
Median Family Income (MFI)	Total Renters	Total Owners	Total Households
Extremely Very Low Less than/equal to 30%	292	127	419
Percent with any housing problems	84.6%	85.0%	84.7%
Percent Cost Burden greater than 30%	76.4%	85.0%	79.0%
Percent Cost Burden greater than 50%	54.5%	57.5%	55.4%
Very Low Greater than 30% less than/equal to 50%	307	202	509
Percent with any housing problems	49.5%	53.0%	50.9%
Percent Cost Burden greater than 30%	43.3%	48.0%	45.2%
Percent Cost Burden greater than 50%	11.1%	21.8%	15.3%
Low Greater that 50% less than/equal to 80%	178	262	440
Percent with any housing problems	43.8%	51.1%	48.2%
Percent Cost Burden greater than 30%	24.7%	47.3%	38.2%
Percent Cost Burden greater than 50%	0.0%	11.5%	6.8%

Table II-7 clearly shows that Extremely Low income households have severe cost burden housing problems with 55.4 percent of the households (232) pay more than 50 percent for housing. Assuming the maximum income of \$9,362 per

⁷ CHAS refers to the Comprehensive Housing Affordability Strategy which is part of the National Affordability Housing Act of 1991.

⁸ The CHAS data was provided by HCD Representative Mr. Jess Negrete.

year being utilized of housing, 232 households pay more than \$4,681 per year for housing leaving these households \$390 per month to pay food, clothing, transportation, etc.

2. Households – Race and Ethnic Income Characteristics

Throughout California, there exists a higher proportion of lower-income families among these minority groups than in the population at large and the City of Corning is no exception. In 2007, among the general population, 23.4 percent of residents had incomes below the poverty level compared to 26.3 percent in 2000. Minority families along with all lower income households of the community face common problems and hardships in regard to meeting their housing needs. This is evidenced by the higher unemployment rates identified in **Table II-8**.

Table II-8 identifies the 2007 estimated unemployment rates for the various ethnic and racial groups by sex. **Table II-9** identifies the median household incomes for 2000 and 2007 for various ethnic and racial groups.⁹

3. Households – Tenure

According to the 2000 Census 48 percent of all households in the City of Corning are renters, a total of 1,260 households. Owner-occupied housing units comprised 52 percent, or 1,162 households of the total. In 2007, the number of renters increased by 391 households, a 31 percent increase over 2000, and comprised 1,503 households, or 52.9 percent of the total. Owner occupied units increased by 178 households, a 13.3 percent increase over 2000, for a total of 1,340 households.

TABLE II-8 2007 UNEMPLOYMENT RATES FOR ETHNIC & RACIAL GROUPS BY SEX		
Group	Male	Female
White non-Hispanic	8.4%	7.6%
American Indian and Alaska Native	25.0%	0.0%
Other Race	19.4%	18.0%
Two or More Race	39.3%	10.9%
Hispanic	21.7%	12.4%

TABLE II-9 2000 & 2007 ETHNIC & RACIAL GROUPS MEDIAN HOUSEHOLD INCOMES		
Group	2000	2007
State of California Median	\$47,493	\$59,948
Tehama County Median	\$31,206	\$39,389
City of Corning Median	\$25,357	\$31,540
White non-Hispanic		\$36,968
American Indian and Alaska Native		\$18,812
Asian		\$21,453
Native Hawaiian and other Pacific Islander		\$57,784
Other Race		\$28,985
Two or More Race		\$28,985
Hispanic		\$26,226

⁹ Onboard Informatics – <http://www.city-data.com/Corning-California.html>

4. Households – Overcrowding

According to the 2000 Census, 14.3 percent of all 2,422 occupied households in the City are classified as “overcrowded.” Overcrowding is defined as households with more than 1.01 persons per room. Of these households, 105 of the 1,260 (7.8%) homeowner households are overcrowded and 245 of the 1,162 (22.0%) renter households are overcrowded.

Since 1990, the City has seen a significant increase in the amount of housing units that are considered overcrowded (an increase of 186 units). The overall percentage of overcrowded units has gone from 7.8 percent in 1990 to over 14.3 percent in 2000.

5. Households – Overpayment

A household is considered to be “overpaying” if its monthly housing cost or gross rent exceeds 30 percent of its annual gross income. **Table II-10**, based on the 2000 Census, provides a breakdown between owner and rental households and for all households in the City.

TABLE II-10 HOUSEHOLDS OVERPAYING			
	Paying 30-34%	Paying Over 35%	Total
Owner Households			1,340
Less than \$10,000 income	24	59	83
\$10,001-\$19,999 income	32	74	106
\$ 20,000-\$ 34,999 income	22	47	69
More than \$ 35,000 income	34	51	85
TOTAL	112	231	343 - 25.6%
Renter Households			1,112
Less than \$10,000 income	0	177	177
\$10,001-\$19,999 income	36	156	192
\$ 20,000-\$ 34,999 income	19	16	35
More than \$ 35,000 income	17	0	17
TOTAL	72	349	421 - 37.9%
Summary - All Households			2,452
Less than \$10,000 income	24	236	260
\$10,001-\$19,999 income	68	203	271
\$ 20,000-\$ 34,999 income	41	53	94
More than \$ 35,000 income	51	14	65
Total	184	580	764 - 31.2%

Table II-10 illustrates that 31.2 percent of all households spent more than 30 percent of their gross income for housing. 37.9 percent of all renters and 25.6 percent of all owner households in the City “overpay”. Overpayment is a significant problem for renter households and, as **Table II-10** shows, especially for households earning less than 50 percent of the 2000 median household income for Tehama County (i.e., less than \$15,603).

In the City 63.5 percent of all households with incomes less than \$10,000 a year pay more than 30 percent of their income for housing. In the \$10,000 to \$20,000 range, over 42.1 percent of these households are paying 30 percent or more. Around 31.2 percent (764) of all households earning the 2000 county median income (\$31,206) or less overpay for housing.

However, based on **Table II-7**, 34.8 percent of all households (855) pay more than 30 percent of their income for housing. Of these renters comprise 35.7 percent, or 877 households and homeowners constitute 34.0 percent or 835 households. Three-hundred and thirty-one households (331) or 79 percent of Extremely Low income households pay more than 30 percent for housing. Of these Extremely Low income households, 223 rental households pay more than 30 percent for housing which identifies a significant need.

D. HOUSING

1. Housing – Historic and Current Profile

The 2000 Census recorded 2,618 housing units in the City. The State Department of Finance has estimated the total number of housing units, as of January 1, 2009, to be 2,922, an increase of 308, or an 11.6 percent increase in housing units over the past 9 years. The housing increase has kept pace with the approximate 9.2 percent increase in population during the period of time.

New construction is primarily responsible for the overall increase in available housing stock even though some housing units have been rehabilitated. **Table II-11** identifies the number of units constructed from 2000 through 2008 and the percentage increase based on State Department of Finance data.

TABLE II-11			
HOUSING CONSTRUCTION 2000-2008			
Year	Total Number of Housing Units	Housing Units Constructed	Percentage Increase
2000	2,618	4	0.15%
2001	2,629	11	0.42%
2002	2,651	22	0.83%
2003	2,664	13	0.49%
2004	2,713	49	1.81%
2005	2,801	88	3.14%
2006	2,818	17	0.60%
2007	2,843	25	0.88%
2008	2,922	79	2.70%
Total		308	

Table II-12 identifies the type and number of building permit statistics provided by the City Building Department which differ from those identified by the State Department of Finance. This is due to the Building Department reporting when the permit was issued and the State basing their statistics on the year the housing unit was completed.

A total of 318 building permits were issued since 2000 of which 233 were single family (73.3 percent), 80 were multi-family (25.2 percent) and five were mobile homes (1.5 percent). The *2005 Housing Element Update* identified the construction of 266 housing units between 1990 and 1999, of which 77 were single family (28.9 percent), 53 were multi-family (20.0 percent) and 136 were mobile homes (51.1 percent). Of significant importance is that the number of multi-family residences, which provide better housing opportunities for Very Low and Low income residents, is being provided. As previously noted, housing production has kept pace with population increases.

TABLE II-12 BUILDING PERMITS ISSUED 2000-2008				
Year	Building Permits Issued	Single Family	Multi-Family	Mobile Home
2000	4	4		
2001	12	8	4	
2002	22	18	4	
2003	33	29	4	
2004	53	42	6	5
2005	79	75	4	
2006	26	22	4	
2007	74	20	54	
2008	15	15		
Total	318	233	80	5

2. Housing – Age and Condition

The City has 1,834 housing units which were built prior to 1980. These 30 plus year old structures comprise 62.5 percent of the areas housing stock, followed by 40 plus year old housing structures (40.8 percent of available housing). Overall, 21.1 percent of Corning's available housing stock is less than 20 years old. As evident in **Table II-13**, the housing stock in the City can be considered relatively old, particularly with 348 housing units (approximately 11.9 percent) being 70 years and older.

TABLE II-13 HOUSING AGE		
Year Structure Built	Number	Percent
2005 to 2008	194	6.62
2000 to 2004	124	4.23
1995 to 1999	96	3.27
1990 to 1994	204	6.96
1980 to 1989	480	16.37
1970 to 1979	637	21.72
1960 to 1969	221	7.54
1950 to 1959	483	16.47
1940 to 1949	145	4.95
1939 or Earlier	348	11.87
Total	2,932	100.00

Source: Census 2000, adjusted to State Department of Finance and City of Corning source data.

There exists a correlation between the age of a community's housing stock and the relative condition of that housing stock. As part of this Housing Element Update, a windshield survey of exterior housing conditions was undertaken in April 2009.¹⁰ Experience has determined that there is a very good correlation between the exterior of a residence reflecting interior conditions. Based on the survey, the City has approximately 94 percent of its housing stock in good and decent condition. Of the remaining 176 housing units, 131 (4.6 percent) were considered suitable for rehabilitation. The remaining 41 housing units, due primarily to the extreme condition of disrepair, were determined unsuitable for rehabilitation and need to be demolished. Typically, housing units over 20 years of age are the most likely to need both moderate and major rehabilitation work to elevate them to a "standard" condition. It is unlikely that units constructed in the past 20 years would require more than minimum level on-going maintenance.

¹⁰ The majority of the survey was undertaken on May 12 and 14 by Terry Hoofard – Building Official, John Stoufer – Planning Director, and Eihnard Diaz – Diaz Associates Principal Planner.

Of the 131 housing units suitable for rehabilitation, 118 housing units are considered substandard if they meet the following definition: Those buildings which exhibit one or more critical structural, plumbing, and/or electrical deficiency or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. Units are also considered substandard if they do not provide safe and adequate shelter or endanger the health, safety, or well-being of the occupants.

Substandard housing units are further classified into those that are suitable for rehabilitation and those which are not suitable for rehabilitation. The following definition of "suitable for rehabilitation" is used: Those buildings which exhibit one or more of the deficiencies listed under the above definition of substandard, all of which can be repaired in conformity with current codes and ordinances for a sum not to exceed the value of the building. There are 67 housing units suitable for rehabilitation. Buildings are considered "not suitable for rehabilitation" when the cost of the needed repairs would exceed the value of the structure. As previously noted, there are 41 housing units that are not suitable for rehabilitation and need to be removed.

The survey determined that there are approximately 68 housing units that need minor repairs. These housing units, while not categorized as substandard thereby needing rehabilitation, need primarily weatherization improvements such as window replacement and more than likely, insulation.

The City does not currently have an established housing rehabilitation program. Housing code enforcement primarily occurs when a housing unit is clearly an open and notorious health and safety hazard, or when substantive complaints are received. The Building Official assists property owners desiring to make improvements to their structures. Landlords participating, or desiring to participate in the Section 8 rent subsidy program are required to bring units up to a basic standard of condition.

Table II-14 identifies that there are a total of 162 mobilehome spaces available within the City limits plus an additional 50 within the SOI. Also identified is that there are 90 recreational vehicle spaces within the City and 62 spaces within the SOI that are more than likely used as permanent housing since the spaces are equipped with drains. A total of 13 recreational vehicle spaces within the City do not have drains, whereas, there are none in the SOI. The total of 265 mobile home and recreational vehicles spaces provide housing opportunities to existing City residents and another 112 spaces exist within the SOI.

Conditions within the mobile home and recreational vehicle parks vary. The Blossom Trailer Park and Lazy Corral Trailer Court both exhibit significant substandard conditions that need to be addressed. "Health and safety code enforcement in mobilehome parks is the responsibility of the HCD, which also has agreements with approximately 70 local agencies to conduct inspection of parks in their jurisdictions." The City does not have such an agreement with HCD. "There are two kinds of inspections, the Mobilehome Park Maintenance (MPM) inspections which involve full inspection of a park and all spaces, and the complaint inspections that are mainly in response to complaints from park residents, park owners or the public about possible health and safety violations.

Currently only five percent of the parks in the state are inspected under the MPM each year.”¹¹

TABLE II-14		
MOBILEHOME AND RECREATIONAL VEHICLE PARKS LISTING		
Within The City Limits		
Name & Park Identification	Park Information	Operated By
Lazy Corral Trailer Court (52-0007-MP) 2120 Fig Lane Corning, CA 96021 530-824-1234	Jurisdiction: HCD MobileHome Spaces: 37 RV Spaces with Drains: 0 RV Spaces w/o Drains: 13	Q. J. OW P.O. Box 2662 South San Francisco, CA 94083
Palms Mobile Home Village (52-0048-MP) 1667 Marguerite Avenue Corning, CA 96021 915-274-4542	Jurisdiction: HCD MobileHome Spaces: 84 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Donald Rogers Box 37 Artois, CA 95913
Olive Grove Estates (52-0058-MP) 1867 Marguerite Avenue Corning, CA 96021 530-527-5868	Jurisdiction: HCD MobileHome Spaces: 30 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Donald Rogers Box 37 Artois, CA 95913
Heritage RV Park (52-0065-MP) 975 Hwy 99W Corning, CA 96021 530-824-6130	Jurisdiction: HCD MobileHome Spaces: 0 RV Spaces with Drains: 89 RV Spaces w/o Drains: 0	Jerry Santana P.O. Box 160 Sausalito, CA 94966
Blossom Trailer Park (52-0016-MP) 2175 Blossom Avenue Corning, CA 96021 530-284-7990	Jurisdiction: HCD MobileHome Spaces: 11 RV Spaces with Drains: 1 RV Spaces w/o Drains: 0	Greenville Rancheria P.O. Box 279 Greenville, CA 95947
Within The Sphere of Influence		
Maywood Mobile Home Park (52-0042-MP) 4740 Barham Avenue Corning, CA 96021 530-624-9824	Jurisdiction: HCD MobileHome Spaces: 49 RV Spaces with Drains: 4 RV Spaces w/o Drains: 0	Carrio Family Partnership P.O. Box 634 Corning, CA 96021
Corning RV Park (52-0066-MP) 4720 Barham Avenue Corning, CA 96021 530-824-2410	Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 58 RV Spaces w/o Drains: 0	Westby, David & Donaly & Cathy P.O. Box 991208 Redding, CA 96099

Source: State HCD Mobilehome and Specialty Occupancy Parks Program – *Mobilehome & RV Parks Listing*
<http://www.hcd.ca.gov/codes/mp/>

There is a clear need for HCD to inspect existing mobilehome and recreational vehicle parks in the City and to initiate enforcement action, as necessary, to provide residents utilizing this type of housing with safe and sanitary conditions.

3. Housing – Vacancy Rates

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units. In a healthy market, the vacancy rate is between five and

¹¹ Hearing of the Senate Select Committee of Manufactured Homes and Communities. February 29, 2008. *HCD Mobilehome Park Health and Safety Code Enforcement*.

eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

According to the State Department of Finance, Corning's vacancy rate for all types of housing units has fluctuated between 7.33 and 7.37 percent from 1999 through 2009. The 2000 Census identified vacancy rental rates to be 5.31 percent of the total vacant units. The balance vacancy's are for housing units for sale, seasonal recreational use, migrant worker housing, and rental housing which is being sold, but not occupied.

This level of vacancy, particularly over a lengthy period of time, is generally indicative of healthy market. Vacancy rates, as an indicator of market conditions, typically run a fine line between an over-built market (typically considered above eight percent vacancy) and an under-built market (generally anything under 3 percent). In a healthy market, there should be some number of vacant units in all sizes, locations, and price ranges. Typically, in the type of market present in Corning, the choice of units available would be fairly limited for households seeking new residences. In order to fully analyze the effect of vacancies upon a specific housing market, it is necessary to delve deeper into vacancy by type, location, price range, and size of unit. There could exist a surplus of units at one level and a scarcity at another which when averaged together indicate a vacancy rate indicative of neither. There is no information currently available which compares variation in the vacancy rate based on price or size of unit in the City.

4. Housing – Costs and Affordability

The ability of households to obtain housing that is affordable on their incomes – whether purchasing a home or renting a unit – is an issue of significant concern not only in the City of Corning, but throughout the State of California. Housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs.

“The general perception of “affordable” or “low” income housing tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. As previously noted, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of Extremely Low, Very Low, and Low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered Low income in an area where the cost of living is high, but would be considered Moderate or Above Moderate in lower-cost areas. Moreover, the entry-level income of many professions may qualify those employed as being a Low income household. These include professions whose members are considered an integral part of a community, such as fire fighters, police officers and nurses. Also, households with retirees may also be Low income households, particularly those relying on relatively fixed incomes.¹²

¹² The majority of this introductory discussion was derived from the May 2009 *Tehama County Draft Housing Element May 2009* prepared by the Tehama County Planning Department.

Homeowners – According to the 2000 Census, the median value of a single-family home in the City was \$79,600. The median home value in the City was substantially lower than the median home value in the County, which was \$103,000, as shown in **Table II-15**. In 2000 in order to purchase an older home at the median price within the City, a family household would have to earn approximately \$30,000 a year to qualify. Therefore, existing family housing opportunities in the City appeared to be focused on the needs of the upper Low to Moderate income groups in 2000. The 2000 Census collected and reported selected monthly costs for owner occupied dwellings. In the City median monthly mortgage payments were \$747 whereas; the median monthly mortgage cost in the County was \$873.

TABLE II-15 HOME VALUES		
Number Of Units		
Home Value	City Of Corning	Tehama County
Less than \$ 50,000	82	335
\$ 50,000 to \$ 99,999	800	3,685
\$100,000 to \$149,000	138	2,573
\$150,000 to \$199,999	29	1,098
\$ 200,000 to \$ 299,999	17	552
\$ 300,000 to \$ 499,999	0	120
\$ 500,000 to \$ 999,999	8	27
\$1,000,000 or more	0	4
Median Value	\$ 79,600	\$103,000

Mortgage interest rates are a prime determinant of home affordability. **Table II-16** indicates that at the 2000 interest rate of 5.62 percent, a household earning the City median family income per month could qualify for a median value home of \$79,600. An average family income with both parents working ranges from \$2,800 to \$3,200 a month. An annual income of \$33,600 to \$38,400 made it difficult, but not impossible, for the average resident to purchase a median value home in the City in 2000.

TABLE II-16 HOUSING AFFORDABILITY BY INCOME 2000		
Income Group	Income Range¹	Affordable Monthly Payment²
Extremely & Very Low	\$ 0 - \$12,678	\$0 - \$317
Low	\$12,679 - \$20,286	\$317 - \$507
Moderate	\$20,287 - \$ 30,429	\$507 - \$761
Above Moderate	\$ 30,430 & Above	\$ 761 & Up

¹ Based on Area Median Income of \$ 25,357

² Assumes 30 Percent of Income For Shelter & Does Not Include Tax and Insurance

In 2007, the median home value was approximately \$202,000, a significant increase over the 2000 median value home of \$79,000. Based on a three percent down payment, a mortgage with a 5.62 percent interest rate would require payments of \$1,129 per month. Interestingly in 2000, 2007 and currently, in 2009, interest rates are very similar to those in 2000. Interest rates in the 96021 zip code are currently ranging between 5.23 and 6.23 percent.¹³

Based on **Table II-17**, a monthly mortgage payment of \$1,129 per month would only be available to Above Moderate income group, thereby making home ownership in

¹³ June 23, 2009 interest rates provided at *Bankrate.com*. The lowest rate was from Integrity First Financial Group and the highest was Quicken Loans.

2007 appear unavailable to Moderate and below income groups. However, current market conditions are significantly different in mid-2009 than they were in 2007 as evidenced by the following summary by the Tulia Real Estate Search web site:

“The median sales price for homes in ZIP code 96021 in Corning from Mar 09 to May 09 was \$84,050 based on 36 sales. Compared to the same period one year ago, the median sales price decreased 38.2%, or \$51,950, and the number of sales increased 33.3%. Average price per square foot for homes in 96021 was \$89, a decrease of 11.9% compared to the same period last year.”¹⁴

TABLE II-17 HOUSING AFFORDABILITY BY INCOME 2007		
Income Group	Income Range¹	Affordable Monthly Payment²
Extremely & Very Low	\$0 - \$15,603	\$0 - \$390
Low	\$15,604 - \$24,965	\$390 - \$624
Moderate	\$24,966 - \$37,447	\$624 - \$936
Above Moderate	\$37,448 & Above	\$ 936 & Up

¹ Based on Area Median Income of \$31,206

² Assumes 30 Percent of Income For Shelter & Does Not Include Tax and Insurance

Further evaluation of sales only within the City limits and SOI boundaries revealed that between January 1 and May 1, 2009 the median price of 20 homes sold was \$95,000. Based on the same 5.62 percent interest rate with a three percent downpayment, a \$92,000 mortgage would require payments of approximately \$530 per month. This provides Low income households housing ownership opportunities.

Currently there are 18 homes for resale within the City limits and SOI boundaries with a median “asking” sales price of \$133,750.¹⁵ In the current real estate market, actual sales prices are usually in the 10 percent range. Therefore, based on a price of approximately \$120,000 with the previous parameters, mortgage payments would be approximately \$690 per month which provides Moderate and above housing purchasing opportunities.

Interestingly, there are 18 foreclosed homes within the aforementioned boundaries with a median asking price of \$101,200. Assuming the 10 percent reduction of the “asking” price, a sales price of \$91,000 results in a \$524 per month mortgage making housing affordable to Low income households.

In 2007, home buying opportunities were not available to Very Low, Low or even Moderate income households. Whereas, the housing crisis has resulted in economic hardships on many households due to employment terminations and/or work hour reductions, it has provided home purchasing opportunities for Low and Moderate income households. Therefore, single family housing in the City is within the range to serve its residents with affordable housing. These assertions assume that the household does not have a large outstanding consumer debt (i.e., credit cards, revolving loans or car loans), which could otherwise disqualify them.

¹⁴ http://www.trulia.com/real_estate/96021-Corning/

¹⁵ A “resale” means that the home for sale is not newly constructed.

Renters – **Table II-18** identifies the number of households per the various rent ranges as identified in the 2000 Census and 2007 statistics. The 2000 Census indicates the median gross rent in the City was \$426 per month. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the median rent in 2000 was affordable to households earning at least \$18,404 a year. In 2007, the median gross rent of approximately \$500 per month was affordable to households earning at least \$21,600 per month.

TABLE II-18 MEDIAN GROSS RENT 2000		
Rent	Number Of Households	
	2000	2007
Less than \$100	38	26
\$100 to \$149	59	16
\$150 to \$199	108	42
\$200 to \$249	51	64
\$250 to \$299	53	69
\$300 to \$349	238	36
\$350 to \$399	188	37
\$400 to \$449	146	75
\$450 to \$499	99	172
\$ 500 to \$ 549	37	142
\$ 550 to \$ 599	30	124
\$600 to \$649	25	105
\$650 to \$699	16	73
\$700 to \$749	11	50
\$ 750 to \$ 799	4	25
\$800 to \$899	0	39
\$900 to \$999	0	46
\$1,000 to \$1,249	0	15
\$1,250 to \$1,499	0	0
\$1,500 to \$1,999	0	0
\$ 2,000 or More	0	0
No Cash Rent	9	8
Median Rent	\$426	\$500

5. Housing – At Risk Housing Evaluation

The California Government Code (Section 65583) requires that a Housing Element include a study of all low income rental housing units, which may at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the Housing Element.

In the case of the City of Corning, certain types of HUD and State sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain the following components as required by HCD:

- A comprehensive inventory of all subsidized rental housing units.
- A cost comparison of replacing or preserving any units, which will become at-risk in the ten-year period.
- Identification of non-profit entities qualified to acquire and manage rental housing.

- Identification of possible sources and potential funds for preserving housing units.
- Inventory of existing and proposed City programs for preserving at-risk units.

The first segment for analyzing at-risk units is 2009-2014 and the second segment is 2014-2019.

Inventory of Affordable Rental Housing Units – **Table II-19** identifies all of the Low income rental units within housing complexes in the City, regardless of restrictions and time frames. Over time, this will serve as a list to be regularly monitored, to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of lower income units in the City.

Based on information gathered from the USDA Rural Development Multi-Family Housing Rentals web site and discussions with management representatives, it has been determined that all 309 of the units in the existing subsidized complexes, namely the Corning Garden Apartments, Maywood Apartments, Corning Apartments, Tehama Village, Valley Terrace Apartments, and the recently constructed Salado Orchards Apartments will not be at-risk prior to the year 2013. However, the Corning Garden Apartments will be at risk in 2015. At this stage, it is not know if the owners of Corning Garden Apartments will continue with a rental assistance program. The Spring Mountain Apartments, while not subsidized, do accept Section 8 vouchers and nine dwelling units are currently rented under this program. **Table II-18** also identifies affordability restrictions.

All subsidized apartment projects are serviced by USDA – RHS approved Management Agencies who provide required annual tenant certification processing for their residents.

TABLE II-19	
INVENTORY OF AFFORDABLE RENTAL HOUSING COMPLEXES	
Corning Garden Apartments	
(530) 824-1087	USDA – RHS Section 515 Multi-Family Rental
250 Divisadero Ave.	Built 1997
Corning CA	38 Units Family and Elderly
Owner/Manager	Cbm Group, Inc.
Affordability Restrictions	USDA – RHS and Tax Credits. Applicant cannot exceed the Moderate income limit based on the family size.
Unit Mix	38 units - 8 one bedroom, 24 two bedroom, 6 three bedroom.
Comments	Tenants receive a utility allowance dependant on bedrooms. Eligible for Section 8 vouchers. 36 units are currently subsidized.
Description	The Corning Garden Apartments is a relatively new complex with the traditional basic amenities. Two disabled units are available.
Maywood Apartments	
(530) 824-4142	USDA – RHS Section 515 Multi-Family Rental
2151 Fig Lane	Built 1990
Corning CA	40 Units Family and Elderly
Owner/Manger	Maywood Association California Limited Partnership/ Professional Apt Management, Inc.
Affordability Restrictions	Maywood Apartments is 100 percent rental assisted housing that receives USDA – RHS funding as well as tax credits. The loan terminates in 2040. Applicant cannot exceed the Moderate income limit based on the family size.

TABLE II-19	
INVENTORY OF AFFORDABLE RENTAL HOUSING COMPLEXES	
Unit Mix	40 units - one, two and three bedrooms.
Comments	Tenants receive a utility allowance dependant on the bedroom size of the unit. The earliest date these units could become "at-risk" is 2040. Maywood Apartments signed a fifty-year loan in 1990.
Description	There are two disabled units currently offered.
Corning Apartments	
(530) 824-4303	USDA – RHS Section 515 Multi-Family Rental
674 Toomes Avenue	Built 1975
Corning CA	44 Units Family
Owner/Manger	Corning Apartments California Limited Partnership/Professional Apt Management, Inc.
Affordability Restrictions	The complex is 100 percent rental assisted housing and receives assistance from the USDA - RHS.
Unit Mix	44 units - one, two and three bedrooms. 41 subsidized units.
Comments	Applicant cannot exceed the Moderate income limit based on the family size. The contracts are automatically renewed unless specified otherwise. Tenants receive a utility allowance dependant on bedroom size of the unit.
Description	The one bedroom units are 660 square feet, two bedrooms are 840 square feet, and the three bedrooms are 1,040 square feet. There are two disabled units offered. The RHS contract is not due to expire until 2025. The Corning Apartments signed for a fifty year loan.
Tehama Village	
(530) 824-2377	USDA – RHS Section 515 Multi-Family Rental
651 Toomes Avenue	Built 1978
Corning CA	90 Units Elderly
Owner/Manger	Richfield Properties
Affordability Restrictions	Tehama Village is 100 percent rental assisted housing. Their contract is renewed automatically every five years. The complex receives HUD Section 8 rental assistance for 80 of the total 90 units. The HUD rental assistance is based on a twenty-year loan that was renewed in 2000. Rural Development subsidies assist the other ten units. Applicant cannot exceed the Moderate income limit based on the family size.
Unit Mix	Single story one bedrooms.
Comments	This is complex for elderly tenants 62 years of age and older or disabled. A utility allowance is provided to each unit. Fifty percent of the tenants must be in the Very Low income level.
Description	There are two separate complexes, one with 80 units and the other has 10 units. Currently there is one disabled unit offered.
Valley Terrace Apartments	
(530) 824-4805	USDA – RHS Section 515 Multi-Family Rental
982 Toomes Avenue	Built 1981
Corning CA	49 Units Family and Elderly
Owner/Manger	Fpi Management, Inc.
Affordability Restrictions	The complex receives rental assistance from USDA and was constructed with tax credits and bonds. Applicant cannot exceed the Moderate income limit based on the family size.
Unit Mix	21 one bedroom, 24 two bedroom, 4 three bedroom.
Comments	They currently do not receive Section 8 vouchers. A utility allowance is provided for tenants with a very low or no income.
Description	The Valley Terrace complex is 28 years old and offers housing to families, the elderly and disabled. Currently there are four disabled units offered.
Salado Orchards Apartments	
(530) 925-3509	HOME Investments Partnerships Act Funds and Low Income Housing Tax Credit
250 Toomes Avenue	Built 2008
Corning CA	47 Units plus Manager's Unit (3-bedroom). Family – 16 two bedrooms and 31 three-bedrooms.
Owner/Manger	Pacific West Communities, Inc.

TABLE II-19	
INVENTORY OF AFFORDABLE RENTAL HOUSING COMPLEXES	
Affordability Restrictions	Salado Orchard Apartments has a 55-Year Use/Rent Restriction Adjustment of 120 percent. Rents of \$571 for 10 two-bedroom units restricted to 50 percent of median income. Rents of \$628 for 6 two-bedroom units restricted to 60 percent of median income. Rents of \$726 for 31 three-bedroom units restricted to 60 percent of median income.
Unit Mix	Two and three bedroom apartments.
Comments	A 48-unit on 5.17 acres using tax exempt bonds, HOME funding, deferred developer fee, and investor financing. Total project cost of approximately \$10 million. Cost per unit of \$210,000. Construction cost of \$109 per square foot.
Description	All units include hook-ups for washers and dryers as well as covered patio or balcony. The complex includes a 2,500 square foot recreation building consisting of an office, maintenance room, computer learning center, laundry facilities, exercise room, and a community/TV room. Barbecue areas with tables and benches are throughout the development and surrounded by open space. Provides for family gatherings. Also included is a 2,500 square foot playground area for children and a swimming pool. Three handicap accessible units with one unit designed and constructed specifically for individuals with sensory impairments.
Spring Mountain Apartments	
(530) 824-0244	Privately funded
240 Edith Avenue	Built 1985
Corning CA	184 Units Family and Elderly
Owner/Manger	Fpi Management, Inc.
Affordability Restrictions	Spring Mountain Apartments is a market rate housing complex and is eligible for Section 8 vouchers which nine households currently use.
Unit Mix	All units have two bedrooms and one bath.
Comments	Rents vary between \$635 and \$655 per month. There have been recent repairs made to the clubhouse, and several of the units have been remodeled with new fixtures, carpet, and tile.
Description	Spring Mountain Apartments are 960 square feet. Amenities include 3 separate laundry rooms, pool, jacuzzi, clubhouse, and magnetic play board. Two disabled units offered.

Cost Analysis – In order to provide a cost analysis of preserving at-risk units, cost must be determined for rehabilitation, new construction or tenant-based rental assistance. This analysis determines whether replacement (new construction) or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units.

- a) **Rehabilitation** – The factors that must be used to determine the cost of preserving low income housing include property acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for a multifamily rehabilitation project in the City of Red Bluff according to the Community Housing Improvement Program (CHIP), which most recently acquired and rehabilitated the Brickyard Creek Apartments. The approximate cost per unit for acquisition and soft costs was \$18,800. The cost per unit for rehabilitation was approximately \$40,400. The total cost per unit to preserve a low income housing unit in the City of Red Bluff is approximately \$59,200.¹⁶ These costs

¹⁶ City of Red Bluff 2008-2013 Draft Housing Element. May 2009

would be applicable to the City of Corning since they share the same local real estate and construction market.

- b) New Construction – Multi-family replacement property would be constructed with the same number of units and amenities as the one removed from the affordable housing stock. Cost factors were based a project in the City of Red Bluff and the recently completed Salado Orchard Apartments in the City of Corning.¹⁷

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on and off site improvements. The following costs describe new construction for an apartment in an affordable housing complex in the City of Red Bluff. The cost for land acquisition is estimated at \$2,377-\$3,170 per unit based on a recent sale of a vacant R-4 property in Red Bluff. The cost per unit for construction is approximately \$63,800-\$82,000 depending on the type of construction used. The cost per unit for financing at 30-year loan at 5.62 percent is \$111,574-\$143,596. The total cost per unit to replace a typical low income housing unit in Red Bluff ranges from \$177,751 to \$228,766 or an average of \$203,258.

In comparison, the Salado Orchards Apartment complex recently completed in the City cost approximately \$210,000 per unit. The cost per unit for both projects is similar.

The rehabilitation of existing units is the most cost effective approach towards the preservation of at-risk units in the City. It should be noted, however, that at-risk units may also be preserved through tenant-based rental assistance.

- c) Tenant-Based Rental Assistance – Tenant- based rental assistance primarily depends on the income of the family, the shelter costs of the apartment, and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$20,200 (i.e., the estimated median household rent in the City in 2007), then that family could afford approximately \$500 per month for shelter costs. The difference between the \$500 and the typical rent for a two-bedroom apartment of \$650 per month and would result in the necessity for a monthly rental assistance at the maximum rent cost of \$150 a month or \$1,800 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least twenty years, which would bring the total cost to \$36,000 per family.

For the five-year period of this Housing Element, none of the 309 units are considered to be at-risk of becoming market rate. In 2015 the 38 Corning Garden apartment units will be at-risk. The total cost of replacing these units with new and comparable units is estimated at \$7,980,000 based on the Salado Garden Apartment project. The estimated cost to rehabilitate and preserve a comparable number of dwelling units is \$2,280,000. The estimated cost of providing tenant-

¹⁷ Cost for the Salado Orchard Apartments were derived from the July 25, 2007 *California Tax Credit Allocation Committee Project Staff Report* which identified an estimated Total Project Cost of \$10,086,305 and a cost per unit of \$210,131.

based rental assistance is approximately \$1,368,000 for a twenty year period. It is not known if the Corning Garden Apartments will renew their rental assistance contract when it expires in 2015. If not replacement, preservation, and renter-based assistance will be required elsewhere in the City. Conversely, if the contract is renewed, this would negate the estimated costs of replacement, preservation, and renter-based assistance.

6. Housing – Preservation Resources

Efforts by the City to retain low income housing in the future must be able to draw upon two basic types of resources, organizational and financial. First, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps development abilities, should be assessed to give a thorough perspective on the future of those resources. Groups with whom the City has an ongoing association and those who are the logical entities for future participation are:

Christian Church Homes of Northern California, Inc.

303 Hegenberger Road, Suite 101
Oakland, CA 94621-1419

Christian Church Homes is a private non-profit corporation providing affordable quality housing for over four decades. Christian Church Homes was originally conceived in 1961 to meet the needs of low-income seniors who were facing fewer housing choices in a shrinking Northern California market. CCH has a three-fold approach to meeting those needs: building and/or preserving affordable, quality senior housing developments where they are most needed; creating and maintaining caring communities; and providing professional property management that meets and/or exceeds industry standards. They are the largest nonprofit, low-income senior housing provider in Northern California.

Community Housing Improvement Program, Inc. (CHIP)

1001 Willow Street
Chico, CA 95928

CHIP, a Chico based non-profit housing developer active in Tehama County, has been involved in constructing single family and multi-family housing for lower income households throughout the Sacramento Valley and northeastern California region. CHIP sponsored single family developments rely in part on a “sweat equity” program, in which future residents are required to contribute a portion of the construction labor.

Mercy Housing California

3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691

Mercy Housing California, a branch of the nationwide non-profit Mercy Housing System is based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation and management of housing throughout California. The agency seeks to provide affordable housing to lower-income families,

seniors, and people with special needs. In 2000, Mercy Housing merged with the Rural Community Assistance Corporation (RCAC), which has funded affordable housing projects in many rural Northern Counties.

Northern Valley Catholic Social Service

1020 Market Street
Redding, CA 96001

Northern Valley Catholic Social Service (NVCSS) is a non-profit agency that provides low-cost or free mental health, housing, vocational and support services for families and children. The agency serves a six-county region in northern California, which includes Tehama County. Service offices are located in Red Bluff and Corning. NVCSS has indicated an interest in pursuing other housing projects in the County.

Self Help Home Improvement Program (SHHIP)

3777 Meadow View #100
Redding, CA 96002

The Self Help Home Improvement Project (SHHIP) is a non-profit organization based in Redding. SHHIP assists in the development, repair and rehabilitation of housing units for lower-income households. USDA Rural Development provides funding for the SHHIP projects. Like CHIP, SHHIP has a “sweat equity” component in its programs. SHHIP has been involved in several housing projects in Corning.

Since 2005 SHHIP has assisted in the construction of the following affordable housing projects, 20 homes in the McDonald Court Subdivision, 13 homes on the east and west sides of Fripp Avenue, 16 homes in the Blue Heron Court Subdivision, 15 homes along the south side of Donovan Avenue, 36 homes along Blossom Avenue with four homes currently under construction. In addition to these homes there are four vacant parcels along Blossom Avenue that will be developed with the assistance of SHHIP. SHHIP has indicated that they are interested in pursuing the development of additional residential projects in the City.

7. Housing – Recommended Procedures

The process of monitoring, negotiating, disseminating housing information, and identifying potential funding sources will be an ongoing program function for City staff. City staff will be responsible to:

- a) Establish procedures for monitoring, disseminating tenant counseling, and identifying potential funding sources.
- b) Regularly monitor the housing complexes, which are on State or Federal inventories of the 38 Corning Garden Apartments at-risk units, and any other new units, which are built in the future.
- c) Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing related issues. SHHIP has worked in this capacity.

- d) Establish review procedures for determining adequacy, and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.
- e) Evaluate and adopt new programs and incentives to entice the construction of additional units by both the public and private sectors.
- f) When seeking agencies for development of low income housing, the City should utilize a Request for Qualifications (RFQ) format, which solicits the background as well as organizational structure of interested entities with no previous experience with the City.
- g) Utilize this Housing Element as a guideline for directing efforts to preserve and create units for targeted needs groups in the City.

8. Housing – Financing Resources for Housing Preservation

Whereas, the City does not currently have any at-risk housing projects over the next 10 years, it is prudent to identify the potential resources that could become a part of the City's overall financial plan for retaining affordable units, which might become at-risk in the future. Furthermore, the potential resources also can also be utilized to expand the current inventory of affordable housing units.

Whereas, **Table II-20** provides a comprehensive identification of potential financial resources, the following are those that are more readily available to the City, non-profit partners, and developers. These potential resources include, but are not limited to:

- a) HCD Programs – Work with and monitor HCD Loans, Grants, and Enterprise Zone Programs. HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. It should be noted that, with rare exceptions, these loans and grants are not made to individuals, but to local public agencies, nonprofit and for-profit housing developers, and service providers. In many cases these agencies then provide funds to individual users.
- b) HUD Programs – Continue to encourage the utilization of Section 8 Housing Vouchers which can be used in rental housing of the tenant's choice. Vouchers are issued through Tehama County which has contracted with Plumas County for delivery and the administration of this program. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The Community Action Agency currently provides vouchers to 120 City Low-income families.¹⁸

¹⁸ April 29, 2009 Personal Communication with Ms. Noel Bookout, Community Services Coordinator, Tehama County Community Action Agency

- c) HUD Community Development Block Grant (CDBG) Funds – HUD’s CDBG program provides funds for community development and housing activities and is administered by the HCD. Examples of such activities include acquisition housing or land, rehabilitation of housing, homebuyer assistance and public facility and of infrastructure improvements, among others.

- a) Non-Profit Support – The City shall continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.

- b) Policy and Ordinance Review – Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City’s guiding policies and ordinances shall be adopted.

- c) Project Development – The City’s Planning and Building Departments should formalize the technical assistance and administrative support currently provided for housing development efforts for all income groups and in particular Low and Very low income groups.

TABLE II-20		
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING		
Program Name	Description	Comments
Federal Programs		
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services and infrastructure improvements, among other uses that assist Lower-income people. Used in typical rural communities.	Maximum grant amount of \$500,000 per year
American Recovery and Reinvestment Act-Community Development Block Grant Recovery Program (CDBG-R)	Grants to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. \$2.5 million For Economic Development and \$1.0 million for general activities. Housing activities - include single- and multi-family rehabilitation, rental housing acquisition or homeownership assistance, and activities that complement new construction. Public Works activities – include water and wastewater systems, rural electrification, and utilities such as gas services. Community Facilities include - day care centers, domestic violence shelters, food banks, community centers, medical and dental facilities, and fire stations. Public Services include - staff and operating costs associated with the community facilities.	Economic Development set aside will be used to fund 2009/2010 applicants who have already submitted applications to HCD and whose projects meet program criteria. General Allocation will be used to fund CDBG eligible projects that fell below the funding threshold of the 2008/2009 CDBG General Allocation distribution process, that meet ARRA objectives.
American Recovery and Reinvestment Act-Homeless Prevention and Rapid Re-Housing Program (HPRP)	Funding for Homeless Prevention Activities for homeless persons and "persons at risk" of homelessness. Financial Assistance: including short term and medium term rental assistance. Housing Relocation and Stabilization Services: including housing location, case management, and related re-housing services. Data Collection and Evaluations: including outcome reporting and HMIS. Grant Administration: including costs associated with data reporting to the Department of Housing and Community Development (HCD) and the U.S.	HUD will grant HPRP funds to the State, and then HCD’s Homelessness Prevention and Rapid Re-Housing Program (HPRP) will issue a Notice of Funding Availability (NOFA) and Application. Three-year grants effective 9-30-2009 and terminating

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
	Department of Housing and Urban Development (HUD). Three-year grants of \$300,000 to \$500,000 and up to \$1.6 million for Multiple Agency Applicants.	no later than 9-30-2012.
Federal Emergency Shelter Grants (FESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD through an annual competitive process to eligible cities and counties. Local nonprofit shelter and service organizations may also receive funds as service providers working in cooperation with local government agency applicants. Grant funds may be used for facility maintenance, operating costs, rent; essential services such as transportation, life skills, legal aid, and counseling; used to move the homeless into permanent housing and transition to independent living. Renovation and Rehabilitation funds are also available.	HUD allocates funds to the state to the FESG program, a Notice of Funding Availability, (NOFA) is advertised and applications are submitted for funds that will be available to award recipients October 1
Exterior Accessibility Grants for Renters (EAGR)	Grants to cities, counties, and nonprofit organizations to help Lower income rental tenants with disabilities make exterior modifications to entryways or common areas to their rental housing to make it accessible. Lower income means not over 80 percent of area median income, adjusted for household size.	Applications will be invited through issuance of Notices of Funding Availability (NOFAs)
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, states and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services.	
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.	
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by HCD on behalf of HUD through an annual competitive process to cities, counties and community housing development organizations (CHDOs) to create and retain affordable housing. Housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multifamily projects, and predevelopment loans by CHDOs. All activities must benefit lower-income renters or owners. Most assistance is in the form of loans by city and county recipients to project developers, to be repaid to local HOME accounts for reuse.	Applications are invited through issuance of Notices of Funding Availability (NOFAs). A minimum of 15 percent of total state HOME funds are set aside for CHDOs.
Housing Related Parks Program	Grants for creation of new parks or rehabilitation or improvements to existing parks. Grant amounts are based on the numbers of bedrooms in newly constructed rental and ownership units restricted for Very Low and Low-income households for which there is documentation of a completed foundation inspection during the designated 12- month period covered by the Notice of Funding Availability. Qualifying rental units must be rent-restricted for at least 55 years. Ownership units must be initially sold to qualifying households at affordable cost. Any public funds used to achieve affordability in ownership units must be recovered on resale and reused for affordable housing for at least 20 years. Grants for very low income units will be greater than grants for low-income units. \$200 million available in total program funds, anticipate eight annual funding rounds - \$10 million in funding available for accomplishments during the 2009 calendar year. Awards to be made in Spring 2010.	Applications will be invited through issuance of a Notice of Funding Availability (NOFA) for each year that funds are available. The first round of funding will be awarded in 2010 based on 2009 accomplishments.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.	

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.	
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for very low income elderly persons and provides rent subsidies for the projects to help make them affordable.	
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides in the mortgage, funds to rehabilitate and repair single family housing.	
HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.	
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative and Single Room Occupancy (SRO) housing.	Lately used more with FHA financing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.	
HUD Self-help Homeownership Opportunity Program	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.	
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.	
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.	
Infill Infrastructure Grant Program (IIG)	Grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Minimum/Maximum grant amounts for Qualifying Infill Projects: \$250,000/\$20 million for Rural Areas. Minimum/Maximum grant amounts for Large Multiphased Qualifying Infill Projects scored as Areas): \$1million/\$30 million for Rural Areas. Activities include new construction, rehabilitation, and acquisition of infrastructure required as a condition of or approved in connection with approval of Qualifying Infill Projects or Qualifying Infill Areas.	Applications are invited through the issuance of Notices of Funding Availability (NOFAs)
Low Income Housing Tax Credit (LIHTC) Program	Provides Federal and State income tax credit based on the cost of acquiring, rehabilitating or constructing low-income housing.	
Mortgage Credit Certificate (MCC) Program	MCCs can be used by Low income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.	
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.	
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.	
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.	
USDA RHS Rural Rental Housing - Direct Loans	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or	

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
(Section 515)	rehabilitation.	
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.	
USDA RHS Multi-Family Housing – Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled and low income residents of multi-family housing complexes financed by RHS are able to afford rent payments.	
USDA RHS Rural Housing Site Loans (Section 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate income families.	
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments and Native American tribes to renovate existing low-income multi-family rental units.	
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.	
State Programs		
Affordable Housing Innovation Program – Loan Fund (AHIP-L)	HCD provided quick acquisition financing for the development or preservation of affordable housing. Five-year loans for developers, provided through a nonprofit fund manager. Applicants must demonstrate local government support, the availability of leveraged funds, organizational stability and capacity, and a track record of developing affordable housing. Priority will be given to applications with the greatest level of affordability, among other factors.	HCD fund manager expected to be selected in 2009
Affordable Housing Innovation Program – Practitioner Fund (AHIP-P)	HCD provided property acquisition loan financing to pre-qualified 501(c)(3) non-profit developers for the development or preservation of affordable housing. Developers must have at least 25 employees and \$200,000 in assets.	HCD to issue Request for Qualifications in 2009
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.	
CalHome Program	Provides loans and grants to local public agencies and nonprofits to enable Low and Very Low income households to become or remain homeowners. Permits local public agencies and nonprofit developers to assist households through deferred-payment loans. Provides direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. Eligible activities include: predevelopment, site development, and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation, of site-built housing, and rehabilitation, repair and replacement of manufactured homes; and, downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.	Applications are invited through the issuance of NOFAs
CalHome Program Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for Low and Moderate income homebuyers. Provides up to 20% of the sales price per dwelling unit up to \$30,000 in downpayment assistance in the form of soft (silent) second financing to Low- and Moderate-income households.	HCD issued the NOFA on May 23, 2008 and will end May 23, 2011
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.	No funding available

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
California Self-Help Housing Program	Provides grants to local public entities, nonprofit corporations or limited-equity housing cooperatives engaged in developing, conducting, administering or coordinating programs which will aid eligible households in the construction of residential units for their own use. The maximum grant amount per project is \$300,000.	
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low and very low income households.	Difficult to obtain bond financing
CHFA Affordable Housing Partnership Program (AHPP)	Provides below market-rate mortgages to qualified low income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.	Difficult to obtain bond financing
CHFA Homeownership Program	Program offers single family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate income buyers to purchase new or existing housing.	Difficult to obtain bond financing
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.	Difficult to obtain bond financing
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.	Difficult to obtain bond financing
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Reduce insurance rates for condominium development by promoting best practices in construction quality control. Assistance via grants for predevelopment costs.	Applicants must be receiving financing from other HCD or CalHFA programs
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.	No market for the tax credits
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all counties based on a "need" formula derived from factors including population, unemployment and poverty. Deferred payment loans at 3 percent simple interest, forgiven when loan term is complete. Term ranges from 5 to 10 years based on the development activity.	When funds are available, applications are invited through issuance of NOFAs
Governor's Homeless Initiative	The initiative is an interagency effort aimed at reducing homeless. It includes a funding program, the creation of a State interagency coordinating council, and the purchase by CalHFA of \$10 million in existing loans for supportive housing projects, freeing up funds for new loans. The funding program component of the initiative assists with the development of permanent supportive housing for persons with severe mental illness who are chronically homeless.	Applications are invited through the issuance of NOFAs
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.	No funds available
Innovative Homeownership Program (IHP)	Increase homeownership opportunities for Lower income residents via grants. Assistance type, eligible activities and eligible applicants to be determined.	HCD expects to issue a funding announcement at the end of 2009
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances through grants and loans activities incurring costs in the development of homeowner or rental housing for agricultural workers, including land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of	Applications by issuance of a RFP or a NOFA, and are either received and reviewed on a continuous basis or rated and ranked on a

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
	predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs. Priority is given for Lower income households.	competitive basis per the RFP or NOFA.
Local Housing Trust Fund Program	Matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs. Loans for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income, and for downpayment assistance to qualified first-time homebuyers.	Maximum and minimum allocations of \$2 and \$1 million, respectively
Mobile Home Park Resident Ownership Program (MPROP)	Loans for the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. Short-term loans at three percent interest up to three years, long-term blanket loans at three percent interest up to 30 years, and long term individual loans at three percent simple annual interest, to Low-income residents of a mobilehome park that has been converted, to ensure housing affordability when the resident buys a cooperative interest, a share, a planned unit development space, or a condominium space in the park.	Applications are invited through issuance of NOFAs to mobilehome park resident organizations, nonprofit entities, and local public agencies. Low income residents of converted parks apply for individual loans to the entity that purchased the park.
Multi-Family Housing Program (MHP)	Provides low-interest loans for the construction, rehabilitation, acquisition and rehabilitation, and preservation of permanent and transitional rental housing for lower- income households. Provides for deferred payment loans over a 55 year term at a three percent interest. MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Applications are invited through the issuance of NOFAs
Neighborhood Stabilization Program (NSP)	The Housing Economic and Recovery Act of 2008 provided \$3.9 billion nationwide for the Neighborhood Stabilization Program (NSP), which will provide funds to state and local governments to purchase abandoned and foreclosed homes and residential property. This money will rejuvenate neighborhoods and communities that are hardest hit by the foreclosure crisis. Consistent with the existing program administered by HCD and local governments, this funding allows localities to renovate and rehabilitate those homes, eliminate blight and reinvigorate and stabilize the affected neighborhoods.	Homes that are purchased with the NSP funds must be sold or rented to low or moderate income families. The Department released the NOFA for Tier 1 and 2 allocations in the last week of April 2009.
Predevelopment Loan Program (PDLP)	Short-term loans to provide predevelopment capital to finance the start of Low income housing projects. Predevelopment costs of projects to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobilehome parks. Eligible costs include, but are not limited to, site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding and site preparation. Priority given to developments which are rural, located in the public transit corridors, or which preserve and acquire existing government-assisted rental housing at risk of conversion to market rents. Three percent interest loans for up to two years. Maximum loan amount for purposes other than site option or site purchase is \$100,000.	Applications are accepted and evaluated, and funds awarded, on a continuous basis as funds are available.
Preservation Interim	Provides a short-term loan to an organization for preservation	No funds available

TABLE II-20

SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description	Comments
Repositioning Program	of "at-risk" subsidized developments.	
Preservation Opportunity Program	Provides supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.	No funds available
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.	No funds available
School Facility Fee Down Payment Assistance Program (CHFA)	Provides down payment assistance grants for low and moderate income homebuyers of newly constructed to cover school impact fees	No funds available
Transit Oriented Development (TOD) Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Applications are invited through the issuance of NOFAs
Local Programs		
Redevelopment Tax Increment Funds	The City does not currently have an established Redevelopment Agency. If a Redevelopment Agency was established and a Redevelopment Plan adopted, there would potentially be tax increment resources available to assist in preserving or creating additional affordable housing in the community. Twenty percent of tax increment funds must be set-aside for affordable housing activities.	
Single Family Mortgage Revenue Bonds	City would provide credit support for issuing revenue bonds, designated for the purpose of creating or conserving affordable single family housing units through rehabilitation. As a primary sponsor for this type of bond-funded activities, the City would have the ability to require and enforce the use and retention of units for Lower income households for specific periods of time.	Due to the current budget constraints it would be difficult to obtain bond financing
Multi-Family Mortgage Revenue Bonds	Same as the Single Family Mortgage Revenue bond Program except that these bonds would be for construction and rehabilitation of affordable multi-family housing.	Due to the current budget constraints it would be difficult to obtain bond financing
Public Resources		
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or lower- and moderate income households and/or to finance the purchase, construction or rehabilitation of rental housing.	Bank must be a member
Federal National Mortgage Association (Fannie Mae) Program	Placed into conservatorship of the Federal Housing Finance Agency (FHFA) in September 2008. The corporation's purpose is to purchase and securitize mortgages in order to ensure that funds are consistently available to the institutions that lend money to home buyers.	
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Placed into conservatorship of the FHFA in September 2008. Freddie Mac buys mortgages on the secondary market, pools them, and sells them as mortgage-backed securities to investors on the open market. This secondary mortgage market increases the supply of money available for mortgages lending and increases the money available for new home purchases.	
Community Reinvestment Act (CRA)	The Community Reinvestment Act a United States federal law designed to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries	

TABLE II-20		
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING		
Program Name	Description	Comments
	annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs should be meeting with local lenders to discuss future housing needs, which may be within the guidelines of the Community Reinvestment Act.	
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents. Affordable housing permanent loans with 18 to 30 year terms. Affordable housing tax exempt bonds for permanent loans with 25 to 30 year terms.	Due to the current budget constraints it would be difficult to obtain bond financing
Low Income Housing Fund	Provides financing for low income housing at affordable rates and terms.	

9. Housing – Programs for Preservation and Construction of Affordable Housing

A combination of existing and new policies and programs in the City will improve the ability to preserve and expand the affordable housing choices. Those programs that have not been adopted by the City shall be noted.

- d) Anti-Displacement Ordinance – The City should consider the adoption of an Anti-Displacement Policy which, in general, might require owners to bear the cost of relocating displaced tenants when affordability restrictions expire and the units are being converted to market rate. Also, it could include a requirement to rent to existing low income tenants for their period of stay in the units. Rent decontrol would then be permitted as low income tenants move.
- e) Density Bonus Ordinance – The City adopted a Density Bonus Ordinance to encourage future residential development for lower income and elderly households.
- f) Housing Referral Service – The City should develop a catalog of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- g) Housing Rehabilitation: The City should establish a housing rehabilitation program in partnership with a housing service provider and seek appropriate funding. Qualified lower income homeowners and landlords who rent to lower income households have been and will continue to be assisted with low interest loans for basic improvements to residential dwellings.

E. SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding and other housing problems.

1. Special Housing Needs – Seniors

For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

The 2000 Census identified a total of 794 persons, comprising 672 households, with one or more people over the age of 65 in the City. This represents 11.7 percent of the total population and 27.4 percent of all households. The City recognizes that the elderly have special access and affordability limitations, and therefore, has identified programs and policies in this document to address those issues. There are five independent elderly living facilities within the City and/or the SOI; Windsong Ranch, Woodson Lodge, Leisure Acres, Olive City Care Home, and Wanda's Boarding House. They offer an estimated 48 bed spaces for senior citizens.

There are an additional six subsidized family and senior citizen rental housing projects in the City. The rents for these units are based on tenant income. In addition, the USDA - RHS apartment projects in the City have rental-assisted units for Very Low income senior citizens. There are ten units in the Tehama Village complex that are set aside specifically for senior citizens. The six family and senior citizen rental housing projects are Corning Garden Apartments, Corning Apartments, Maywood Apartments, Valley Terrace Apartments, Tehama Village, and Salado Orchards Apartment.

2. Special Housing Needs – Persons With Disabilities

According to the 2000 Census, 23.8 percent of the total population in the City is living with a disability. There were a total of 1,612 persons considered disabled in the City in 2000. A breakdown of age groups with disabilities in the City is provided in **Table II-21**.

TABLE II-21 PERSONS WITH DISABILITIES				
	Age & Percent Of Total Population			
	5 to 20	21 to 64	64 & Above	Total
City of Corning	153 - 2.3%	907 - 13.4%	552 - 8.1%	1,612 - 23.8%

Source: U.S. Census Bureau, Census 2000

With the passage of the *Americans With Disabilities Act*, new multi-family housing contains some units specifically designed for the disabled. The six rental assisted apartment complexes within the City have 14 dwelling units for disabled persons. In addition, Spring Mountain Apartments has an additional two units.

The City has policies and programs to accommodate the needs for persons with disabilities as identified in the goals, policies, implementation measures, and objectives of the currently adopted Housing Element, many of which are revised by this Update.

Senate Bill 520 enacts that, no city, county, city and county, or local governmental agency shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of owners or intended occupants of the residential development or the emergency shelter.

3. Special Housing Needs – Large Households

Large households are defined as those containing five or more persons. According to the Census 2000 CHAS Data Book, 357 households, or 14.5 percent of the total number of occupied households in the City contained five or more persons as identified in **Table II-22**.

TABLE II-22 LARGE HOUSEHOLDS				
	Total Households	Households With 5 Or More Members		
		Owner	Renter	Total
City of Corning	2,457	179 - 7.3%	178 - 7.5%	364 - 14.8%

Source: Census 2000 CHAS Data Book

Housing needs for large households are usually associated with overcrowding and affordability. Of the 49 Extremely Low, 69 Very Low, and 40 Low income households with five persons or more, 59, 50, and 25 households respectively, pay more than 30 percent of their household income for housing.

The City has adopted policies and identified programs to meet the needs of large households, which are discussed in *Chapter IV. Review of the Previous Housing Element* and are also identified in *Chapter V. Housing Goals, Policies, And Programs*.

4. Special Housing Needs – Female Head Of Households

Of the 2,422 occupied households in the City of Corning, 34.1 percent (836) are female-headed households. There is a subset of these households comprising 12.8 percent (336), which are headed by females 65 years and older. A summary of this information is contained in **Table II-23**.

Single parent households and single female householders, in particular, often experience the full range of housing problems such as affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices and

sometimes, discrimination. The City recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination to all segments of the population.

TABLE II-23 FEMALE HEAD OF HOUSEHOLDS			
Dwelling Unit	Female Head of Households	Percent Of Total Households	Female Head of Households 65 Years Or Above
Owner-Occupied	397	16.2	187
Renter-Occupied	439	17.9	149
Totals	836	34.1	336

Source: U.S. Census Bureau, Census 2000

5. Special Housing Needs – Farmworkers

Farmworkers are defined as persons whose primary income is earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields or in support activities on a year-round basis. When the growing and harvesting season begins, the work force is supplemented by seasonal or migrant labor. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty; live disproportionately in housing which is in the poorest condition; have very high rates of overcrowding; have low homeownership rates; and, are predominately members of minority groups.

Tehama County is known for its olive and nut crops. Both the State of California Employment Development Department and Census of Agriculture provide information on migrant and permanent farmworkers by county, but do provide city-specific detail. The State of California Employment Development Department estimates that there were 1,640 individuals employed in farm-related work in Tehama County in 2008. Comparably, the 2002 Census of Agriculture found significantly larger numbers of farmworkers in Tehama County. According to the 2002 Census of Agriculture, Tehama County had 910 permanent farmworkers and 2,893 seasonal farm laborers.

Although there is a need for both temporary and permanent housing for farmworkers, the City's limited staff and resources contribute to the lack of facilities to meet this need. To meet the housing needs for farmworkers in the City, funding and participation by outside agencies will be essential.

Farmworkers special housing needs arise from their limited income and the seasonal nature of their employment. Because of their low incomes, farmworkers have limited housing choices and are often forced to double-up to afford rents.

The majority of the land within the City is or will be developed for urban uses, however agricultural land surrounds the City on all sides and some is located within the SOI. There is an active olive, fruit and nut industry, which demands seasonal labor. The growers provide housing for migrant workers and support services are provided by Tehama County. The housing needs of permanent and seasonal farm workers are primarily addressed through the provision of permanent housing rather than employer provided housing. The City zoning

ordinance does not make a distinction between residential zoned lands that would facilitate single-family or multifamily housing for farmworkers. Therefore, farmworker housing is allowed in all residential zones.

The special housing needs of farm workers are addressed by the City through the assistance provided to non-profit corporations such as SHHIP. Self-help housing has become a major source of affordable housing in the City. Since 2005 approximately 100 homes have been constructed under the assistance of SHHIP with four more currently under construction. The USDA also provides low interest financing for homeownership and rental housing construction.

6. Special Housing Needs – Homeless Persons and Families

California law requires that Housing Elements estimate the need for emergency shelter for homeless people. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts. Another factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

For a variety of economic, social and/or personal reasons individuals and families either choose or are forced to be homeless. Their homelessness can be a temporary situation or a semi-permanent way-of-life. The City is located along Interstate 5, south of Red Bluff, the county seat and the largest city. Because of the county level resources available in Red Bluff, it is likely that most persons or families in need of assistance will find it there. Northern California Planning & Research conducted a survey in 2003 to find the number of people who received homeless assistance through the Salvation Army food lockers, Tehama County Welfare, and the Poor And The Homeless shelter (PATH). The homeless survey for Tehama County, found 153 homeless people living in shelters between November 15 and April 14 and no persons visibly living in the streets. These numbers only represent the homeless that sought assistance during the winter months at the local shelter.

There are a number of different situations in which people may find themselves being homeless. Each situation is different, requiring different housing needs. These situations can be broken down into three basic shelter types; emergency, transitional, and temporary.

The City's Zoning Ordinance does not define nor specifically provide for the development of emergency and temporary shelters, or transitional housing unless these types of shelters could be considered as a "boardinghouse" use, which permitted outright in the *R-4 General Apartment District*. There is also the potential that the uses could be permitted in the *P-Q Public or Quasi-Public Use District*; however, this would require a determination by the planning commission. In order to address this issue, a "Mixed Use" General Plan Classification and Zone District is proposed that would permit emergency and temporary shelters

and transitional housing. Unlike the approach other communities utilize, the shelters and transitional housing will not be solely relegated to industrial areas.

Emergency Shelter

Emergency shelters are needed to take care of an individual, or family, that has had a sudden traumatic event forcing them to become homeless. Battered women and their families require emergency shelter where they can stay without fear of their batterer. After the emergency is over, a transitional shelter may be required if the women and their families are unable to provide for themselves immediately. Evicted individuals and/or families need short-term housing usually until they can find another residence. Disaster victim's housing needs vary depending on the type of disaster. Destructive events, which completely destroy their residence and belongings, may force the victims to live in an emergency shelter until they can find long-term housing or replace what they have lost. Some disaster victims can return to their homes after the disastrous event passes but require over-night or short-term emergency shelter.

Emergency shelters are typically motels, hotels, homeless shelters, gymnasiums, churches, barracks, and other similar facilities. Their use is short-term and typically the accommodations are sparse.

Through the Tehama County Social Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families. This program provides eligible individuals approximately \$65 per day for 16 days for emergency housing needs. Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the Tehama County Social Services Department will provide the last month's rent (if necessary) and security deposit on an apartment.

Due to the location of the City, the incidence of homelessness does not currently appear to be an issue. The homeless tend to gravitate to larger communities where, due to larger population levels they can more easily become relatively inconspicuous. In addition, the homeless will go to communities where they know they can obtain emergency shelter and meals. The ease of access to a bus terminal is also an attraction. However, the City will address the outright permitting of emergency shelters as part of this Housing Element Update.

Shelters may only be subject only to development and management standards that apply to residential or commercial development in the same zone except that local governments may apply written and objective standards that include all of the following:

- maximum number of beds;
- off-street parking based upon demonstrated need;
- size and location of on-site waiting and intake areas;
- provision of on-site management;
- proximity to other shelters;
- length of stay;
- lighting; and

- security during hours when the shelter is open.¹⁹

Transitional and Supportive Housing

Transitional housing and transitional housing development mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is often required for housing individuals or families after their immediate need for emergency shelter has been satisfied but they are not self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional housing is typically single family residences, either detached homes or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens.

Supportive Housing is housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The City does not prohibit transitional or supportive housing. Both housing types are permitted in the General Apartment (R-4) Zone District as an outright permitted use. Transitional and supportive housing are considered as residential uses and only be subject to the same restrictions that apply to similar housing types in the R-4 Zone.

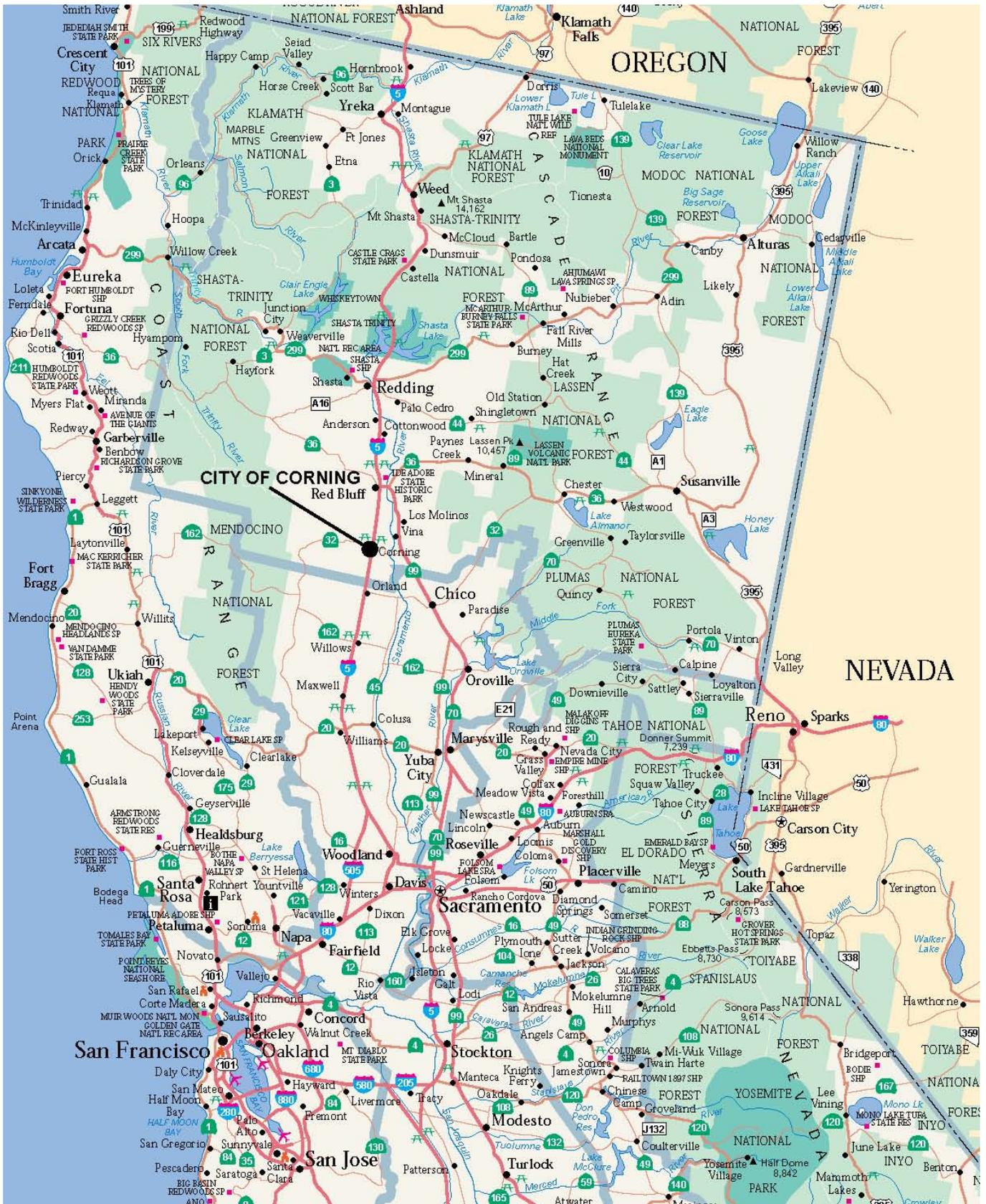
Temporary Shelter and Single Room Occupancy Units (SRO)

Temporary shelter is needed for the chronic homeless. There is a portion of the homeless population who are voluntarily homeless. Single male transients require nighttime or poor-weather shelters or single room occupancy (SRO) housing. Migrant farm laborers and their families need short-term low cost housing which is available during a variety of different months each year. Deinstitutionalized mental patients require medical as well as SRO units. Teenage runaways need temporary shelter and other social services. Illegal immigrants may require short-term individual or family shelter.

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low cost housing for various durations throughout the year. SRO units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons.

¹⁹ HCD. *Building Blocks for Effective Housing Elements – Zoning for Emergency and Transitional Housing.*

The City's Zoning Code does prohibit SRO's, however, the Code does not specifically define single-room occupancy units. The Code does allow a similar use (i.e., boarding houses) by right in the Neighborhood Apartment (R-3) and General Apartment (R-4) zones and in the Historic Residential (HR) district with an administrative use permit. The development standards for these are the same as other uses in the respective zone and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, the City will amend its zoning code to clarify the definition of SROs and describe specific development standards for these units.



Base Map By Eureka Cartography for the California Division of Tourism



FIGURE II-1 – LOCATION MAP

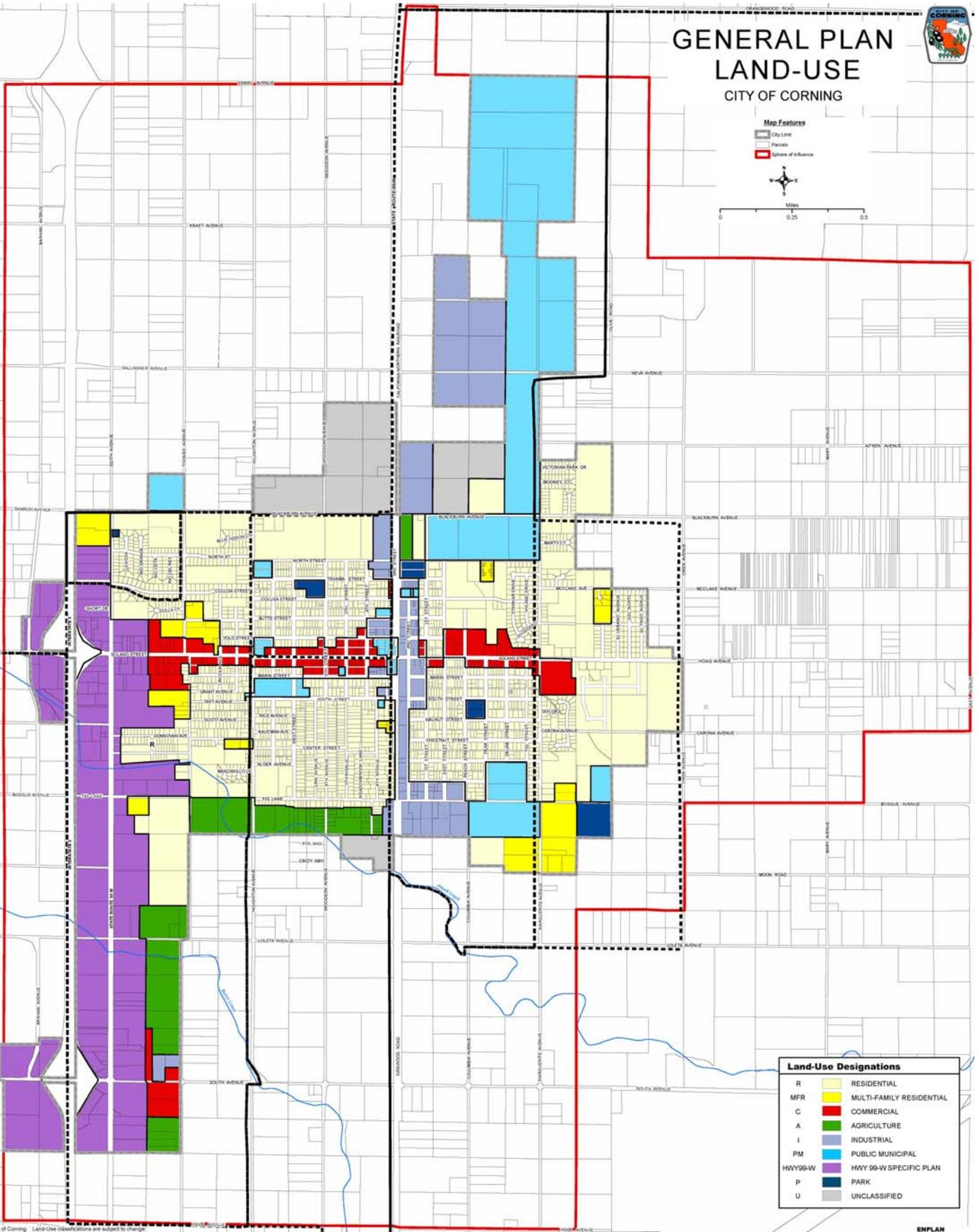


FIGURE II-2 – CITY BOUNDARIES & SPHERE OF INFLUENCE

III. HOUSING RESOURCES AND CONSTRAINTS

This chapter provides both an overview of the factors that may constrain development as well as the resources that assist with the construction of new housing which were addressed in *Chapter II – Housing Needs Assessment*. Major constraints to residential development faced by the City and most other communities include: market constraints, such as development costs and interest rates; and, governmental constraints, which consist of land use controls, fees, processing times and development standards, among others. In addition, environmental and infrastructure issues can also impede the development of housing. Conversely, there are a number of resources available to the City and housing providers that can assist with the development of housing. The financial resources have already been discussed, therefore, what needs to be addressed are the vacant sites suitable for housing. This chapter also highlights the City's progress towards meeting its share of the regional housing need.

A. FAIR-SHARE HOUSING PROJECTED HOUSING NEED

The City's future housing need is based on population and employment growth projections over a 2007-2014 planning period. Based on these projections, the State assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State through the HCD, establishes the total housing unit needs for each region. For areas such as the City and Tehama County with no council of governments, the HCD determines housing market areas and defines the regional housing need for cities and counties within these areas.

The HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning and Tehama. It allocates to the cities and unincorporated areas of the County their "fair share" of the projected housing need, based upon household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from January 1, 2007 to June 30, 2014. The City may reduce its respective allocation by the net units developed during the interim period; that is, from January 1, 2007 to the date of preparation of the Housing Element. The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Table III-1 provides the adjusted RHNA target for the planning period 2007 to 2014. The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of the Department of Finance. The Department applied a small percentage adjustment to accommodate an additional number of vacant and replacement housing units needed. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

TABLE III-1 REGIONAL HOUSING NEEDS ALLOCATION 2007–2014		
Income Group	HCD Allocation	Percent
Very Low	83	20.1%
Low	72	17.4%
Moderate	78	19.0%
Above Moderate	179	43.5%
Total	411	100.0%

Note: Due to number rounding, totals may not reflect the values used.

B. NON-GOVERNMENTAL CONSTRAINTS

1. Non-govenmental Constraints – Land Availability

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this Housing Element, State law, Government Code Section 65583(c)(1), requires that this Element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

In preparing this Housing Element, all vacant general plan classified and zoned residential lands within the City were inventoried including vacant commercial and industrial zoned lands for conversion to residential use based on location and existing land use compatibility. In addition, the existing vacant residential general plan classified and zoned lands were evaluated to determine if densities could be increased where the locations were appropriate to do so.

Table III-2 and **Figures III-1A** and **1B** (the Figures are at the end of this Chapter) identify 65 vacant residential parcels through April 2009 by Assessor's Parcel Number (APN), parcel sizes, General Plan Classification, Zoning District, the density factor and the number of potential residential units that could be constructed.¹ The number of dwelling units that could be constructed is then distributed, where applicable, between the four income levels of Very Low, Low, Moderate and Above Moderate. In many instances the size of the parcel may only allow for one residence. The distribution between income levels is generally based on **Table III-3**. The distribution takes into account the existing parcel size, location, infrastructure, and when applicable, natural environmental constraints such as wetlands.

Table III-4 and **Figures III-1A** and **1B** provide an inventory and location of the nine residential subdivision projects approved since the 2003 Housing Element was adopted through April 2009. The approval date is provided under the name of the project. All the projects are classified as Residential in the general plan. The APN, acreage and zoning designations are identified. The Density Factor is determined by dividing the total number of parcels approved by the acreage. Due to the location of the subdivisions, except for the Salado Orchards Phase 2 and the Corning North Project, the income range distribution is based on 40

¹ The Density Factor is "net" whereby streets have already been excluded. As an example, the maximum density allowable in the R-1 Zone District is seven dwelling units per acre. However, the "net" density is six dwelling units per acre.

percent for Moderate and 60 percent for Above Moderate based on estimated sales prices and lending qualification criteria.

Phase 2 of the Salado Orchard Apartments has a projected 28 percent Very Low and 72 percent Low income distribution based on the July 25, 2007 Tax Allocation Committee Staff Report for Phase 1. The Corning North project has a 10 percent Low, 36 percent Moderate and 54 percent Above Moderate income distribution based on estimated income distribution taking into account projects developed in the area and existing housing sales prices. Except for Stonefox project none of the subdivisions have begun the construction of infrastructure, let alone residences. This is due to current housing market conditions and the economy in general. The Stonefox project has a portion of the infrastructure constructed; however, the project is in foreclosure.

**TABLE III-2
INVENTORY OF CURRENT SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT**

TABLE III-2 INVENTORY OF CURRENT SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT											
Parcel Information								Potential Dwelling Units By Income Levels			
#	APN	Acres	Sq. Ft.	GP	Zone	Density Factor	Potential DUs	Very Low	Low	Mod	Above Mod
1	071-020-18	6.99	304,484	R	R-1-8	4	28		3	8	17
2	071-053-12	0.22	9,583	R	R-1	6	1			1	
3	071-062-41	0.26	11,326	R	R-1	6	1			1	
4	071-071-05	0.25	10,890	R	R-1-8	4	1				1
5	071-071-06	0.25	10,890	R	R-1-8	4	1				1
6	071-072-04	0.25	10,890	R	R-1-8	4	1				1
7	071-074-16	0.17	7,405	R	R-1-8	4	1				1
8	071-074-17	0.17	7,405	R	R-1-8	4	1				1
9	071-080-48	0.19	8,276	R	R-1-8	4	1				1
10	071-080-49	0.19	8,276	R	R-1-8	4	1				1
11	071-080-50	0.19	8,276	R	R-1-8	4	1				1
12	071-080-52	1.22	53,143	R	R-1-8	4	5			1	5
13	071-105-23	0.18	7,841	R	R-1	6	1			1	
14	071-126-15	0.14	6,098	R	R-2	12	2			2	
15	071-131-01	0.22	9,583	R	R-2	12	3			3	
16	071-174-16	0.29	12,632	R	R-1-2	10	4		1	3	
17	071-192-31	0.20	8,712	R	R-1-2	10	2			2	
18	071-202-17	0.24	10,454	R	R-1-2	10	2			2	
19	071-211-06	0.25	10,890	R	R-1-2	10	2			2	
20	071-212-20	4.96	216,058	R	R-1	6	30		3	9	18
21	071-212-23	0.25	10,890	R	R-1	6	1			1	
22	071-212-24	0.18	7,841	R	R-1	6	1			1	
23	071-212-25	0.18	7,841	R	R-1	6	1			1	
24	071-226-03	0.13	5,663	R	R-1	6	1			1	
25	071-226-09	0.13	5,663	R	R-1	6	1			1	
26	071-244-15	0.15	6,534	MFR	R-4	20	3		2	2	
27	071-250-35	7.15	311,454	R	R-1	6	43		4	13	26
28	071-261-01	5.77	251,341	R	R-1	6	35		3	10	21
29	071-261-03	2.89	125,888	R	R-1	6	17		2	5	10
30	071-271-07	0.16	6,970	R	R-1-2	10	2			2	
31	071-291-29	0.28	12,197	R	R-1-A	6	2			2	
32	071-300-02	11.42	497,455	R	R-1-A	6	69		7	21	41
33	073-010-24	2.54	110,642	R	R-1	6	15			6	9
34	073-010-44	2.05	89,298	R	R-1-2	10	28			11	17
35	073-010-46	8.74	380,714	R	R-1	6	52		5	16	31
36	073-010-51	0.19	8,276	R	R-1	6	1				1
37	073-020-12	4.26	185,566	R	R-1-8	4	17			3	14
38	073-020-17	4.69	204,296	R	R-1-10	4	19			4	15
39	073-020-59	2.50	108,900	R	R-1-10	4	10			2	8
40	073-020-60	2.50	108,900	R	R-1-10	4	10				10

**TABLE III-2
INVENTORY OF CURRENT SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT**

Parcel Information								Potential Dwelling Units By Income Levels			
#	APN	Acres	Sq. Ft.	GP	Zone	Density Factor	Potential DUs	Very Low	Low	Mod	Above Mod
41	073-020-65	1.24	54,014	R	R-1-10	4	5				5
42	073-020-73	4.85	211,266	R	R-1-8	4	20			4	16
43	073-033-04	0.37	16,117	R	R-1	6	2			1	1
44	073-033-05	0.14	6,098	R	R-1	6	1				1
45	073-071-10	0.14	6,098	R	R-1-2	10	2			2	
46	073-083-08	0.22	9,583	R	R-1-2	10	2			1	1
47	073-084-22	0.34	14,810	R	R-1-2	10	4			2	2
48	073-086-07	0.20	8,712	R	R-1-2	10	2			1	1
49	073-112-09	0.16	6,970	R	R-1-2	10	2			1	
50	073-114-05	0.16	6,970	R	R-1-2	10	2			1	
51	073-120-10	20.00	871,200	R	R-1-8	4	80			16	64
52	073-120-77	1.44	62,726	R	R-1	6	9			3	5
53	073-120-78	2.06	89,734	R	R-1	6	12			5	7
54	073-141-09	0.25	10,890	R	R-1-2	2	2			1	
55	073-200-05	0.20	8,712	R	R-1	6	1				1
56	073-200-11	0.20	8,712	R	R-1	6	1				1
57	073-200-57	0.26	11,326	R	R-1-10	4	1				1
58	073-230-20	0.27	11,761	R	R-1	6	1				1
59	073-230-40	0.30	13,068	R	R-1	6	1				1
60	073-260-22	4.99	217,364	R	R-1-A	6	30		3	9	18
61	073-260-23	5.00	217,800	R	R-1-A	6	30		3	9	18
62	073-260-33	1.15	50,094	R	R-1-A	6	7			3	4
63	073-260-34	2.00	87,120	R	R-1-A	6	12			5	7
64	073-260-35	2.00	87,120	R	R-1-A	6	12			5	7
65	073-270-21	0.14	6,098	R	R-1	6	1				1
Totals		133.28					659	0	36	206	415

**TABLE III-3
DWELLING UNIT DISTRIBUTION PERCENTAGES AMONGST INCOME GROUPS**

Zone	No. of Dwelling Units	Income Limit Distribution			
		Very Low	Low	Moderate	Above Moderate
R-1	100+ DU's	0%	20%	30%	60%
R-1	30-100 DU's	0%	10%	30%	60%
R-1	Less 30 DU's	0%	0%	20%	80%
R-1-2	100+ DU's	5%	20%	65%	10%
R-1-2	30-100 DU's	0%	10%	36%	54%
R-1-2	10-30 DU's	0%	10%	80%	10%
R-1-2	4-10 DU's	0%	10%	90%	0%
R-1-2	1-4 DU's	0%	0%	00%	0%
R-2	100+ DU's	10%	20%	60%	10%
R-2	30-100 DU's	10%	20%	60%	10%
R-2	10-30 DU's	0%	10%	80%	10%
R-2	4-10 DU's	0%	10%	90%	0%
R-2	1-4 DU's	0%	0%	100%	0%
R-3	100+ DU's	15%	30%	55%	0%
R-3	30-100 DU's	10%	30%	60%	0%
R-3	16-30 DU's	5%	25%	70%	0%
R-4	100+ DU's	20%	40%	40%	0%
R-4	30-100 DU's	20%	40%	40%	0%
R-4	20-30 DU's	10%	20%	70%	0%

Table III-5 and **Figures III-1A** and **1B** identify 19 existing vacant parcels within the City limits not shown in **Table III-2** for which a general plan amendment and/or rezone from another general Plan classification to a residential

classification such as Residential or Multi-Family Residential and where appropriate, to a commensurate zoning designation, is recommended. For some parcels, the existing zoning designation does not need to change. In some instances, all that is necessary is a rezone. In some cases, **Table III-5** does not reflect the **Table III-3** distribution due to location, infrastructure, and environmental constraints for individual parcels.

Table III-6 and **Figure III-2** identify 37 vacant and underutilized parcels within the City's SOI immediately adjacent to the City's northern boundary bounded by I-5, Gallagher Avenue and SR99W/3rd Street. The area encompasses approximately 260 acres within which approximately 186 net acres could be developed to provide approximately 1,346 single and multi-family housing units.

TABLE III-4 INVENTORY OF APPROVED RESIDENTIAL DEVELOPMENTS											
Approved Development Information								Potential Dwelling Units By Income Levels			
#	Name	APN	Acres	GP	Zone	Density Factor	DUs	Very Low	Low	Mod	Above Mod
D1	Salado Orchards Phase 2 September 9, 2009	071-020-71	4.80	R	R-1	7.5	36	10	26		
D2	TR Ranch May 9, 2006	073-120-18	10.00	R	R-1-8	4	35			14	21
D3	Corning North October 10, 2006	071-030-06,16	33.10	R	R-1	6	134		14	48	72
D4	Stonefox June 14, 2005	073-120-09,12, 30,35	24.86	R	R-1	6	80			32	48
D5	Fig Lane April 11, 2006	071-250-06	11.69	R	R-1	6	44			18	26
D6	Blackburn Circle August 9, 2005	075-080-19	20.00	R	R-1-8	4	95			38	57
D7	Juniper Ridge August 8, 2006	071-300-03	11.42	R	R-1-8	4	52			21	31
D8	Marguerite Tract February 14, 2006	0073-120-16, 24,31	15.40	R	R-1-8	4	58			23	35
D9	Shaan Tract September 11, 2007	75-310-42	2.74	R	R-1-8	4	14			6	8
Totals			129.2				548	10	40	199	299

**TABLE III-5
CITY LIMITS – POTENTIAL GENERAL PLAN AMENDMENTS AND/OR REZONINGS**

	APN	Acres	Existing		Proposed				Potential Dwelling Units Income Levels			
			General Plan	Zone	General Plan	Zone	Density Factor	DUs	Very Low	Low	Moderate	Above Moderate
C1	069-150-40	10.00	Unclassified	R-1	R	N/C	6	60		6	18	36
C2	069-150-41	10.75	Unclassified	R-1	R	R-2	12	129	13	26	77	13
C3	069-150-42	9.34	Unclassified	R-1	MFR	R-3	16	149	22	45	82	
C4	069-150-43	0.98	Unclassified	R-1	R	N/C	6	6			1	5
C5	069-150-44	7.62	Unclassified	R-1	R	N/C	6	46		5	14	27
C6	069-150-53	7.77	Unclassified	R-1	R	N/C	6	47		5	14	28
C7	069-150-54	10.00	Unclassified	R-1	R	N/C	6	60		6	18	36
C8	069-150-71	2.00	Unclassified	R-1	R	N/C	6	12			2	10
C9	069-150-72	19.18	Unclassified	R-1	R	N/C	6	115		12	35	69
C10	071-020-01	4.80	R	R-1	N/C	R-2	12	58	6	12	35	6
C11	071-020-03	10.17	R	R-1	N/C	R-1-2	10	102	5	20	66	10
C12	071-020-71	4.80	R	R-1	N/C	R-2	12	58	6	12	35	6
C13	071-177-07 ¹	0.10	R	R	MFR	R-4	20	2		1	1	0
C14	071-177-14 ¹	0.63	R	R	MFR	R-4	20	13	1	2	10	13
C15	071-180-06 ²	15.01	HWY99-W ³	CH-CBDZ	MFR	R-4	20	75	15	30	30	
C16	071-250-12	5.13	HWY99-W & R ³	CH-CBDZ & R-1	R-1	R-1-2	10	51		5	15	31
C17	071-250-25 ⁴	0.30	HWY99-W ³	CH-CBDZ	MFR	R-3	16	5	1	1	3	
C18	071-250-32	1.96	HWY99-W ³	CH-CBDZ	MFR	R-4	20	39	8	16	16	
C19	071-250-38	10.87	HWY99-W ³	CH-CBDZ	MFR	R-3	16	174	26	52	96	
	Totals	187.15						1,199	102	254	567	274

Notes:

- ¹ Parcels 071-020-07 and 071-020-14 would be merged.
- ² Utilizing approximately 3.75 acres of the 15.01 acre parcel.
- ³ The Highway 99W Corridor Specific Plan will require an amendment to acknowledge the proposed residential land uses and accompanying densities. The general plan classifications and zoning designations in the Specific Plan could remain as in the text. The table identifies comparable classifications and designations.
- ⁴ This parcel would be merged with APN 071-250-38-1

**TABLE III-6
ANNEXATION AREA – POTENTIAL GENERAL PLAN AMENDMENTS AND REZONINGS**

	APN	Acres	Usable Acres ¹	Existing		Proposed				Potential Dwelling Units Income Levels			
				General Plan	Zone	General Plan	Zone	Density Factor	DUs	Very Low	Low	Moderate	Above Moderate
A1	069-140-46	2.47	2.47	Suburban	R1-A-MH-B86	R	R-2	12	30	3	6	18	3
A2	069-140-47	2.47	2.47	Suburban	R1-A-MH-B86	R	R-2	12	30	3	6	18	3
A3	069-140-48	2.47	2.47	Suburban	R1-A-MH-B86	R	R-2	12	30	3	6	18	3
A4	069-140-49	2.47	2.47	Suburban	R1-A-MH-B86	R	R-2	12	30	3	6	18	3
A5	069-140-50	2.32	2.32	Suburban	R1-A-MH-B86	MFR	R-3	16	37	4	11	22	
A6	069-140-51	2.28	2.28	Suburban	R1-A-MH-B86	MFR	R-3	16	36	4	11	22	
A7	069-140-52	2.21	2.21	Suburban	R1-A-MH-B86	MFR	R-3	16	35	4	11	21	
A8	069-140-53	2.27	2.27	Suburban	R1-A-MH-B86	MFR	R-3	16	36	4	11	22	
A9	069-140-87	5.07	5.07	Suburban	R1-A-MH-B86	R	R-1	6	30		3	9	18
A10	069-140-90	8.26	6.00	Suburban	R1-A-MH-B86	R	R-1	6	36		4	11	22
A11	069-150-02	10.00	10.00	Suburban	R1-A-MH-B86	R	R-1	6	60		6	18	36
A12	069-150-04	20.00	18.00	Suburban	R1-A-MH-B86	R	R-1	6	108		16	32	59
A13	069-150-07	5.00	3.00	Suburban	R1-A-MH-B86	R	R-1	6	18		2	5	11
A14	069-150-08	5.00	3.00	Suburban	R1-A-MH-B86	R	R-1-2	6	18	1	4	12	2
A15	069-150-10	10.00	10.00	Suburban	R1-A-MH-B86	R	R-1-2	6	60	3	12	39	6
A16	069-150-12	5.00	4.00	Suburban	R1-A-MH-B86	R	R-1-2	6	24	1	5	16	2
A17	069-150-13	2.18	1.00	Suburban	R1-A-MH-B86	R	R-1-2	6	6	0	1	4	1
A18	069-150-14	4.83	2.00	Suburban	R1-A-MH-B86	R	R-1-2	6	12	1	2	8	1
A19	069-150-16	1.87	1.00	Suburban	R1-A-MH-B86	R	R-1-2	6	6	0	1	4	1
A20	069-150-17	1.93	1.50	Suburban	R1-A-MH-B86	R	R-1-2	6	9	0	2	6	1
A21	069-150-29	10.00	10.00	Suburban	R1-A-MH-B86	R	R-1	6	60	3	12	39	6
A22	069-150-31	32.50	30.00	Suburban	R1-A-MH-B86	R	R-1	6	180		18	54	108
A23	069-150-34	2.96	2.00	Suburban	R1-A-MH-B86	R	R-1	6	12			2	10
A24	069-150-35	2.95	2.00	Suburban	R1-A-MH-B86	R	R-1	6	12			2	10
A25	069-150-36	7.82	7.82	Suburban	R1-A-MH-B86	R	R-1	6	47	2	9	30	5
A26	069-150-46	10.00	10.00	Suburban	R1-A-MH-B86	R	R-1	6	60		6	18	36
A27	069-150-47	10.00	8.00	Suburban	R1-A-MH-B86	MFR	R-3	16	128	19	38	70	
A28	069-150-48	10.00	10.00	Suburban	R1-A-MH-B86	R	R-1	6	60		6	18	36
A29	069-150-49	3.79	2.80	Suburban	R1-A-MH-B86	R	R-1	6	17			3	13
A30	069-150-50	3.24	2.50	Suburban	R1-A-MH-B86	R	R-1	6	15			3	12
A31	069-150-51	1.45	0.72	Suburban	R1-A-MH-B86	R	R-1	6	4			1	3
A32	069-150-52	1.46	1.46	Suburban	R1-A-MH-B86	R	R-1	6	9			2	7
A33	069-150-56	9.99	7.5	Suburban	R1-A-MH-B86	R	R-1	6	45		5	14	26
A34	069-150-63	1.99	1.99	Suburban	R1-A-MH-B86	R	R-1	6	12			2	10
A35	069-150-64	2.00	2.00	Suburban	R1-A-MH-B86	R	R-1	6	12			2	10
A36	069-150-65	2.02	2.02	Suburban	R1-A-MH-B86	R	R-1	6	12			2	10
A37	069-150-66	3.33	1.66	Suburban	R1-A-MH-B86	R	R-1	6	10			2	8
Totals		213.6	186.00						1,346	58	220	589	480

Note: Where "Usable" parcel acreage is less than the APN acreage this identifies an underutilized parcel where potential development is based on the "Usable Acres."

Table III-7 provides a compilation of the four tables identifying the number of dwelling units that could be constructed for each income group based on existing vacant residential lands, approved land divisions, vacant lands in the City where a general plan amendment and/or rezone is recommended, and vacant and underutilized lands within the proposed 260 acre annexation area.

TABLE III-7 POTENTIAL NUMBER OF DWELLING UNITS					
Income Group	Potential Dwelling Units				
	RHNA 2007-2014	Existing	Approved	City GPA/ Rezone	Annex GPA/ Rezone
Very Low	83	0	10	102	58
Low	72	36	40	254	220
Moderate	78	206	199	567	589
Above Moderate	179	415	299	276	480
Total	411	659	548	1,199	1,346

Note: Due to number rounding, totals may not reflect the values used.

However, **Table III-7** utilizes **Table III-2** which is utilizing R-1 (7 units per acre), R-1-A (7 units per acre) and the R-1-2 (14 units per acre) zones to *encourage and facilitate* the development of housing for lower-income households. HCD has noted that “If these zones are being used toward the City’s housing need for lower-income households, the element must include an analysis as described above.” In addition, HCD stated that many small sites have been identified whereby “14 of the 15 sites zoned R-1-2 and R-2 (14 units per acre) are small, less than a half-acre in size (page III-3). If necessary to accommodate the City’s housing need, particularly for lower-income households, the element must include an analysis of small sites demonstrating their potential residential development capacity and ability to facilitate housing for lower-income households. While it may be possible to build housing on a very small parcel, the nature and conditions necessary to construct the units often render the provision of affordable housing infeasible. For example, most assisted housing developments utilizing local, State or federal financial resources include at least 50-80 units. The analysis could consider recent small lot residential development trends including affordability and lot consolidations to facilitate this analysis.” HCD did state that “However, if the City rezones sufficient candidate sites (Table III-5) to appropriate sizes, this analysis is not required.”²

Whereas, an analysis could be undertaken which would demonstrate that small sites could be utilized for the construction of housing for Lower income households and that such housing could be developed on R-1 and R-2 zoned properties, **Table III-5** plus the approval of Salado Orchards Phase II demonstrates that there are enough candidate sites of appropriate sizes for the development of assisted housing. Briefly, however, an explanation why an analysis would support that small sites could be utilized needs to be provided.

The Self Help Home Improvement Project (SHHIP), a non-profit, assists in the development, repair and rehabilitation of housing units for Lower income households. USDA Rural Development provides funding for the SHHIP projects. Since 2005 SHHIP has assisted in the construction of the following affordable housing projects, 20 homes in the McDonald Court Subdivision, 13 homes on the east and west sides of Fripp Avenue, 16 homes in the Blue Heron Court

² Cathy E. Caswell, Deputy Director Department of Housing and Community Development. September 17, 2009. *Review of the City of Corning’s Draft Housing Element.*

Subdivision, 15 homes along the south side of Donovan Avenue, 36 homes along Blossom Avenue with four homes currently under construction. These total 104 homes are made available to Lower income households and are being provided on “small sites” with R-1 zoning. In addition to these homes there are four vacant parcels along Blossom Avenue that will be developed with the assistance of SHHIP. SHHIP has indicated that they are interested in pursuing the development of additional residential projects in the City. It should also be noted that Phase 1 of the Salado Orchards Apartments which provides 47 Lower income housing units plus a manager’s unit was constructed on a 5.17 acre site zoned R-1.

Utilizing **Table III-7** i during the Housing Element planning period of 2009 to 2014 and 2007-2014 RHNA the following assumptions can be made:

- Based on Existing vacant parcels, there are an insufficient number of potential housing units to meet the Very Low and Low income group housing needs.³
- There are a sufficient number of Existing vacant parcels to serve the needs of Moderate and Above Moderate income groups.
- Based on Existing parcels and Approved subdivision parcels, there are an insufficient number of potential housing units to serve the housing needs of the Very Low and Low income groups.
- To serve the housing needs of the Low income group, there are a sufficient number of Existing parcels and Approved subdivision parcels.
- To adequately serve the housing needs of the Very Low income group during the planning period, the City will need to undertake general plan amendments and/or rezonings.
- Beyond the current planning period, the City may need to undertake additional general plan amendments within the City limits and/or annex lands within the existing SOI to meet the needs of Very Low and Low income housing groups.

However, to address the aforementioned HCD comments, **Table III-7** was refined to include the Salado Orchards 48 units that were approved in April 2007 and had construction completed in April 2008. Also included is the approved Salado Orchards Phase 2 and sites within the City that will be general plan amended and/or rezoned to R-3 and R-4 which are of sufficient size. Larger R-2 parcels were also included since duplexes can be easily developed **Table III-8** identifies the sites and potential number of dwelling units by income level. When combined with SHIPP housing to be constructed during the planning period, there will be sufficient housing to address Very Low and Low Income needs. The City of Corning, therefore, will have sufficient sites and dwelling units to provide 112 Very Low, 248 Low, 351 Moderate, and 32 Above Moderate income households on 63.73 acres comprised of 11 parcels.

The City has planned for the future growth through the adoption of a Municipal Service Review (MSR) in 2005. The MSR allowed the Tehama County LAFCO

³ It should be recognized that without knowing which housing assistance programs will be utilized, and/or the levels of funding that will be available, it is not possible to anticipate the potential distribution of lower income units among the Very Low and Low income groups. It is possible that some of the Existing vacant parcels could be utilized for Very Low income housing development.

to expand the City's SOI by an additional 4.65 square miles, or 2,950 acres. The current SOI encompasses 7.22 square miles, or 4,620 acres contiguous to the City limits on nearly all sides of the City. Approximately 260 acres within the SOI adjacent to the northwestern City limits are proposed for annexation.

One needs to be aware that the Dutra Bill (AB 2292), approved by the governor on September 19, 2002, "prohibits a city, county, or a city and county, by administrative, quasi-judicial, or legislative action, from reducing, requiring, or permitting the reduction of the residential density for any parcel to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and the jurisdiction's share of the regional housing need, as specified."⁴

Once a parcel(s) is amended to meet densities required to meet RHNA fair share regional housing need objectives over designated planning periods, the density of the parcel(s) cannot be reduced if it were utilized by HCD in determining housing element law compliance.

	APN	Acres	Proposed				Potential Dwelling Units Income Levels			
			General Plan	Zone	Density Factor	DUs	Very Low	Low	Moderate	Above Moderate
	Salado Orchards ¹	5.17	NA	NA	NA	48	10	37	1	
D1	071-020-71	4.80	R	R-1	7.5	36	10	26		
C2	069-150-41	10.75	R	R-1	R-2	129	13	26	77	13
C3	069-150-42	9.34	MFR	R-3	16	149	22	45	82	
C10	071-020-01	4.80	R	R-2	12	58	6	12	35	6
C13	071-177-07 ¹	0.10	MFR	R-4	20	2		1	1	
C14	071-177-14 ¹	0.63	MFR	R-4	20	13	1	2	10	13
C15	071-180-06	15.01	MFR	R-4	20	75	15	30	30	
C17	071-250-25	0.30	MFR	R-3	16	5	1	1	3	
C18	071-250-32	1.96	MFR	R-4	20	39	8	16	16	
C19	071-250-38	10.87	MFR	R-3	16	174	26	52	96	
	Totals	63.73				728	112	248	351	32

Notes:

¹ Phase 1 of Salado Orchards does not need a general plan amendment or rezone. It has already been constructed but was included since the dwelling units are counted towards meeting the City's RHNA fair share for the 2009-2014 planning period.

² Parcels 071-020-07 and 071-020-14 would be merged.

2. Non-governmental Constraints – Funding Availability

There are two major housing financial sources; a) some form of government assisted or enabled funding, or b) funding through banks and other traditional mortgage lending institutions.

⁴ AB 2292 was an act that added Section 65863 to the *Government Code* relating to land use.

Government Assisted or Enabled

Table II-20 provides a summary of the federal, state, local, and public resource funding programs that are currently available or not available due to the lack of funding and current economic conditions. This does not preclude them from being available sometime during this 2009-2014 Housing Element plan period.

It is recognized that the City does not have the resources to avail themselves of all the potential funding available, therefore, in partnership with existing housing providers, the City should concentrate on the following funding programs.

- HUD Community Development Block Grant (CDBG) Funds
- HUD Section 8 Housing Choice Vouchers
- HOME Investment Partnership Act (HOME) Funds
- USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)
- USDA RHS Home Repair Loan and Grant Program (Section 504)
- USDA RHS Rural Rental Housing - Direct Loans (Section 515)
- CalHome Program
- California Homebuyer's Down payment Assistance Program (CHDAP)
- Multi-Family Housing Program (MHP)

The City should also actively pursue evaluating and potentially establishing the following programs which could be a source of funding:

- Establishment of a Redevelopment Agency.
- Establishment of a housing rehabilitation program.
- Establishment of a grant and loan weatherization program.

Bank Or Traditional Mortgage Funding

Housing financing for individual households through banks and other traditional mortgage lending institutions is currently very difficult to obtain. The following discussion is derived from an article in the Daily Mortgage/Housing News.⁵

Despite prices and rates coming down there are just not enough available buyers to absorb the entire present and future housing inventory, within the foreseeable future of two to three years, and possibly more. Buyers are divided into several types: first-time home buyers, move-up buyers, and second home/investment buyers. Renters are often in the same position as first-time home buyers. During the bubble years, all of these potential buyers purchased new and existing homes and were the driving force in the housing market. Today they are not. Real estate bubbles are invariably followed by severe price decreases (also known as a house price crash) that can result in many owners holding negative equity (a mortgage debt higher than the current value of the property. This is currently being evidenced by the real estate bubble of 2007.⁶

⁵ Pendleton, Jim. January 27, 2009. *California Housing Market – Beneath the Headlines*

⁶ The real estate bubble discussion is derived from Wikipedia, the Free Encyclopedia – "[http://en.wikipedia.org/wiki/ Real_ estate_ bubble](http://en.wikipedia.org/wiki/Real_estate_bubble)". As defined, the housing bubble for residential markets is a type of economic bubble that occurs periodically in local or global real estate markets. It is characterized by rapid increases in valuations of real property such as housing until they reach unsustainable levels relative to incomes and other economic elements.

First-Time Buyer – First-time home buyers in their early to mid 20's are a group that can benefit from lower rates and prices at the lower end of the price range. However, historically they were one of the smallest housing market segments. Now the question is, how many 20-something's have a large enough down payment, two-year job history, very little debt and good enough credit score to take advantage of the low base rates available?

The first-time home buyer group as a whole will not be able to get the low base-rates being offered by banks and traditional mortgage lenders because they are not seasoned borrowers with large cash positions. A loan to value ratio (LTV) and credit score that was considered 'Super-Prime' two years ago can result in a 1.5 percent hit (increase) to the rate bringing them from 5.5 to 7 percent very quickly. While the 7 percent rate may fall further, it is believed that this group is more price-sensitive and looking for a 'great deal' on a foreclosure-related property instead of waiting for rates to drop to buy. This seems to be the case with most buyers given over half of all home sales in the bubble states such as California come from the foreclosure stock.

Move-up Buyer_– Although purchases always accounted for a small portion of all mortgage loans and still do, move-up buyers were the largest segment of buyers during the bubble years. Easy lending made it a no-brainer for folks to always get something newer and bigger in a better location. Each quarter brought about new and innovative loan programs designed by the investment banks to bring payments and down-payments lower making homes more affordable. With very little to no down payment required and housing rising double-digit percentages per year it was easy to sell, pocket the profit and buy the new home with little expense and even a lower payment if you chose a Pay Option Adjustable Rate Mortgage.⁷ The new home was also furnished on "easy" credit terms from their favorite furniture chain.

Just about everyone qualified due to stated income, no ratio and no documented loans. Now, the move-up buyer is virtually non-existent because most can't sell for what they owe; can't sell for what is needed to extract the large down payment needed to buy the new home given today's sensible financing; can't get good financing above \$417,000; or can't qualify for a mortgage without an exotic or "liar" loan.

The move-up home buyer complicates the housing market because they often are the group purchasing newly constructed housing. These existing home owners are now not freely able to sell their homes and purchase newly constructed housing. This identifies the following: a) that many home owners are stuck upside down in their home and can't sell; b) the all-important move-up buyer is non-existent and can't even afford to buy the home they presently live in given present-day sensible lending guidelines; and, c) home owners with equity can't sell their home in order to get the down payment for a new home.

Second Home/Investment Buyer – Again, it is more about getting a "great deal" on a foreclosure related sale versus hitting an interest rate level that prompts a

⁷ Wikipedia, the Free Encyclopedia - "http://en.wikipedia.org/wiki/Adjustable-rate_mortgage". As defined, Option ARMs are often offered with a very low teaser rate (often as low as 1%) which translates into very low minimum payments for the first year of the ARM. During boom times, lenders often underwrite borrowers based on mortgage payments that are below the fully amortizing payment level. This enables borrowers to qualify for a much larger loan (i.e., take on more debt) than would otherwise be possible.

purchase for this group. For those not paying cash, most investors have significant interest rate adjustments on their loan taking the rate up substantially over 5.5 percent. For investment properties, the 3-point hit for LTV's above 75 percent alone takes the 5.5 to 6.75 percent – most will have multiple hits.

The second/vacation home buyer can get more aggressive rates than investment buyers, but it is easily assumed that economists are not staking their reputation on vacation home buyers saving the housing market. The investment buyer is one of the driving forces in the purchase market today but that cannot be sustained over time. The investment buyer is a potential source of rental housing opportunities, but not for purchasing, at least over a short period of time. The second home/investment buyer is not a driving force in today's housing market.

Renters – Renters can also benefit from lower rates but the same rules apply as with First-Time Buyers. This segment also has historically been one of the weakest, as many are renters for a reason. In many cases those reasons prohibit them from buying. The renter segment is not a driving force in today's housing market.

The pundits preach that falling values are great for housing because more people can buy. While some of this is true, particularly with respect to foreclosures that is not the whole story. In this market after such a devastating past year and a half for home prices, lower prices are a leading indicator of two things – more loan defaults and more zombie home owners 'stuck' in their home unable to sell or refinance. Both of these are a leading indicator of future home price depreciation.

Given the state of financing opportunities from banks and traditional mortgage lending institutions, housing financing opportunities in the near future will need to be from government programs, particularly federal ones. Banks and the traditional institutions will rely on more government financial support in making housing loans, however, lending criteria will be strictly followed and closely monitored.

Overall, the availability of financing to all income groups in the City is a constraint particularly to first-time home buyers and renters who wish to purchase a home. They are generally representative of the Low and Moderate income groups. Existing home owners, regardless of income, may be unable to move-up in housing due to being financially over-extended, facing foreclosure, having insufficient equity, all of which limit them from qualifying financially. Naturally there are homeowners and renters who have no desire to purchase a home or move-up.

3. Non-governmental Constraints — Land Cost

Based on a June 2009 review of the Tehama County Association of Realtors and the Trulia Real Estate Search web sites, there are no actively listed sites with sufficient size acreage for future subdivision and/or multi-family development readily accessible to service services within the City limits. Based review of the web sites and the May 2009 housing and vacant land survey there are only five lots currently available posted for sale within the City limits. All the lots have necessary infrastructure available to them. Two of the lots are each 7,500 square feet in size and are listed for \$35,000 each. The three other lots are

8,960 square feet in size and are each listed for \$85,000. All five lots are classified as Residential in the General Plan. The first two are zoned R-1-2, which would permit duplexes with the approval of a conditional use permit, however, the last three are zoned R-1-8 which only permits a single family residence.

By comparison in the City of Red Bluff, based on a 2009 survey of local real estate agencies, vacant single-family residential lots are selling for \$36,000 to \$106,000 depending on size and location, or an average of \$37,040 for a 7,000-square foot lot.⁸

On the average, the cost of land should not exceed 25 percent of the overall cost of the sale of a residence. Based on the median sale price of homes between January 1, and May 1, 2009 at \$95,000, the value of the land should be approximately \$23,750. The lots listed \$35,000 each would exceed the median by \$11,250. In order to not exceed the 25 percent value of land to sale price, the \$35,000 lot normally requires a home value of \$140,000, whereas, the \$85,000 lots normally requires a home value of \$340,000.

The purchase of a \$140,000 home with three percent down payment results in a mortgage of \$135,800 requiring a monthly payment of approximately \$780. Such a payment is not affordable to Very Low or Low income households. The \$340,000 home with a three percent down requires a payment of \$1,900 per month which only Above Moderate income households could afford.

There is no vacant multi-family land listed for sale in the City. However, in the City of Red Bluff, multi-family is selling for approximately \$330,000 per acre.

Vacant land owners including developers, particularly those that purchased and/or developed land at higher prices between 2002 and 2006 are reluctant to sell at reduced prices unless required to do so because of economic constraints. Also existing vacant land owners are unwilling to sell at prices lower than what their neighbors sold their land during the boom years. They are expecting the same rate of return on their investment and are willing to wait until the next cycle.

Overall land costs are a constraint on the development of Very Low, Low, and to an extent, Moderate income housing in the City due to not only the existing lands costs, but also due to the lack of an adequate supply of land for sale. This is applicable to both single family and multi-family lands.

4. Non-governmental Constraints — Development Cost

Construction costs vary widely depending on the housing type. Multiple family housing generally costs less to construct than single family housing. Labor and materials also have a direct impact on costs and comprise the main component of costs. Housing constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed. **Table III-9** illustrates construction costs (per square foot) for California regions, excluding San Francisco and Los Angeles, from 2000 to 2009.

⁸ *City of Red Bluff 2008-2013 Draft Housing Element. May 2009*

TABLE III-9 HOUSING CONSTRUCTION COSTS			
Housing Type	2000	2003	2009
Average -Wood Frame	\$62.17	\$67.30	\$101.95
Good Quality -Wood Frame	\$85.50	\$92.40	\$108.33
Average -Masonry	\$70.03	\$75.70	\$126.37
Good Quality -Masonry	\$89.70	\$96.90	\$129.98

Note: All costs are per square foot. Source: *Building Standards and building safety journal Jan-Feb 2009*

Discussions with Mr. Dave Rutledge, Executive Director of the Community Revitalization and Development Corporation noted that current construction costs for an average wood frame home could be as low as \$90.00 per square foot given the current state of the economy and unemployment levels, particularly in the construction industry. The construction costs do not include City building and impact fees, or school fees.

For an approximate 1,440 square foot home construction costs could range between \$129,600 and \$146,880 plus the cost of the land. Assuming the \$35,000 vacant lot previously discussed, the cost of the home could range between \$164,600 and \$181,900. Such a home would be available to Moderate and Above Moderate income households, but not to the Low or Very Low households. However, when City building permit and schools fees are added to the land and construction costs, housing will be barely available to Moderate income households. This is discussed in *Chapter III Housing Constraints, Section C. Sub-Section 3. Governmental Constraints – Development and Construction Fees.*

If labor or material costs were to increase substantially, the cost of construction could rise to a level that impacts the price of new construction and also rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing. Impacts of increased construction costs could be reduced to an extent by lower land costs and City building permit and impact fees and school fees. However, this will create a stain on the provision of services by the City and schools.

5. Non-governmental Constraints — Vacancy Rates

As previously discussed, the residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units. In a healthy market, the vacancy rate is between five and eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

According to the State Department of Finance, Corning's vacancy rate for all types of housing units has fluctuated between 7.33 and 7.37 percent since 1999 through 2009. The 2000 Census identified vacancy rental rates to be 5.31 percent of the total vacant units. The 7.33 through 7.37 vacancy rates are just within the range of desired minimum vacancy rates. Therefore, vacancy rates are not considered to be a market constraint on the supply of housing in the City; however, any slight increase in the vacancy rate will place the City in a position where the vacancy rate may be a constraint to residential development,

particularly multi-family rental housing development which provides housing opportunity to Very Low and Low income households. Multi-family housing developers wish to keep vacancy rates as low a possible. High vacancy rates will disuade additional multi-family rental housing from being developed since the need is already being met.

6. Non-governmental Constraints – Environmental Issues

As previously noted, the City of Corning (City), California is a rural agricultural community situated 25 miles northwest of Chico and 17 miles south of Red Bluff in south central Tehama County. The physical layout of the City which is mainly a grid street pattern⁹ was established in 1878, when the town named Scatterville, later Riceville, was built. In 1882, the town of Corning was established and merged with Riceville. Since that time, the City and adjacent agricultural areas have seen a slow to moderate increase in population growth.

Active earthquake faults can be found throughout California; however the City is located in an area that is considered to be relatively free of seismic hazards in the immediate vicinity. The most significant seismic activity that can be anticipated in the area is ground shaking generated by seismic events on distant faults. The closest of which is the Elder Creek Fault, which lies approximately five miles to the southwest. There is no evidence of a “potentially active fault,” located in the area, which could result in significant damage to structures and associated infrastructure.

Noise exposure at the available housing sites in the City can be considered a potential constraint to the development of residential housing. There is an active, municipal airport in the northern central portion of the City; however the traffic patterns of the airport are designed to avoid flying over the city limits. Also extending within the western edge of the City is I-5 which is a major source of ambient noise. Trains are another major source of ambient noise that may act as a constraint to housing development since California Northern Railroad (CNFR) has a rail line running in a north-south direction through the central part of the City. CNFR interchanges with the Union Pacific Railroad and provides daily and scheduled service for major commodities which are food related being tomato products, olives, rice, cheese, frozen foods, beer, wine and wheat with some stone, petroleum products, and chemicals. However, service is not as frequent as Union Pacific which also accommodates passenger service via AMTRAC. Adherence to Uniform Building Code requirements for acceptable interior noise thresholds and the utilization of noise attenuation mechanisms such as building siting and berm/solid wall construction will minimize noise impacts to acceptable levels.

The undeveloped, general planned and residentially zoned land in the City will be unable to adequately meet local housing needs over the next five years and existing vacant lands within the City will need to be redesignated and reclassified to residential uses and also higher residential densities. However, many of these vacant sites are infill sites with direct access to infrastructure and with minimal natural resource environmental constraints from cultural resource, biological and wetland resources. Due to the relatively level topography of these existing sites,

⁹ This is due to the relatively level topography within the current City limits. Topographic changes begin to occur in the eastern and northeastern portions of the City.

erosion and in turn, water quality issues are minimized with adequate use of Best Management Practices (BMPs).

Those areas proposed for annexation are located in areas adjacent to the City that have access to adequate infrastructure to meet the need of new residential development. Contained within are large parcels that, with the installation of the proper infrastructure, will be able to not only support the projected population of the City for many years to come, but will also assist in meeting affordable housing needs, in particular for Very Low and Low income households. Potential environmental issues are either relatively minor or can be readily mitigated and do not result in a constraint to the development of housing in the City.

C. GOVERNMENTAL CONSTRAINTS

There are a number of ways in which governmental action, or inaction, can inhibit the production of housing and/or increase its cost. Many types of governmental constraints, such as the control of the supply of money and mortgage rates or State and Federal environmental laws, are out of the hands of local governments. Local governments control many processes which can affect the cost of housing directly (infrastructure improvements, development fees, etc.) or indirectly (application processing time, land use controls, etc.). Housing element law requires the analysis of governmental constraints which include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and the local processing and permit process. Each potential constraint and its effect on housing are discussed below.

1. Governmental Constraints – Land Use Controls and Development Standards

The *Land Use Element* of the *General Plan* sets forth the City's policies for guiding local development which together with existing zoning, establish the amount and distribution of permitted land uses within each zone, and sets forth development standards with which the permitted land uses must comply. The *General Plan Land Use Element* objective is to promote the best use of land through protection of desirable existing uses, orderly development, and consideration of the City's future needs. Residential development is permitted in accordance with the Zoning Ordinance, under the districts shown in **Table III-10**.

The City's residential on-site development standards are less restrictive than all surrounding communities, except for the front and side yard requirements of the City of Tehama. Furthermore, the City of Corning allows higher densities for comparable zoning classifications.

The City's residential off-site development standards are not overly or unnecessarily restrictive, when compared to surrounding communities. The low to high density standards are slightly lower than those found in select surrounding communities and are not so onerous as to be considered a constraint on the development of housing.

TABLE III-10 RESIDENTIAL LAND USE DISTRICTS AND DENSITIES										
Land Use Districts, Densities, and Building Coverage				Setbacks, Building Heights, and Floors						
Zoning	Square Feet Per Unit	DU's Per Acre	Maximum Building Coverage	Minimum					Maximum	
				Unit Width	Lot Width	Front Yard	Rear Yard	Side Yards	Height	Floors
Single-Family (R-1)	6,000 – 7,000 ¹	7	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-2)	6,000 ²	14	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-8)	8,000	5	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-10)	10,000	4	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Two-Family (R-2)	6,000 ³	14	55%	20	60 ⁸	20	10 ¹⁰	6 ¹²	35	2-1/2
Neighborhood Apartment (R-3)	1,500 ⁴	28	65%	20	100 ⁹	20	10 ¹⁰	6 ¹²	35	2-1/2
General Apartment (R-4)	1,500 ⁵	28	65%	20	100 ⁹	20	10 ¹¹	6 ¹²	35	2-1/2
Planned Development (PD)	6,000 ⁶	Varies	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies

Notes:

- ¹ Corner lots require a minimum 7,000 square feet of lot area. Mobile/manufactured homes are permitted.
- ² One two-family dwelling unit (duplex) is subject to use permit approval by the Planning Commission.
- ³ One two-family dwelling unit (duplex) is permitted on a minimum lot size of 6,000 square feet. A triplex is allowed with a minimum 9,000 square feet of lot area.
- ⁴ Applied in areas where high density development of homes and apartments is desirable. Minimum lot size of one acre.
- ⁵ Applied in areas where group dwellings and apartments are desirable. Minimum lot size of one acre.
- ⁶ Allows all uses permitted in the R, C, and M districts subject to use permit approval by the Planning Commission. R district uses require a minimum building site area of 6,000 square feet.
- ⁷ Same as required for the particular uses in the residential districts.
- ⁸ 75 feet minimum on corner lots.
- ⁹ Minimum lot size of one acre.
- ¹⁰ An additional 5 feet shall be required for each story over the first story of any building.
- ¹¹ An additional 5 feet shall be required for each story over the first story of any building. Distances between main buildings on the same lot is 10 feet. Depending on the arrangement of buildings, other side yard distance requirements are applicable per Section 17.60.030.G.
- ¹² Three feet added to each side yard for each story above the first story of any building. Side yard on the street side of each corner lot shall not less than 10 feet. A 20 foot minimum side yard is required where a two-story residential structure abuts the rear yard of a single family lot.

Since the City of Corning's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the City. Furthermore, through the use of tools such as Specific Plans and Planned Unit Development Ordinances, the City encourages innovative planning design that, among other benefits, may translate into lower housing costs as exemplified by Salado Orchards.

Housing supply and cost is greatly affected by the amount of available vacant land designated for residential use and the density at which development is permitted. As noted in **Table III-2** there are approximately 133 acres of vacant residentially zoned lands capable of supporting an additional 659 dwelling units.

Table III-4 identifies another 129 acres of approved residential projects yielding 548 units. Recommended in **Table III-5** are the general plan amendments and/or rezoning for approximately 187 acres within the City which could generate 1,199 dwelling units. Cumulatively there exists the potential for an additional 2,406 residential dwelling units within the City.

Whereas, the City currently has a "density bonus" provision ordinance for the development of affordable housing, it will need to be amended to bring it into compliance with SB 1818. The State enacted significant changes to the state's density bonus law, which went into effect on January 1, 2005.

The number of affordable units that a developer must provide in order to receive a density bonus is significantly reduced from prior law. If at least 5% of the units are affordable to Very Low income households or 10% of the units are affordable to Low income households, then the project is eligible for a 20% density bonus. If 10% of condominium or planned development units are affordable to Moderate income households, then the project is eligible to receive a 5% density bonus. In addition, there is a sliding scale that requires:

- an additional 2.5% density bonus for each additional increase of 1% Very Low income units above the initial 5% threshold;
- a density increase of 1.5% for each additional 1% increase in Low income units above the initial 10% threshold; and
- a 1% density increase for each 1% increase in Moderate income units above the initial 10% threshold.

These bonuses reach a maximum density bonus of 35% when a project provides either 11% Very Low income units, 20% Low income units, or 40% Moderate income units.

The continued affordability requirements for Very Low and Low income units have not changed. However, the requirements for Moderate income condominium units have changed significantly. The new law specifies that the city must insure that the initial occupants of Moderate income units meet the income qualifications. However, upon resale of the units the seller retains the down payment, the value of any improvements, and the seller's proportionate share of appreciation. The city recaptures its proportionate share of appreciation and those funds must be used within three years to promote Lower or Moderate income home ownership.

Cities must grant more "concessions or incentives" reducing development standards, depending on the percentage of affordable units provided. "Concessions and incentives" include reductions in zoning standards, other development standards, design requirements, mixed use zoning, and any other incentive that would reduce costs for the developer. Any project that meets the minimum criteria for a density bonus is entitled to one concession from the local government agency, increasing up to a maximum of three concessions depending upon the amount of affordable housing provided.

A city may not impose a "development standard" that makes it infeasible to construct the housing development with the proposed density bonus. In addition to requesting "incentives and concessions," applicants may request the waiver of an unlimited number of "development standards" by showing that the waivers are needed to make the project economically feasible. The bill defines "development standards" as "site or construction conditions."

Additional density is available to projects that donate land for residential use. The land must satisfy all of the following requirements:

- a) Have the appropriate general plan designation and zoning to permit construction of units affordable to Very Low income households in an amount not less than 10% of the units in the residential development;
- b) Be at least one acre in size or of sufficient size to permit development of at least 40 units; and,
- c) Be served by adequate public facilities and infrastructure.

If a project qualifies for a density bonus, the developer may request (and the City must grant) new parking standards for the entire development project. The new standards are:

- zero to one bedroom – one on-site parking space
- two to three bedrooms – two onsite parking spaces
- four or more bedrooms – two and one-half on-site parking spaces.

These numbers are inclusive of guest parking and handicapped parking and may be tandem or uncovered (but cannot be on-street). The parking standards may be requested even if no density bonus is requested.

The City currently allows second units in compliance with AB 1866 (Chapter 1062, Statutes of 2002) as a means to achieve higher densities and meet affordable housing needs. Second-units (i.e., in-law apartments, granny flats, or accessory apartments) provide an important source of affordable housing. By promoting the development of second-units, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure, and assist low and moderate-income homeowners with supplemental income. Second-units can increase the property tax base and contribute to the local affordable housing stock. Local governments may allow for the creation of second-units in residential zones, set development standards (i.e., height, setbacks, lot coverage), require minimum unit sizes and establish parking requirements.

However, review of the current City Ordinance reveals that no specific “second unit” ordinance was developed and adopted. A section in the Zoning Code defines “Granny housing” as a studio or one-bedroom dwelling unit, containing no more than six hundred forty square feet, to be used for occupancy of family members. The definition then proceeds to discuss how the unit: “must be placed on a lot in the R-1 district; can be attached to the main dwelling or detached; occupants are to be 60 years of age or more, or handicapped, and no more than two persons; if occupants are husband and wife, only one of them needs to be 60 years of age or older; a separate off-street parking space, which may be uncovered, is provided; the unit is constructed in compliance with city and building codes; and the unit shall provide complete, independent living facilities for the one or two persons.”¹⁰

Chapter 17.10 which discusses the R-1 Single Family Residence District does not make any reference to, or incorporate, the “Granny housing” definition in the District. The City needs to clarify the second unit provisions of the Government Code in order to provide clear and concise direction to property owners wishing to construct a second unit. The City cannot adopt an ordinance which

¹⁰ Section 17.06.260. Page 195. August 1994. *City of Corning Zoning*.

totally precludes second units within single-family or multifamily zoned areas unless the ordinance contains findings acknowledging that the ordinance may limit housing opportunities of the region and further contains findings that specific adverse impacts on the public health, safety, and welfare that would result from allowing second units within single-family and multifamily zoned areas justify adopting the ordinance.

Government Code Section 65852.2(a)(3) requires that when a local agency has a local ordinance, an application for a second-unit permit is to be considered ministerially without discretionary review or public hearing on or after July 1, 2003. “Ministerial” is a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the strength requirements in the Uniform Building Code, and the applicant has paid his fee.¹¹

2. Governmental Constraints – Building Codes and Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs group. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The City has adopted the Model Codes consisting of the Uniform Building Code (UBC), Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code, and the National Electric Code. The UBC is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The Uniform Housing Code, on the other hand, provides requirements for the conservation and rehabilitation of homes and is used to abate substandard property which endangers the health, property, safety, or welfare of the public or its occupants. “Abatement” means and includes, but is not limited to, demolition, removal, repair, vacation, maintenance, construction, replacement, reconditioning of structures, buildings, appliances or equipment; and to the correction or elimination of any substandard condition upon substandard property.¹²

The City Code vests building and housing code enforcement duties on the Building Official. The Building Official upon referral from the Fire, Public Works or Planning Departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the building or housing codes. In the past, there has been no systematic enforcement of building codes in the City. Existing units were inspected either when complaints

¹¹ The definition is provided in the the 2009 California Environmental Quality Act (CEQA) Guidelines, Section 15369.

¹² As defined in the 1997 Uniform Housing Code

were received by the Building Official or when an owner sought a permit for additional construction. Building and Housing Code enforcement is not considered a significant constraint to housing development. However, a housing rehabilitation program is an identified need to not only provide safe and sanitary housing but provide additional housing opportunities for Very Low and Low income households. Utilization of the Uniform Housing Code will be utilized to identify necessary improvements.

3. Governmental Constraints – Development and Construction Fees

Development and construction fees can be divided into two categories, a project requiring land development entitlements in order to create building sites, or just the issuance of building permit(s) on an already existing parcel. The land development project will eventually require building permits to, thereby subject to all the fees. **Table III-11** identifies fees associated with entitlements.

TABLE III-11	
ENTITLEMENT APPLICATION PROCESSING FEES	
Planning Application Fees	
General Plan Amendment ¹	\$ 800
Rezone or Prezone ¹	\$ 750
Tentative Parcel Map ¹	\$ 480 + \$50/Lot
Tentative Subdivision Map ¹	\$ 580 + \$50/Lot
Final Map or Subdivision Map	\$ 200 + \$25/Lot
Planned Development ¹	\$ 500 \$25/DU
Pre-application/Preliminary Map	\$ 200
Use Permit ¹	\$ 500
Use Permit Extension	\$ 100
Use Permit – One Duplex or Onsite Sign	\$ 350
Variance ¹	\$ 500
Lot Line Adjustment	\$ 350
Appeals	\$ 200
Map Extension	\$ 150
Excess Staff Costs ²	\$ 47/Hour
CEQA Environmental Fees	
Initial Study/Negative Declaration (ND)	\$ 150
Mitigated Negative Declaration ³	\$ 350
Environmental Impact Report (EIR) Review ⁴	\$ 5 Percent
Environmental Review – Categorical Exemption	\$ 60
Outside Agency Fees	
California Department of Fish and Game – EIR ⁵	\$ 2,768.25
California Department of Fish and Game – ND/MND ⁵	\$ 1,993
Tehama County CEQA Notice of Determination Filing ⁵	\$ 50

Notes:

¹ Application is subject to the environmental review fee. However, a tentative parcel map encompassing less than five acres may be Categorical Exempt under CEQA. If this were to occur, the environmental review fee for a Categorical Exemption would be the environmental fee charged.

² Excess staff costs may be charged for applications where processing time significantly exceeds the customary processing time for similar applications or for staff time processing applications other than those shown on the schedule.

³ The fee is in addition to a contract fee to prepare the MND when required.

⁴ The fee is in addition to a contract fee to prepare the EIR.

⁵ SB 1535 imposed this fee in 2006 and requires Fish and Game to revise it annually on January 1 to reflect the permitted increase by law. A County fee is also imposed to process the Fish and Game fee.

Entitlement Fees – If a land division is proposed whereby more than two or more parcels are to be created, or if an apartment project is proposed on an individual parcel, entitlement application processing fees are imposed. The amount of the fees is dependent on the complexity of the project which could range from a site

requiring a general plan amendment, rezone, and tentative subdivision map where the preparation of a California Environmental Quality Act (CEQA) environmental impact report (EIR) is required to only splitting a parcel into two lots where all that is required is a tentative parcel map application and a CEQA categorical exemption. As an example, assume a 25 acre parcel being subdivided into 120 parcels where a general plan amendment, rezone, and EIR are required due to potential traffic and wetland issues. In addition, due to the complexity of the project, 80 hours of staff time will be required. The cost for such an application is identified in **Table III-12**. However, if just a parcel map were proposed dividing one lot into two, **Table III-13** identifies those fees.

TABLE III-12 ENTITLEMENT APPLICATION PROCESSING FEES 20 ACRE PARCEL	
Planning Application Fees	
General Plan Amendment	\$ 800
Rezone	\$ 750
Tentative Subdivision Map	\$ 6,580
Final Map or Subdivision Map	\$ 3,200
Excess Staff Costs	\$ 3,760
CEQA Environmental Fees	
Environmental Impact Report (EIR) Review ¹	\$ 6,000
Outside Agency Fees	
California Department of Fish and Game – EIR	\$ 2,768.25
Tehama County CEQA Notice of Determination Filing	\$ 50
Total Entitlement Processing Fees	\$ 23,908.25

Notes:

¹ Assumes the EIR will cost \$120,000 by an outside consultant.

TABLE III-13 ENTITLEMENT APPLICATION PROCESSING FEES PARCEL MAP	
Planning Application Fees	
Tentative Parcel Map	\$ 580
Final Map	\$ 250
CEQA Environmental Fees	
Environmental Review – Categorical Exemption	\$ 60
Outside Agency Fees	
Tehama County Categorical Exemption Filing	\$ 50
Total Entitlement Processing Fees	\$ 940

The entitlement process cost to create one residential lot is \$199.24 and \$570 to create the two lots. Not factored in are the engineering and surveying costs associated with the 120 lot entitlement, however, the point being made is that entitlement processing fees are not a constraint to the development of parcels for affordable housing in the City. This is very strongly evidenced when compared to some of the entitlement fees imposed by the City of Red Bluff and Tehama County as identified in **Table III-14**. The City entitlement process fees are significantly less.

Building Permit: **Tables III-15** and **III-16** identify the fees associated with obtaining a building permit for a single family residence and a duplex, respectively. In addition, **Table III-17** identifies the infrastructure and service fees the Department of Public Works imposes.

TABLE III-14 COMPARISON OF ENTITLEMENT FEES				
Jurisdiction	Fee Category			
	General Plan Amendment	Rezone	Tentative Subdivision Map	Variance
Tehama County	\$ 2,575	\$ 2,340	\$ 1,610 + \$110/Lot	\$ 2,315
City of Red Bluff	\$ 2,563	\$ 2,255	\$ 2,050	\$ 1,538
City of Corning	\$ 800	\$ 750	\$ 580 + \$50/Lot	\$ 500

Source: City of Red Bluff 2008-2013 Draft Housing Element. May 2009

TABLE III-15 BUILDING DEPARTMENT FEES SINGLE FAMILY RESIDENCE ¹	
Building Permit Fees	
Permit	\$ 1,901.75
Plan Checking	\$ 1,235.92
Energy Plan Checking	\$ 49.50
Energy Inspection	\$ 49.50
Mobile Home Installation	\$ 0.00
Building Permit Fee	\$ 3,236.67
Other Building Fees	
Plumbing Permit	\$ 83.00
Electrical Permit	\$ 101.42
Mechanical Permit	\$ 50.00
SB 1473 Fee ²	\$ 8.00
Strong Motion Fee (Earthquake) ³	\$ 18.89
School Impact Fee ⁴	\$ 3,090.16
Total Other Building Permit Fees	\$ 3,351.47
Total Building Permit Fees	\$ 6,588.14

¹ The residence is 1,444 square feet with an attached two car garage of 405 square feet and a patio of 56 square feet. The valuation was \$188,850.

²SB 1473 imposes a fee that began on January 1, 2009, where cities and counties must collect, on behalf of the California Building Standards Commission a fee based on building valuation to fund development of statewide building standards. The fee is four dollars (\$4.00) per every hundred thousand dollars (\$100,000) in building valuation. Cities and counties may retain up to ten % (10%) of the fee to cover related administrative costs and for code enforcement education.

³ Properly titled the Strong Motion Instrumentation and Seismic Hazard Fee, this fee based on building valuation was created by the State of California/Division of Mines and Geology offsets the cost of installing expensive seismic detection equipment and maintaining research projects within the state. Every jurisdiction in California participates. The fee is based

⁴ The school impact fee of \$2.97 per square feet, which can be adjusted annually, is paid to the Tehama County Department of Education. A building permit cannot be issued to the contractor without a receipt showing that the fee has been paid.

Tables III-16 and III-17 reflect that the cost to obtain a building permit for an approximate 1,440 square foot, two bath home with a two car garage is approximately \$19,250.¹³ The fees for a duplex unit would total \$32,920 or \$16,460 per dwelling unit. Based on a construction cost of \$90 to \$102 per foot, the 1,440 square foot home would cost approximately \$129,600 to \$146,880 to construct. Adding a land cost of \$35,000 to \$85,000 plus the fees would result in a total cost of approximately \$183,900 to \$251,100.

The 2,200 square foot duplex would cost approximately \$265,900 to \$342,300, or \$132,950 to \$171,160 per dwelling unit. Granted that the amount of square footage is 340 square feet less than the single family residence and has a one car garage instead of a two car garage, the duplex dwelling unit is about \$51,000 to \$80,000 less than the cost for a single family home.

¹³ It needs to be recognized that \$3,090 of the fee, or 16 percent, is paid to the school district.

Initially \$19,250 in building permit fees may appear to be high and potentially a constraint. However, when considering land costs, building costs, and building permit fees, the fees for a single family residence reflect 10.5 percent to 7.7 percent of the cost and 12.4 to 9.6 percent of the cost for a single duplex residence. This percentage is not a significant constraint. Land and construction costs are more of a constraint. Land costs could range from 19 (\$35,000 lot cost) to 36 percent of the total housing cost (\$85,000 lot cost) and construction costs could range from 58 to 70 percent of the total housing cost.

TABLE III-16 BUILDING DEPARTMENT FEES DUPLEX RESIDENCE¹	
Building Permit Fees	
Permit	\$ 1,487.00
Plan Checking	\$ 966.55
Energy Plan Checking	\$ 46.00
Energy Inspection	\$ 46.00
Mobile Home Installation	\$ 0.00
Building Permit Fee	\$ 2,545.55
Other Building Fees	
Plumbing Permit	\$ 154.18
Electrical Permit	\$ 101.42
Mechanical Permit	\$ 54.00
SB 1473 Fee	\$ 12.00
Strong Motion Fee (Earthquake)	\$ 22.00
School Impact Fee	\$ 4,708.00
Total Other Building Permit Fees	\$ 5,051.60
Total Building Permit Fees	\$ 7,597.15
Fee Per Dwelling Unit	\$ 3,798.58

¹ Each unit is 1,100 square feet with a single car garage of 321 square feet and a porch of 88 square feet. The total valuation was \$213,510. One permit was issued for the two dwelling units.

TABLE III-17 DEPARTMENT OF PUBLIC WORKS FEES THREE BEDROOM/TWO BATH DWELLING UNIT¹	
Development Impact Fees	
Sewer Capital Connection	\$ 642
Sewer Plant Expansion	\$ 4,000
Water & Well	\$ 709
Drainage Facility - \$3,900/Acre	\$ 0
Park Tax - \$200/Dwelling Unit Plus \$100/Bedroom Over 1	\$ 400
Park Development	\$ 875
Traffic Mitigation	\$ 4,819
Total Development Impact Fees	\$ 11,445
Utility Installation Fees	
Water Service – 3/4 Inch Service with Meter	\$ 546
Water Service – 1 Inch Service with Meter (When Applicable) - \$650	\$ 0
Sewer Service – 4 Inch Service	\$ 655
Encroachment Permit	\$ 15
Total Utility Installation Fees	\$ 1,216
Total Public Works Fees	\$ 12,661

¹ There is no fee difference between a single family residence or one multi-family residence.

4. Governmental Constraints – Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate and consider approval of new development applications. This process ensures that new residential developments reflect the goals and policies of the City's General Plan and meet the requirements of the City's Zoning Code. Applications are made in writing to the City's Planning Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings, such as conditional use permits, general plan amendments, rezones, and tentative subdivision maps.

Table III-18 lists typical review times for various planning actions. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance and conformance with land division standards. Although application review and approval adds time to the development process, the review periods listed in **Table III-18** are consistent with typical review periods in other jurisdictions. In fact, in many cases the City review period is less than that of other jurisdictions. If a general plan amendment, zone change and subdivision tract map were processed concurrently for a residential project, all of those entitlements could be obtained over a four to five month processing period, provided the application is complete. Moreover, unlike other jurisdictions, the City does not have a design review process that would add more time to project application review. Therefore, development application procedures are not considered a significant constraint on housing development.

TABLE III-18	
ENTITLEMENT APPLICATION AND BUILDING PERMIT TIMELINES	
Type of Application or Permit	Typical Processing Timeline
General Plan Amendment	4 – 5 Months
Zone Change	3 – 4 Months
Subdivision Tract Map	3 – 4 Months
Subdivision Parcel Map	3 – 4 Months
Use Permit	3 Months
CEQA Initial Study – Negative Declaration	2 Months
CEQA Initial Study – Mitigated Negative Declaration	2 – 4 Months
Environmental Impact Report	6 – 12 Months
Building Permit (without other requirements)	14 – 30 Days

Note: General Plan Amendments and/or Zone Changes can be undertaken concurrently with a Subdivision Tract Map or Parcel Map. The longest time period normally prevails plus an additional month depending on the complexity of the project.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA). Projects subject to CEQA require the preparation of an environmental document, such as an environmental impact report (EIR) or negative declaration, before a project can be approved. Smaller projects also may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. State environmental law mandates much of the time required in the environmental review process. Also, the environmental

review process requires public participation. This typically includes a public review and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

5. Governmental Constraints – Housing For Persons With Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). The City must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. As defined under the Federal Housing Amendments Act of 1988 and California’s Fair Employment and Housing Act, a disabled person, is a person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment or, anyone who has a record of that type of impairment.

The City has proposed policies and programs to comply with State requirements. In addition, the City proposes reviewing not only the zoning ordinance, but also land use policies, permit practices, and building codes to comply with State and fair housing laws. As an example, the City currently limits the use of granny housing to be use for occupancy of family members. However, there is no definition of family. Utilizing guidance from HCD Staff, family will be defined as “one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.” This definition of family does not limit the number of persons occupying housing or distinguishes between related and unrelated persons.

Table III-19 identifies potential constraints on housing for persons with disabilities. The first column identifies the constraints in the form of questions. The second column discusses if and how the constraints are dealt with and if the City needs to modify their current efforts and/or undertake evaluations to establish additional policies and/or programs to address the constraints. Other than some minor clarifications in the zoning code, there are no constraints on the development, maintenance, and improvement of housing for persons with disabilities in the City of Corning.

TABLE III-19	
CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	
General	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	The Zoning Ordinance allows for “Granny housing” for occupants 60 years of age or older, or disabled (Section 17.06.260). The City has established a process for making requests for reasonable accommodation. Appeals to local zoning and land division standards may be filed with the City Planning Commission (PC). Appeals to the decisions of the PC can be filed with the City Council. Also, the City refers complaints to the City Attorney, the California Department of Fair Employment and Housing, and the HUD, Office of Fair Housing and Equal Opportunity.

TABLE III-19	
CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	
Has the City made efforts to remove constraints on housing for persons with disabilities?	The Building Official enforces disabled accessibility requirements. In addition to the analysis provided in this Housing Element Update, the City shall review land use regulations and practices for compliance with fair housing laws dealing with disabilities.
Does the City make information available about requesting reasonable accommodations?	A housing rehabilitation program is proposed as part of this Update. The program will identify measures whereby reasonable accommodation information is available.
Land Use and Zoning	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis in this Update, the City has reviewed land use regulations and practices for compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Yes, disabled access standards are those mandated for local enforcement by the State (Title 24 of the California Code of Regulations (California Physical Access Laws). The City's policy for reduction of parking spaces is to first discuss options with City staff, then if necessary, file for consideration by the City's Planning Commission and if needed, the City Council. However, these procedures need to be formalized via written policy.
Does the locality restrict the siting of group homes?	No, the City does not restrict the siting of group homes with less than six persons. However, group dwelling are restricted to the R-4 General Apartment Residential District.
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	The City adheres to State law with regard to Residential Care Facilities whereby facilities with 6 or fewer individuals are outright permitted within all Residential Zoning Districts. Group dwellings are permitted in the R-4 General Apartment Residential District. However, the Zoning Ordinance needs to be evaluated so as to provide definitive guidance.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No. Whereas, the Zoning Ordinance allows for "Granny housing" for occupants 60 years of age or older, or disabled, the Ordinance states the housing is to be used for "family members." However, as part of this Update, policies are being proposed for evaluation and implementation for the provision of emergency shelter and transitional and supportive housing, and second dwelling unit requirements to replace "Granny housing" requirements.
Does the land use element regulate the siting of special housing in relationship to one another?	No, the Land Use Element does not require a minimum distance between two or more special needs housing.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	An application is submitted to the City Building Department who administers the 2007 Uniform Building Code. Due to the relatively small size of the City, an inquiry is made to the City Building Official who informally reviews the retrofit proposal and assists the applicant with their formal application. This Update proposes a housing rehabilitation program which will incorporate Uniform Housing Code standards.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, group homes with fewer than six persons are allowed by right in all residential zones.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	No, the City does not have particular conditions or restrictions for group homes. However, conditions may be applied to issuance of a Conditional Use Permit, if required.
What kind of community input does the City allow for approval of group homes?	Group homes with less than six persons are outright permitted with no requirements for public hearings which require the provision of published legal notice and public notice to property owners within a 300 foot radius. Review of applications since 1998 reveal that no applications have been submitted for group dwelling or group homes over six persons. The R-4 General Apartment District which permits group

TABLE III-19	
CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	
	<p>dwelling is not clear regarding whether or not a use permit is required. This Update calls for the evaluation and amendment of the R-3 Neighborhood Apartment and the R-4 Districts, as necessary.</p> <p>However, assuming a use permit is required, anyone may comment to City staff during normal working hours. These comments are included in the Staff reports to the Planning Commission, and if necessary, the City Council. Both bodies accept and consider public written and oral comments in their deliberations for entitlement approvals, such as a use permit.</p>
Does the City have particular conditions for group homes that will be providing services on site?	No, not if the service is intended solely for occupants of the group home rather than the general public.
Building Codes	
Has the City adopted the Uniform Building Code?	Yes, the City has adopted the 2007 Uniform Building Code.
Has the City adopted any universal design element into the code?	No, but as part of this Update, the City will evaluate the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes, the Building Official expedites permit processing and code enforcement for individuals with disabilities, to the maximum degree feasible given that there is only one Building Official who serves as.

6. Governmental Constraints – Services and Facilities

Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service and other infrastructure for the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter and affected portions of offsite arterials.

The ensuing evaluation of specific public services and facilities provides information regarding their adequacy. The evaluation clearly identifies that there is sufficient water and wastewater treatment capacity, in addition to other services and facilities, necessary for the development of affordable housing, in particular for Low and Lower income households.¹⁴

Wastewater Collection and Treatment – The wastewater (sewer) system is a closed sanitary sewer system that collects wastewater from all City residents and businesses and transports it to the Wastewater Treatment Plant (WWTP) southeast of the City. The sewer collection system is composed largely of lines measuring six or eight inches in diameter that extend down the centerline of City streets.

The City's original sewer system was constructed over 85 years ago, eliminating the problem of mixed sewer collection and septic tank systems in the City.

¹⁴ The majority of the information is derived from the 2005 *Municipal Service Review of the City of Corning, Tehama County, California*.

Corning has been proactive in maintaining its sewer system – it replaced the majority of the old sewer lines between 1997 and 2000 to avoid costly repairs and replacements in the future, and in anticipation of growth. This also reduced problems with infiltration and inflow. The funding for the replacement project came from a Farm Home Loan, and the project was carried out in three stages. In all, approximately 35,700 linear feet of sewer lines were replaced at a cost of \$3,070,000.

A number of future capital improvements are also needed that include the extension of sewer main lines, improvements to the lift stations, and future sewer expansion engineering. The sewer collection system is composed largely of lines measuring six or eight inches in diameter. While these lines appear to be suitable to the current City population, increased flows may require the replacement with larger diameter collector and trunk lines to serve new areas.

The proximity of existing sewer lines to future annexations varies by location. In some areas, the existing system is in close proximity – between 200 and 1,500 feet. Other areas face challenges in connecting to the system, largely due to changes in topography and sheer distance. These areas may require the construction of new lines and lift (pump) stations to raise the wastewater to a higher elevation to continue gravity flow at an acceptable slope and depth.

In anticipation of the growth and development within the SOI, the City prepared estimates for design and construction of new trunk sewer and water mains in the northwest and southwest areas of Corning. Current projections indicate that the northwestern area of Corning (Blackburn Avenue to Gallagher and I-5 to Highway 99-W) will require \$622,000 for sewer improvements. The southwestern area (Fig Lane to Viola Avenue, and I-5 to the Northern Pacific Railroad) will need \$2,542,500 in funding according to the 2005 *Northwest and Southwest Corning Area Drainage Study and Assessment of Related Water, Sewer, and Street Needs*. The sources of funding for these projects will include impact and annexation fees.

The City's Wastewater Treatment Plant (WWTP) is situated between Corning and Sacramento River off Gardiner Ferry Road, approximately 3.5 miles east of the City. The WWTP is operated privately under contract with the City to maintain the sewer collection system and coordinate with the Regional Water Quality Control Board (RWQCB) and Air Resources Board. The facility is permitted by the RWQCB to discharge up to 1.75 million gallons per day (mgd), but has a capacity of 1.0 mgd. The WWTP was expanded to a capacity of 1.4 mgd (1,818 additional homes/220 gpd per home/450 acres) in 2005 and funded by a Rural Farm Home loan and new sewer rates and connection fees.

Assuming that future development of the City results in approximately 24,300 new residents, this population in addition to the existing population of 7,000, yields an estimated future population of 31,300 which is equivalent to approximately 11,300 households. At a rate of 220 gpd per household, the WWTP will expect to receive 2.5 mgd. The City will be required to expand the WWTP by 1.1 mgd again in the future.

Water Service – The City supplies domestic water to residents located within the City limits. City water originates from ten well locations, which consist of deep

well turbine pumps that pump ground water from the deep, unconfined aquifer located beneath the City. Water quality is generally good, but three additional wells remain off line due to detected or imminent contamination by Tetrachloroethylene (TCE) or Methyl Tertiary Butyl Ether (MTBE). The Regional Water Quality Control Board is currently monitoring the contamination and is facilitating remediation.

In 1994, 1,863 connections to the water distribution system were present in the City. This is composed of 1,631 residential, 212 commercial, 5 industrial, and 15 public authority connections. All connections are operated on a metered rate system, and all agricultural irrigation water is provided from outside sources. In 1994, there were approximately 23 miles of water mains (121,200 linear feet) and two water storage tanks to equalize pressure: one 100,000 gallon tank at Third and Butte streets and a second 5,000 tank supplying the South Avenue area. Water lines in the City are typically 8 inches in diameter, with a range from 4 to 15 inches.

All residential and commercial water service customers in the City are metered for water use. These fees fund the operation and maintenance of the water system. New development is subject to payment of impact fees that will be used to provide new wells to supplement the public water system.

Currently, the water distribution lines maintained by the City do not extend beyond the City limits into the areas proposed for future annexation. Distance varies from 200 feet to 0.25 mile. Future developments will be required to extend water lines and loop the distribution system whenever feasible to provide required fire flows and minimize dead end water lines. According to the 20 year plan, the City will need to add nine new well sites, to be acquired during the subdivision process. Developers will also be required to dedicate land for future well sites, and may be required to construct new wells, pumps, controls, and other appurtenances to City standards. Additionally, while current City distribution lines are currently adequate in size, they often do not have the capacity or standards required to support future development. Some water lines may need to be replaced completely with larger pipes in order to serve residents in the expanded sphere. The cost of these improvements related to increased development will be borne upon the developers through impact fees or required construction or replacement of facilities. Master drainage, wastewater collection and roadway system plans will be needed to efficiently handle additional development surrounding the existing city.

Storm Water Drainage – If the City has one significant infrastructure constraint that is readily identified, it is the storm drainage system. The City uses a combination of underground pipes and surface channels to drain storm water from improved areas of the City. The main surface channel is the Blackburn–Moon Drainage Ditch, which is a highly modified natural channel. It is used to collect storm water drainage and direct it out to the WWTP for eventual discharge to the Sacramento River. Jewett Creek is a perennial stream that originates west of Corning and flows through the southern portion of the City. It receives some surface drainage from less intensely developed portions of the City. In the late 1980s, it was planned as a major collector of storm water drainage from the southern portions of the City.

The drainage inside the City is problematic because of the flat topography of the area. An expansion of the storm water system will actually improve the current drainage situation because it will allow surface runoff to flow away from the City. Onsite detention facilities are standard for commercial developments. The current standard for detention is to meet the needs of a 25-year storm for a period of four hours. These standards are currently being met; however, the two regions of concern for the City are between the City and the Sacramento River, and just west of Corning in the Red Hills area. The City needs to revisit the concept of a Master Drainage Plan to reduce loads on the City's WWTP and to more efficiently handle drainage. The City is currently studying the issue of storm water system improvements between Gallagher and North Street, across to SR 99W.

Significant problems will be generated as more development occurs in the northeastern portion of the City. In this location, there is more variation in topography, and access to the Blackburn-Moon Ditch will require lift stations for storm water flows. The City needs to develop a policy of onsite detention and retention, especially on projects with ten or more homes. The outfall line to the Sacramento River will either need to be increased in size, or a second parallel outfall line constructed added to handle the increased amounts of treated effluent.

Streets – The circulation system consists of a combination of City roadways, connecting County streets, and State and Federal highways. The City, alone, has a total of 33.3 miles (68.4 lane miles) of maintained roads. Of those, 46 percent have deficient pavement conditions, 23 percent are in poor condition, and the remaining roads are in good condition.

The General Plan projected that traffic will increase at all intersections and roadways within Corning at maximum build-out. The only intersection or roadway that falls below the LOS C is the South Avenue and 99W area. Part of the reason is the high volume of heavy truck traffic and projected future automobile and truck as development increases along the 99W corridor.

The City has identified improvements intended to accommodate projected traffic volumes and help maintain the City's level of service (LOS) policy. Included in the recently completed street projects are miscellaneous asphalt repairs in the northwestern portion of the City, ongoing street patching caused by rain damage, and street sweeping by Corning Disposal under a Franchise Agreement.

City and County pavement has suffered from years of funding shortfalls for maintenance and rehabilitation. At least 900 (38 percent) of the 2,400 lane miles of streets and roads maintained by Tehama County are deficient and need rehabilitation. In addition, some of the right of way widths are only 40 feet, which is less than the minimum 60-foot width city requirement. These substandard streets must be reconstructed and brought up to City standards when the properties adjacent to the roads are developed. The cost of this improvement will be borne by the developers of the adjacent land.

The necessary rehabilitation of roads that the City will be acquiring through annexations within the SOI will be funded, in part, by the new development. Developers are currently responsible for full improvements of the lane adjoining the project and one-half of the adjacent lane. There are currently no funds for

the roads to be connected to the existing roadways between improved areas. Some of these improvements will be funded by traffic impact fees.

According to the General Plan, the Planning Commission identified some overall concerns and important issues for future development. These include: 1) the need to protect future east-west and north-south right-of-ways for an efficient circulation system; 2) residential driveway access to arterial roadways; 3) the lack of access to land east of Union Pacific Railroad and west of the airport; 4) the high accident rate at Toomes and Solano Street; 5) the traffic count program initiated by the City; and 5) the need for a contiguous bicycle path system.

As the City annexes more County areas, the amount of substandard roads will increase, more than doubling under the expanded SOI. As new properties develop, the developers are required to provide street improvements, including at least one half of a lane, curbs, gutter, and sidewalks. If development occurs in a patchwork fashion across the City's new SOI, this will result in a mix of poor and substandard roads connected to improved roads in front of subdivisions.

Transportation Center – The City's Transportation Facility is located on the southeastern corner of Solano and Third Streets. The Transportation Center is centrally located downtown to provide a convenient place for residents and visitors using the TRAX Bus System. The complex is composed of a park and ride lot and is currently being used as the Corning Recreation Department office.

An increase in population associated with an expanded SOI will simultaneously increase the number of citizens using the Transportation Center. Because many of the proposed developments will likely be filled by commuters in the outlying communities, these new residents may not use the Transportation Center. The City could promote a Ride-Share program to encourage commuters to use the facility, which would also reduce congestion on City and County roads.

Parks – Existing City parks offer many recreational opportunities to residents of and visitors to Corning, described above. Community involvement, business donations, and agency cooperation have all been key elements in park improvements and maintenance. Community groups involved in recent improvements include the Volunteer Park Improvement Committee, the Rotary Club, the Exchange Club, the Lions Club, the Volunteer Fire Department, Corning Little League, and the Veterans of Foreign Wars. Businesses have donated materials for park improvements, and the California Division of Forestry inmates from Salt Creek Camp have provided labor for several improvements.

The City currently owns and maintains six parks and a small plaza totaling approximately 18 acres: Estil C. Clark Park, Woodson Park, Yost Park, Flournoy Memorial Park, Children's Memorial Park, North Side Park, and Martini Plaza.

Estil C. Clark Park is the largest city park. Facilities include a little league field, a tee ball field, concession building and announcer's booth, and bleachers. Woodson Park contains a playground with equipment and picnic areas set within shady olive trees. Yost Park includes a playground and a softball field with a concession room, announcer's booth, and roof canopy for the bleachers. Flournoy Memorial Park is a small neighborhood park containing picnic areas with tables and grills, a sprinkler system, and a playground area with wooden equipment. Children's Memorial Park contains a grassy area and playground.

The metal playground equipment includes a swing set, moon climber, and a slide. North Side Park features a Junior Olympic size swimming pool with a smaller pool, a two-court lighted tennis court, playground area with equipment, barbecues, a fenced play area including equipment for small children, water fountains, a basketball court, and a sand-filled volleyball court. Martini Plaza is the newest addition to the Corning parks system. This small downtown plaza contains restrooms, picnic tables, and a water fountain.

Currently, parks are distributed across the City in a Northwest to Southeast trending band. Park facilities are noticeably absent in several areas within the existing City limits. The southwestern portion of the City lacks park facilities, but this area is largely commercial. The west-central and south-central areas of the City are also without nearby parks. These deficiencies will become more pronounced with an expansion of the City limits.

Within the SOI, parks will be needed in the northeastern section of the City due to high concentrations of new and proposed residential developments. The addition of new park facilities could occur at a lower than anticipated cost to the City under certain situations. For example, the City could raise development impact fees or require dedication of lots as green space or small parks to serve new developments. In addition, the City could enter into agreements with new schools, built in response to increased growth, to have shared playground and recreation facilities. A number of cities in the Northern Sacramento Valley take advantage of such cooperatives to share the cost of maintaining park space.

Fire Protection – The City of Corning Fire Department provides fire protection services and emergency medical services within a five-square mile area of the City, including the business district, two shopping centers, and several large truck stops. The Department is centrally headquartered in the City at 814 Fifth Street, resulting in an average response time of three to five minutes. Backup services for areas proposed for annexation to the City are provided by the Tehama County Rural station, which has a three to five minute response time to the outlying areas.

Insurance Services Office (ISO) ratings are used by insurance companies to determine fire insurance rates. The rating takes into account the number of firefighting personnel and equipment available to an area and the average emergency response times. Ratings range from one through ten, with one indicating excellent fire service and ten indicating minimal or no protection. Based on its average response time for fire and medical emergencies, the Fire Department's current ISO rating is four.

The Department maintains a fleet of equipment in fair to excellent condition. These include three pumpers (two with a capacity of 1,250 gallons per minute (gpm) and one with an output of 1,500 gpm); two brush trucks; and a rescue squad. The standard initial dispatch for a dwelling unit is two pumper trucks and the rescue unit.

Police Protection – The Corning Police Department (CPD) provides continuous law enforcement and emergency assistance services to areas located within the City limits of Corning. The department also maintains a fleet of 14 vehicles, including special duty vehicles (such as the Youth Programs van), two Citizens on Patrol volunteer vehicles, one Community Service Officer/Animal Control

vehicle, one K-9 vehicle, and one unmarked Detective vehicle. The CPD focuses their efforts on several specific local problems, including narcotics and gang activity. For example, in 2004, approximately 2,564 hours of CPD labor were spent on narcotics, with an additional 200 hours per year for each officer assigned to the Tehama County task force for gang activity.

Gas and Electricity – PG&E provides gas and electrical service. Currently, and for the next ten years, there are no limitations placed on the construction of new homes in the City due to insufficient gas and/or electricity supplies and/or infrastructure.

School Facilities – With the assessment of school mitigation fees on all new developments, the Corning Elementary and High School districts are collecting funds that will maintain the level of service that is currently provided. Developers are required to participate in a fee program that collects funds based on the square footage for a project, at a rate of \$2.14 per square foot. While this constraint is not considered significant for market rate housing, it may be significant to the production of affordable housing units.

D. ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Tehama County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include, but are not limited to:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to the City. PG&E is a privately owned utility whose service area covers most of northern and central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower income households to help lower income households to conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices and other qualified non-profit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored

rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

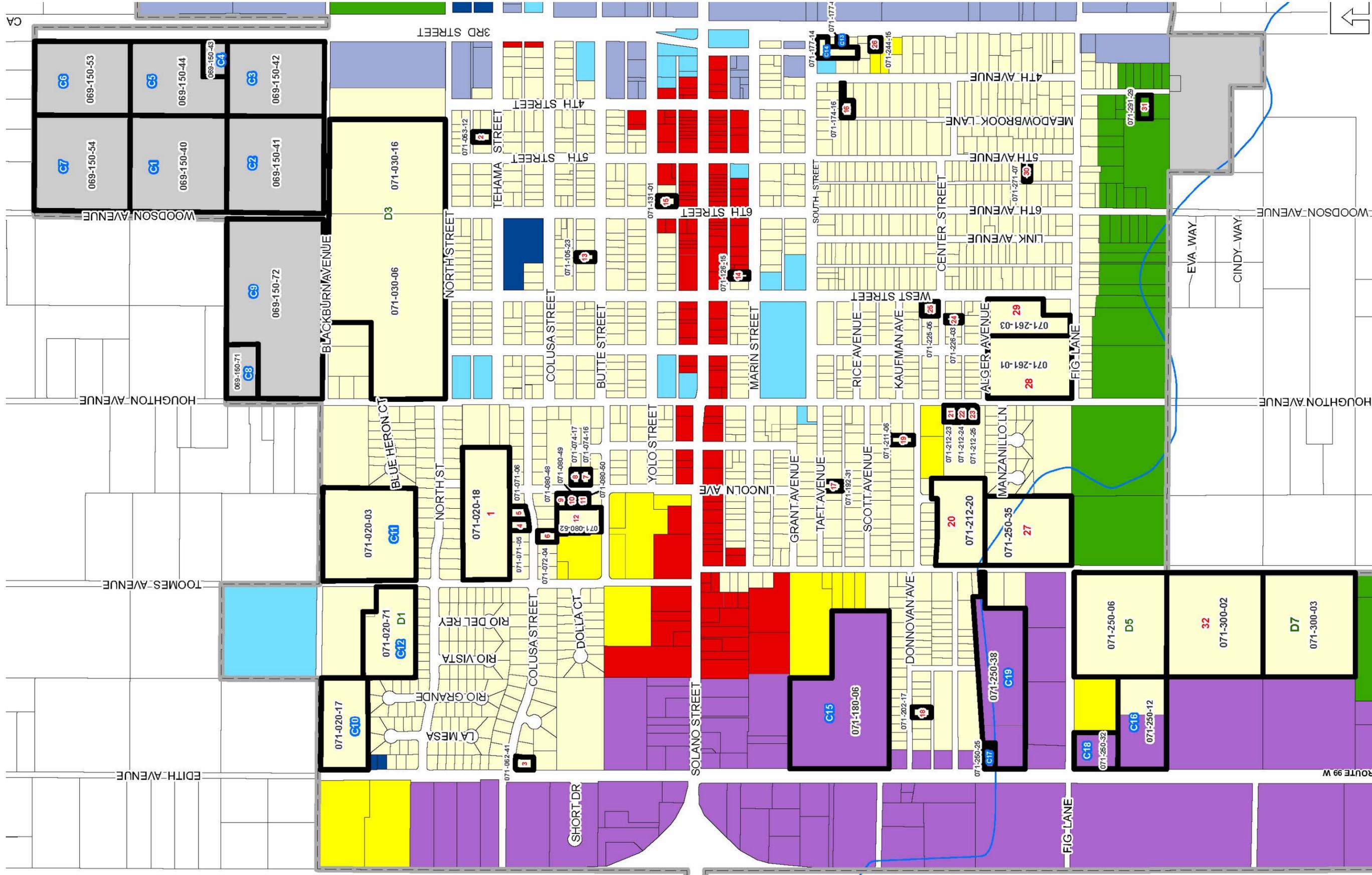
The Self Help Home Improvement Program (SHHIP) manages a weatherization program in Tehama County for lower-income households under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement. The City shall actively pursue working with SHHIP and PG&E to institute a weatherization program as previously identified.

HCD is encouraging the use of Energy Efficient/Green Building features as identified in **Table III-20**. A new bonus category has been added to NOFA's to reward developers that use energy efficient products that will enhance new units. Therefore, a new bonus opportunity has been developed. Applicants must self certify that items 2, 3, 4, 5, 6, 7, 10, 11, 12, and 13 are included in the units to be constructed, and that at least two of the remaining items (1,8 and 9) will also be included in the units to be constructed.

Additionally, appliances that are customarily provided with the units, such as hot water heaters and dishwashers, or heating/cooling systems, should all meet the ENERGY STAR® standards.

TABLE III-20	
ENERGY EFFICIENT/GREEN BUILDING SELF-CERTIFICATION CHECK LIST FORM 3A	
Energy Efficient/Green Building Features	Current Requirement
Site	
1. Use plant and tree species that require low water use in sufficient quantities and install irrigation system using only low-flow drip, bubblers, or low-flow sprinklers.	Two of three of items #1, 8, or 9 must be met for Bonus Consideration
Materials and Resources	
2. Use engineered lumber a. Beams and Headers b. Wood I-Joists or web trusses for floors and ceilings	Essential for Bonus Consideration
3. Use Oriented Strand Board (OSB) a. Floor, Wall and Roof sheathing.	Essential for Bonus Consideration
4. Provide effective air sealing. a. Seal sole plates. b. Seal exterior penetrations at plumbing, electrical and other penetrations. c. Seal top plate penetrations at plumbing, electrical, cable and other penetrations. d. Weather-strip doors and attic access openings. e. Seal penetrations in interior equipment closets and rooms. f. Seal around bathtub drain penetrations in raised floors.	Essential for Bonus Consideration
5. Install and flash windows in compliance with window installation protocols.	Essential for Bonus Consideration
6. Exterior Doors a. Insulated or solid core. b. Flush, paint or stain grade shall be metal clad or have hardwood faces. c. Factory primed on six sides with a one year warranty.	Essential for Bonus Consideration
7. Select durable non-combustible roofing materials which carry a three-year contractor installation guarantee.	Essential for Bonus Consideration
Energy Efficiency	
8. Install ENERGY STAR® Ceiling Fans in living areas and all bedrooms; install a whole house fan with insulated louvers; or	Two of three of items #1, 8, or 9 must be met for Bonus

TABLE III-20	
ENERGY EFFICIENT/GREEN BUILDING SELF-CERTIFICATION CHECK LIST FORM 3A	
Energy Efficient/Green Building Features	Current Requirement
install an economizer.	Consideration
9. Install ENERGY STAR® appliances in each unit, including but not limited to; a. Dishwashers b. Refrigerators c. Clothes washers	Two of three of items #1, 8, or 9 must be met for Bonus Consideration
10. Install gas storage water heater with an Energy Factor (EF) of 0.62 or greater and a capacity of at least 30 gallons for one- and two- bedroom units and 40 gallons for three-bedroom units or larger.	Essential for Bonus Consideration
Water Efficiency	
11. Use water saving fixtures or flow restrictors. a. Kitchen and Service Areas < 2 gallons per minute (gpm). b. Bathroom Sinks < = 1.5 gallons per minute (gpm). c. Showers and Bathtubs < = 2.5 gallons per minute (gpm).	Essential for Bonus Consideration
Indoor Environmental Quality	
12. Use Low-VOC paint and stain. a. Flat interior wall/ceiling paints & stains < 50gpl VOCs. b. Non-flat wall/ceiling paints & stains <150gpl VOCs.	Essential for Bonus Consideration
13. Floor coverings a. Light and medium traffic areas shall have vinyl or linoleum at least 3/32" in thickness. b. Heavy traffic areas shall have vinyl or linoleum at least 1/8" in thickness. c. Carpet shall comply with HUD/FHA UM 44C, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor areas.	Essential for Bonus Consideration



Mapping Provided By ENPLAN

FIGURE III-1A – VACANT LANDS INVENTORY MAP – WESTERN AREA



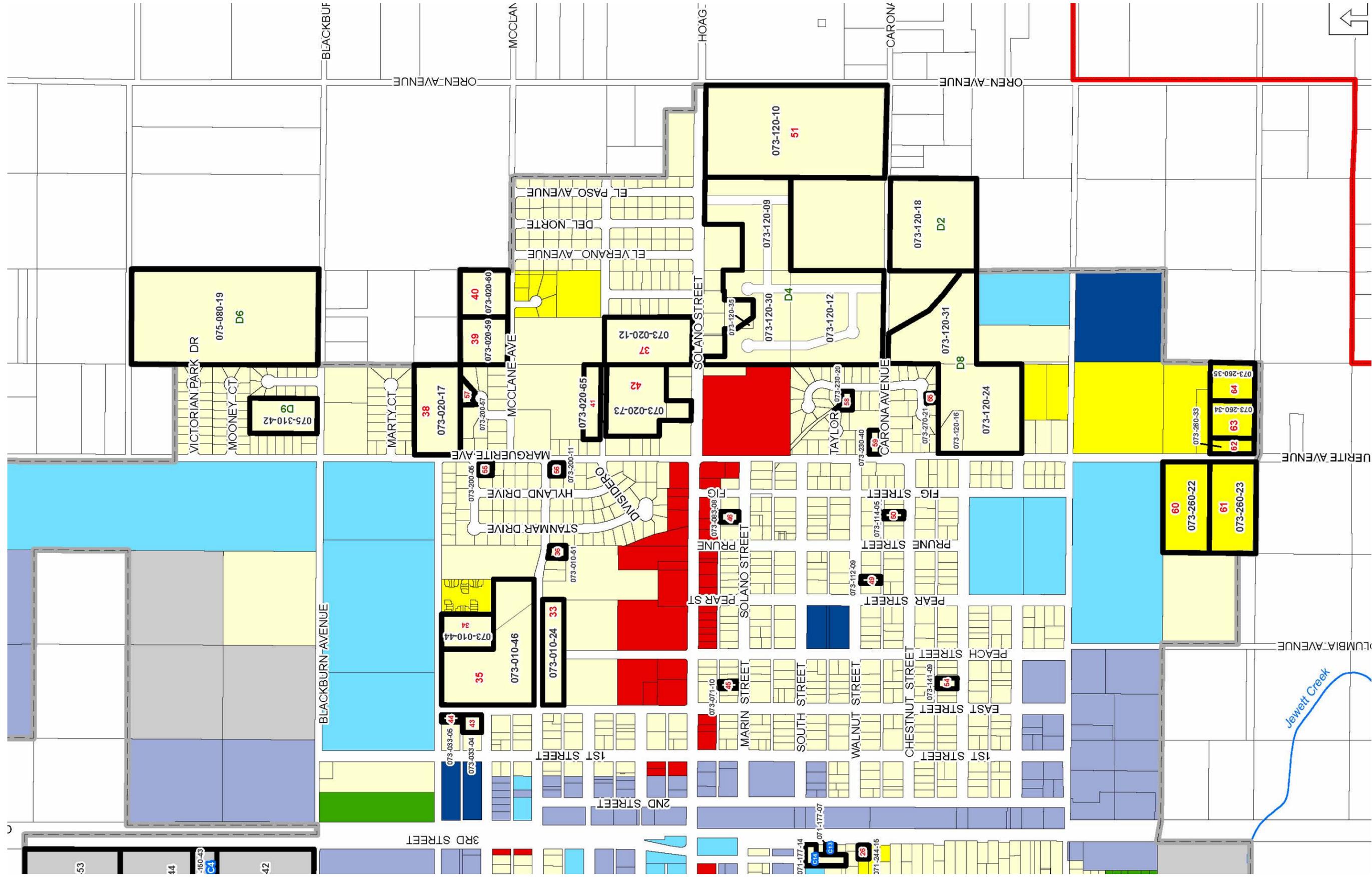
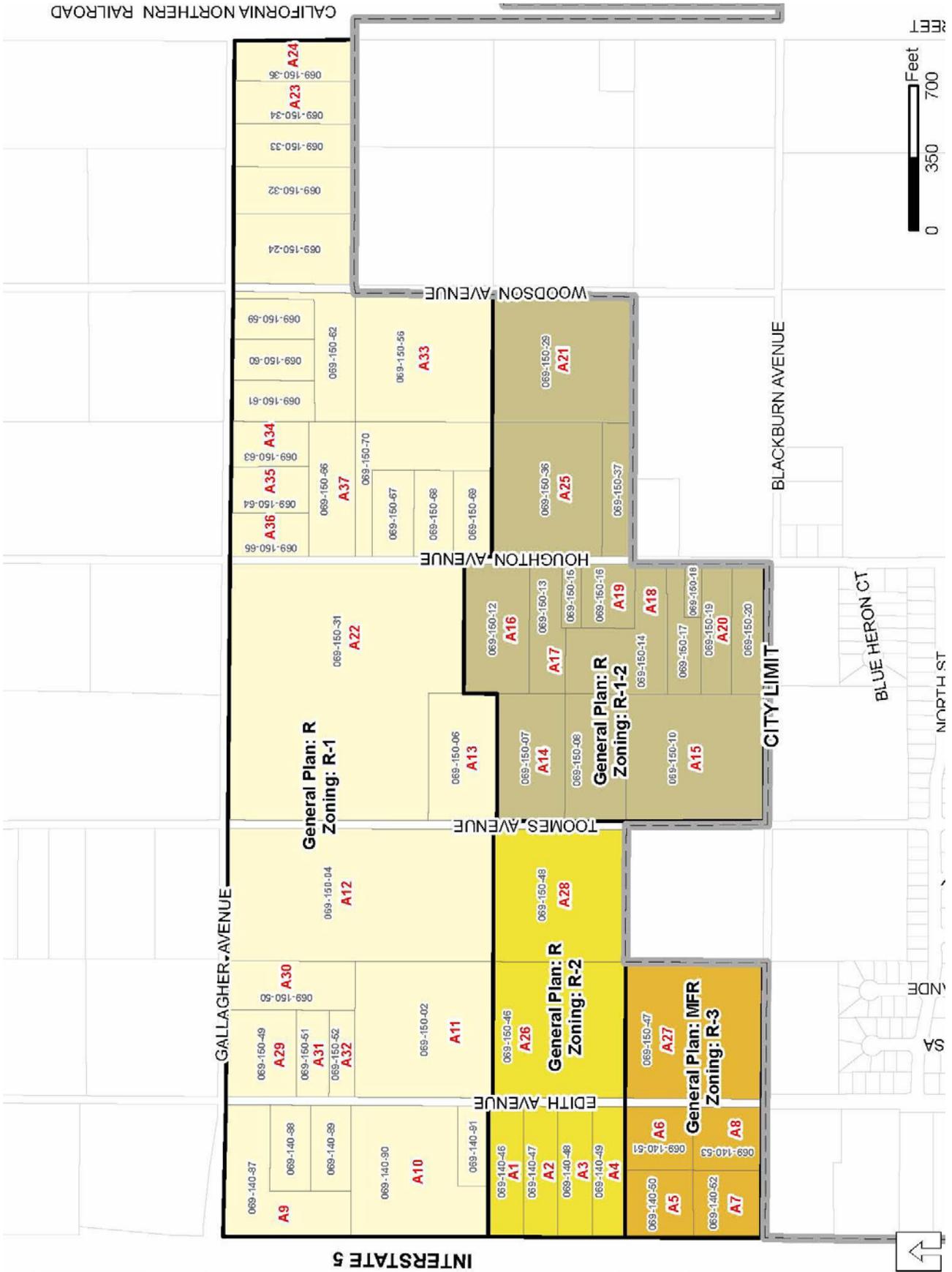


FIGURE III-1B – VACANT LANDS INVENTORY MAP – EASTERN AREA



FIGURE III-2 – ANNEXATION AREA – POTENTIAL GPA'S AND REZONINGS

III-41



Mapping Provide By ENPLAN

IV. REVIEW OF THE PREVIOUS HOUSING ELEMENT

Government Code Section 65588 requires that: “Each local government shall 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.” The review requires analysis in three areas as follows:

1. Effectiveness of the element – A description of the actual results or outcomes of the prior housing element’s goals (i.e., what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Progress in implementation – For each program, the analysis should compare significant differences between what was projected or planned in the earlier element and what was achieved. The differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated should be discussed.
3. Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of 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.

A. OBJECTIVES

The objectives for the construction of new housing units contained in the previous Housing Element were a direct reflection of the Regional Housing Needs Allocation (RHNA) plan prepared for Tehama County by HCD pursuant to Government Code Section 65584. The RHNA Plan identified a need for 4,511 new residential units in Tehama County over a 7.5-year period (January 1, 2001 to June 30, 2008). The need for 4,511 units was shared and distributed amongst each of the communities in the County, with each community’s fair share determined by its proportion of the County’s overall household population. Thus, the City of Corning’s share of regional housing needs was 290 dwelling units or about 38 units per year over the 7.5 year period.

B. RESULTS

As shown in **Table IV-1, Policy HP-1**, a total of 280 new housing units were constructed in the City between 2001 and 2008, or approximately 37 units per year. While detailed information regarding the income levels for the households of each of the units is not readily available, based on the type of housing program utilized, it has been estimated that 42 of these units were for Very Low income households, 93 were for Low income persons, 73 were for the Moderate income group, and 73 were for the Above Moderate income households.

The City was unable to quantify how many housing units were rehabilitated or conserved so that they were affordable to Lower income households since no program or tracking system was in place. Direct funding for Low income households was primarily provided to 120 households by the HUD Section 8 Housing Choice Voucher program. However, rental assistance also came in the form of rent limits established through participation by the City, non-profit organizations, renters and/or owners of residential developments in the federal and state housing programs primarily HUD's HOME programs; USDA's Section 515 program; and state and federal Low Income Housing Tax Credit programs administered in the State of California by the California Tax Credit Allocation Committee.

The total number of new housing units constructed in the City over the prior planning period fell short by only 10 dwelling units of the total projected need. However, the shortfall was in the availability of Above Moderate income housing. Very Low and Low income housing was provided to 135 households, while the objective was the construction of 102 units.

Many of the other objectives identified in **Table IV-1** that were not met can be partially attributable to City funding and staffing limitations. While the City has been active in pursuing the use of State and Federal housing assistance programs and obtaining funding, other programs such as establishment of a housing rehabilitation program and other informational programs did not occur. The City now has a full time Planning Director who will be able to monitor and in some instances, assist in the implementation of the various policies and programs proposed.

C. IMPLICATIONS FOR THE UPDATED HOUSING ELEMENT

In preparing the Updated Housing Element, the City re-examined the goals, policies, programs, and objectives that give direction to the City's housing efforts, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council were responsive to State housing goals and many continue to reflect the desires and aspirations of the community. Hence, through the adoption of this Updated Housing Element, the City has reaffirmed its commitment to many of these goals, while augmenting the supporting policies and addressing new housing laws passed after 2003. Whereas, housing goals and policies for the City have been revised and also expanded, the substance of these goals and policies as adopted by the City Council on May 24, 2005 have not changed.

In establishing its current policies, implementation measures, and objectives, the City once again considered its experience over the past five-year period. Based on this experience, certain programs contained in the prior Housing Element have been deleted or modified while new programs have been added. Some programs that were not initiated, but are still pertinent, have been carried over and will be implemented during the current planning period. Finally, since the quantified objectives contained in this Housing Element are based, in many cases, on more current empirical data they are therefore, more realistic and attainable than those contained in the prior Housing Element.

**TABLE IV-1
2003 – 2008 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

HOUSING PRODUCTION (HP)

GOAL HP-1 - Provide adequate housing by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.

Actions and Quantified Objectives

Implementing Policies	Responsible Agencies & Implementing Actions	Potential Funding Sources	Quantified Objective	Time Frame	Priority	Status
HP-1 Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate income households, to achieve a balanced community.	City Planning Department - Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.	General Fund	Construct 290 units Very Low income – 65 Low income – 49 Moderate – 55 Above moderate - 121	2008	1	A total of 280 units were constructed. Very Low income – 42 – Objective not met by 22 DUs. Low income – 93 – Objective met by 44 DUs. Moderate – 73 – Objective met by 18 DUs. Above moderate – 73 – Objective not met by 48 DUs. Combined Very Low and Low income objective met by 21 DUs.
HP-2 Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.	City Planning Department - Explore the relaxation of development standards for a more intensive use of under- utilized residentially zoned land.	General Fund / CDBG Technical Assistance Grants	Conduct a study of the feasibility of a relaxed standard for developing vacant underutilized parcels.	2006	3	No, due to inadequate funding and staffing limitations. The Update will address this policy.
HP-3 Encourage mixed-use housing and commercial development in downtown.	City Planning Department - Apprise housing developers, through dissemination of information sheets, of the criteria to be used in selecting sites for the construction of lower income housing. Direct the construction of lower income housing to sites that are: a) Located with convenient access to schools, parks, shopping facilities, and employment opportunities or along public transportation routes that make such facilities accessible; b) Minimally impacted by noise, flooding or other environmental constraints, or c) Outside areas of concentrated lower income households.	General Fund	Construction of lower income housing on sites best suited for such purposes.	Ongoing	3	Staff assistance provided resulting in the construction of 135 very low and low income housing units. However, the mixed-use concept was not evaluated. The Update will address this policy.
HP-4 Require that adequate public services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.	City Planning Department - Regularly update and distribute to housing developers the inventory of vacant land suitable for residential development that was compiled during the updating of this element. Establish that adequate services and facilities are available.	General Fund	Dissemination of information to private developers and non- profit corporations to facilitate housing production.	Ongoing	2	The inventory was not prepared. A Community Development Staff Assistance Team comprised of the Planning and Public Works Directors, City Engineer, Building Official, and Fire Department meet, as necessary with interested developers. The Update will address this policy.
HP-5 Ensure that the General Plan, all policies, implementation measures and standards provide a clear understanding of the City's development requirements.	City Planning Department - Biennially conduct a workshop with developers and interested individuals to review current development standards for clarity. Amend as necessary.	General Fund	Hold two workshops.	2005 & 2007	3	No workshops were held. City Staff is available and reviews current development standards with potential developers. The Update will address this policy.
HP-6 Cooperate with Tehama County and its cities to carry out programs in which there is a mutual interest.	City Manager - Assist in the formation of, and participate in a housing needs assessment and planning group consisting of local service providers and non-profit agencies, City and county agencies, and individuals interested in addressing local and regional housing needs.	General Fund	If a need can be demonstrated, hold at least one annual meeting.	2008	2	The group was not formed. There is coordination with the Tehama County Planning Department and the Community Action Agency regarding Section 8 Rental Assistance, Family Loan Program, and Senior Nutrition Program. The Update will address this policy.
HP-7 Monitor the supply of residentially zoned land to ensure that an adequate supply of low and moderate income housing sites exist to meet the projected housing needs of the City.	City Planning Department - Based on the December 13, 2002 Regional Housing Allocation Plan and subsequent allocations, verify that sufficient properly zoned land is available to meet the projected need. Any deficiencies will be addressed by annexation or rezoning.	General Fund	Semi-annual review with corrective action as necessary.	2005 & 2007	1	A Municipal Services Review was completed in 2005. The Sphere of Influence was increased from 1,668 acres to 4,885 acres, an increase of 3,217 acres. The Update will address this policy.
HP-8 Facilitate the use by others any private, State or Federal assistance for development of affordable housing.	City Planning, Public Works, and Building & Safety Departments - Leverage private funding by applying for State or Federal grants/loans on behalf of affordable housing developers. Provide logistical support for affordable housing projects.	General Fund, State and Federal agencies, charitable organizations.	Assist at least one multi-family project and 20 single family units.	2008	1	HCD provided \$3.9 million in Home Fund Grant towards construction of the 48 unit Salado Orchards in 2007. HCD provided \$1.0 million to widen Blackburn Avenue and \$500,000 for the First Time Homebuyers Program.
HP-9 Adopt density bonus ordinance.	City Planning Department - Comply with Government Code 65915 by adopting a density bonus ordinance to assist in the development of affordable housing.	General Fund	Adopt by 2006.	2006	1	A density bonus ordinance was adopted in 2007 but needs to be revised. The Update will address this policy.

**TABLE IV-1
2003 – 2008 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

HOUSING CONSERVATION & IMPROVEMENT (HC)

GOAL HC-1 - Conserve and improve the condition of the existing housing stock to meet the needs of all residents.

Actions and Quantified Objectives

Implementing Policies		Responsible Agencies & Implementing Actions	Potential Funding Sources	Quantified Objective	Time Frame	Priority	Status
HC-1	Continue to offer financial assistance for the rehabilitation of affordable housing units.	City Planning Department - Continue to publicize, through current support programs, Mercy Housing and the First Time Home Buyers Program the availability of financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower income households.	CDBG and HOME Program funds	Rehabilitate 12 units per year or 60 units over the current five-year planning period.	2008	1	The City did not establish a housing rehabilitation program due to insufficient staff and funds. It is unknown how many units were rehabilitate and to what degree. The Update will address this policy.
HC-2	Continue to monitor housing conditions in the City.	City Planning and Building Departments - Continue to monitor housing conditions throughout the City, while periodically (i.e., every five years) conducting formal housing condition surveys.	General Fund & CDBG Technical Assistance Grants	City will respond to changing housing conditions with appropriate housing assistance/neighborhood improvement programs.	2008	3	The Building Official informally monitors housing conditions. No housing assistance/ neighborhood improvement programs and associated monitoring have been established due to funding and staffing limitations. The Update will address this policy.
HC-3	Promote the removal and replacement of substandard units, which cannot be rehabilitated.	City Planning and Building Departments - If necessary, cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue & Taxation Codes.	General Fund and property owners	Elimination of one dilapidated unit per year, or five units over the current five-year planning period.	Ongoing	3	It is estimated that two or three dilapidated units were removed over the five year period. The term "dilapidated" will be defined in the Update.
HC-4	Vigorously pursue enforcement of housing codes.	Building & Safety Department - Based on recent and subsequent housing condition surveys, notify owners of property with housing code violations, to correct deficiencies. Lack of action by the owner will result in an appropriate enforcement action.	Building Department	Continued proper maintenance of currently sound housing avoiding the need for rehabilitation assistance.	Ongoing	3	Housing code enforcement was based on complaints or outright visual blight jeopardizing the safety of adjoining residences. The Update will address this policy to be more specific.
HC-5	Prevent displacement of residents due to City assisted rehabilitation activities.	City Planning Department - Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	CDBG funds	Prevention of lower income households being displaced by housing rehabilitation or other CDBG funded activities.	Ongoing	1	No residents have been displaced carrying out CDBG activities. The Update will address this policy through the evaluation of a housing relocation program or anti-displacement ordinance.
HC-6	Preserve the physical character of existing neighborhoods.	City Planning Department - Continue to use the City's Landmark & Historic Preservation Ordinance to designate and preserve local landmarks.	General Fund	Protection of historically/ architecturally significant residences and neighborhoods.	Ongoing	3	There is no ordinance. The Update will address this policy with specific direction for implementation.
HC-7	Establish procedures for the designation of historically/ architecturally significant residences and neighborhoods and for the processing of plans for projects involving such structures or neighborhoods.	City Planning and Building & Safety Departments - Offer incentives for the preservation and restoration of historically/architecturally significant residences, such as preferential consideration for rehabilitation assistance applications involving such structures, waiver of permit fees, relaxation of development standards, etc.	General Funds	Preservation and restoration of historically or architecturally significant residences.	Ongoing annual allocation over the life of the program.	2	No incentives have been developed and/or offered due to funding and staffing limitations. The Update will address this policy for preserving a component of existing neighborhoods with residences that have historic and/or architectural significance.
HC-8	Provide incentives for the preservation and restoration of historically/ architecturally significant residences, including preferential consideration for rehabilitation assistance applications involving such structures.	City Planning Department - Amend Land Use Element of the General Plan to incorporate neighborhood improvement beautification policies. Consider waiver of permit fees, relaxation of development standards, etc.	General Fund	Preservation/ enhancement of the appearance and character of the City's residential areas.	By the adoption of the new General Plan in 2006	3	The Land Use Element has not been amended due to funding and staffing limitations. The Update will address this policy.

**TABLE IV-1
2003 – 2008 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

EQUAL HOUSING OPPORTUNITY (EH)

GOAL EH-1 - Ensure fair and equal housing opportunity for all persons regardless of age, sex, race, religion, marital status, nationality, physical disabilities, family size or other protected status.

Actions and Quantified Objectives

Implementing Policies	Responsible Agencies & Implementing Actions	Potential Funding Sources	Quantified Objective	Time Frame	Priority	Status
EH-1 Advocate equal housing opportunities for all residents.	City Manager, City Planning Department and Tehama County Department of Health & Human Services - Continue to use the Tehama County Department of Health & Human Services to provide outreach material on State and Federal fair housing law, mediate in landlord/tenant disputes, and direct complaints of housing discrimination to appropriate enforcement agencies. Information will be provided in English and Spanish.	General Funds	Assurance that all Corning residents are afforded equal opportunity when attempting to procure housing.	Ongoing	1	The Update will address this policy to establish a comprehensive policy.
EH-2 Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.	City Planning Department and Mercy Housing California - Continue to utilize the housing information and referral services offered by Mercy Housing California. The information on how and where to file a complaint will be available to the public in English and Spanish and will be distributed to service organizations and outreach agencies.	Agency budgets	Provision of housing referral and other assistance to low- and moderate-income households seeking affordable housing.	Ongoing	3	The Update will address this policy which is very similar to Policy EH-1. The City has Spanish speaking staff members that do provide assistance.
EH-3 Promote greater awareness of barrier free housing, and assist in the removal of barriers to access by handicapped or disabled persons.	City Planning and Building & Safety Departments - Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier free housing for handicapped or disabled persons.	CDBG & HOME Program funds	Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.	Ongoing	3	There is no established residential rehabilitation program due to funding and staffing constraints. The Update will address this policy by providing a mechanism to remove housing access barriers.
EH-4 Require multi-family housing developers to construct "barrier free" housing.	City Manager, City Building & Safety Department - Enforce the handicapped accessibility requirements of Federal Fair Housing Law that apply to all new multi-family residential projects containing four or more units.	General Fund	Provision of new barrier free housing for handicapped or disabled persons.	Ongoing	1	The Building Official enforces handicapped accessibility requirements associated with multi-family residential projects with more than four units such as Salado Orchards with 48 units.
EH-5 Support development of residential care facilities.	City Planning Department - Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health & Safety Code in R-3 and R-4 zones..	General Fund	Development of a residential care facility.	Ongoing	1	The Update will address this policy and provide more definitive guidance.
EH-6 Support the provision of emergency shelter and transitional housing to meet local needs.	City Planning Department - Amend the City's Zoning Ordinance to establish new more flexible standards (e.g., parking, unit sizes, etc.) to facilitate the development of emergency and transitional housing.	General Fund or possibly CDBG Technical Assistance Grant	Provide incentives for the construction of housing to meet special housing needs.	2005	2	The Zoning Ordinance has not been amended due to funding and staffing limitations. The Update will address this policy.
EH-7 Encourage the development of housing to meet the needs of large families.	City Planning Department - Amend the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly households, be three or four bedroom units, in order to provide for the housing needs of large families.	General Fund	Provision of additional units to meet the needs of large families.	2005	3	The Zoning Ordinance has not been amended due to funding and staffing limitations. The Salado Orchards project contains 31 – 3 bedroom units out of a total of 48 units. The Update will address this policy.

**TABLE IV-1
2003 – 2008 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

REMOVAL OF GOVERNMENT CONSTRAINTS (RC)

GOAL RC-1 - Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement and development of housing.

Actions and Quantified Objectives

Implementing Policies	Responsible Agencies & Implementing Actions	Potential Funding Sources	Quantified Objective	Time Frame	Priority	Status
RC-1 In light of technological advances and changing public attitude, reexamine local building and zoning codes, to possibly reduce housing construction costs, without sacrificing basic health and safety considerations.	City Planning and Building & Safety Departments - Re-examine the City's Zoning Ordinance and Building Codes for possible amendments to reduce housing construction costs.	General Funds	Review and amend every two years.	Biennially	3	The Zoning Ordinance and Building Codes have not been evaluated due to funding and staffing limitations. The Update will address this policy with recommendations for adoption of the Uniform Housing Code.
RC-2 Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.	City Planning Department - Periodically review the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	General Fund	Review reports every two years.	Biennially	3	The review has not occurred due staffing limitations. The Update will address this policy.
RC-3 Continue to charge development fees that do not unreasonably contribute to the cost of housing.	City Planning Department - Periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production.	General Fund or possible CDBG Technical Assistance Grant	Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.	Biennially	3	No, due to funding and staffing limitations. The Update will address this policy.
RC-4 Facilitate financial assistance with off-site improvement costs for lower income housing projects.	City Planning Department - Continue the program to allocate funds to defray the cost of required off-site improvements for lower income housing projects.	CDBG & Rural Housing Service funds	Reduction in overall development costs, thereby facilitating construction of lower income housing.	Ongoing	1	Deferred Improvement Agreements are utilized to defray off-site improvements. An HCD grant for \$1 million has been obtained to widen Blackburn Avenue.
RC-5 Define "persons with disabilities" in Zoning Ordinance.	City Planning Department - Add definition of "persons with disabilities" to Zoning Ordinance to allow more reasonable accommodations.	General Fund.	Add definition to Zoning Ordinance.	2006	2	The definition of "persons with disabilities" has not been added to the Zoning Ordinance due to staffing constraints. The Update will address this policy.

PRESERVING AFFORDABLE HOUSING (PH)

GOAL PH-1 - Preserve existing affordable housing opportunities for lower income residents of the City.

Actions and Quantified Objectives

Implementing Policies	Responsible Agencies & Implementing Actions	Potential Funding Sources	Quantified Objective	Time Frame	Priority	Status
PH-1 Utilize Federal, State and local funding to preserve low income rental housing to the extent possible.	City Planning Department - Continue to enforce the provisions of the City's Zoning Ordinance regulating the conversion of apartments to condominiums. Assist non- profits to secure funding to acquire units proposed for conversion.	General Fund	Preservation of affordable rental units, purchase housing, and provides assistance to households displaced by condominium conversion activity.	Ongoing	3	There are no provisions in the City's Zoning Ordinance regulating the conversion of apartments to condominiums. The Update will address this policy. The Implementation Action does not address the policy. Clarification is needed.
PH-2 To preserve privately developed and financed housing that is affordable to lower income residents of the City.	City Planning Department & Mercy Housing California - Continue to work closely with Mercy Housing California to maximize participation by local residents in the Section 8 Rental Assistance Program.	HUD Section 8 Certificate & Housing Voucher Programs	Continued rental assistance to 181 lower income household in the form of Section 8 Certificates & Housing Vouchers.	Ongoing	1	The City has worked with the Tehama County Action Agency to maximize participation by local residents in the Section 8. There are currently about 120 certificates issued out of 144 allocated. However, the Tehama County Action Agency no longer administers this program.
PH-3 Encourage the conservation of lower income housing in mobilehome parks.	City Building Inspector - Consider amending the City's Municipal Code to establish procedures to prevent the displacement of lower income residents from mobilehome parks that may convert to other uses.	General Fund	Amend the Municipal Code and develop procedures to conserve assisted units.	2006	3	The Municipal Code has not been amended to conserve assisted units due to funding and staffing limitations. The Update will address this policy for consideration of a mobilehome park conversion ordinance.
PH-4 Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.	City Planning Department - Develop a tracking system to monitor the potential conversion of assisted units to market rate. Establish a procedure to communicate with owners, tenants, non-profits and assist in the acquisition in the event conversion is proposed. Monitor Federal and State notices.	General Fund	Preservation of 196 low income rental units that could convert to market rate housing in the future.	Biennial monitoring	2	No tracking system was ever developed. However, during the plan period no low income rental housing projects were converted to market rate housing. A housing relocation program or an anti-displacement ordinance will be evaluated.

**TABLE IV-1
2003 – 2008 GOALS, POLICIES, IMPLMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

ENERGY CONSERVATION (EC)

GOAL EC-1 - Reduce residential energy use within the City.

Actions and Quantified Objectives

Implementing Policies		Responsible Agencies & Implementing Actions	Potential Funding	Quantified Objective	Time Frame	Priority	Status
EC-1	Encourage the use of energy conserving techniques in the design of new housing.	City Planning and Building & Safety Departments - Utilize the development review process to incorporate energy conservation techniques into the design of proposed residences.	General Funds	Maximize energy conservation in new housing.	Ongoing	3	No process has been established due to funding and staffing limitations. The Update will address this policy to provide more guidance.
EC-2	Actively enforce all State energy conservation requirements for new residential construction.	City Building & Safety Department - Continue to require that all new residential developments comply with the energy conservation requirements of Title 24 of the California Administrative Code.	General Fund	Reduce energy conservation in new housing.	Ongoing	1	The City already requires that all new residential developments comply with the energy conservation requirements of Title 24. The Update will re-evaluate this policy
EC-3	Allow use of rehabilitation assistance funds to make residences more energy efficient.	City Planning and Building & Safety Departments - Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	CDBG & HOME Program funds	Reduction in energy consumption in existing housing.	Ongoing	3	The City does not have a program to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program since it has no residential rehabilitation program. The Update will address this policy and recommend the establishment of a weatherization program.

V. HOUSING GOALS, POLICIES, AND PROGRAMS

A. INTRODUCTION

This section of the Housing Element sets forth the City's goals, policies, implementation measures, and quantified objectives relative to its previous and new identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Policy statements provide well-defined guidelines for direction and decision-making. Objectives are more specific and, in many instances, quantified statements that gives guidance to and allow for later evaluation of housing actions.

The proper basis for any plan of action is a well-integrated set of goals. The City Council adopted a series of formal housing goals in 2003. These goals have been retained and expanded, as necessary, in preparing this Updated Housing Element, while the supporting policies, implementation measures, and objectives have been revised and augmented as necessary. The framework within which these goals, policies, implementation measures, and objectives are presented reflects the seven major issue areas identified in State law. As required, this section provides the following information to describe a program and how and when it will be implemented:

Overall Goals are sought to be attained by the community to address housing needs.

Policies are necessary to guide the decisions to achieve the stated goals. Policies provide an organizational framework to address the provision of sufficient housing and programs to meet the needs of all City income groups.

Lead City Departments are responsible for measures to implement the identified policies. These Implementation Measures are specific programs or actions to address the results and analyses of the jurisdiction's local housing needs, available land and financial resources and the mitigation of identified governmental and non-governmental constraints. It should be noted that the City Department listed is expected to take some lead role towards implementing the program based on direction from the City Council. Ultimate responsibility for approving and directing all City implementation measures rests with the City Council.

Potential Funding Sources are identified. The availability of funding resources is often beyond the control of the City. If funding resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.

Quantified Objectives are measurements by which to determine if programs are being implemented to address the identified policies and meet the identified goals. Objectives will also estimate the number of units likely to be constructed, rehabilitated or conserved/preserved during the planning period. The quantified objectives often do not represent a ceiling on what is proposed to be implemented or developed, but rather sets a target goal for the City to achieve based on needs, resources and constraints.

The Time Frame identifies the period during which the particular program or action is expected to be implemented, completed, or continued. Again, just as the availability of funding resources are often beyond the control of the City, the implementation of some programs and the associated time frame may often be beyond the City's control.

B. GOALS, POLICIES, AND PROGRAMS

Table V-1 identifies the various goals, policies, implementation measures, potential funding sources, and objectives. The City Departments responsible for carrying out each action and the schedule for doing so are also indicated. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. The Planning Director would be the appropriate individual to serve in this capacity. The Director will be required to document the results of his/her monitoring in the annual reports, which are filed with HCD. These reports are the official method of charting the progress made in implementing the City's housing program.

Under the Time Frame in **Table V-1** a priority number is assigned for the implementation of each policy given the foreseeable resources currently available and/or easily foreseen to be available to/or within the City. The priorities are defined as follows:

Priority 1 – P1

The policy can and should be able to be implemented during the Planning Period and a commitment is made by the City to do so. The City does not need to rely on the federal or state government, other agencies, non-profits, or organizations to implement the policy. However, if state funding continues to be reduced thereby requiring the City to continue to reduce staffing levels and resources, implementation of the policy during the projected time frame, or during the entire Planning Period becomes questionable.

Priority 2 – P2

The policy should be able to be implemented during the Planning Period provided that resources become available to the City. The City will need to rely on the federal or state government, other agencies, non-profits, or organizations to provide resources and/or partner with the City. If the resources become available and/or the partnerships can be formed, a commitment is made by the City to implement the policy.

Priority 3 – P3

The policy may be implemented during the Planning Period; however, resources and/or partnerships which may be currently available may not be so in the future either at current levels or not at all. Whereas, it would be advantageous to implement the policy, the ability to do so is beyond the City's control and resources.

Table IV-2 provides a summary of the quantified objectives identified in **Table IV-1**. **Table IV-2** estimates the number of dwelling units likely to be constructed, rehabilitated or conserved/preserved by household income level during the Planning Period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the City of Corning to achieve based on needs, resources and constraints.

TABLE IV-2 QUANTIFIED HOUSING OBJECTIVES				
Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Totals
Extremely Low	41	4	35	80
Very Low	42	6	35	83
Low	72	10	61	143
Moderate	78	10	65	153
Above Moderate	179			179
Totals	411	30	196	638

Note: Due to number rounding, totals may not reflect the values used in the RHNA.

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

HOUSING PRODUCTION (HP)

GOAL HP – Provide adequate housing by location, price, type, and tenure, especially for Very Low, Low, and Moderate income households with special needs.

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
HP-1	Encourage the production of housing that meets the needs of all economic segments, including Extremely Very Low, Very Low, Low, Moderate, and Above Moderate income households, to achieve a balanced community.	City Planning Department – Utilize the City’s General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities.	General Fund, Federal, State, Developers, and Non-Profits.	Construction of 411 housing units for 83 Very Low and Extremely Very Low, 72 Low, 78 Moderate, and 179 Above Moderate income households.	2009-2014 Ongoing P1
HP-2	Maximize the use of vacant and underdeveloped lands within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.	City Planning Department – Identify vacant and underutilized parcels within the City and Sphere of Influence. Establish a computerized data base to be updated as parcels are developed.	General Fund, HCD	Conduct a study to identify vacant and underutilized parcels in the City and Sphere of Influence. Establishment of a computerized data base to track development.	2009 Ongoing P1
HP-3	Support the development of mixed-use projects encompassing residential and commercial development.	City Planning Department – Identify sites that are: a) located with convenient access to schools, parks, shopping facilities, and employment opportunities or along public transportation routes that make such facilities accessible; b) minimally impacted by noise, flooding or other environmental constraints, or c) outside areas of concentrated lower income households. Develop a “Mixed Use” land use classification and zoning district. Utilize the Specific Plan process for large tracts of vacant and underdeveloped lands.	General Fund	Amendment of the general plan to establish a new “Mixed-Use” land use classification and mapping of specific sites. Amendment of the Zoning Ordinance to provide for the “Mixed Use” classification and rezone specific sites. Identify lands within the City and Sphere of Influence for Specific Plan designation.	2009 P1
HP-4	Coordinate with the Tehama County Planning Department to amend Tehama County General Plan land use designations within the City’s Sphere of Influence for consistency with the City’s proposed land use designations.	City Planning Department – Coordinate with the Tehama County Planning Department.	General Fund	Tehama County General Plan is amended, to the degree feasible, to reflect City of Corning land use designations.	2009-2010 P2
HP-5	Monitor the supply of residentially zoned land to ensure that an adequate supply of Extremely Very Low, Very Low, and Low income housing sites exist to meet the projected housing needs. The City shall rezone sites to meet the needs as necessary.	City Planning Department – Based on the September 4, 2008 Regional Housing Allocation Plan for January 1, 2007 through June 30, 2014, verify that sufficient properly zoned land is available to meet the projected need. Current deficiencies will be addressed by general plan amendments and/or rezoning. Future deficiencies may also include annexations.	General Fund	Annual review with a current corrective action that commits the City to general plan amend and/or rezone the 10 sites on 58.56 acres identified in Table III-8 to provide housing for up to 313 Lower income households.	2009-2014 P1
HP-6	The City will continue to work with for-profit and non-profit developers to develop housing affordable to Extremely Very Low, Very Low, Low, and Moderate income households. The City will annually invite non-profit developers to discuss the City’s plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing and relaxed development standards.	City Planning, Public Works, and Building Departments – Leverage funding by applying for State or Federal grants/loans in partnership with affordable housing developers. Provide logistical support for affordable housing projects.	General Fund, State, Federal, Non-Profit, and Philanthropic Organizations	Assist multi-family projects providing at least 100 dwelling units and 30 single family units and associated infrastructure, as necessary.	2007-2014 P1
HP-7	Modify the density bonus component of the Zoning Ordinance so that it is in compliance with SB 1818.	City Planning Department – Amend the Density Bonus Zoning Ordinance.	General Fund	Zoning Ordinance is amended.	2009 P1
HP-8	Permit emergency shelters and transitional and supportive housing in the “Mixed Use” General Plan Designation and “Mixed Use” Zone District to be established under HP-3 .	City Planning Department – Amend the Zoning Ordinance to permit development of emergency shelters and transitional and supportive housing under the “Mixed Use” Zone District without any requirement to obtain a conditional use permit or other discretionary action within the Zone.	General Fund	The Zoning Ordinance is amended within one year. Transitional and Supportive housing is currently permitted in the R-4 Zone District as an outright permitted use.	2009-2010 P1
HP-9	The City shall encourage well-designed second units as a desired use in all residential neighborhoods and also encourage construction of second units as part of new subdivisions, where feasible.	City Planning Department – Evaluate and amend the Zoning Ordinance to identify second unit requirements in relationship to parcel size, existing structures, etc. Efforts to encourage such units include, but are not limited to, removing disincentives such as high fees for the second unit. Consistent with State housing law, the City exempts second dwelling units from density calculations.	General Fund	Zoning Ordinance is amended.	2009-2010 P1
HP-10	The City shall encourage additional well-designed duplexes throughout the Single Family designations that allow these uses. Density bonuses may be provided for affordable duplex units.	City Planning Department – Amend the Zoning Ordinance, as necessary, to provide design guidance and as to when and how density bonuses may be provided.	General Fund	Zoning Ordinance is amended.	2009-2010 P1
HP-11	The City shall continue to utilize the utilization of the HOME Investment Partnership Program (HOME) and other State and Federal Programs to create and retain affordable housing. Participate in the First Time Home Buyer Program with participating lenders.	City Planning Department – HOME Program funds can be used to provide home purchase, rehabilitation finance assistance, Home purchase or rehab financing assistance, development or rehabilitation of housing for rent or ownership, site acquisition or improvement, demolition of dilapidated homes to make way for new HOME developments, contributions toward relocation costs, tenant-based rental assistance for up to two years, and program planning and administration.	General Fund, CalHFA, State HCD, HUD, Non-Profit developers	Result in least 40 households benefitting from the various programs.	2007-2014 P2

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

HOUSING CONSERVATION AND IMPROVEMENT (HC)

GOAL HC – Conserve and improve the condition of the existing housing stock and neighborhoods to meet the needs of all residents.

Policies, Implementation Measures, Potential Funding Sources, Quantified Objectives, and Time Frames

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
HC-1	Evaluate the establishment of a Housing Rehabilitation Program. Adopt the Uniform Housing Code.	City Planning and Building Department – Evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by Extremely Very Low, Very Low, Low, and Moderate income households. Evaluate the availability of financial assistance in the form of grants, low interest and deferred payment loans. The program would be adopted by the City Council. Obtain input from the various housing providers. Adoption of the Uniform Housing Code will assist in the rehabilitation, conservation/preservation of existing housing units.	General Fund, HCD, HOME Program	Housing Rehabilitation Program is established. Over the plan period, 30 homes are rehabilitated, conserved and/or preserved.	2009-2010 Ongoing P1
HC-2	Undertake a housing conditions survey that identifies housing which needs minor rehabilitation, major rehabilitation, or where rehabilitation is not feasible. Establish a housing conditions data base and continue to monitor housing conditions.	City Planning and Building Departments – Undertake a housing conditions survey. Establish a computerized data base and continue to monitor housing conditions throughout the City, while periodically (i.e., every Housing Element Update cycle) conducting formal housing condition surveys.	General Fund, HCD, CDBG	Housing conditions survey is completed and computerized data base established.	2009 Ongoing P1
HC-3	Promote the removal and replacement of substandard “dilapidated” housing units, which cannot be feasibly rehabilitated.	Building Department – If necessary cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes.	General Funds, HOME Program, Property Owners	Eliminate 10 dilapidated units over the remaining years of the planning period.	2009-2014 Ongoing P2
HC-4	Pursue enforcement of housing codes. Adopt the Uniform Housing Code.	Building Department – Based on the housing condition survey to be completed as identified in HC-2 , notify owners of property with housing code violations to correct deficiencies. Lack of action by the owner should result in an appropriate enforcement action. Adoption of the Uniform Housing Code will assist in the rehabilitation, conservation/preservation of existing housing units.	General Fund	Owners of residences requiring major and minor housing rehabilitation are notified to make necessary housing improvements resulting in safe and sanitary housing conditions for all residents.	2009-2010 Ongoing P1
HC-5	Prevent displacement of residents due to City assisted and/or private rehabilitation activities.	City Planning Department – Evaluate the establishment of a Housing Relocation Program, or as otherwise known as a Anti-Displacement Program. Provide relocation assistance, as necessary.	General Fund, HCD, CDBG, Non-Profit	Evaluation completed in 2009 with potential adoption in 2010. Prevention of Lower income households being displaced by housing rehabilitation and demolition activities.	2009 Ongoing P2
HC-6	Preserve and where necessary, improve the physical character of existing neighborhoods.	City Planning, Public Works, and Building Departments – Promote the concept of “whole livable neighborhoods” by prioritizing pedestrian and bicycle access, and by encouraging, or seeking to retain or expand daily services and recreation areas, transportation hubs, etc. near residential neighborhoods, particularly higher density residential neighborhoods. Implement as part of applicable planning entitlement actions where the required nexus is present.	General Fund	Protection and improvement of “quality of life” in existing and future neighborhoods.	Ongoing P1
HC-7	Establish procedures for the designation of historically and architecturally significant buildings, structures, and properties.	City Planning and Building Departments – Develop a Historic and Architectural Preservation Ordinance.	General Fund	Ordinance is adopted.	2009-2010 Ongoing P1
HC-8	Provide incentives for the preservation and restoration of historically and architecturally significant buildings and in particular, residences, including preferential consideration for rehabilitation assistance involving such structures.	City Planning and Building Departments – As part of the Historic and Architectural Preservation Ordinance evaluate implementation of the Mills Act Property Tax Abatement Program.	General Fund	Incorporate the Mills Act Property Tax Abatement Program in the Historic and Architectural Preservation Ordinance. Results in the preservation/ enhancement of the appearance and character of the City’s residential areas.	2009-2010 Ongoing P2
HC-9	Establish procedures for the preservation and improvement of existing mobile home parks where such procedures are not in conflict with State HCD oversight under the Mobilehome Parks Act.	City Planning and Building Departments – Develop a Mobile Home Park Preservation and Improvement Ordinance or Policy to be adopted by the City Council. Coordinate with State HCD to enter and inspect all mobilehome parks, within their jurisdiction, for compliance with the Mobilehome Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2	General Fund, HCD	Mobile Home Park Preservation and Improvement Ordinance or Policy is adopted by the City Council. HCD inspects all mobile home parks within the Planning Period.	2009-2010 Ongoing P2

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

EQUAL HOUSING OPPORTUNITY (EH)

GOAL EH – Ensure fair and equal housing opportunity for all persons regardless of age, sex, race, religion, marital status, nationality, disabilities, family size or other protected status.

Policies, Implementation Measures, Potential Funding Sources, Quantified Objectives, and Time Frames

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
EH-1	Advocate equal housing opportunities for all residents. Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.	City Planning and Building Departments – Continue to utilize the housing information and referral services offered by local non-profits. Consult with fair housing and counseling organizations to document the incidence of housing discrimination and evaluate the availability of services. Obtain outreach material on State and Federal fair housing law. Direct complaints of housing discrimination to appropriate enforcement agencies. Information will be provided in English and Spanish. The City shall distribute fair housing throughout the City in a variety of public locations, including but not limited, to the library, fire stations, police station, real estate offices, and non-profit offices within the City.	General Fund, Non-Profits	Assurance that all Corning residents are afforded equal opportunity and protection when attempting to procure housing.	Ongoing P1
EH-2	Promote greater awareness of barrier free housing, and assist in the removal of barriers to access by persons with disabilities.	City Planning and Building Departments – As part of the residential rehabilitation program to be established under HC-1 , incorporate barrier free housing components for persons with disabilities.	General Fund, CDBG, HOME Program	Removal of architectural barriers in residences occupied by handicapped or disabled persons.	2009-2010 Ongoing
EH-3	The City shall grant density bonuses of at least 25 percent and/or other incentives in compliance with state law for projects that contain a minimum specified percentage of Extremely Very Low, Very Low, Low income, or qualifying senior housing units or units designed to facilitate persons with disabilities	City Planning and Building Departments – As part of the development entitlement process encourage projects to contain a mix of units to accommodate Extremely Very Low, Very Low, Low income, seniors, and/or units designed to facilitate persons with disabilities. Provide density bonuses and/or other incentives.	General Fund, State, Federal, Non-Profit	Provision of housing for all segments of the City.	Ongoing P1
EH-4	Formalize parking policies for disabled parking. Amend the Zoning Code as necessary.	City Planning and Building Departments – The current Zoning Code does not clearly address disabled parking requirements for the various zone districts. The Code needs to be amended.	General Fund	Zoning Code is amended.	2009-2010 P1
EH-5	Require multi-family housing developers to construct “barrier free” housing units within their projects.	City Planning and Building Departments – Enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multi-family residential projects containing four or more units.	General Fund	Provision of new barrier free housing for handicapped or disabled persons.	Ongoing P1
EH-6	Support development of residential care or group home facilities.	City Planning Department – Process and recommend approval of applications for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health & Safety Code and in the City’s R-4 Zoning District. Evaluate and amend the Zoning Code, as necessary, to provide clear guidance for the development of residential care or group home facilities.	General Fund, Residential Care Provider	Development of a residential care facility, when deemed feasible, by a residential care provider.	Ongoing P1
EH-7	Support the provision of emergency shelter and transitional and supportive housing to meet local needs.	City Planning Department – Implementation of HP-3 and HP-8 will assist to facilitate the development of emergency shelter and transitional and supportive housing.	General Fund, CDBG, Non-Profit	The provision of emergency shelter and transitional and supportive housing may occur.	2009-2010 Ongoing P1
EH-8	Encourage the development of housing to meet the needs of large families.	City Planning Department – Amend the City’s Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly households, be three or four bedroom units, in order to provide for the housing needs of large families.	General Fund	Provision of additional units to meet the needs of large families.	2009-2010 P1

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

REMOVAL OF GOVERNMENT CONSTRAINTS (RC)

GOAL RC – Where appropriate, address and remove unnecessary governmental constraints to the maintenance, improvement and development of housing.

Policies, Implementation Measures, Potential Funding Sources, Quantified Objectives, and Time Frames

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
RC-1	Facilitate the construction and improvement of infrastructure (sewer, water, roads, storm drainage, etc.) in appropriate locations to better serve housing and job creation opportunities.	City Planning and Public Works Departments– Regularly update and make available to the development community the inventory of vacant land suitable for residential development that was compiled during the updating of the Housing Element. Establish a computerized data base. Establish that adequate services and facilities are available.	General Fund	Vacant land inventory is maintained. Infrastructure needs are identified and improvement needs are addressed.	2009 Ongoing P1
RC-2	Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.	City Planning Department – Yearly review the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	General Fund	Review reports every year to determine compliance.	2009 Ongoing P3
RC-3	Provide incentives and/or fee deferrals for developments that provide affordable housing opportunities to Very Low and Low income households.	City Planning Department – Periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production. If fees are extraordinarily high evaluate the readjustment of the fees, as necessary.	General Fund	Assurances that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.	2009-2010 Ongoing P1
RC-4	Facilitate financial assistance with off-site improvement costs for Lower income housing projects.	City Planning and Public Works Departments – Continue the program to allocate funds to defray portions of the cost of required off-site improvements for Lower income housing projects.	CDBG, HCD, Rural Housing Service	Reduction in overall development costs, thereby facilitating construction of Lower income housing.	Ongoing P1
RC-5	Maintain an efficient and streamlined permit processing system and provide priority processing to developments that meet critical City needs, such as affordable housing and job creation.	City Planning, Public Works, Building, Fire Departments, and the City Engineer – The Directors and Chief of these Departments and the City Engineer shall comprise a Community Development Assistance Team available to developers and/or companies seeking to develop and/or relocate to the City.	General Fund	Formalize the establishment of the Community Development Assistance Team by the City Council.	2009 P1
RC-6	Ensure that the General Plan and Zoning Code, all policies, implementation measures and standards provide a clear understanding of the City's development requirements.	City Planning Department - Biennially conduct a workshop with the development community and interested individuals to review current development standards for clarity. Amend as necessary.	General Fund	Hold three workshops. Zoning Code evaluation and revision	2009 2011 2013 P1
RC-7	Address and remove, where appropriate, any City constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	City Planning, Public Works, Building, Fire Departments, and the City Engineer – Identify any current constraints imposed by the City affecting the maintenance, improvement, and development of housing.	General Fund	Provision of affordable housing opportunities.	2009-2010 Ongoing P1

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

PRESERVING AFFORDABLE HOUSING (PH)

GOAL PH – Preserve existing affordable housing opportunities for Very Low, Low, and Moderate income residents of the City.

Policies, Implementation Measures, Potential Funding Sources, Quantified Objectives, and Time Frames

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
PH-1	Preserve Low income rental housing to the maximum extent feasible.	City Planning Department – Continue to pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing Low income rental housing stock. Coordinate with private and non-profit housing providers.	General Fund, Federal, State, Non-Profit	Preservation of affordable rental units.	Ongoing P2
PH-2	Preserve privately developed and financed housing that is affordable to Lower income residents of the City.	City Planning Department – Continue to work closely with the Tehama County Community Action Agency, or other agency as identified by Tehama County, to maximize participation by local residents in the Section 8 Rental Assistance Program.	HUD Section 8	Continued rental assistance to the 120 to 140 Lower income household in the form of Section 8 Certificates and Housing Vouchers.	Ongoing P3
PH-3	Encourage the conservation of Lower income housing in mobilehome parks.	City Planning and Building Departments – Consider amending the City’s Municipal Code to establish procedures to prevent the displacement of Lower income residents from mobilehome parks that may convert to other uses.	General Fund	Amend the Municipal Code and develop procedures to conserve assisted units.	2009-2010 P1
PH-4	Investigate the establishment of procedures to prevent the displacement of Lower income residents from assisted housing units that may convert to market rate housing in the future.	City Planning Department – Develop a tracking system to monitor the potential conversion of assisted units to market rate housing. Establish a procedure to communicate with owners, tenants, non-profits and assist in the acquisition in the event conversion is proposed. Monitor Federal and State notices.	General Fund, CDBG, HCD	Preservation of 196 Low income rental units that could convert to market rate housing in the future.	Yearly Monitoring P1
PH-5	Develop and adopt a Condominium Conversion Ordinance to regulate the conversions of rental developments to condominium ownership to conserve the supply of affordable rental housing.	City Planning Department – Prepare a Condominium Conversion Ordinance.	General Fund	Condominium Conversion Ordinance adopted.	2009-2010 P1
PH-6	Evaluate the establishment of a Single Room Occupancy Program (SRO) in coordination with other housing providers and existing hotel and motel owners. If a program is not established the City will provide alternatives to assist in the development of housing for Extremely Low income households. Also, If a program is not established, the zoning ordinance will be amended to explicitly allow SROs with development standards.	City Planning and Building Departments – The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both. Currently the City Zoning Ordinance does not prohibit SRO housing.	General Fund, CDBG, HCD	Determination is made as to whether or not to proceed with an SRO Program. If not established alternatives to assist in the development of housing for Extremely Low income households will be provided. Also, If a SRO Program is not established, the Zoning Ordinance will be amended to explicitly allow SROs with development standards.	2010-2011 P2
PH-7	Determine the feasibility of establishing a redevelopment area and if considered feasible, establish a redevelopment agency.	City Manager, City Planning, Public Works, Building, and Fire Departments, City Engineer and City Attorney – Conduct a study to determine the feasibility of establishing a redevelopment area and if considered feasible, establish a redevelopment agency with jurisdiction over the defined redevelopment area. Once the redevelopment project area has been established, use redevelopment funds (including set-aside funds) to assist with the development of affordable housing, or to provide housing assistance to Lower-income households within the redevelopment area. This may include using set-aside funds as a match for rehabilitation loan programs or first-time homebuyer programs, direct assistance to developers of affordable housing, or writing down the cost of land for affordable housing development, among others. The redevelopment area will include commercial properties which would also benefit from redevelopment activities.	General Fund, CDBG	Determination of feasibility and establishment of the redevelopment agency and area, if feasible.	2010-2014 P1

**TABLE V-1
2009 – 2014 GOALS, POLICIES, IMPLEMENTATION MEASURES, POTENTIAL FUNDING SOURCES, OBJECTIVES AND TIME FRAMES**

ENERGY CONSERVATION (EC)

GOAL EC – Promote the Efficient Use of Energy and Contribute to the Improvement of the Air Quality of the Region

Policies, Implementation Measures, Potential Funding Sources, Quantified Objectives, and Time Frames

Policies		Lead City Departments and Implementation Measures	Potential Funding Sources	Quantified Objective	Time Frame
EC-1	Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing.	City Planning and Building Departments – Utilize the development review process to incorporate energy conservation techniques into the design of proposed subdivisions and residences such as proper orientation to benefit from active and/or passive solar heating and cooling. Evaluate the provision of up to a 25 percent density bonus to residential development projects if the following two conditions are met: 1. The project would result in an energy savings beyond those obtained with conventional design and construction techniques. 2. The amount of increased density is proportional to the amount of increased energy efficiency achieved that exceeds adopted regulations.	General Fund	Maximize energy conservation in new housing.	2009-2010 Ongoing P1
EC-2	When available, allow the use of rehabilitation assistance funds to make residences more energy efficient.	City Planning and Building Departments – As part of the residential rehabilitation program identified in HC-1 permit energy conservation measures as improvements eligible for assistance.	CDBG, HOME Program	Reduction in energy consumption in existing housing.	2009 Ongoing P2
EC-3	The City, in partnership with PG&E, will develop and distribute pertinent information regarding energy conservation benefits and available energy efficiency incentive programs to residents, developers and housing contractors.	City Planning and Building Departments – At minimum, meet yearly with PG&E, developers, and contractors to discuss energy conservation and efficiency incentive programs available.	General Fund, PG&E, HOME Program	Provide information on benefits of energy conservation and available energy conservation incentive programs.	2009 Ongoing P2
EC-4	Evaluate the establishment of a weatherization grant and loan program in cooperation with PG&E and housing non-profit agencies.	City Planning and Building Departments – Evaluate the establishment of a weatherization grant and loan program.	General Fund, PG&E, HOME Program, CDBG, Non-Profit	Establishment of a program which will reduce energy consumption in existing housing.	2009 Ongoing P2
EC-5	The City will encourage new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction and operation. The City promotes and encourages development design, construction and operation that reduces energy consumption, particularly reduction in the use of fossil fuels and potable water; incorporates alternate and renewable energy sources and recycled water; provides more natural light; reduces storm runoff; uses renewable, local, salvage and nontoxic building materials; reduces use of non-recyclable materials and promotes recycling; and improves indoor air quality.	City Planning, Public Works, Building, Fire Departments, and the City Engineer – Undertake reviews as part of the development entitlement process.	General Fund	Maximize energy conservation in new housing. Reduction in greenhouse gas emissions.	2009 Ongoing P2