City of Red Bluff

2024-2029 Housing Element



Public Review Draft
October 2024

RED BLUFF
CALIFORNIA
THE VICTORIAN CITY ON THE RIVER
EST 1876

PLACEWORKS

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I. INTRODUCTION

A. Authorization

Section 65302(c) of the California Government Code requires every county and city in the State of California to include a Housing Element as part of its adopted General Plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "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." This legislation further states that the 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."

B. Purpose of Content

This updated Housing Element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. The State of California, Office of Planning and Research's (OPR's) General Plan Guidelines were used as the guiding principles for this document. This Housing Element examines the City of Red Bluff's housing needs as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. After its adoption by the Red Bluff City Council, this updated Housing Element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources. This recognition of limitations is critical during this period of economic uncertainty in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace continues to undergo substantial changes. As a result, the methods for achieving the City of Red Bluff's objectives, or the ability to meet them at all, as stated today, may be less relevant tomorrow or a year from tomorrow. Therefore, it is intended that this Housing Element be reviewed annually and updated and modified not less than every five years to remain relevant and useful to decision makers, the private sector, and residents.

It should be pointed out that State law explicitly indicates that the City of Red Bluff is not expected to spend any of its own funds in building housing called for in this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to: (1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; (2) eliminate any constraints to the private development of a

supply of housing to meet the needs of all economic segments of the community; and (3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

C. Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. City staff has reviewed the other elements of the General Plan and has determined that this element is consistent therewith. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

D. Citizen Participation

Section to be completed upon conclusion of public participation process.

Planning Commission/City Council Study Session – May 16, 2024

On May 16, 2024, the project team held a study session for the Planning Commission and City Council to discuss the Housing Element Update. The study session began with a question and answer period, followed by a discussion. During the question and answer portion, participants raised various questions and comments regarding the State's involvement in reviewing the Housing Element. One question focused on the specific department responsible for the review, with the consulting team clarifying that a designated reviewer would be assigned to the task. Questions were also raised about the qualifications of the reviewer and whether the State requires a specific density of housing units per acre.

Further discussions delved into the practicalities of meeting the State's housing mandates, with participants questioning the implications of exceeding Regional Housing Needs Allocation (RHNA) numbers and whether doing so would provide the City with additional grant opportunities. Staff responded by emphasizing the importance of having the necessary land zoned for housing, noting that cities are not obligated to build the units required by RHNA but must ensure zoning compliance. They also added that multifamily projects already approved by the City, which include 61 and 41 units in the two lowest income categories, would count towards meeting the RHNA requirements.

Participants also expressed concerns about the potential rezoning of properties and maintaining local control over land use, particularly in light of State mandates. The conversation touched on the challenges faced by cities with limited land availability, with one participant citing a recent case in southern California.

The session concluded with a discussion on the types of housing most needed in the community, highlighting the demand for affordable housing, senior housing, and smaller, independent living units such as tiny homes. City staff mentioned ongoing efforts to secure funding for affordable housing

projects, with locations identified along Kimball and South Jackson. The session wrapped up with a suggestion to consider the impact of State legislation that restricts rezoning residential areas for commercial or industrial use in future housing reports.

Stakeholder Interviews

From February to June 2024, the City reached out to agencies and organizations to request their feedback on housing needs in Red Bluff. One-on-one consultations were conducted with the following stakeholders on the dates shown:

- Poor and The Homeless - Tehama County (PATH) on March 15, 2024
- Tehama County Continuum of Care on June 20, 2024
- Legal Services of Northern California on June 14, 2024

Regional

These organizations provide support for homeless and at-risk individuals and navigate them towards stable housing. Through consultations, these organizations expressed several concerns about barriers to housing and unmet needs in Red Bluff. They emphasized the urgent need for expanded permanent supportive housing and highlighted the significant challenges posed by the scarcity of affordable housing.

PATH offers comprehensive services to address homelessness in Tehama County. Their funding primarily comes from federal and state grants. PATH bolsters transitional housing efforts by providing a pathway to permanent housing for those experiencing homelessness or housing instability. They stated that despite the recent opening of the county's first permanent supportive housing units, Olive Grove, which provides 32 units, housing availability remains an issue.

Local

Legal Services of Northern California, an anti-poverty legal aid organization, reported that housing-related cases make up about 70 percent of their caseload across all of the areas they serve. They highlighted significant concerns about substandard housing in Red Bluff, particularly affecting older adults living in encampments like the one in the Brickyard Creek area, which poses challenges for emergency services due to difficult access and precarious living conditions. The organization also noted that common fair housing issues in Red Bluff involve evictions related to mental health behaviors and discrimination against LGBT individuals. They stressed the need for more permanent supportive housing, especially accessible ground-floor units, and expressed concern about the displacement of low-income tenants due to renovations in apartment complexes.

The organization further indicated that most clients prefer individual living spaces rather than multifamily housing to mitigate noise issues, particularly for families with children or individuals with mental health disabilities. They pointed out the limited rental housing options and opportunities for home ownership for low-income residents, recommending mobile home parks as valuable, low-barrier housing options for older adults and people with disabilities. The rising cost of rent was identified as the biggest barrier to finding affordable, decent housing, and called for more subsidized and supportive housing units. Additionally, they noted the need for housing rehabilitation programs to address physical conditions and code violations.

The Tehama County Continuum of Care (COC) provided further insights into housing needs in Red Bluff and surrounding areas. The COC, a collaborative network of service providers and stakeholders, focuses on preventing and addressing homelessness and serves as a clearinghouse for funding opportunities related to homeless response services. The COC provides referral services through coordinated entry and community partners, collaborates with PATH for shelter services, and works with organizations like Empower Tehama to offer transitional housing, rapid rehousing, and rental assistance. During the consultation, the COC noted that limited access to bilingual services is a key challenge. They also expressed concerns about access to subsidized housing for undocumented individuals, who may be undercounted due to fear of repercussions related to their immigration status. Additionally, they emphasized the need for enhanced collaboration with community organizations to bridge gaps in service provision and support networks. They also reported that approximately 304 homeless individuals are countywide, with 198 unsheltered in Red Bluff, based on countywide counts and HMIS data.

The COC receives funding from various sources, including the Encampment Resolution Fund, Housing and Homelessness Incentive Program (HHIP), COC Planning Funds, Permanent Local Housing Allocation (PLHA) program funding, and Community Development Block Grant (CDBG) grants, which support homeless services and housing projects. They highlighted opportunities such as the development of 50 units of low-income housing, including permanent supportive housing, expected by 2026, and strong collaboration with community partners. However, they also raised concerns about access to funding, limited shelter capacity, and safety issues in homeless encampments. They emphasized the need for more affordable housing stock and resources for those at risk of homelessness.

The City of Red Bluff 2024-2029 Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council. Citizen input was received through study sessions and public hearings conducted by the Planning Commission and the City Council as well as targeted stakeholder interviews. This input was incorporated into the Housing Element where applicable.

II. REVIEW OF PREVIOUS HOUSING ELEMENT

When preparing an updated Housing Element, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This section evaluates the City's progress in implementing the 2019-2024 Housing Element and analyzes the effectiveness of programs during the previous planning period. This section also contains recommendations for program changes to address housing needs for the 2024-2029 planning period. Table 1 lists 2019-2024 Housing Element programs; provides a summary of the status; and contains recommendations to continue, modify, or delete in the 2024-2029 Housing Element.

A. Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community's special housing needs. The City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments include:

- The City collaborated with Tehama County to establish the County's first Low Barrier Navigation Center/Homeless Shelter, the PATH Plaza Navigation Center, in May 2024. The navigation center has 64 single beds divided into men's, women's, and family dormitories and offers 24/7 service 365 days a year, with additional provisions for extra services provided by partner agencies.
- The City amended the Zoning Ordinance to permit employee housing for up to six persons as a single-family residential use in all residential zoning districts and single-room occupancy as a permitted nondiscretionary right within R-4 Residential and all Commercial zoning designations except Freeway Commercial.
- The City amended the Zoning Ordinance to include State law requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in 2021 and to revise definitions for "Family" and "Employee Housing" to meet State law definitions in 2018.
- The City entitled two affordable housing developments in 2021 and 2022. These affordable housing developments contain a total of 102 units to meet the needs of the homeless, unhoused, and veteran population.
- The City has applied for grants or provided letters of support to enhance housing development during the planning period. This includes supporting Soil Health and Income Protection Program (SHIPP) low-income housing with letters to the United States Department of Agriculture (USDA) and acquiring $700,000 in HOME funding for first-time home buyers and home rehabilitation loans for lower-income households.
- The City has promoted the use of USDA, United States Department of Housing and Urban Development (HUD), and other programs to increase participation. Currently, there are 17 projects using funding from USDA (3), HUD (7), and Low-Income Housing Tax Credit (LITHC) (7), which account for a total of 716 affordable very low- and low-income multifamily units in Red Bluff.

- The City has supported a partnership between the Tehama County Housing Authority and the Plumas County Community Development Commission to reduce costs. Through these efforts, they have 357 Housing Choice and other vouchers leased up in Tehama County, and 269 of them are in use in Red Bluff as of summer 2024. The number of vouchers increased significantly compared to the previous period.

TABLE 1
REVIEW OF PROGRAMS CONTAINED IN PRIOR ELEMENT

Housing Element Programs	Progress	Continue/ Modify/Delete
Programs for the Development of Housing		
HD.1.1 Program Statement: Monitor the supply of vacant land within the City limits through the use of the Land Use/Vacant Land Inventory Program. *Objective:* Maintain a sufficient supply of land designated for residential development to meet the City's share of the regional housing need. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Ongoing.	Development of residential uses continues to be slow, such that a need to do a rezone of non-residential land or annexation is not required. The City updates its inventory of vacant land on an annual basis using tax assessor information, building permit records, and the City's GIS database system. The program has proven to be an effective tool for ensuring that the City has an adequate supply of vacant residential land.	Continue
HD.1.2 Program Statement: Utilize State and Federal assistance to the fullest extent possible to develop affordable extremely low income households, lower income housing for families and large households, including farmworkers and persons with developmental disabilities. *Objective:* Provide a sufficient number of affordable housing units to meet the needs of current Red Bluff residents and provide a fair share of the market area housing needs. *Responsible Agency:* Building and Planning Departments and Developer. *Financing:* Federal, State programs, city funding for staff time. *Time Frame:* Distribute NOFA's annually.	The City has entitled affordable housing developments expeditiously when presented through the Technical Advisory Committee (TAC) design review process. Two all affordable projects have been entitled during the planning period. These entitlements will offer 102 units to meet the needs of the homeless, unhoused, and veteran population. The City also has a 64-bed shelter/navigation center that was recently constructed. It opened in May 2024. During the planning period, grants have been applied for or letters of support provided to enhance housing development, including that the City has supported SHIPP low-income housing with letters to USDA and acquired $700,000 in HOME funding for First-Time Homebuyers and low-income home rehabilitation loans, which can be used by farmworkers. The Palm Villas project, a new multifamily development which will host 61 new housing units, was awarded an Affordable Housing and Sustainable	Modify and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
	Communities (AHSC) grant in August of 2024. This grant will provide funding for the construction of the project and aid in the production of affordable housing.	
HD.1.3 Program Statement: Assist in identifying location of sites for possible acquisition by an affordable housing developer for assisted housing for large families and/or sites which could be considered for dormitory-style housing for migrant workers. *Objective:* Support plans for well-designed lower income housing developments in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Annually.	Through the City's GIS program, the City continues to maintain records of vacant land and buildings in the community on an annual basis. This information is shared with developers upon request.	Modify and continue
HD.1.4 Program Statement: Assist in the development of affordable housing by continuing to promote self-help housing development within the City. Self-help housing is a Rural Housing Service funded housing program where future owner/residents provides labor towards the development of the units and/or assists in sharing the cost of building the units. *Objective:* Support plans and programs for well-designed lower income housing development in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities. *Responsible Agency:* Building and Planning Departments. *Financing:* Possible sources of funding include: State Pre-Development loans, and available State or Federal funding sources. *Time Frame:* Ongoing	The City provides support, including map extensions, expedited issuance of permits, and re-inspection without additional fees along with letters of support and clarification of conditions expectations. The potential SHIPP single-family self-help subdivision received City support, including subdivision map extension, expedited issuance of permits, and re-inspection without additional fees along with numerous letters to the USDA for support and clarification of conditions expectations during the planning period. Unfortunately, the project did not come to fruition. Further, City staff continues to notify interested parties of self-help contacts and agents to support development.	Modify and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
HD.1.5 Program Statement: Assist private sector with developing an outreach program aimed at increasing the supply of privately produced rental and ownership housing in a manner which may be more affordable to the end consumer. The program will include disbursement of information through brochures, advertising, workshops, and meetings to affordable housing developers, appropriate agencies, and other interested parties. Information to be disbursed will relate to State and Federal housing finance/funding programs; Housing Element programs; existing zoning ordinance incentives for affordable housing, including density bonuses, second units, reduced single- family lot sizes, reduced parking for elderly, reduced fees and setbacks on-sites or areas of the City considers ideal for high-density housing. *Objective:* Make maximum use of public and private resources to help meet identified housing needs. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Distribute NOFA's annually.	Although the City has not developed an official outreach program, prospective developers are put in contact with the City's Technical Advisory Committee (TAC). The TAC provides developers with information on buildable sites, land-use and building requirements, and works to help developers identify a product that will meet the needs of Red Bluff residents. The Planning and Building Departments also continuously disperses information relating to affordable housing and directs interested parties to those organizations and/or agencies administering programs within the city, such as housing rehabilitation, self-help, and operation of affordable rental dwelling units.	Modify and combine with Program HD.1.6 and continue
HD.1.6 Program Statement: Encourage developers to apply for State and Federal low interest rate tax allocation credits to be used for the development of housing affordable to low and moderate income households, when funds are available. The City will periodically contact local developers and assist with development of housing affordable to lower income households including identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development and assisting with local development applications processing. The City Council will also serve as a referral agency to provide local developers with any available information on government programs. *Objective:* Assist in the development of housing for lower-income households. *Responsible Agency:* City Planning Department and City Council. *Financing:* CDBG, HOME, USDA, LIHTC, CHFA, Other HCD Funds, etc. *Time Frame:* Ongoing. The City will update the schedule of potential NOFAs by August 2020 and	Monthly, the City obtains NOFAs for potential funding sources. This is currently an ongoing effort. Additionally, the City uses State NOFA Schedules and notices of public hearings as a means to contact the local development community as well as regional developers. The State NOFA process allows low-income projects to subsidize their costs and leverage their State and federal low-interest rate tax allocation credits, which are another form of available funding.	Modify and combine with Program HD.1.5 and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
apply or support applications and provide development services as needed.		
HD.1.7 Program Statement: Continue to utilize to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Tehama County Housing Authority, in partnership with the Plumas County Community Development Commission, will provide information to residents on the use of any new housing assistance programs which become available. *Objective:* Make maximum use of public and private resources to help meet identified housing needs. *Responsible Agency:* Tehama County Housing Authority and Plumas County Community Development Commission. *Financing:* Section 8 existing, State programs (Housing Assistance Program). *Time Frame:* Ongoing.	The Tehama County Housing Authority partnered with Plumas County Community Development Commission beginning in 2009 to administer the program in an effort to reduce cost. It is evident that the cost savings associated with the partnership has allowed a greater number of vouchers to be issued to households in the area. While the Plumas County Community Development Department could not provide isolated numbers for City of Red Bluff housing voucher utilization, as of June 2024, there were a total of 598 Section 8 vouchers in use in all of Tehama County, with 269 in use in Red Bluff.	Modify and continue
HD.1.8 Program Statement: Continue to support the emergency housing program operated by Tehama County and community organizations that provide emergency shelter for battered women and their children and support the provision of transitional housing. The City is currently supporting efforts to acquire funding to purchase/rehabilitate facilities specifically for a transitional and/or homeless shelter. *Objective:* Support plans and programs for emergency housing in areas appropriate to the needs of the population served. *Responsible Agency:* Building and Planning Departments. *Financing:* CDBG and other City, State, and Federal funds. *Time Frame:* Ongoing.	There has been an emergency shelter for domestically abused women and their children in the City of Red Bluff since 1994, which was expanded in 2010 due to State funding, which the City played an active role in securing. This shelter expanded again in 2017 to add additional housing. The construction of a new homeless shelter with 64 beds is complete and the shelter opened in May 2024. The City allows homeless shelters without a use permit in the M-2 zone and with a CUP in the M-1 zone and is including a modified program in this Housing Element to make additional changes to the City zoning to comply with current State law regarding homeless shelters/emergency shelters. The City continues to explore low-cost innovative ways to maximize housing development and opportunities through available State and federal programs.	Modify to reflect current conditions and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
HD.1.9 Program Statement: Work in close cooperation with Tehama County to insure the orderly development of unincorporated lands adjacent to the City and; the consistency of land use policies and development standards in those areas. *Objective:* Ensure that new development located outside city limits does not adversely impact the character of existing neighborhoods in the City. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Ongoing.	This is an ongoing process. Planning Staff from the City and County periodically meet to discuss development in unincorporated areas adjacent to city limits. There were no requests for annexations in 2023.	Modify and continue
HD.1.10 Program Statement: Work closely with qualified developers of new multifamily housing that includes affordable four and five bedroom units. The City will offer expedited review process and technical assistance for projects that include four and five bedroom units. *Objective:* Support plans and programs for well-designed lower income housing development in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Ongoing.	City staff maintain records of vacant land and buildings in the community. This information is shared with developers on request. While no applications for four- and five-bedroom multifamily development were submitted to the City, as a matter of practice, the City's Technical Advisory Committee (TAC) provides developers with information on buildable sites, land-use and building requirements, and works to help developers identify a product that will meet the needs of Red Bluff residents as well as work through State and local regulation.	Modify to reflect current housing type needs and continue
HD.1.11 Program Statement: In response to input and comment received during public hearings and public workshops, the City will review available parcels of land within Commercial Zoning districts every two years for potential rezoning opportunities that would accommodate a Homeless Shelter and M-2 Zoning based on the following Criteria: A) The available parcels may or may not have a structure erected upon the lot. B) The potential sites for a Homeless Shelter and M-2 rezoning shall not be any closer than 2,640 feet or a half mile to any type of school, as M-2 Zoned Land Uses conflict with children. C) The site must have access to available services and utilities. The results of the parcel search and the identified parcels that meet the	Tehama County facilitated the construction of a recently built a homeless shelter that opened in May 2024 that is located in the City of Red Bluff. The City is now beginning to explore additional services and resources that may serve the facility and consider future regional satellite locations.	Modify to include requirements of AB 2339, remove completed portions of the program and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
criteria above shall be included in the same year's Annual Housing Element Report. *Objective:* Expand opportunities for emergency shelter construction. *Responsible Agency:* Planning Department. *Financing:* City funding for staff time. *Time Frame:* Every two years within the 2019-2024 Housing Element Cycle.		
HD.1.12 Program Statement: The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4. *Objective:* Assist in the production of housing by clearly defining the City's procedures for streamlining of qualified housing projects. *Responsible Agency:* Planning Department. *Financing:* City funding for staff time. *Time Frame:* Policy/procedure shall be completed by November 2020.	The City has not received any requests for multifamily streamlining. The City is currently in the process of defining procedures and developing Objective Design Standards to assist in the future development of multifamily projects consistent with the SB 35 requirements. This will include establishment of the written policies and procedures related to SB 35 in addition to approval of standards.	Continue
HD.1.13 Program Statement: The City will revise Municipal Code Section 25.199 Density Bonuses to require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on-sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower- income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished. *Objective:* Modify zoning requirements to comply with new state laws regarding Density Bonuses. *Responsible Agency:* Planning Department, City Council.	The City is currently in the process of updating the Density Bonus ordinance to comply with State requirements.	Modify to address current best practices and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Financing: City funding for staff time. *Time Frame:* Code revision by June 2021.		
HD.1.14 Program Statement: The City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multi-family developments affordable to lower income households considering state, federal and local financing programs. The City will offer the following incentives for the development of affordable housing including but not limited to priority to processing subdivision maps that include affordable housing units, expedited review for the parcellation of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. *Objective:* Provide adequate parcel sizes to promote affordable housing development. *Responsible Agency:* Planning Department, City Council. *Financing:* City funding for staff time. *Time Frame:* Ongoing, as projects are submitted.	The City did not receive any applications for multifamily developments between 2019 and 2020. The City did receive and entitle applications for multifamily housing in 2021 and 2022 for the Bluff Apartments and Palm Villas Apartments respectively. The City continues to offer incentives on a project-by-project basis to support this type of development, as needed.	Continue
HD.1.15 Program Statement: The City will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7 by June 2021. *Objective:* Promote affordable housing development by prioritizing City water and sewer services. *Responsible Agency:* Planning Department, City Council. *Financing:* City funding for staff time. *Time Frame:* Ongoing, as projects are submitted.	The written procedure to grant priority water and sewer service is currently being developed. No affordable housing projects were proposed between 2019 and 2022. The City did receive and entitle applications for multifamily housing in 2023 for the Bluff Apartments and Palm Villas Apartments. However, the City will continue to prioritize these types of developments as needed.	Continue
Programs for Energy Conservation (EC)		
EC.1.1 Program Statement: Promote and encourage the "weatherization" program operated by the local Self Help Home Improvement Agency (SHHIP) and funded by Pacific Gas & Electric.	The City's building department encourages homeowners to access weatherization programs by offering information and resource materials on current	Continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Objectives: Decrease the energy demand associated with residential development. *Responsible Agency:* Finance and Planning Departments. *Financing:* Pacific Gas and Electric Company (PG&E), State of California Department of Energy. *Time Frame:* Ongoing.	and active programs. City staff refer these individuals to the SHHIP or HOME Rehabilitation and PG&E programs.	
EC.1.2 Program Statement: As of January 1, 2020, all single family residential development, as well as, multifamily development three stories or less are required to have solar energy facilities. The City will enforce and encourage use of solar energy considerations in new residential construction. *Objective:* Decrease the energy demand associated with residential development. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Ongoing.	When applications for new residential development are submitted to the City, the Building and Community Development Departments ensure all State Title 24 Energy Code solar mandates are adhered to along with current legislature compliance requirements.	Delete
EC.1.3 Program Statement: Promote and encourage tree planting to provide shade cooling in summer and the use of ground cover in new developments in lieu of concrete, rock, or asphalt. *Objective:* Minimize passive solar gain during the summer months in order to reduce the energy consumption associated with air conditioning. *Responsible Agency:* Building and Planning Departments. *Financing:* City funding for staff time. *Time Frame:* Ongoing.	The City has a tree preservation and replacement ordinance and requires tree planting in all new developments as part of the City's Design Review Guidelines. Further, the City amended its Design Review Guidelines to require a 50% shade canopy in parking lots and updated its Land Division Standards (LDS) to require tree planter strips between curbs and sidewalks.	Combine with Program EC.1.5 and continue
EC.1.4 Program Statement: The City shall obtain and keep on record the PG&E Solar program coordinator contact information for public distribution. *Objective:* Decrease the energy demand associated with residential development. *Responsible Agency:* Building and Planning Departments *Financing:* PG&E State and Federal rebate programs	The City has a copy of PG&E's "Solar on Multifamily Affordable Housing" at the counter for public reference.	Continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Time Frame: Ongoing.		
EC.1.5 Program Statement: The City shall continue to emphasize and promote tree planting of streetscapes every 30 feet on center as indicated in the City of Red Bluff Design Review Guidelines Section H Landscaping #9 for new streets and encourage replacement of those trees when unforeseen circumstances require their removal. *Objective:* Decrease the energy demand associated with residential development and minimize passive solar gain during the summer months. *Responsible Agency:* Building, Planning and Public Works Departments *Financing:* Development driven/Public Works programming *Time Frame:* Ongoing.	Projects are reviewed and conditioned to comply with the City's design review, zoning code and land division standards regarding street tree planting, these requirements have been found to reduce the urban heat island by cooling the overall community reducing electricity consumption. All new developments have to comply with Red Bluff Municipal Code Section 23A.5, MASTER TREE PLAN.	Combine with Program EC.1.3 and continue
Programs for the Maintenance and Improvement of Housing (MI)		
MI.1.1 Program Statement: Continue the rehabilitation of substandard residential units using available subsidies for lower income residents. *Objective:* Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded. *Responsible Agency:* Building, Planning and Finance Departments. *Financing:* CDBG, California Housing Rehabilitation Program for Owner- Occupied Housing (CHRP-O), or any suitable State, Federal, or privately-funded program. *Time Frame:* Ongoing.	The City's Owner-Occupied Rehabilitation Program offers low-interest rate loans for lower-income households. The HOME and CDBG funds did not receive any new applicants for use in 2022 or 2023, but there are quite a few households that have utilized the funds. The City intends to apply for more funding/grants as they become available and is in the process of obtaining a contracted grant writer to help with these kinds of projects. The Community Development Department, in partnership with the Fire Department Resiliency Division Chief, are identifying measures and resources for the rehabilitation of substandard properties in an effort to make them habitable again.	Combine with Program MI.1.3 and continue
MI.1.2 Program Statement: Continue code enforcement of the Housing and Fire Prevention Codes and Health and Safety Regulations by appropriate City Departments. *Objective:* To assure that all new and existing housing meets state building and safety regulations	Building and Fire Departments respond promptly to building and fire code violations. This has compelled a number of landlords and property owners to remedy health and safety code violations. To further the effectiveness of code enforcement, the	Modify and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
and provides a healthy and safe environment for city residents. *Responsible Agency:* Building Department, Fire Department. *Financing:* City funds. *Time Frame:* Ongoing.	City has developed a multidepartment discipline that meets monthly to discuss ongoing cases, properties, and offenders. The discipline is made up of the Police, Fire, Building, Code Enforcement, and Planning Departments.	
MI.1.3 Program Statement: Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program which could include distribution of brochures and canvassing of target neighborhoods. *Objective:* Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded. *Responsible Agency:* Building Department. *Financing:* CDBG. *Time Frame:* Ongoing.	Brochures about the program have been provided in the lobby at City Hall. Due to limited staffing levels, canvassing of neighborhoods was limited, public notices in the newspaper and social media prove to be more effective as the target area is widened. The City, through its consultant, is applying for more CDBG funding. The City is currently evaluating a communication platform that will send push-notifications to community members with information about programs, opportunities, and awareness.	Combine into Program MI.1.1 and delete
MI.1.4 Program Statement: Ensure the maintenance of residential areas by monitoring and periodically reviewing the City's capital improvement programs affecting Red Bluff's neighborhoods. *Objective:* Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red bluff is continually maintained or upgraded. *Responsible Agency:* City Manager, Public Works, and Planning Department. *Financing:* City funds *Objectives:* Improvements of neighborhood quality through specific improvements as outlined in capital improvement programs. *Time Frame:* Ongoing.	Through the annual budget process and with information provided as a result of infrastructure studies, the City continues to determine areas and facilities of greatest need and allocate funding to improve public facilities where the need is greatest with limited resources.	Modify to include affirmatively furthering fair housing analysis and continue
Programs for Removing Constraints (RC)		
RC.1.1 Program Statement: Periodically reexamine the zoning ordinance (e.g., every two years) for possible amendments to reduce	The City adopted a Zoning Ordinance amendment in May 2018 to resolve internal conflicts, revise the	Modify to address current State

Housing Element Programs	Progress	Continue/ Modify/Delete
housing construction costs without sacrificing basic health and safety considerations. *Objective:* Ensure development fees do not unreasonably contribute to the cost of housing. *Responsible Agency:* Building and Planning Departments. *Financing:* Department budget. *Time Frame:* Ongoing.	Ordinance to include State law requirements for ADUs, and revise definitions for Family and Employee Housing to meet State law definitions. The City updated their Ordinance to meet new ADU and JADU State law requirements in 2021. The City continues to review State and federal legislation annually to ensure the local codes and ordinances are up to date and reflecting the most current guidelines. Every project is reviewed for possible credits to the site and available fee reduction opportunities.	law requirements and continue
RC.1.2 Program Statement: Periodically survey (e.g., every two years) other cities in Tehama County to ensure that local development fees do not become a constraint on housing production. *Objective:* Ensure development fees do not unreasonably contribute to the cost of housing. *Responsible Agency:* Building and Planning Departments. *Financing:* Department budget, City funding for staff time; possible CDBG Technical Assistance Grant. *Time Frame:* Ongoing.	Fees are set by Council Resolution. The Community Development Department fees are among the lowest in Northern California. The City's fee structure remains comparable to other jurisdictions that serve the County's housing needs. The City has waived certain fees for nonprofit organizations, including the recently constructed PATH Navigation Center (homeless shelter).	Modify and continue
RC.1.3 Program Statement: Evaluate zoning and land use regulations on an annual basis for ADA and fair housing compliance. The City will specifically ensure, establish and/or clarify the formal reasonable accommodation process encourages the development, maintenance and improvement of housing for persons with disabilities including minimizing public hearings and relaxing decision making criteria consistent with fair housing regulations. *Objective:* Remove governmental constraints on the maintenance, improvement and development of housing, where appropriate and legally possible, to assist citizens with special needs, such as the elderly and persons with disabilities. *Responsible Agency:* Planning Department.	The City continually evaluates zoning and land use regulations for ADA and fair housing compliance as a part of the development review process. The City has adopted appropriate sections of the State Building Code, State Residential Code, and federal requirements that address Fair Housing and ADA provisions. The City has not yet adopted a reasonable accommodation procedure.	Modify to address current State law and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Financing: Department budget, City funding for staff time. *Time Frame:* Annually.		
RC.1.4 Program Statement: Per AB 101 (2019) the City will review its zoning ordinance and make revisions as necessary to allow low barrier navigation centers for the homeless as permitted by right per Government Code 65660- 65668. Low Barrier Navigation Center is defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. *Objective:* Amend zoning ordinance, as necessary, to comply with state law. *Responsible Agency:* Planning Department *Financing:* General Fund *Time Frame:* Review zoning ordinance by August 2020. Make revisions by 2021.	The recently completed center is based on this type of homeless shelter use. However, updates are needed to the City's Zoning Ordinance to ensure this use is defined and allowed consistent with State law.	Combine into Program RC.1.1 and delete.
RC.1.5 Program Statement: The City shall review its zoning code to ensure compliance with AB 2162 - 2019 related to allowing supportive housing. The zoning ordinance will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning ordinance are not in compliance with AB 2162, the City will revise the allowed uses along with corresponding development standards as detailed in AB 2162. *Objective:* Amend zoning ordinance, as necessary, to comply with state law. *Responsible Agency:* Planning Department *Financing:* General Fund *Time Frame:* Review zoning ordinance by August 2020. Make revisions by 2021.	The City's zoning ordinance was reviewed in 2020. Supportive housing is permitted by right in all residential zones. It is not yet allowed in zones that allow multifamily or mixed-use residential development.	Combine into Program RC.1.1 and delete.

Housing Element Programs	Progress	Continue/ Modify/Delete
Programs for Retention of Existing Affordable Housing (AH)		
AH.1.1 Program Statement: Deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than three percent, defined as a "severe housing shortage." If the vacancy factor is more than three percent, the City may allow conversion of one-half the total number of rental units built that year to condominium units. *Objective:* Retain and conserve the existing supply of high quality housing affordable to low and moderate income households. *Responsible Agency:* Building and Planning Departments, City Attorney. *Financing:* City funds for staff time. *Time Frame:* Ongoing.	The City has received very few inquiries and no formal applications for the conversion of rental units to condominiums between 2014 and 2023. Under existing City codes, no more than 5% of rental stock can be converted annually. Conversions are subject to conditions issued under a conditional use permit and may be subject to tenant relocation recruitments. These factors serve to discourage conversions. Along with City staff communication and support to the California TAC Allocation Committee regarding at-risk development, this program seems to function well.	Continue
AH.1.2 Program Statement: Provide and maintain a monitoring system with local non-profit housing development organizations to preserve assisted housing units that are eligible to be converted to market rate units in response to the expiration of assisted housing regulatory agreements with State and Federal housing agencies. *Objective:* Retain and conserve the existing supply of high quality housing affordable to low and moderate income households. *Responsible Agency:* Building, Planning, and Finance Departments. *Financing:* CalHome, CDBG funds. *Time Frame:* Ongoing.	The City relies on the California Housing Partnership Corporation monitoring system that tracks projects that are at-risk. That entity also notifies the regional housing development nonprofit serving Red Bluff of any at-risk project.	Combine with Program AH.1.5 and continue
AH.1.3 Program Statement: Pursue the use of local and State funds to preserve lower income housing opportunities in the City's mobile home parks. *Objective:* Retain and conserve the existing supply of high quality housing affordable to low and moderate income households. *Responsible Agency:* Planning and Finance Department. *Financing:* HCD Mobile Home Park Assistance Program.	There are two mobile home parks in the city, one of which is located in a subdivision. The lots and the mobile homes in the subdivision are owned by the occupants. Given the ownership of the mobile homes in these parks, there are no preservation issues to be addressed.	Modify and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Time Frame: As needed.		
AH.1.4 Program Statement: Continue to encourage the use of USDA, HUD, and other programs to maximize participation by low income multifamily housing owners and local residents in various Rental Assistance Programs. *Objective:* Continue to provide housing financing possibilities for lower- income households. *Responsible Agency:* Planning and Finance Department. *Financing:* Department funds, CDBG, HOME, USDA, LIHTC, CHFA, HUD, and Other HCD Funds *Time Frame:* Ongoing.	There are currently 3 projects in the City that use USDA funding, 7 that use HUD funding and 7 that use Low-Income Housing Tax Credit (LITHC) funding, with no new applications in 2022. Combined, these projects account for 716 of the city's affordable low-income and very low-income multifamily units. The City provides information, resources, support, and collaboration as it relates to rental assistance programs. With over 19% of our community meeting the threshold for needing assistance, the City is proactive in providing assistance where possible.	Combine into Program HD.1.6 and delete.
AH.1.5 Program Statement: Encourage affordable multifamily housing owners to retain and renew their USDA, HUD and other Rental Assistant Program contracts to preserve existing affordable housing within the City. Distribute notices of Funding Availability to owners; assist with preparation of funding applications; and promote public recognition with City Council Presentations , distribution of positive press releases, and assistance publicizing and City Council and City staff attendance at "open house" for newly funded facilities. *Objective:* Assist affordable multifamily housing complexes in their endeavor to retain and conserve the existing supply of high quality housing affordable to low and moderate income households. *Responsible Agency:* Planning and Finance Department. *Financing:* Department funds, CDBG, HOME, USDA, LIHTC, CHFA, HUD, and other HCD Funds *Time Frame:* Preserve 92 units between 2019 and 2024.	For the 2019-2024 planning period, no at-risk units were identified; however, 46 units were considered to have a "lower risk of market rate conversion." The City has assisted at-risk units in the past in obtaining additional funding. However, as stated, currently there are no at-risk units in the city.	Combine into Program AH.1.2 and delete

Housing Element Programs	Progress	Continue/ Modify/Delete
Program for Equal Opportunity in Housing (EO)		
EO.1.1 Program Statement: The City will update information annually regarding the Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refers tenant complaints on discrimination, and acts as tenant advocacy organization. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations. *Objective:* Provide service to the community as the Fair Housing Information and referral Office. *Responsible Agency:* Building and Planning Departments and Consultant. *Financing:* CDBG funds and Program Income. *Time Frame:* Annually.	Several copies of equal opportunity housing brochures are free to the public in display racks in the public lobby at City Hall. The City also maintains an Equal Opportunity file at the City's front counter that contains regulations governing fair housing and non-discrimination requirements. As needed, City staff deliver copies of equal opportunity housing brochures to the Tehama County Library. As tenant complaints are received, those that are pertinent to fair housing laws are referred to the California Rural Legal Assistance Office. Further, all City-assisted housing programs are required to notify participants of Equal Opportunity and non-discrimination policies and procedures.	Modify to address current State law to affirmatively further fair housing and continue
EO.1.2 Program Statement: The City of Red Bluff will continue to inform residents of their rights under fair housing law by posting and maintaining notices throughout the community regarding the City of Red Bluff Planning Department as the Fair Housing Information and Referral Office at City Hall located at 555 Washington Street and at least two other public places within the city limits. The notice will include name and phone number of the contact person within the City of Red Bluff and any other information deemed relevant by City Council. *Objective:* Provide information to the community about the Fair Housing Information and Referral Office *Responsible Agency:* Planning Department. *Financing:* No Funding Required. *Time Frame:* Ongoing.	Several copies of equal opportunity housing brochures are free to the public in display racks in the public lobby at City Hall and are carried with our Code Enforcement, Building, and Police Department Community Officers.	Combine into Program EO.1.1 and delete.
EO.1.3 Program Statement: Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney and/or the California Rural Legal Assistance (CRLA) for action. *Objective:* Provide information to the community about	As complaints are received, they are referred to the District Attorney or the Legal Services of Northern California (LSNC) as appropriate.	Modify to address current State law to affirmatively further fair housing and continue

Housing Element Programs	Progress	Continue/ Modify/Delete
Tehama County District Attorney and/or the California Rural Legal Assistance (CRLA). *Responsible Agency:* Planning Department and City Council *Financing:* CDBG funds and General Fund *Time Frame:* Ongoing.		
EO.1.4 Program Statement: The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions will include: provide a dedicated staff that investigates fair housing complaints and enforces fair housing laws; facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website; ensure environmental hazards are not disproportionately concentrated in low-income communities of color; develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary; actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies; and provide education to the community on the importance of completing Census questionnaires. A fair housing presentation will be provided by the Planning Department at least once per year at a City Council meeting. In the interim, the City's Community Development Director will field complaints and will work with local fair housing groups to further fair housing rights. *Objective:* Create an AFFH Plan that takes meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers. *Responsible Agency:* Planning Department and City Council *Financing:* CDBG funds and General Fund *Time Frame:* Create Plan by January 2022 and implement on an ongoing basis. Bi-annually reach out to	This program has not yet been initiated by the City.	Delete. This program is being addressed in the 7th cycle Housing Element update and no longer needs to be included as a program in the Housing Element.

Housing Element Programs	Progress	Continue/ Modify/Delete
continue to further fair housing rights of tenants.		

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III. COMMUNITY PROFILE

To effectively determine the present and future housing needs of the City of Red Bluff, demographic and socioeconomic variables such as population, number of households, current housing stock, and household incomes are analyzed.

The following information was provided by the California Department of Housing and Community Development's (HCD's) 7th Cycle Data Package for Each Non–Council-of-Governments Counties, the American Community Survey (ACS), the California Department of Finance (DOF), Tehama County, the City of Red Bluff, and various other sources. Specifics for each data source are provided as sources in the tables in this section.

A. Population Trends and Projections

Since 2010, the City of Red Bluff's population has increased by 4.5 percent, with the largest increase occurring between 2019 and 2020 (446 persons). According to the U.S. Census Bureau, the city had a population of 14,076 in 2010. As of 2020, the population increased to 14,710 (see Table 2, Population Growth from 2010 to 2020).

TABLE 2
POPULATION GROWTH FROM 2010 TO 2020

YEAR	*POPULATION*	*CHANGE*		
		NUMBER	*PERCENTAGE*	*ANNUAL PERCENTAGE*
2010	14,076	-	-	-
2014	13,943	-133	-0.9%	-0.2%
2015	13,907	-36	-0.3%	-0.3%
2016	13,856	-51	-0.4%	-0.4%
2017	13,856	0	0.0%	0.0%
2018	13,858	2	0.0%	0.0%
2019	14,264	406	2.9%	2.8%
2020	14,710	446	3.1%	3.0%
2010-2020	-	634	4.5%	0.4%

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2020 and 2021, American Community Survey 5-Year Estimates 2016-2021.

B. Employment Trends

The most recent labor force data for the City of Red Bluff was provided by the California Employment Development Department (EDD). Labor force is the sum of employment and unemployment, excluding people in the armed forces. Table 3, Annual Employment from 2010 to 2021, includes people working in the private and public sectors, people who are unemployed but actively seeking work, and laid-off workers. Table 3 indicates that 91.6 percent of the labor force in the city was employed in 2021. Thus, the unemployment rate is 8.3 percent, which is slightly higher than that of either Tehama County (7.2 percent) or the state (7.3 percent). As seen in Table 3, when compared to the 2010 statistics, unemployment in Red Bluff has decreased significantly from the 2010 unemployment rate of 16.2 percent.

TABLE 3
ANNUAL EMPLOYMENT FROM 2010 TO 2021

	RED BLUFF		*TEHAMA COUNTY*		*CALIFORNIA*	
	2010	***2021***	***2010***	***2021***	***2010***	***2021***
Labor Force	5,440	5,250	25,710	25,560	18,336,300	18,956,600
Employed Individuals	4,560	4,810	21,750	23,720	16,091,900	17,568,700
Unemployed Individuals	880	440	3,960	1,840	2,244,300	1,387,800
Unemployment Rate	16.2%	8.3%	15.4%	7.2%	12.2%	7.3%

Source: EDD, 2021, Local Area Unemployment Statistics.

Table 4 illustrates employment by industry in Red Bluff as of 2021. As shown, the largest employment sector is in the "educational services, and health care and social assistance" category, representing 24.0 percent of employed persons in the city.

TABLE 4
EMPLOYMENT BY INDUSTRY - 2021

	RED BLUFF		*TEHAMA COUNTY*	
	EMPLOYMENT	***PERCENTAGE***	***EMPLOYMENT***	***PERCENTAGE***
Civilian employed population 16 years and over	5,277	100.0%	26,019	100.0%
Agriculture, forestry, fishing and hunting, and mining	223	4.2%	2,093	8.0%
Construction	338	6.4%	1,818	7.0%
Manufacturing	405	7.7%	2,528	9.7%
Wholesale trade	11	0.2%	285	1.1%
Retail trade	876	16.6%	3,467	13.3%
Transportation and warehousing, and utilities	196	3.7%	1,829	7.0%
Information	28	0.5%	193	0.7%
Finance and insurance, and real estate and rental and leasing	254	4.8%	814	3.1%
Professional, scientific, and management, and administrative and waste management services	523	9.9%	2,114	8.1%
Educational services, and health care and social assistance	1,265	24.0%	5,901	22.7%
Arts, entertainment, and recreation, and accommodation and food services	568	10.8%	2,178	8.4%
Other services, except public administration	283	5.4%	1,083	4.2%
Public administration	307	5.8%	1,716	6.6%

Sources: HCD, 2021, Data Packet; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

C. Household Size

Average household size is a function of household population (the group quarters population is not counted) divided by the number of occupied housing units. Larger household sizes mean that more dwelling units with three or more bedrooms will be needed to accommodate population growth. Household size is also an important measure of overcrowding. The average household size has slightly decreased to 2.4 in 2021 compared to 2010 when it was 2.5, and so did the household size for owner- and renter-occupied homes. Table 5 shows the average household size by tenure for Red Bluff.

TABLE 5
HOUSEHOLD SIZE BY TENURE

YEAR	*PERSONS PER HOUSEHOLD*		
	AVERAGE	***OWNER OCCUPIED***	***RENTER OCCUPIED***
2010	2.5	2.5	2.6
2017	2.5	2.5	2.5
2021	2.4	2.4	2.5

Source: U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household.

The 2010 Census reported that the average number of persons per household in the city is 2.54, which is very close to the average persons per household reported in the 2017 ACS at 2.48 (note that both are rounded to 2.5 in Table 5). The 2017-2021 ACS estimated that the city had 2.42 persons per household in 2021 (rounded to 2.4 in Table 5). Also, as shown in Table 5, the average household size by tenure has remained fairly consistent during the 11-year time period, and there was no difference between 2017 and 2021 in renter-occupied households. Similarly, the average household size by owner remained relatively stable, although it experienced a slight decrease of 0.11 between 2017 and 2021.

D. Ethnicity

The City of Red Bluff is a community with a population that is classified as predominately White, as indicated by statistics from the 2010 Census and the 2017-2021 ACS. In 2010, approximately 70.9 percent of the total population in Red Bluff identified themselves as White. As of 2021, this proportion had declined to 66.9 percent, representing a 2.3 percent decrease compared to 2010, a substantial change over the 10-year period. Contrastingly, the Hispanic population accounted for the second-highest proportion, increasing from 21.6 percent to 22.8 percent of the total population over the same period, with a 9.4 percent increase.

The greatest proportional increase in race/ethnicity was in the Black or African American category, which increased by 251.8 percent, while the Native Hawaiian and Other Pacific Islander category experienced the greatest proportional decrease, by 100.0 percent. However, the 2017-2021 ACS data used to identify race and ethnicity for 2021 is just an estimate and has a margin of error of 0.4 percent for the Some Other Race category and 5.0 percent for the Hispanic category. The racial/ethnic composition in the city in 2010 and 2021 is seen in Table 6.

TABLE 6
POPULATION BY RACE/ETHNICITY – 2010 TO 2021

POPULATION	*2010*		*2021*		*PERCENTAGE CHANGE*
	NUMBER	*PERCENTAGE OF TOTAL*	*NUMBER*	*PERCENTAGE OF TOTAL*	*2010-2021*
White	9,975	70.9%	9,743	66.9%	-2.3%
Hispanic	3,037	21.6%	3,322	22.8%	9.4%
Black or African American	112	0.8%	394	2.7%	251.8%
American Indian and Alaskan Native	305	2.2%	190	1.3%	-37.7%
Asian	178	1.3%	307	2.1%	72.5%
Native Hawaiian and Other Pacific Islander	10	0.1%	0	0.0%	-100.0%
Some other race	19	0.1%	42	0.3%	121.1%
Two or more races	440	3.1%	559	3.8%	27.0%
TOTAL	**14,076**	**100.0%**	**14,557**	**100%**	**3.4%**

Sources: U.S. Census Bureau 2010; HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

E. Age Characteristics

The composition of Red Bluff's population by age is shown in Table 7. Although most of the age group's percentage of the total population has not changed significantly since 2010, there are notable decreases in the 45 to 54 age group (37.8 percent) and increases in the 5 to 14 age group (27.3 percent). The city's median age increased from 32.2 in 2010 to 33.9 in 2021, indicating a slightly older population.

TABLE 7
POPULATION BY AGE – 2010 TO 2021

AGE (YEARS)	*2010*			*2021*			*2010-2021 CHANGE*
	NUMBER	*PERCENTAGE*	*COMBINED PERCENTAGE*	*NUMBER*	*PERCENTAGE*	*COMBINED PERCENTAGE*	
< 5	1,247	8.9%		1,036	7.1%		-16.9%
5-14	2,023	14.4%	39.0%	2,576	17.7%	40.6%	27.3%
15-24	2,214	15.7%		2,297	15.8%		3.7%
25-34	2,017	14.4%	24.4%	1,636	11.2%	27.3%	-18.9%
35-44	1,544	11.0%		2,331	16.0%		51.0%
45-54	1,785	12.7%	22.4%	1,111	7.6%	17.8%	-37.8%
55-64	1,372	9.7%		1,484	10.2%		8.2%
65+	1,874	13.2%	13.2%	2,086	14.3%	14.3%	11.3%
TOTAL	**14,076**	**100%**	**100%**	**14,557**	**100%**	**100%**	**-**
Median age	32.2	-	-	33.9	-	-	1.7

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

F. Income Characteristics and Poverty Status

Table 8 lists the income distributions for households in the City of Red Bluff in 2010 and 2021. It also shows the median household income of the city, which increased by approximately 20.1 percent from $32,782 to $41,004 during this period. HUD provides Section 8 Income Limits to reflect changes in area and family median income levels and income levels for different size households and income categories. It is important to note that for all housing programs in the City of Red Bluff, eligibility is based on the HUD median income for the county, not the city. In 2021, the HUD area median income for Tehama County was somewhat higher than that of the city at $55,900. However, this median income level is based on a four-person household. The data in Table 8 does not include the size of a household by income level, so identifying the number of households under the median income level is not possible with this table.

TABLE 8
INCOME DISTRIBUTION – 2010 TO 2021

ANNUAL INCOME	*2010*		*2021*	
	NUMBER OF HOUSEHOLDS	*PERCENTAGE OF TOTAL*	*NUMBER OF HOUSEHOLDS*	*PERCENTAGE OF TOTAL*
Less than $10,000	353	6.7%	555	9.6%
$10,000 to $14,999	759	14.4%	649	11.2%
$15,000 to $24,999	912	17.3%	486	8.4%
$25,000 to $34,999	801	15.2%	779	13.4%
$35,000 to $49,999	938	17.8%	974	16.8%
$50,000 to $74,999	743	14.1%	1,098	18.9%
$75,000 to $99,999	321	6.1%	433	7.5%
$100,000 to $149,999	337	6.4%	623	10.7%
$150,000 or more	105	2.0%	209	3.6%
TOTAL	**5,270**	**100%**	**5,806**	**100%**
Median Income	$32,782	—	$41,004	—

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

G. Type and Age of Residential Structures

Table 9 displays the estimated number of units of each housing type in Red Bluff as reported by the 2021 ACS, with a 176-unit increase of total housing units. Based on these estimates, the total number of single-family detached units have decreased by 121 units, while the number of attached developments has increased by 81 units since 2010. Multifamily units have experienced a substantial increase of 466 units since 2010. Conversely, mobile homes have seen a decline of 250 units over the same period.

TABLE 9
HOUSING UNIT TYPES

HOUSING TYPE	*2010*		*2021*	
	NUMBER	*PERCENTAGE*	*NUMBER*	*PERCENTAGE*
Single-family				
Detached	3,556	60.5%	3,435	56.8%
Attached	113	1.9%	194	3.2%
Multifamily				
2-4 units	814	13.9%	806	13.3%
5 or more	921	15.7%	1,395	23.1%
Mobile Homes	468	8.0%	218	3.6%
Total Units	**5,872**	**100%**	**6,048**	**100%**

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.
Note: It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities.

Single-family housing constitutes approximately 60.0 percent of the housing stock in Red Bluff. When mobile homes are included in this total, the number of single-family units increases to 63.6 percent. Multiple housing units (apartments with five or more units) account for 23.1 percent of the housing

stock in the city, whereas duplexes, triplexes, and fourplexes constitute 13.3 percent of the city's housing units.

As shown in Table 10, the majority of housing stock in Red Bluff is more than 50 years old, built before 1980, with many historical homes in evidence. A number of housing units were constructed in the late nineteenth and early twentieth centuries, with most of the residential development in the city occurring between 1950 and 1989. There are approximately 4,692 housing units in the city that are over 30 years old, which represents 77.6 percent of the city's existing housing stock. As a subset of the percentage of housing stock over 30 years old, 580 dwelling units, or 9.6 percent of the city's housing stock, were constructed prior to 1939.

TABLE 10
AGE OF HOUSING

YEAR BUILT	*NUMBER*	*PERCENTAGE*	*TOTAL*	*PERCENTAGE OF TOTAL*
1939 or earlier	580	9.6%	580	9.6%
1940 to 1949	414	6.8%	994	16.4%
1950 to 1959	916	15.1%	1,910	31.6%
1960 to 1969	667	11.0%	2,577	42.6%
1970 to 1979	1,049	17.3%	3,626	60.0%
1980 to 1989	1,066	17.6%	4,692	77.6%
1990 to 1999	392	6.5%	5,084	84.1%
2000 to 2009	830	13.7%	5,914	97.8%
2010 to 2013	134	2.2%	6,048	100.0%
2014 or later	-	0.0%	6,048	100.0%
TOTAL	**6,048**	**100%**	**-**	**-**

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

H. Housing Conditions

During preparation of the 2013 Housing Conditions Report, a total of 6,168 housing units in the City of Red Bluff were evaluated and recorded in the summer of 2013. Table 11 shows that 97.2 percent of the housing units were found to be in standard condition. Of these 6,168 units, 2.8 percent (175 units) needed at least some repair. These substandard units are further broken down in Table 11, which indicates that 75.4 percent (132 combined single-family and multifamily units) needed minor repairs, 21.1 percent (37 units) needed moderate repairs, less than 1 percent (two units) needed substantial repair, and 0.1 percent (four units) were considered dilapidated and need replacement. According to the City of Red Bluff Building Inspector, there has been, and continues to be, considerable rehabilitation of the city's housing stock since the economic decline in 2009. He further notes that housing conditions in the city are likely better now than when reported in 2013.

TABLE 11
HOUSING CONDITIONS - 2013

CONDITION	*NUMBER*	*PERCENTAGE*
Single-Family		
Sound	3,641	95.2%
Minor	128	3.4%
Moderate	33	1.3%
Substantial	2	0.05%
Dilapidated	4	0.1%
Multifamily		
Sound	2,352	99.6%
Minor	4	0.2%
Moderate	4	0.2%
Substantial	0	0.0%
Dilapidated	0	0.0%
Total Substandard	175	2.8%
Total Standard	5,993	97.2%
Total Surveyed Units	**6,168**	**100%**

Note. The multifamily statistics above have been synthesized from the Multifamily Housing Condition Survey section on pages 6-7 for true Dwelling/Resident/Household equivalent numbers uniformity and cohesive survey results. As most multifamily structures/buildings in Red Bluff are fourplexes, which is how the statistical information of 590 multifamily buildings and units (State Standard) is synthesized into 2,360 actual dwellings.

TABLE 12
SUBSTANDARD UNITS, 2013

SUBSTANDARD UNITS	*NUMBER*	*PERCENTAGE*
Minor Repair	132	75.4%
Moderate Repair	37	21.1%
Substantial Repair	2	0.05%
Dilapidated	4	0.1%
TOTAL	**175**	**100%**

Source: City of Red Bluff, 2013, Housing Conditions Report.

Table 12 illustrates the degree of severity of housing conditions for the substandard units surveyed. It is worth noting that the vast majority of units required only minor repair. This factor needs to be considered when designing a housing rehabilitation program for the City of Red Bluff. It is likely that a city-wide rehabilitation program could be based on low-cost project improvements.

I. Need for Replacement Housing

In the 2013 Housing Condition Survey, the City evaluated and recorded a total of 6,168 housing units (dwellings) within the city limits, which represents 100 percent of all housing units. (It should be noted that various specific Census Reports/Surveys include their own housing inventory total within the City of Red Bluff because the margin of error varies per survey style and format.) Table 11 shows the results of the evaluation, of which, 97.2 percent of the housing units surveyed were found to be in sound condition and 2.8 percent were considered substandard. Approximately 175 units were considered substandard and in need of repair to be brought up to a standard condition. These included two units (less

than 1 percent) in need of substantial repair and another four units (less than 1 percent) that are in dilapidated condition and need replacement. Along with 37, or 0.06 percent, that need moderate repair and 132, or 75.4 percent, are considered to need minor rehabilitation since they scored between 10 and 15 points. This low number of substandard housing can be attributed to the high financing rate of the older homes in the 2004 to 2006 period, of which, a large portion of the over-inflated home value and refinancing went to home improvements and much needed maintenance, as can be seen in the new Housing Conditions Survey results. While 81 percent of the dwellings are over 25 years old, the refinancing during 2004 to 2006 is evident in the low numbers relating to minor and moderate repair, or roughly 5 percent of the overall housing needs repair.

It is also worth noting that even when a survey rates a unit as having a moderate need, the extent of the housing rehabilitation may be found to be more substantial if one conducted an interior inspection. In other words, the number of houses in the City of Red Bluff that need extensive housing rehabilitation is potentially higher than what is reported because the housing condition survey does not factor the interior condition of homes. Consequently, continued housing rehabilitation programs will be needed to preserve the condition of the city's housing units.

As of 2024 the City has identified nine dilapidated residential units in need of replacement in the city.

J. Tenure

Table 13 illustrates the tenure of housing in Red Bluff. The most recent tenure information comes from the U.S. Census Bureau. According to the 2017-2021 ACS, the majority of households in the city (57.1 percent) were renter-occupied at the time of the survey, while owner-occupied units accounted for 42.9 percent of the occupied housing units. Similarly, in 2010, renter households represented 57.6 percent, and owner households made up 42.4 percent of the occupied housing units in the city.

TABLE 13
HOUSING TENURE

TENURE	*2010*		*2021*	
	NUMBER	*PERCENTAGE OF TOTAL*	*NUMBER*	*PERCENTAGE OF TOTAL*
Occupied Housing Units	5,376	100%	5,806	100%
Owner-occupied Housing Units	2,277	42.4%	2,489	42.9%
Renter-occupied Housing Units	3,099	57.6%	3,317	57.1%

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

K. Overcrowding

The U.S. Census Bureau and the State of California HCD define overcrowding as more than 1.01 or more occupants per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Table 14 illustrates the number and percentage of units in the city that have more than one occupant per room. According to the 2021 Census, approximately 1.9 percent of total units in the city were owner-occupied housing units and were overcrowded or severely overcrowded and 2.7 percent of all renter-occupied units in the city were either overcrowded or severely overcrowded at that time. Compared to 2010, the overcrowding percentages for renter-occupied units declined by 3.1 percent, whereas overcrowding in owner-occupied units increased slightly by 0.3 percent.

TABLE 14
OVERCROWDED HOUSING – 2010 TO 2021

TENURE	*2010*		*2021*	
	NUMBER	*PERCENTAGE*	*NUMBER*	*PERCENTAGE*
Owner-occupied Total	2,183	—	2,489	—
Overcrowded Units	91	1.6%	115	1.9%
Renter-occupied Total	3,354	—	3,317	—
Overcrowded Units	320	5.8%	154	2.7%
Total Overcrowded Units	411	7.44 %	269	4.6%

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

L. Overpayment

Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 35 percent are considered "severely cost-burdened." Measuring the amount of people paying more than this percentage helps define an area's affordability problem. Table 15 illustrates the extent of overpayment in the City of Red Bluff. According to information provided by HCD in 2020, there are 2,325 households experiencing cost burden, which represents 40.3 percent of all households in the city. Among these households, 6.9 percent were owner households and 33.4 percent were renter households. This overpayment rate is 26.5 percent higher for renter households compared to owner households.

There were 1,380 extremely low-income households, representing 23.9 percent of the total households in Red Bluff. Of those, 715 (12.4 percent) were experiencing severe cost burdens, with 10.3 and 2.1 percent for renter and owner households, respectively. Table 15 illustrates households overpaying by income groups and housing tenure.

TABLE 15
HOUSEHOLDS OVERPAYING - 2020

HOUSEHOLDS CHARACTERISTICS	*NUMBER*	*PERCENTAGE OF TOTAL HOUSEHOLDS*
Total occupied units (households)	5,775	100.0%
Total Renter households	3,385	58.7%
Total Owner households	2,390	41.4%
Total lower-income (0-80% of HAMFI) households	3,590	62.2%
Lower-income renters (0-80%)	2,540	24.2%
Lower-income owners (0-80%)	1,050	14.1%
Extremely low-income renters (0-30%)	1,145	19.8%
Extremely low-income owners (0-30%)	235	4.07%
Lower-income households paying more than 50%	1,125	19.5%
Lower-income renter households severely overpaying	995	17.2%
Lower-income owner households severely overpaying	130	2.3%
Extremely Low Income (0-30%) households paying more than 50%	715	12.4%
ELI Renter households severely overpaying	595	10.3%
ELI Owner households severely overpaying	120	2.1%
Income between 30%-50%	1,085	18.8%
Income between 50%-80%	1,125	19.5%
Lower-income households paying more than 30%	2,175	37.7%
Lower-income renter households overpaying	1,830	31.7%
Lower-income owner households overpaying	345	6.0%
Extremely Low Income (0-30%)	1,380	23.9%
Income between 30%-50%	1,085	18.8%
Income between 50%-80%	1,125	19.5%
Total Households Overpaying	2,325	40.3%
Total Renter Households Overpaying	1,925	33.4%
Total Owner Households Overpaying	400	6.9%

Source: HUD, 2020, Comprehensive Housing Affordability Strategy (CHAS) 2016-2020.
Note: HAMFI = HUD Area Median Family Income.

M. 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 5.0 and 8.0 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 2017-2021 ACS, the vacancy rate decreased to 4.0 percent in 2021 from the 2010 Census proportion of 8.5 percent, indicating a tightening of supply (see Table 16). By comparison, Tehama County had a vacancy rate of approximately 10.2 percent in 2021. More specifically, as seen in Table 17, 167 (or 69.0 percent) of the total vacant units were categorized as Other Vacant, consisting of units vacant for personal/family reasons, those in need of repairs or being repaired, in foreclosure, units used for storage, due to extended absence, legal proceedings, preparing to rent/sell, possibly abandoned/to be demolished/condemned/specific use housing, and other. Table 17 provides details on types of the vacancies in 2021.

TABLE 16
OCCUPANCY STATUS – 2010 TO 2021

OCCUPANCY	*2010*		*2021*	
Total Housing Units	5,872	100.0%	6,048	100.0%
Occupied Housing Units	5,376	91.5%	5,806	96.0%
Vacant Housing Units	496	8.5%	242	4.0%

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

TABLE 17
VACANT UNITS BY TYPE - 2021

VACANCY TYPE	*UNITS*
Rented or Sold, Not Occupied	36
For Seasonal, Recreational, or Occasional Use	39
Other Vacant	167
TOTAL	**242**

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

Housing Affordability

1. Homeowners

According to the 2017-2021 ACS, the median value of a single-family home in the City of Red Bluff was $213,200 in 2021. The median home value in the city compared favorably with the median home value in the county, which was $243,600, as shown in Table 18.

According to PropertyRadar.com, a platform providing public records-based property and owner data to real estate businesses and government agencies, the median sale price for a two-bedroom, single-family home in Red Bluff was $264,337 as of May 2024. Additionally, the median sales price for a three-bedroom single-family home as of May 2024 was $289,467, and overall, the median sales price of single-family homes for sale was $266,027 in Red Bluff (see Table 19). Based on the HCD income limits for 2024, the maximum purchase price with a 5 percent down payment, 7 percent mortgage interest rate

(average rate as of May 2024), and 30-year loan for very low-income households is $173,843, and for low-income households is $278,069 (see Table 20). Therefore, only low- and moderate-income households could purchase housing in Red Bluff based at the median sales prices and those making less would typically not be able to purchase. However, this sale price is not the same as home value as it only considers residential units that sold during a specific time frame and does not represent the estimated home value of all residential units in the city, as shown in Table 18.

TABLE 18
HOME VALUES - 2021

HOME VALUE	*NUMBER OF UNITS*	
	RED BLUFF	*TEHAMA COUNTY*
Less than $50,000	101	1,141
$50,000 to $99,999	106	885
$100,000 to $149,000	185	1,232
$150,000 to $199,999	684	2,374
$200,000 to $299,999	987	5,120
$300,000 to $499,999	413	4,203
$500,000 to $999,999	13	1,333
$1,000,000 or more	0	208
Median Value	$213,200	$243,600

Sources: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

Note: Reported units are owner occupied unit

TABLE 19
MEDIAN SALES PRICE - 2024

TYPE OF HOME	*MEDIAN SALES PRICE*
2-Bedroom Single-Family Home	$221,933
3-Bedroom Single-Family Home	$289,467
Overall Single-Family Home	$266,027

Source: PropertyRadar.com, as of May 30, 2024.

Mortgage interest rates are a prime determinant of home affordability and they have significantly increased since the COVID-19 pandemic, along with the surging inflation.

Table 20 indicates the affordable rents and maximum purchase price based on the HCD income limits for Tehama County, with the current mortgage interest rate of 7.0 percent for a 30-year fixed-rate loan. Based on a four-person household, only low- and moderate-income households could qualify for the median-priced three-bedroom home ($289,467) or to rent the median three-bedroom home ($1,350) in the city.

TABLE 20
HOUSING AFFORDABILITY BY INCOME LEVEL 2024

BASED ON A FOUR-PERSON HOUSEHOLD	*INCOME LEVEL*			
	EXTREMELY LOW	*VERY LOW*	*LOW*	*MODERATE*
Annual Income	$31,200	$43,950	$70,300	$100,550
Monthly Income	$2,600	$3,663	$5,858	$8,379
Maximum Monthly Gross Rent	$780	$1,099	$1,758	$2,514
Maximum Purchase Price	$123,410	$173,843	$278,069	$397,722

Source: HCD, 2024, 2024 Income Limits.

Notes: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 7% mortgage interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

2. Renters

The 2017-2021 ACS indicates that the median gross rent in the City of Red Bluff was $1,185 in 2021, as itemized in Table 21. The median rent in Tehama County was $2,749, which was more than double that of the city.

According to Re/Max, a real estate agency in Red Bluff, the median rent price for a two-bedroom home in Red Bluff was $950, and for a three-bedroom home, it was $1,350 as of May 30, 2024 (see Table 22). Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the median rent of three-bedroom home is affordable to households earning above $70,300 a year based on a four-person household identified in the HCD income limit for 2024. This includes low- and moderate-income households.

TABLE 21
MONTHLY RENTAL COST, 2021

RENT	*NUMBER OF HOUSEHOLDS*	
	RED BLUFF	*TEHAMA COUNTY*
Less than $300	555	814
$300 to $499	1,185	2,749
$500 to $799	1,218	2,928
$800 to $999	241	789
$1,000 to $1,499	8	63
$1,500 to $1,999	21	97
$2,000 to $2,499	15	15
$2,500 to $2,999	74	600
$3,000 or more	942	1,028
No cash rent	555	814
Median Rent	$1,185	$2,749

Sources: HCD 2021, Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

TABLE 22
MEDIAN RENTAL PRICE - 2024

Type of Room	*Median Rental Price*
1-Bedroom Rental Home	$995
2-Bedroom Rental Home	$950
3-Bedroom Rental Home	$1,350
All Size Rentals	$1,100

Source: Re/Max, Rent Roll, including approximately 177 properties within the City Limits of Red Bluff as of May 30, 2024.

N. At-Risk Housing Analysis

1. Introduction

California Government Code Section 65583 requires that the Housing Element include a study of all low-income rental-housing units that 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 10-year period. In the case of the City of Red Bluff, certain types of HUD- and State-sponsored projects and any locally financed projects with specified time and use restrictions must be evaluated.

2. Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive in that it identifies all of the low-income rental units in Red Bluff, 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.

Each property in the inventory is assigned a level of risk of conversion. There are four levels of risk: Very High, High, Moderate, and Low Risk. Properties are at risk when their most valuable subsidy or rent restriction is scheduled to terminate within 10 years of the beginning of the 7th cycle planning period (June 30, 2034).

5-Very High	Section 8 Contract Expiring or Mortgage Maturing in next year
4-High	Section 8 Contract Expiring or Mortgage Maturing in 1-5 years
3-Moderate	Section 8 Contract Expiring or Mortgage Maturing in 5-10 years
2-Low	Section 8 Contract Expiring or Mortgage Maturing in more than 10

Table 23 lists the apartment complexes and facilities that have been identified as providing subsidized rental housing and are evaluated pursuant to the criteria outlined above. As shown, the Phoenix Apartments are considered to be of High Risk as it has a possible conversion date of 2028. The Mercy Riverside Manor, Oak Park Manor, and Villa Columba are considered to be of Moderate Risk as they have possible conversion dates of 2031 and 2032. All of these rental assistance complexes have been funded by HUD.

TABLE 23
RENTAL-ASSISTED COMPLEXES

NAME	*ADDRESS*	*AFFORDABLE UNITS*	*TOTAL UNITS*	*EARLIEST DATE OF CONVERSION*	*RISK LEVEL*
HCD Assisted					
Bayless Garden Apartments	1865 Walnut Ave	46	46	2047	Low
LITHC Assisted					
Red Bluff Meadow Vista Apartments	710 Vista Way	56	72	2056	Low
Red Bluff Meadows	850 Kimball Rr	51	52	2058	Low
Vista Ridge Apartments	1755 Southridge Dr	55	56	2061	Low
Kimball Crossing	820 Kimball Crossing	55	56	2061	Low
Creekside Village	319 S. Jackson St	60	61	2062	Low
Jackson Manor Apartments & Lassen View Apartments	755 Luther Rd	87	89	2068	Low
HUD Assisted					
Phoenix Apartments	1323 Deborah Dr	45	46	2028	High
Mercy Riverside Manor	460 Main St	24	24	2031	Moderate
Oak Park Manor	200 Jackson St	29	30	2032	Moderate
Villa Columba	460 Main St	70	70	2032	Moderate
Redwood Gardens	805 Orange St	10	11	2041	Low
Washington Court	200 Jackson St	11	11	2042	Low
Brickyard Creek	1275 Walnut St	92	92	2058	Low
USDA Assisted					
Red Bluff Apartments	111 Sale Ln	72	72	2039	Low

Source: CHPC, March 2024.

3. Summary of At-Risk Rental Conversions

This Housing Element cycle (2024-2029) has 170 units that are considered at risk of converting to market-rate units. Owners of federally funded projects eligible for prepayment can choose to retain project ownership in exchange for additional federal incentives or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, nonprofit organizations, and governmental agencies are provided with an exclusive 12-month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low income fail. A Notice of Intent (NOI) can be filed up to two years prior to the prepayment date to indicate the preliminary decision to pay off the loan. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, State, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

4. Cost Analysis

O. Preservation/Acquisition of At-Risk Units

Based on the average of the 61-unit Palm Villas and the 41-unit The Bluffs projects costs per units of $693,000 for Palm Villas and $572,670 for The Bluffs, the average per-unit cost of replacement would be $632,835.

If a developer offers one of the at-risk properties for sale, the City will help identify and work with an affordable housing developer who has the expertise to put together a financing package with subsidies needed to maintain the affordability of the project. The City has competed for State HOME and CDBG funds through a competitive process. The City can apply for funds to assist an at-risk project, to extend affordability for another 55 years, and make improvements needed to maintain the property in good condition.

There are many qualified affordable housing developers in the State of California, both nonprofit and for-profit, that can acquire and manage the City's at-risk units. These include developers such as Community Housing Improvement Program, Inc. in Chico, Northern Valley Catholic Social Service and Self-Help Home Improvement Project, Inc. in Redding, Rural Communities Housing Development Corporation in Ukiah, and Christian Church Homes of Northern California in Oakland. There are also many affordable housing developers who work statewide, such as Christian Homes (they have a Northern California office), BRIDGE Housing, and other developers with experience in affordable housing finance.

P. Replacement of At-Risk Units

The cost of replacing these at-risk units is high and will require subsidized financing sources to make the project economically viable given that the projects have below-market rents. The City does not receive a direct allocation of federal HOME or CDBG funds and competes through a competitive process for State HCD HOME Funds. The State HOME Program only has funds for a few projects each year for all jurisdictions in California that do not receive a direct allocation of funds. The City will continue to apply for affordable housing funding and assist interested developers to the extent that funds are available for affordable housing development.

It is the City's objective to preserve all subsidized units in Red Bluff during the planning period and the City will continue to monitor the status of these projects. To preserve the subsidized units, the City will work diligently to identify funding sources and pursue funding sources at the federal, State, or local levels to preserve at-risk units on a project-by-project basis. The City is also committed to providing tenant education in coordination with other local agencies to occupants of at-risk units. There are also programs and policies in the Housing Goals, Policies, and Programs section of this Housing Element that address preservation (see Programs AH.1.1-AH.1.3).

1. Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw on two basic types of resources: organizational and financial. First, qualified nonprofit entities need to be made aware of the

future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The nonprofits that have an established association with the City or have sought the right of first refusal status with HCD, are:

Community Housing Improvement Program, Inc.
1001 Willow Street
Chico, CA 95928

Northern Valley Catholic Social Service
1020 Market Street
Redding, CA 96001

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road Suite 101
Oakland, CA 94621-1419

Rural Communities Housing Development Corporation
237 East Gobbi Street
Ukiah, CA 95482

Self Help Home Improvement Project, Inc. (USDA Rural Development Partners)
3777 Meadowview Road. No. 100
Redding, CA 96002

Palm Communities
100 Pacifica, Suite 203
Irvine, CA 92618

Pacific West Communities
430 E. State Street, Suite 100
Eagle, ID 83616

To help preserve tenant resources, the City has policies that waive or reduce certain fees for qualified projects along with assistance as indicated in Program HD 1.6.

2. Financing Resources for Housing Preservation

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, include the following:

- HUD Programs - Future funding for new projects is unpredictable and perhaps even unlikely, given the recent policy of the federal government. Project-based Section 8 contracts with HUD-subsidized rents must be sufficient to permit owners a reasonable return and/or to cover debt service. With regard to existing units, Section 8 is a realistic and valuable tool with which to maintain affordability.
- Community Development Block Grant Funds - Red Bluff, not being an "entitlement" community for these funds, cannot rely on annual appropriations to sustain eligible programs, including

housing-related activities. As these loans are repaid, a revolving loan fund provides for additional preservation activities.

- California Tax Credit Allocation Committee Funding (TCAC) - Future funding is unpredictable. However, nonprofit corporations such as the owners of the projects at-risk specialize in these Tax Credit funding packages. With the City taking on a supporting role through various site studies and analyses, at-risk sites can obtain additional funding for rehabilitation and status renewal.
- Mortgage Revenue Bonds - The City should analyze its capacity to provide credit support for issuing revenue bonds designated for the purpose of creating or conserving affordable housing units. 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.
- Community Reinvestment Act - Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries 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. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

3. Programs for Preservation and Construction of Affordable Housing

Available funding sources and other viable programs/policies that may aid in the acquisition, expansion, preservation, and/or rehabilitation of affordable housing choices are listed under Affordable Housing Programs. Additional federal, state, and local/regional funding sources that may be useful in these activities are listed in Table 57 of this element.

Affordable Housing Programs

- Project Development: The City's Planning and Building Departments should provide technical assistance and administrative support for housing development efforts similar to the Jackson Manor, Lassen View Apartments, Villa Columba, and Mercy Riverside Manor.
- Housing Rehabilitation: Through funding derived from the CDBG program, the City has supported a residential rehabilitation program in Red Bluff. 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.
- Nonprofit Support: The City should continue its cooperative relationships with qualified nonprofit groups, which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- 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 should be adopted.

- Housing Referral Service: The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- Inclusionary Zoning: The City could consider the adoption of an inclusionary zoning ordinance requiring a stated number of lower-income units in all new single- and multifamily developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.

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IV. HOUSING NEEDS ASSESSMENT

The housing needs of a community revolve around the extent to which housing units are and will be available, the degree to which available housing is and will be affordable, and the extent to which the housing stock of the city is in sound or standard condition.

This section sets forth the housing needs in the City of Red Bluff and identifies the needs of special segments of the community (i.e., seniors, disabled, large families, female-headed households, farmworkers, and the homeless).

A. Regional Housing Needs Plan

State Housing Element law (Government Code Section 65583) requires that the Housing Element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of the City of Red Bluff, the regional allocation is developed by HCD. Projections of future housing need are depicted in Table 24.

TABLE 24
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME GROUP

INCOME GROUP	*2019-2024*		*2024-2029*		*CHANGE*	
	NUMBER	*PERCENTAGE*	*NUMBER*	*PERCENTAGE*	*NUMBER*	*PERCENTAGE*
Extremely Low*	41	11.1%	45	11.3%	4	9.8%
Very Low	41	11.1%	46	11.6%	5	12.2%
Low	63	17.1%	59	14.8%	-4	-6.3%
Moderate	63	17.1%	59	14.8%	-4	-6.3%
Above Moderate	160	43.5%	189	47.5%	29	18.1%
TOTAL	**368**	**100%**	**398**	**100%**	**45**	**8.2%**

Source: HCD Data Packet, 2021, HCD Regional Housing Needs Allocation, 2019-2024 and 2024-2029.

Note: * The RHNA is not provided for the Extremely Low income group by HCD. Therefore, the Very Low income group is divided equally between the Extremely Low and Very Low income group. However, since the Very Low income group is an odd number, one unit is added to the Very Low income group and one unit is subtracted from the Extremely Low income group to determine the Extremely Low income group amounts.

To meet the new construction objective of 398 units over the next five years (see Table 24), approximately 80 new units would need to be constructed per year in the City of Red Bluff.

1. Special Housing Needs

Within the overall housing need estimates are segments of the population that require special consideration. These are generally made up of people who are low income and do not have easy access to housing choices. These groups include seniors; those with disabilities, including those with development disabilities; large households; female-headed households; farmworkers; and the homeless.

2. Senior Households

The 2017-2021 ACS identified a total of 2,086 persons over the age of 65, representing 14.3 percent of the total population in the City of Red Bluff.

These individuals represent 1,791 households in the city, as shown in Table 25. This represents approximately 30.9 percent of all households, which has increased by 7.6 percent compared to 2017. The City has recognized that seniors have special access and affordability limitations and, therefore, has identified programs and policies in this document to address those issues.

TABLE 25
SENIOR HOUSEHOLDS – 2021

AGE	*OWNER OCCUPIED*	*RENTER OCCUPIED*	*TOTAL*
65 to 74	553	382	935
75 and above	381	475	856
Total Senior Households	934	857	1,791
Percentage of Total Households	**16.1%**	**14.8%**	**30.9%**

Source: HCD Data Packet 2021; U.S. Census Bureau 2021, American Community Survey 5-Year Estimates 2017-2021.

3. Persons with Disabilities

According to the 2017-2021 ACS, 2,711 people lived with one or more disabilities as of 2021, which accounted for 19.0 percent of the city's total population (see Table 26). This represents a 2.6 percent decrease compared to 2010. Similarly, Tehama County also had an identical percentage of persons with disabilities, which has remained at a consistent rate of 19 percent since 2010.

TABLE 26
PERSONS WITH DISABILITIES – 2010 TO 2021

	2010		*2021*		*CHANGE*	
	NUMBER	*PERCENTAGE OF POPULATION*	*NUMBER*	*PERCENTAGE OF POPULATION*	*NUMBER*	*PERCENTAGE*
City of Red Bluff						
Under 5	59	0.4%	0	0.0%	-59	-100.0%
5-17	380	2.8%	290	10.7%	-90	-23.7%
18-64	1,491	11.0%	1,755	64.7%	264	17.7%
65 +	990	7.3%	666	24.6%	-324	-32.7%
TOTAL	**2,920**	**21.6%**	**2,711**	**19.0%**	**-209**	**-7.2%**
Tehama County						
Under 5	5	0.1%	0	0.0%	-5	-100.00%
5-17	807	1.3%	846	6.9%	-95	4.83%
18-64	6,550	10.5%	6,230	50.7%	671	-4.89%
65 +	4,403	7.1%	5,217	42.4%	614	18.49%
TOTAL	**11,819**	**19.0%**	**12,293**	**19.0%**	**1,121**	**4.01%**

Source: HCD Data Packet, 2021; U.S. Census Bureau 2021, American Community Survey 5-Year Estimates 2017-2021.

TABLE 27
DISABILITY AND EMPLOYMENT

	2021	
	NUMBER	***PERCENTAGE***
Population 16 years and over	7,733	100.0%
In the labor force:	5,385	69.6%
Employed:	4,922	63.6%
With a disability	427	5.5%
No disability	4,495	58.1%
Unemployed:	463	6.0%
With a disability	75	1.0%
No disability	388	5.0%
Not in labor force:	2,348	30.4%
With a disability	1,253	16.2%
No disability	1,095	14.2%

Source: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

As shown in Table 27, 5.5 percent of the population aged 16 and over with disabilities in Red Bluff were employed, while 1.0 percent were unemployed.

Table 28 illustrates the type of disability by age. As shown in Table 28, those with ambulatory difficulties accounted for the most significant portion of persons with disabilities. Among individuals aged 18 to 64 with disabilities, 34.4 percent (932 individuals) experienced ambulatory difficulties, while 11.1 percent (300 individuals) of those aged 65 and over faced the same type of disability.

TABLE 28
PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE

	RED BLUFF	
	NUMBER	***PERCENTAGE***
Total Disabilities Tallied	2,711	100.0%
Total Disabilities for Ages 18-64	1,755	64.7%
Hearing Difficulty	187	6.9%
Vision Difficulty	517	19.1%
Cognitive Difficulty	777	28.7%
Ambulatory Difficulty	932	34.4%
Self-Care Difficulty	270	10.0%
Independent Living Difficulty	674	24.9%
Total Disabilities for Ages 65 and Over	666	24.6%
Hearing Difficulty	228	8.4%
Vision Difficulty	208	7.7%
Cognitive Difficulty	183	6.8%
Ambulatory Difficulty	300	11.1%
Self-Care Difficulty	112	4.1%
Independent Living Difficulty	239	8.8%

Source: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

Multifamily housing contains some units specifically designed for those with disabilities. There are four low-income rental housing projects (Redwood Gardens with 11 units, Brickyard Creek Apartments with 6 units, Vista Ridge Apartments with 6 units, Phoenix Apartments with 46 units) in the City that contain 69 units for person with disabilities. The rent for these units are based on tenant income.

According to Government Code Section 65583, 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, gender, color, religion, ethnicity, national origin, ancestry, lawful occupation, family status, disability, or age of owners or intended occupants of the residential development of the emergency shelter.

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental disabilities but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

As of December 2023, the State Department of Developmental Services (DDS) provided services and support for approximately 444,511 children and adults with developmental disabilities. Of those, 246,010, or 55.2 percent, were between age 0 and 17. These services are provided through State-operated developmental centers and community facilities, and contracts with 21 nonprofit agencies, called regional centers. In addition, the regional centers are currently providing diagnosis and evaluation services to approximately 420,927 people in fiscal year 2023-24 across California.

In 2021, DDS provided services to 550 developmentally disabled persons in the city. Table 29 shows these persons by age group. As of 2021, the Far Northern Regional Center served approximately 779 clients with developmental disabilities who live in Tehama County. This includes 550 clients who live in the 96080 Zip Code area not necessarily within the City of Red Bluff city limits; about 40.9 percent (225 people) of these individuals are children under the age of 18 who live with their parents.

TABLE 29
DEVELOPMENTALLY DISABLED PERSONS BY AGE

	0-17 YEARS	*18+ YEARS*	*TOTAL*
TOTAL	**225**	**325**	**550**

Source: HCD Data Packet, 2021; DDS, 2021, Consumer Count by CA Zip Code.

DDS provides information about developmentally disabled persons, including residential status in the city. As shown in Table 30, of the persons DDS serves, 314 live with a family member or guardian. Additional persons with developmental disabilities may reside in the city but are not seeking assistance from the Far Northern Regional Center.

TABLE 30
DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE

HOME OF FAMILY OR GUARDIAN	*INDEPENDENT /SUPPORTED LIVING*	*COMMUNITY CARE FACILITY*	*INTERMEDIATE CARE FACILITY*
314	99	108	0

Source: HCD Data Packet, 2021; DDS, 2021, Consumer Count by CA Zip Code.

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the Far Northern Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, there are a number of housing types appropriate for people living with a development disability: rent subsidized homes, unlicensed and come-in support single-family homes, licensed group Residential Care Facilities in a standard residential dwelling structure (with individual bedrooms, but shared bathrooms and kitchen facilities) are preferred. This type of housing may be a single-family dwelling, duplex unit, multifamily apartment structure, or even a lodging house. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Approximately 3.8 percent (550 persons) of the city's population are reported by DDS as having a developmental disability. Because of this small portion, the City of Red Bluff believes that the needs of developmentally disabled persons can be accommodated though housing programs and policies that assist lower-income households in general rather than specific programs targeting this special-needs group (programs such as HD 1.2).

4. Large Households

Large households are defined as those containing five or more persons. According to the 2017-2021 ACS, 494 households, or 8.5 percent of the total number of occupied households in the City of Red Bluff contained five or more persons. As shown in Table 31, the number of large households has decreased since 2010, when large households represented 11.9 percent of the households in the city. Housing needs for large households are usually associated with overcrowding and affordability.

TABLE 31
LARGE HOUSEHOLDS BY TENURE – 2010 TO 2021

	2010		*2021*	
	NUMBER	***PERCENTAGE***	***NUMBER***	***PERCENTAGE***
Owner occupied				
5 persons	155	6.3%	147	5.9%
6 persons	55	2.2%	83	3.3%
7 or more persons	21	0.9%	60	2.4%
Total Owner Large Households	231	9.4%	290	11.7%
Total Owner Households	2,453	—	2,489	—
Renter occupied				
5 persons	261	8.4%	76	2.3%
6 persons	131	4.2%	18	0.5%
7 or more persons	39	1.3%	110	3.3%
Total Renter Large Households	431	13.9%	204	6.2%
Total Renter Households	3,107	—	3,317	100.0%
Total Large Households	662	11.9%	494	8.5%
Total Occupied Households	5,560	—	5,806	—

Source: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

5. Female Head of Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination. The City of Red Bluff recognizes these problems and has included policies and programs such as HD 1.2 and EO.1.3 in this document to address affordability, overcrowding, and discrimination to all segments of the population, including female heads of households.

Of the 5,806 occupied households in the City of Red Bluff, 1,229 (21.2 percent) were female-headed households in 2021. A subset of those female-headed households, 455, were households under the poverty line, which represents 7.8 percent of the total households in the city. A summary of this information is contained in Table 32.

TABLE 32
FEMALE HEAD OF HOUSEHOLDS - 2021

	FEMALE HOUSEHOLDERS	*PERCENTAGE OF FEMALE HOUSEHOLDERS*	*PERCENTAGE OF TOTAL HOUSEHOLDS*
TOTAL	1,229	100%	21.2%
Owner-Occupied Units	301	24.5%	5.2%
Renter-Occupied Units	928	75.5%	16.0%
Female Heads with Own Children	1,025	83.4%	17.7%
Female Heads without Children	204	16.6%	3.5%
Female Headed Householders Under the Poverty Level	455	37.0%	7.8%

Source: HCD Data Packet, 2021; U.S. Census Bureau, 2021, American Community Survey 5-Year Estimates 2017-2021.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural 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 that is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

In addition, many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing, much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves. Tehama County is known for its olive and nut crops, which are considered low labor-intensive agriculture. The Census of Agriculture provides information on migrant and permanent farmworkers by county but does not provide city-specific detail. According to the ACS 2017-2021, the estimated number of farmworkers in 2021 in Tehama County was 2,093, and 223 in Red Bluff, as indicated in Table 4. As seen in Table 33, the 2017 Census of Agriculture reported that Tehama County had 398 farms with 2,740 paid farmworkers. By 2022, the number of farms decreased to 319 with 2,222 paid farmworkers. Likewise, the total number of unpaid farmworkers in the county decreased from 1,576 in 2017 to 839 in 2022. Additionally, there were 344 migrant workers hired by farms in the county in 2022.

TABLE 33
FARMWORKERS – TEHAMA COUNTY

	2017		*2022*		*CHANGE*	
	FARMS	***WORKERS***	***FARMS***	***WORKERS***	***FARMS***	***WORKERS***
Unpaid Workers	663	1,576	315	839	-348	-737
Hired Farm labor	398	2,740	319	2,222	-79	-518
Workers worked 150 days or more	210	900	178	868	-32	-32
Less than 150 days	274	1,840	222	1,354	-52	-486
Migrant Workers	52	1,239	36	344	-16	-895

Source: HCD Data Packet, 2021; USDA 2017, 2022, Census of Agriculture.

While there is no specific City of Red Bluff data about the number of actual farmworkers living in the city, the 2017-2021 ACS indicates there are approximately 223 persons (as indicated in Table 4) employed in the agriculture, forestry, fishing, hunting and mining industry in the city. However, there are no farms within the city limits and only limited low-labor intensive orchards within 20 miles of the city. Because a negligible portion of residents (39 or 0.3 percent of the City of Red Bluff population at most, based on the 2017-2021 ACS number), the needs of the farmworkers can be accommodated though housing programs and policies that assist lower-income households in general, rather than specific programs targeting this special-needs group. To help further the housing opportunities for farmworkers in the City of Red Bluff, funding and participation by outside agencies continues to be essential.

Also, City zoning regulations allow employee or farmworker housing as called for by State law (Health and Safety Code Sections 17021.5 et seq). Further, it is anticipated that many farmworkers would benefit from single-room occupancy units in the city. The City has specifically added single-room occupancy as a permitted nondiscretionary right within R-4 Residential, and all Commercial zoning designations except Freeway Commercial. The City will continue the support of farmworkers by including programs that facilitate affordable housing into this Housing Element cycle (see Programs HD.1.2 through HD.1.5).

Migrant Workers

Farmworkers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farmworkers from subsidized farmworker housing. Even seasonal farmworkers may travel with families, with children who at least temporarily enroll in local schools.

As Table 34 illustrates, in the 2022-2023 academic year, 18 students from migrant worker families enrolled in the Red Bluff Joint Union High School District and 28 students from migrant worker families enrolled in the Red Bluff Union Elementary District, according to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS). As shown in Table 34, the data indicates that the number of migrant worker students is not significantly high compared to total student enrollment. However, it is important to note there has been a consistent increase in the number of migrant worker students in Red Bluff.

TABLE 34
MIGRANT WORKER STUDENT POPULATION

Academic Year	*School District*	
	Red Bluff Joint Union High	*Red Bluff Union Elementary*
2022-2023	18	28
2021-2022	Less than 10	14
2020-2021	Less than 10	Less than 10
2019-2020	Less than 10	12

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2019-2020, 2020-2021).

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the state. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limitation can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or may be wary to engage due to immigration status concerns. Based on the ACS 2017-2021 data, there were no limited English-speaking households in the city. However, the number of English language learners in Red Bluff's school districts has been steadily increasing in recent years, as reported by the California Department of Education's California Longitudinal Pupil Achievement Data System (see Table 35).

TABLE 35
ENGLISH LANGUAGE LEARNER

Academic Year	*School District*	
	Red Bluff Joint Union High	*Red Bluff Union Elementary*
2022-2023	117	297
2021-2022	114	284
2020-2021	98	277
2019-2020	72	277

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2019-2020, 2020-2021).

Income

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, often face challenges to pay for adequate housing. According to the 2017-2021 ACS, the annual median income for the agriculture, forestry, fishing, and hunting occupation category was $30,463 per individual in the United States. In the most recent data reported by EDD for the first quarter of 2023, it was found that the median wage for farmworkers in the North Valley Northern Mountains Region, including Tehama County, is $17.94 per hour, which amounts to approximately $37,308 per year for full-time work. This income is considered extremely low for Tehama County.

Resources

According to the HCD Employee Housing Facilities database, there are currently four housing facilities in Red Bluff with active permits for farmworkers, accommodating a total of 44 employees. Although there is a need for both temporary and permanent housing for farmworkers, the City's limited 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. Public housing, housing choice vouchers, USDA rural rental assistance, and Section 8 project-based rental assistance are available for citizens, noncitizens with permanent status, and H-2A visa workers. It is important to note that households headed by undocumented workers may be excluded from these assistance programs based on whether USDA or HUD administers the federal Section 214 assistance. To address the special needs of farmworkers for housing, the City will coordinate with service providers to encourage the development of housing that serves farmworkers through policies and programs such as Program HD.1.2.

7. Homeless Persons and Families

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 Tehama County COC completed the Tehama County 10-Year Plan to End Homelessness for 2019 and 2023. This report includes the results of a point-in-time count and voluntary survey of people experiencing homelessness. The total number of people experiencing homelessness in Tehama County has increased from 288 in 2019 to 304 in 2023. The number of unsheltered homeless has increased by 32, while the number of sheltered homeless has decreased by 16 between 2019 and 2023. This is due to the seasonal winter shelter program, which rotated from church to church every two weeks, ending during the COVID-19 pandemic. The PATH Plaza Navigation Center includes 64 emergency shelter beds and opened in May 2024. The number of adults who are experiencing chronic homelessness decreased from 130 in 2019 to 107 in 2023 (See Table 36). Since specific data on chronic homelessness might not be available for all individuals included in the point-in-time count, these percentages may have a margin of error in the demographics of chronic homelessness.

The percentage of women/girls of the total people experiencing homelessness stayed consistent from 2019 to 2023 at 38 percent (110 and 116, respectively), as did the percentage of men/boys at 62 percent (178 and 188, respectively). This is largely reflected in state and national trends as well, with more men than women experiencing homelessness. During the 2023 point-in-time count, 198

unsheltered individuals were counted in Red Bluff.[1] According to City staff, there are approximately 200 unhoused community members, of which, approximately 60 percent are male. On average, unhoused community members are Caucasian or Hispanic, with around one-third being under the age of 40. Homeless community members are most frequently seen in parks, on vacant property, and in areas near social services. Table 36 illustrates the increase in homelessness in the county between 2019 and 2023.

TABLE 36
TEHAMA COUNTY POINT-IN-TIME HOMELESS COUNT

	2019	*2023*
Total People Experiencing Homelessness	288	304
Unsheltered	215	247
Sheltered	73	57
Adults experiencing chronic homelessness	130	107
Men/Boys	178	188
Women/Girls	110	116

Source: Tehama County COC, 2023, Point-in-Time Homeless Count, 2019-2023.

In the most recent survey, there was a question about the experiences homeless individuals have had with getting and keeping housing in Tehama County. Some had relocated to Tehama County because it was more affordable. Rents have risen in the wake of the COVID-19 pandemic, with some experiencing frequent increases, according to the responses.

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

Emergency Shelters

Emergency shelters are needed to take care of individuals and/or families that have had a sudden traumatic event forcing them to become homeless. For instance, domestic violence emergency shelters offer victims and their children safe, confidential accommodations when fleeing abusive situations. Disaster victims may also require emergency shelter depending on the type of disaster experienced. While some disaster victims may be able return to their homes shortly after the event passes, where there is a considerable or complete loss of property as a result, transitional shelters become the next step toward recovery.

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 the Temporary Homeless Assistance Program. This program provides eligible individuals approximately $65 per day for 16 days for emergency housing needs. For a family, the amount of assistance depends on a number of factors, including the number of people who are eligible and the special needs of any of those family members. The income of the family is considered in calculating the amount of cash aid the family receives. If a family has little or no cash and needs housing, food, utilities, clothing, or medical care, they

[1] Johnston, George, 2023, October 20. "Survey Finds Homelessness Slightly Up in Tehama County." *Red Bluff Daily News*. https://www.redbluffdailynews.com/2024/01/20/survey-finds-homelessness-slightly-up-in-tehama-county/.

may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food, and other necessary expenses. 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.

Emergency Homeless Shelters

On October 13, 2007, the Governor of California signed into law Senate Bill (SB) 2, which required governments (counties and/or cities) to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. In response to the passage of SB 2 and to better facilitate the development of homeless shelters in the city, the Red Bluff City Council adopted Ordinance 988 on December 2, 2008. This ordinance permits homeless shelters by right in the General Industrial (M-2) districts (without discretionary approval), as well as in the Light Industrial (M-1) districts upon issuance of a use permit. As described further in the Constraints section of this element, the City is proposing Program HD.1.10 to further amend the Zoning Ordinance to comply with current State law regarding emergency shelters. The most recent homeless survey conducted in the City of Red Bluff by the Tehama County COC indicated approximately 198 homeless people were counted in the 2023 point-in-time survey, as discussed previously.

The PATH Navigation Center, newly opened in Red Bluff in May 2024, is Tehama County's first year-round low-barrier shelter designed to address homelessness with comprehensive support services. The center provides 64 beds—48 for men, 32 for women, and 1 family room with 4 beds—along with essential facilities like showers, laundry, and daily meals. Though only operational for a few months, PATH Plaza has already served around 220 individuals, offering crucial services such as job training, mental health support, and referrals to permanent housing. This project, a result of collaboration between local governments, nonprofits, and developers, represents a significant step in the County's efforts to reduce homelessness.

It should also be noted that the City allows single-room occupancy as a permitted nondiscretionary right within R-4 Residential, and all Commercial zoning designations except Freeway Commercial. The City continues the support of homeless persons by facilitating programs for special-needs groups, such as the homeless (see Programs HD.1.3 and HD.1.7).

Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are 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. The following are formal transitional shelters in the city offering shelter as well as other services to combat domestic violence and homelessness:

- Sale Orchards: PATH also provides transitional housing out of three structures on a large property just outside of Red Bluff city limits. The three structures on that property are:

    - PATH Sale House: Open to homeless single women and women with children. The house can hold a total of 15, including children. There is a two-year maximum stay based on the individuals' needs and issues.
    - The Mobile: An extension of Sale House that includes a two-bed mobile home housing single women or a larger family if needed.
    - The Mid-Century: A house on the other side of the Sale Orchards property that houses men.
- PATH Pathways: Pathways is a transitional living program, specifically designed to provide a safe and sober living environment to help homeless men become stable and self-sufficient. Each client has the opportunity to participate in the program for up to two years. The facility can house up to 10 people.
- Empower Tehama (formally Alternatives to Violence): Provides emergency and transitional housing services to victims of domestic violence and sexual assault. Currently, the site has two duplexes, which can hold up to four families.
- PATH Navigation Center: While primarily an emergency shelter, it also offers transitional housing services.

8. Extremely Low Income Households

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Red Bluff (Tehama County) was $87,900 in 2024. Based on the above definition, an extremely low-income household of four earns less than $30,000 a year. Employees earning the minimum wage in California ($16 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be $33,280.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes minimum wage workers or part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

When looking at households in Red Bluff, 6.9 percent of owner-occupied housing and 33.4 percent of renter-occupied housing were overpaying for housing. Cost burden occurs when a household is paying between more than 30 percent of monthly income for housing. The majority of extremely low-income households are renters, comprising 33.8 percent of all occupied rental housing, compared to homeowners comprising 17.0 percent of extremely low-income households. These statistics suggest that renter households have the greatest challenge with overpayment. While these households may be able to find an affordable housing opportunity, in cases of large households or single, female-headed households with children, renting an appropriately sized unit may result in overpayment, overcrowding, or both.

The City is incorporating Programs HD.1.2 and RC.1.1 to address the needs of extremely low-income households.

V. ASSESSMENT OF FAIR HOUSING

A. Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Regional assessments were conducted comparing Red Bluff to Corning, the City of Tehama, unincorporated areas of Tehama County, Tehama County, as well as to neighboring Trinity County. Trinity County was chosen as a comparison not only due to its close proximity to Tehama County, but because both counties were part of an effort by HCD to conduct fair housing analyses in several rural counties throughout the state. Within this collection of Counties, Tehama and Trinity Counties were grouped into a sub-region for purposes of discussion of trends in the area. Through discussions with housing service providers, fair housing advocates, and this AFH, the City of Red Bluff identified factors that contribute to fair housing issues. These contributing factors are in Table 50, Factors Contributing to Fair Housing Issues, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in Section 9, Housing Goals, Policies, and Programs.

This section also includes an analysis of the Housing Element's sites inventory compared with fair housing factors. Assembly Bill (AB) 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households.

B. Segregation and Integration

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status, and income.

1. Race

As shown in Table 37 and Figure 1, the population of Tehama County is less demographically diverse than the statewide average. However, the county has become more diverse in recent years; as shown in Table 37, each jurisdiction in the region has seen an overall increase in proportion of residents of

color (residents who do not identify as White non-Hispanic/Latino) during the 10-year period between 2011 and 2021. This shift is most pronounced in the City of Tehama (13.6 percent increase) and the City of Corning (12.5 percent increase). Overall, Tehama County has seen a greater increase (6.0 percent) than in neighboring Trinity County (3.9 percent), though both are generally consistent with the state average during this time (4.9 percent). Overall, the region is less demographically diverse than the state average, particularly regarding the proportion of Black/African American and Asian residents, which form a substantially smaller proportion of the region's population than the state average.

The increase in diversity among Tehama County residents is primarily due to growth in the proportion of residents identifying as Hispanic or Latino. In the City of Tehama, the proportion of Hispanic/Latino residents increased by 8.4 percentage points, while Corning saw an increase of 8.6 percentage points. It should be noted that during this 10-year period, the City of Tehama's population increased by 100 residents (from 383 to 483), representing an increase of 26 percent. Because of the city's relatively small population, proportional changes in demographic composition in the City of Tehama over this period represent a relatively small number of residents. While the demographic composition both of the City of Tehama and the City of Red Bluff closely track that of Tehama County, the City of Corning represents an outlier, with a substantially larger proportion of Hispanic/Latino residents (50.6 percent) than elsewhere in the county. While the population of Red Bluff is nearly twice as large as Corning's, Corning is home to a larger overall number of Hispanic/Latino residents, emphasizing the significance of this jurisdiction as a regional center for Hispanic and Latino residents. According to the 2018-2022 American Community Survey (ACS), 9.9 percent of households in t Red Bluff are Spanish-speaking, but while some individuals may have limited English proficiency, no households were noted as being limited English-speaking households. However, there are no known areas of the city where any one ethnic or racial group is concentrated. City staff have noted that the community's relatively small size and rural character has allowed for the community to be well-integrated. In stakeholder interviews with local service providers conducted as part of Tehama County's 2024 update to its 10-Year Plan to End Homelessness, participants noted that some non-English-speaking residents of Red Bluff may experience language barriers when trying to access rental housing.

The City of Tehama has a notably higher proportion of Native American residents than other parts of the county; 3.7 percent of City of Tehama residents identified as members of this group in 2021, with no other jurisdiction in Tehama County seeing a rate above 1.8 percent in either survey year. This may be due to Tehama's proximity to the Paskenta Rancheria, but Tehama is not the closest incorporated city to the Rancheria. Tehama is within the traditional home of the Nomlaki Indians, as is much of the west and central areas of the county.[2]

In comparison, Trinity County saw a relatively smaller increase in the proportion of residents identifying as Hispanic and Latino (0.8 percent), with a pronounced decrease (7.3 percent) in Weaverville, a Census-designated place (CDP). In Trinity County, increased demographic diversity

[2] Tehama County Public Works. No date. "Honoring the Nomläqa Winthun of Tehama County." https://tcpw.ca.gov/documents/nomlaki.pdf.

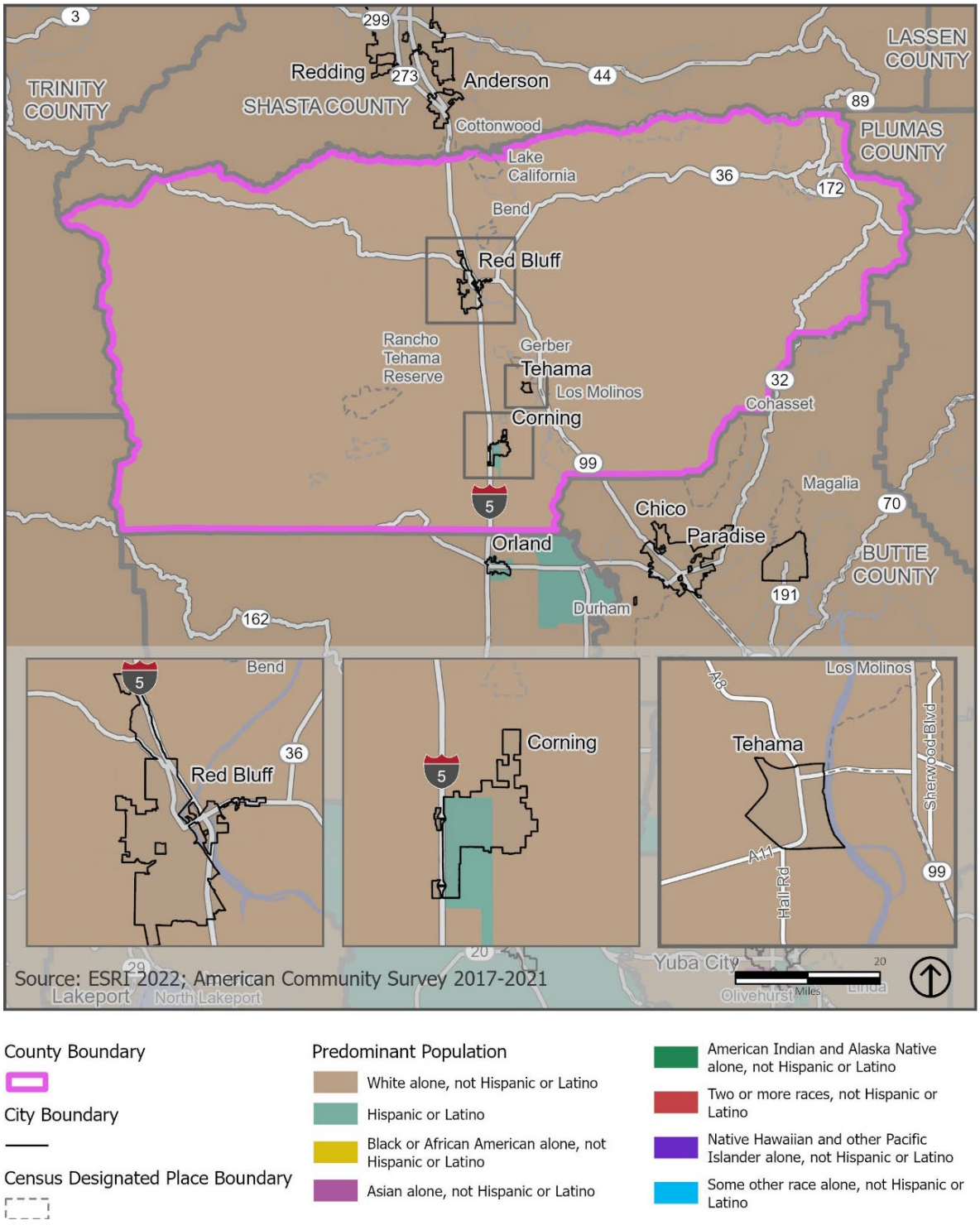
is instead primarily the result of an increase in the proportion of residents identifying as Other (Non-Hispanic or Latino) and Native American or Alaska Native (Non-Hispanic or Latino).

TABLE 37:
POPULATION BY RACE/ETHNICITY

RACE/ ETHNICITY	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2011	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*
White (Non-Hispanic or Latino)	73.4%	66.9%	80.7%	67.1%	54.6%	42.2%	75.3%	70.9%	72.4%	66.4%	83.5%	79.6%	40.7%	35.8%
Hispanic/Latino of Any Race	21.2%	22.8%	13.3%	21.7%	42.0%	50.6%	17.8%	22.8%	21.4%	26.3%	6.7%	7.5%	37.2%	39.5%
Black or African American (Non-Hispanic or Latino)	0.4%	2.7%	0.0%	0.0%	0.0%	0.0%	0.9%	0.3%	0.7%	0.8%	0.4%	0.6%	5.8%	5.4%
Native American or Alaska Native (Non-Hispanic or Latino)	1.8%	1.3%	0.0%	3.7%	1.1%	0.9%	1.9%	1.1%	1.8%	1.1%	1.6%	3.1%	0.4%	0.3%
Asian (Non-Hispanic or Latino)	0.9%	2.1%	0.0%	1.2%	0.8%	4.0%	1.2%	1.2%	1.1%	1.8%	1.1%	2.1%	12.9%	14.7%
Other (Non-Hispanic or Latino)	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%	3.7%	0.3%	0.4%
Two or More Races (Non-Hispanic or Latino)	2.4%	3.8%	6.0%	6.2%	1.3%	2.3%	2.8%	3.5%	2.5%	3.4%	6.2%	3.2%	2.4%	3.6%

Source: American Communities Survey, 2011 and 2021, ACS 5 year estimates.

Figure 1: Predominant Population, Tehama County



2. Disability

In Tehama County, the rate of residents living with at least one disability of any kind are comparable to the rate in neighboring Trinity County and is higher than the state average; as shown in Table 38, rates in Tehama County are about 8 percent higher than the state average (18.7 percent in Tehama County compared to 10.6 percent statewide). Rates of disability in neighboring Trinity County are similar (18.5 percent). However, the rate in Tehama County has decreased marginally over the period between 2012 and 2021 (by 0.3 percentage points, respectively), while the statewide average has seen a marginal increase of 0.6 percentage points. The highest rates by jurisdiction are found in the City of Tehama (24.8 percent) and in unincorporated Tehama County (20.1 percent). The lowest rate is found in Corning (11.4 percent), which is comparable to the statewide average (10.6 percent). All other jurisdictions in Tehama County saw rates between 16.4 and 18.7 percent in 2021. The census tract with the highest rate of residents living with a disability (33.0 percent) is found in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, Interstate (I-) 5 to the east, Basler Road to the south, and Bowman Road to the west (Figure 2). This highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, higher than the countywide rate of 20 percent. The disproportionate older population in this tract may potentially account for a relatively higher rate of disability.

The most common disabilities in Tehama County are ambulatory difficulties (15.3 percent), independent living difficulties (12.5 percent), and cognitive difficulties (11.6 percent). Ambulatory difficulties (serious difficulty walking or climbing stairs) are generally the most common disability in Tehama jurisdictions, which is also true of neighboring Trinity County. However, the City of Corning sees a lower rate of ambulatory difficulty (7.6 percent) more closely aligned with the state average (5.7 percent). Cognitive difficulties (difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem) and hearing difficulties are, respectively, the next most common disabilities in Tehama County jurisdictions after ambulatory difficulties. In Tehama County, rates of residents living with cognitive difficulties are highest in the City of Tehama (15.3 percent), Red Bluff (12.4 percent), and unincorporated Tehama County (12.1 percent).

Locally, the City has not recently received any requests for reasonable accommodation, and there is one known area in the city where residents with disabilities are concentrated. The City's Historic District has the most accessibility limitations within the community due to the age of structures in this area.

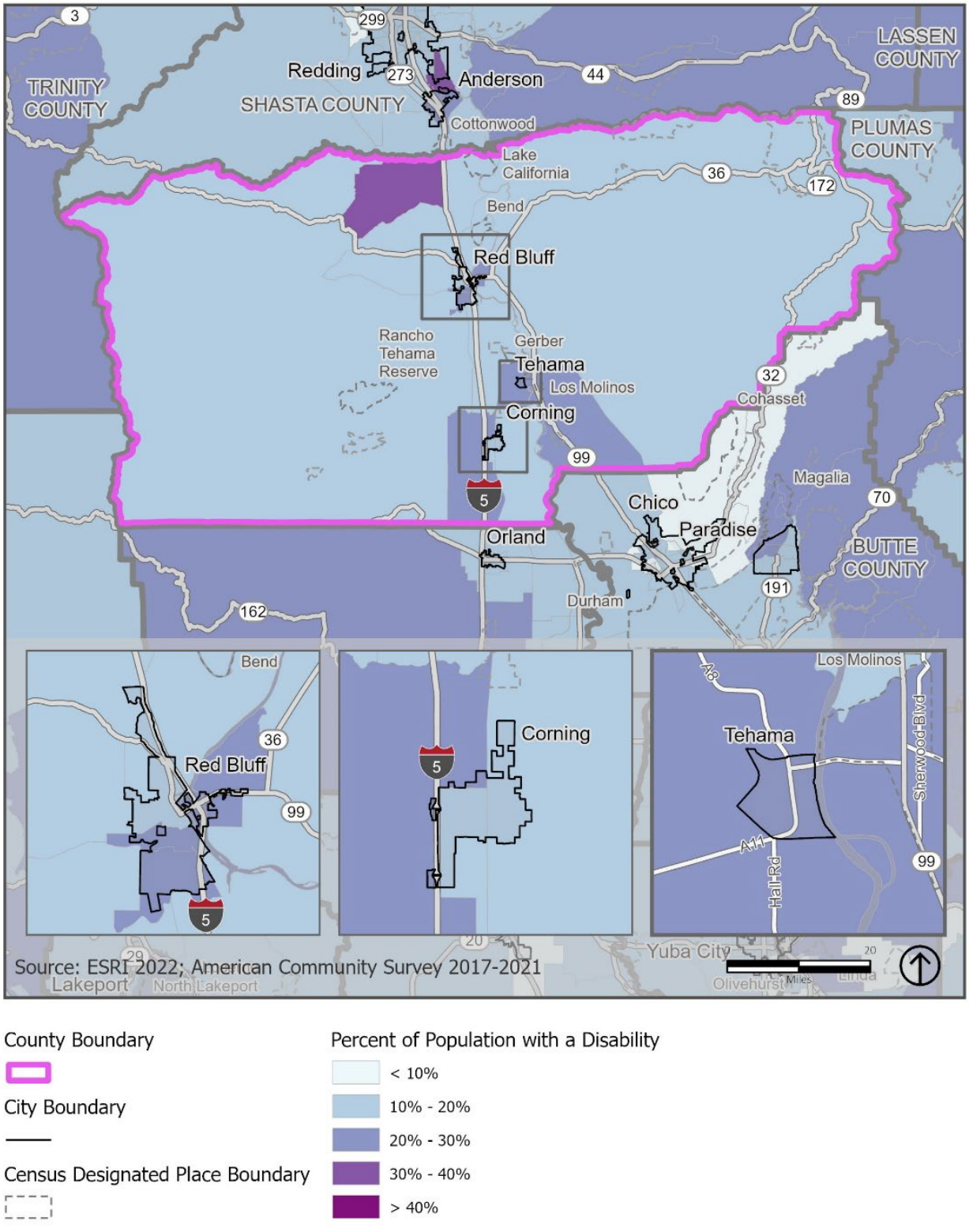
To encourage the development of housing that is accessible to persons with disabilities, the City has included Program HD 1.2, through which the City will utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities, prioritizing areas of higher opportunity, such as the northern portion of the city.

TABLE 38
POPULATION BY DISABILITY TYPE

DISABILITY	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2012	*2021*	*2012*	*2021*	*2012*	*2021*	*2012*	*2021*	*2012*	*2021*	*2012*	*2021*	*2012*	*2021*
Total with a Disability	21.6%	18.4%	17%	24.8%	16.4%	11.4%	18.6%	20.1%	19.0%	18.7%	21.8%	18.5%	10.0%	10.6%
Hearing Difficulty	3.4%	5.4%	7.6%	9.3%	4.1%	1.0%	6.1%	11.4%	5.3%	8.7%	6.6%	7.0%	2.8%	2.9%
Vision Difficulty	4.5%	7.7%	3.8%	9.3%	2.8%	3.9%	3.1%	6.8%	3.4%	6.6%	2.3%	3.0%	1.9%	2.0%
Cognitive Difficulty	8.3%	12.4%	3.8%	15.3%	8.1%	7.8%	6.8%	12.1%	7.3%	11.6%	6.7%	4.0%	3.8%	4.4%
Ambulatory Difficulty	11.6%	15.9%	10.3%	15.7%	7.9%	7.6%	10.5%	16.7%	10.4%	15.3%	14.1%	11.3%	5.3%	5.7%
Self-care Difficulty	3.5%	4.9%	3.8%	2.2%	4.2%	3.7%	3.9%	6.5%	3.9%	5.7%	3.7%	1.9%	2.3%	2.6%
Independent Living	9.5%	11.8%	14.1%	9.0%	8.3%	7.1%	6.8%	13.9%	7.6%	12.5%	7.3%	5.1%	4.1%	5.5%

Source: ACS, 2012 and 2021 5-year Estimates.

Figure 2: Population with a Disability, Tehama County



3. Familial Status

The proportion of family households is 70.0 percent in Tehama County and 68.6 percent statewide (see Table 39). Regionally, in Trinity County, only 51.5 percent of households are family households. Rates of family households are highest in unincorporated Tehama County (73.8 percent) and Corning (72.7 percent), and lowest in the City of Tehama (55.0 percent). Due to their reliance on one income, and compounded by gender-based pay disparity, female-headed single-parent households tend to face disproportionately greater housing insecurity in comparison with other household types. Rates of this household type in Tehama County (6.0 percent) are consistent with the statewide average (6.0 percent) and higher than rates in other counties in the region, including Trinity County (2.8 percent). The highest rate is found in Red Bluff (13.8 percent), followed by Corning (9.5 percent) (Figure 3). As in other counties in the region, rates of single-parent households, and single-parent female-headed households, are higher in more densely populated urban areas and in low-resource areas. Rates outside of the region's population centers are consistent with other low-density rural and semi-rural areas in neighboring counties.

Head Start and Early Head Start programming in Tehama County is provided by Northern California Child Development, Inc. (NCCDI). According to NCCDI's 2024 Community Assessment, between 2019 and 2021, Tehama County has seen a decrease of 7 percentage points in children under 12 with parents in the labor force for whom a licensed childcare space is available, from 31 percent in 2019, to 24 percent in 2021, which may be due to pandemic-related reductions in class sizes. [3] Two NCCDI Head Start centers are in Red Bluff, one on the far east side of the city and one south of the downtown area, near Jackson Heights Elementary School. Six state-run pre-schools in Red Bluff also provide early childhood education programming for students starting at four years old, or three years old if in a low-income family and referred by Child Protective Services. These are distributed throughout the city and the immediately adjacent unincorporated area on both sides of the river. Private childcare programs are also available throughout the city.

To encourage the development of housing that is accessible to lower-income families, including female-headed households, the City has included Program HD 1.2, through which the City will utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities, prioritizing areas of higher opportunity, such as the northern portion of the city.

[3] Northern California Child Development, Inc. 2024, *Community Assessment Update.* https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf.

TABLE 39
POPULATION BY FAMILIAL STATUS

FAMILIAL STATUS	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2011	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*
Family Households	56.1%	58.9%	73.4%	55.0%	75.8%	72.7%	69.3%	73.8%	66.9%	70.0%	61.2%	51.5%	68.6%	68.6%
Nonfamily Households	43.9%	41.1%	26.6%	45.0%	24.2%	27.3%	30.7%	26.2%	33.1%	30.0%	38.8%	48.5%	31.4%	31.4%
Percentage Female-headed Single-Parent Households	13.4%	13.8%	9.1%	1.0%	16.9%	9.5%	4.3%	2.6%	7.7%	6.0%	2.2%	2.8%	7.2%	6.0%

Source: ACS, 2011 and 2021 5 year estimates.

4. Income

As is shown in Table 40, the median household income in Tehama County ($52,901) is substantially lower than the state average household income ($84,097). Figure 4 depicts median income in Tehama County and Figure 5 shows percentage of residents with incomes below the poverty level. Relative to the average California household, households in Tehama County earn 37.1 percent less. Over the 10-year period between 2011 and 2021, median household income in Tehama County jurisdictions remained relatively consistent in relation to the statewide average, after accounting for wage growth and inflation. Across California, wages increased by 36.5 percent, while in Tehama County overall, wages also increased by 36.5 percent. However, this growth is not evenly distributed – household income in the City of Tehama increased by 36.2 percent, outpacing income growth in Red Bluff (29.4 percent) and Corning (26.4 percent). Growth in median household incomes is greater than other counties in the region; for example, in neighboring Trinity County, the median household income has only grown by 12.0 percent. As is shown in Table 41, the rates of households experiencing poverty (households with incomes below the poverty level in the previous year) are higher in Tehama County (18.7 percent) than the rate statewide (11.8 percent). Corning's poverty rate is the lowest in the county at 14.1 percent but is higher than the statewide average. Within the county, the jurisdiction with the highest rates of poverty is Red Bluff (25.1 percent). Red Bluff also has the county's lowest median income.

Though much of Red Bluff is lower-income, streets with a higher concentration of lower-income households or households with incomes below the poverty level include Bayless, Gilmore, Kimball, Aloha, Musik, Lay, Lakeside, and Ash Streets. Though Housing Choice Voucher use is distributed throughout the city, the southwest side has a higher percentage of rental units where vouchers are used. The Britt, Forward Addition, Highland Bluffs, and South James areas tend to have more higher-income households. Crosspoint Way, Lorie Lane, and Hailey Lane are areas with higher concentrations of affordable housing with public funding. The majority of subsidized housing units are south of downtown.

To encourage opportunities for residents to secure higher-income jobs, the City has included Housing Element Program EO 1.3, through which the City will partner with Shasta College or other similar career technical education (CTE) programs to assist Red Bluff residents, particularly special-needs households such as female-headed households, in accessing career advancement opportunities. Additionally, the City will include Shasta College or similar CTEs in a potential service provider list for affordable housing developments.

TABLE 40
MEDIAN HOUSEHOLD INCOME

GEOGRAPHY	*MEDIAN INCOME*	
	2011	*2021*
Red Bluff	$31,690	$41,004
Tehama City	$36,786	$50,104
Corning	$38,225	$48,313
Tehama County	$38,753	$52,901
Trinity County	$37,672	$42,206
State	$61,632	$84,097

Source: ACS, 2011 and 2021 5 year estimates.

TABLE 41
POVERTY RATE

GEOGRAPHY	*POVERTY RATE*	
	2011	*2021*
Red Bluff	24.3%	25.1%
Tehama City	8.4%	16.3%
Corning	19.6%	14.1%
Tehama County (Unincorporated)	15.7%	17.2%
Tehama County	18.1%	18.7%
Trinity County	14.9%	16.8%
State	12.7%	11.8%

Source: ACS, 2011 and 2021 5 year estimates.

Figure 3: Children in Female-Headed Households, Tehama County

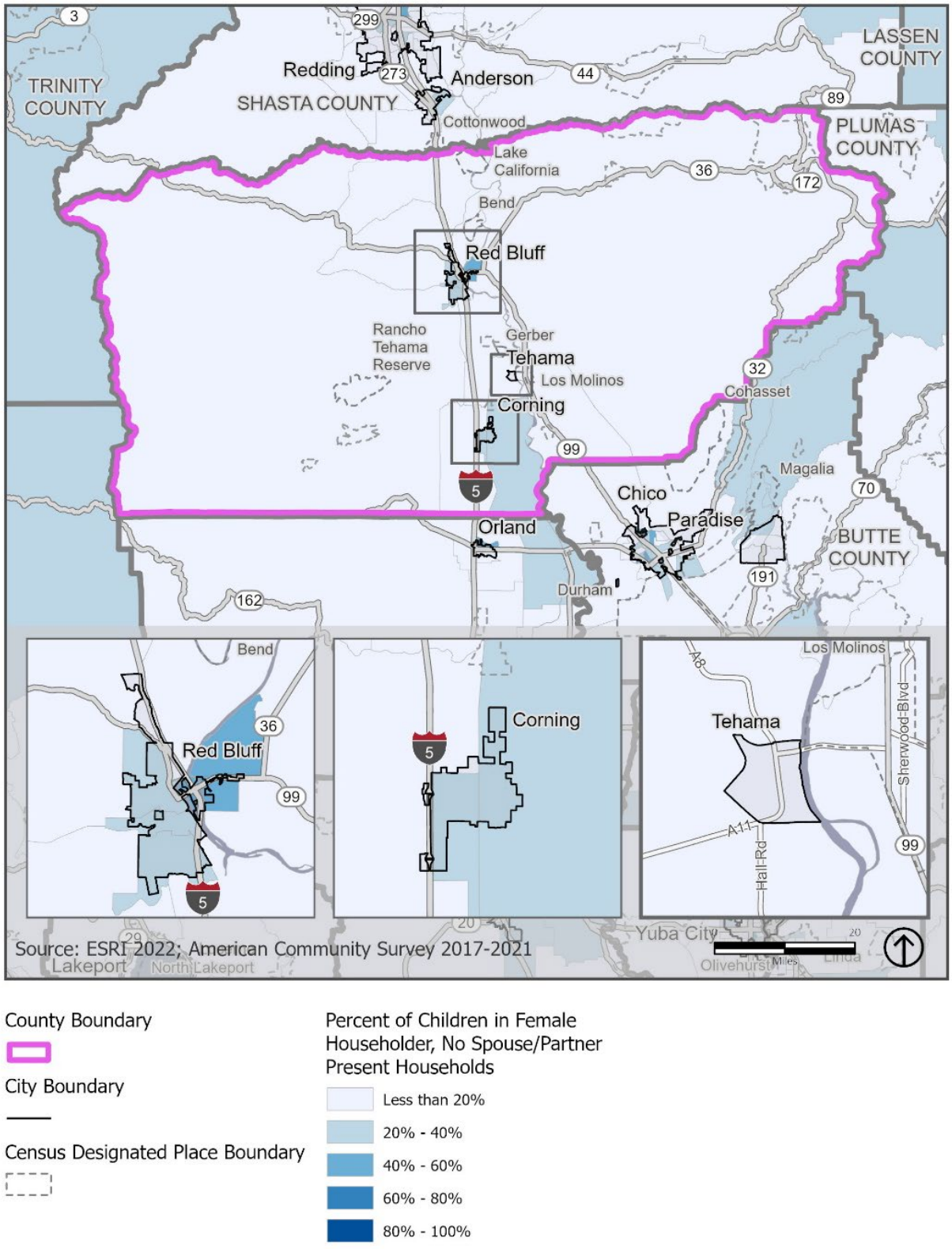
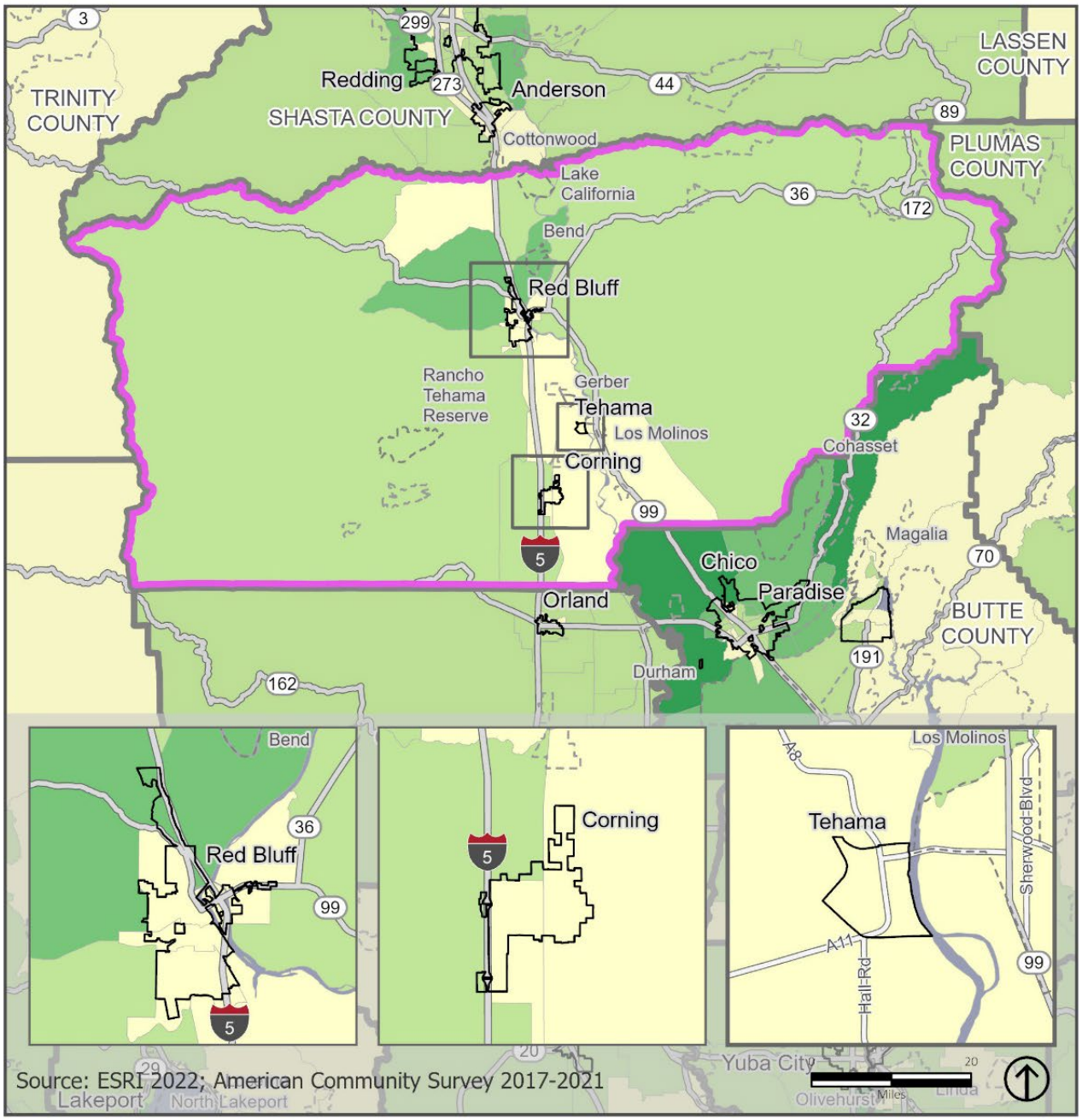


Figure 4: Median Income, Tehama County



County Boundary

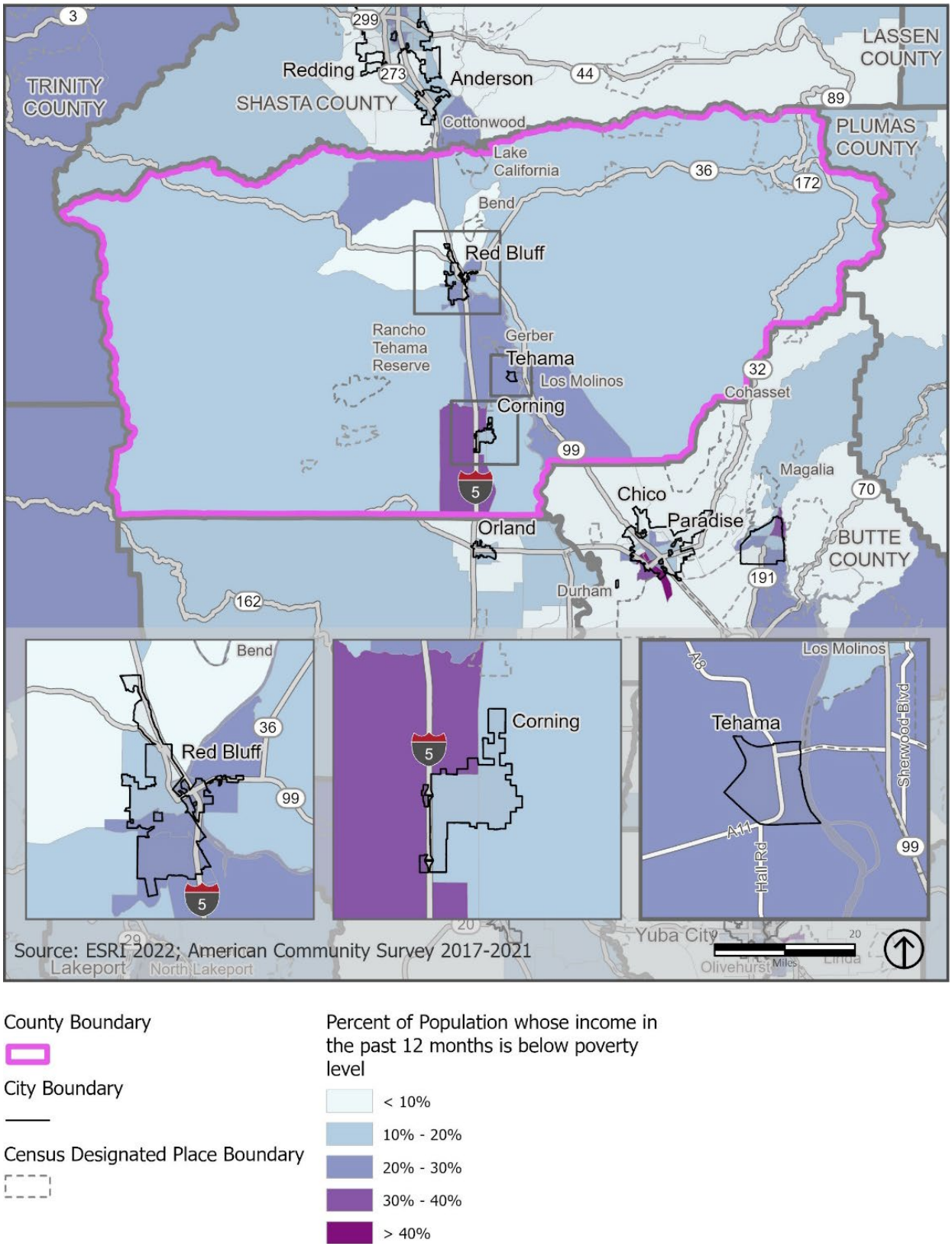
City Boundary

Census Designated Place Boundary

Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

- Less than $55,000
- $55,000 - $90,100
- $90,100 - $120,000
- $120,000 - $175,000
- Greater than $175,000

Figure 5: Percentage of Residents with Incomes Below Poverty Level, Tehama County



C. Concentrated Areas of Poverty and Affluence

1. Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or Areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines Areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($30,000 annually for a family of four in 2023). R/ECAPs or Areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAP or Areas of High Segregation and Poverty in Tehama County, including all cities and communities.

2. Racially/Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of Non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is White, and the median household income is $125,000 or greater (which is slightly more than double the national median household income for 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the White population threshold to 50 percent. There are no RCAAs in Tehama County, including all cities and communities.

D. Disparities in Access to Opportunity

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have annually developed maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities in their community. See Figure 6, TCAC Opportunity Areas, 2023, Tehama County.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or

low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region.

Areas designated as "highest resource" are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

"Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

"Low-resource" areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($19,720 for a two-person household and $30,000 annually for a family of four in 2023).

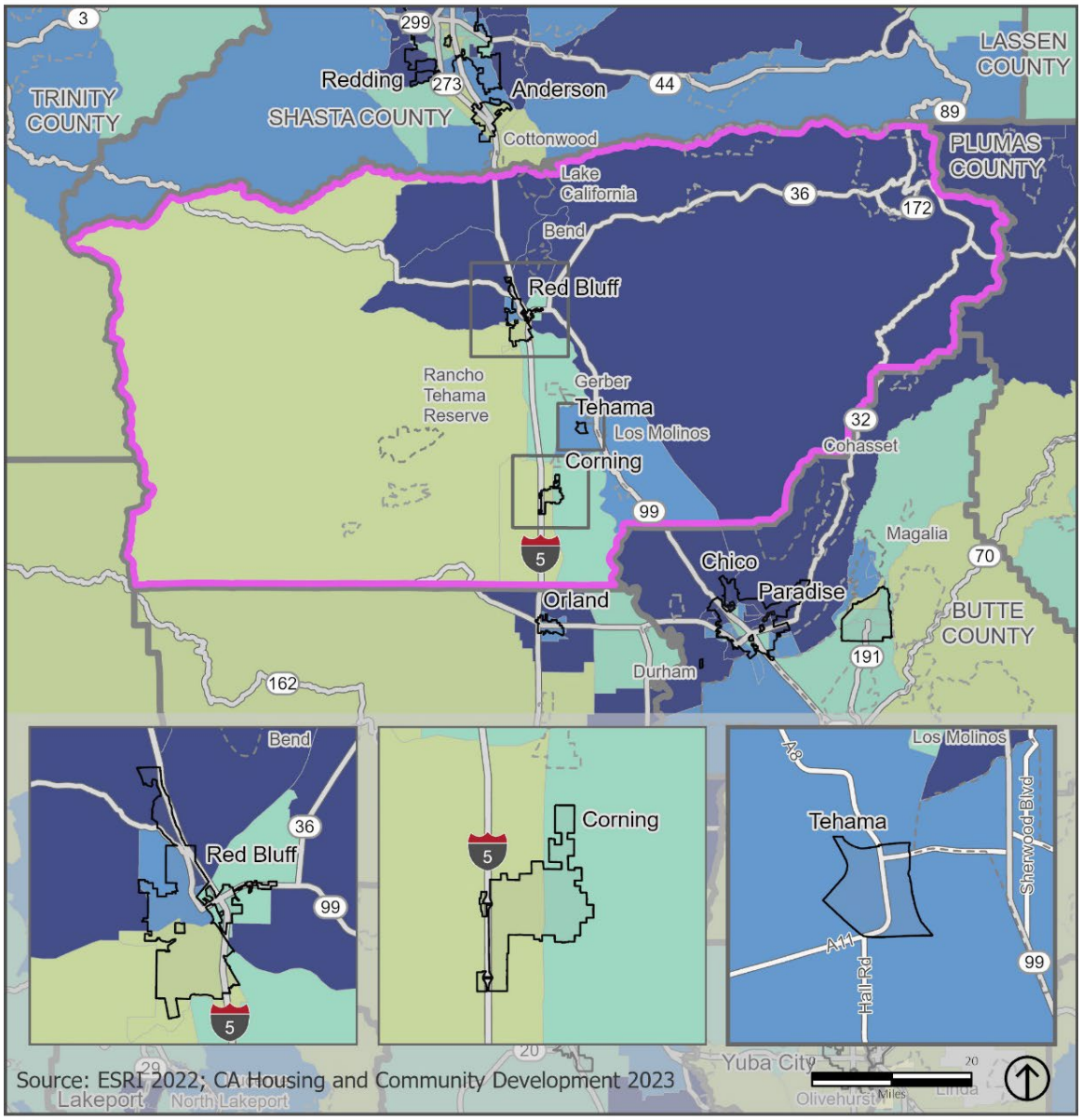
In Tehama County, low-resource areas are found in the region's more rural census tracts and wilderness areas, including those in western Tehama County. Regionally, low-resource areas are also found in southwestern and northwestern Trinity County. Low-resource census tracts in more densely populated areas include tracts in and around the western side of the City of Corning and in the central and southern sections of the City of Red Bluff. Moderate and high-resource tracts are found in Tehama County along the I-5 corridor, including the City of Tehama and parts of northwest side of Red Bluff, which are high-resource areas. Regionally, moderate and high-resource tracts are also in central Trinity County, encompassing Hayfork. The county's highest-resource areas are found in the north/northwestern areas of the county, including most of the western portion of the county. Regionally, they are also found in northern Trinity County, including the Weaverville CDP.

The City of Red Bluff is divided between four census tracts, with one covering the downtown and northwest side of the city, including the Historic District; another covering much of the east side of the city; and two south of the downtown area. TCAC has designated the two census tracts on the south side of the city as low-resource areas, whereas the east side of the city is designated as a moderate resource area and the downtown and northwest sides of the city are high resource areas.

To facilitate housing mobility for lower-income households, the City has included the following Housing Element programs:

- HD 1.2, through which the City will utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities, prioritizing areas of higher opportunity, such as the northern portion of the city.
- HD 1.4, through which the City will assist in the development of affordable housing by continuing to promote self-help housing development in the city.
- HD 1.6, through which the City will continue to utilize to the fullest extent possible, available federal subsidies to residents through the Section 8 or subsequent rental assistance program. In addition, the City will reach out to property owners regarding increasing the use of vouchers, with an emphasis in higher-income neighborhoods such as The Britt, Forward Addition, Highland Bluffs, and South James.
- HD 1.9, through which the City will work closely with qualified developers of new multifamily housing that includes smaller, affordable studio to two-bedroom units, prioritizing development in southern areas of the city.
- HD 1.16, through which the City will encourage the construction of ADUs throughout the City, prioritizing higher-resourced and new development areas.

Figure 6: TCAC Opportunity Areas, 2023, Tehama County



1. Education

TCAC/HCD census tract designations of high-, moderate-, or low-resource are based on a composite score of economic, educational, and environmental factors. In addition to the overall composite score which indexes all of these factors, analyses are available that provide a focus on the group of metrics associated with each of these scoring categories, or domains, independently. The Education Domain is an index of the following metrics: math proficiency, reading proficiency, high school graduation rates, and student poverty rates. In Tehama County, Education Domain scores vary between census tracts in a pattern that generally coincides with high-, moderate-, and low-resource area designations, and are consistent with other patterns of segregation, integration, and access to opportunity in the region, emphasizing the connections between educational outcomes, economic opportunity, and housing stability in the region.

Education Domain scores directly correlate with Opportunity Map Composite scores; most of the western half of the county, designated as low-resource, see Education Domain scores at the lowest end of the score range, indicating less-positive educational outcomes for children living in these areas. Along with large portions of unincorporated Tehama County, this trend includes census tracts on the west side of the City of Corning, and the central and southern sections of Red Bluff, tracts also identified as being low-resource areas. Tehama County's high and highest-resource tracts in the north and northeastern sections of the county have Education Domain scores of 0.6 and above, indicating positive educational outcomes for children living in these areas, and reflecting the connection between positive education, economic, and environmental conditions in these areas.

Regionally, in Trinity County, consistent correlations between Education Domain scores and overall TCAC/HCD Composite scores are not as apparent as in Tehama County. For example, the County contains two census tracts designated as lowest-resource by TCAC/HCD. One of these tracts, at the county's northwestern boundary, sees the county's lowest Education Domain score, demonstrating a strong correlation between educational, economic, and environmental outcomes in the immediate area. However, the County's other lowest-resource tract, found at its southwestern boundary, coincides with its highest Education Domain score, suggesting that, while education outcomes are relatively strong in this area, this area may see adverse economic and/or environmental conditions that outweigh its positive education outcome in the composite score.

Table 42 shows performance on standardized testing along with other education outcome indicators by school district in Tehama County. As shown in the table, many districts in Tehama County have student performance scores on standardized tests that are below standard for the grade level. Lassen View Elementary and Evergreen Middle School are two exceptions: students in these schools scored above the standard for English Language Arts, and just below the standard in Mathematics. Vina Elementary is another exception, with scores above the state standard in both English Language Arts and Mathematics. Across the region, most districts have a majority of students that are considered socioeconomically disadvantaged, and several schools in Tehama County, including Corning Union Elementary, Los Molinos Unified, Richfield Elementary, Gerber Union Elementary, and Corning Union High, have high percentages of students that are English Language Learners. Both socioeconomic disadvantage and being an English Language Learner are characteristics that can influence student performance on standardized tests.

As with many schools in the region, schools that serve Red Bluff have standardized test scores below the State standard and chronic absence in K-8 schools, similar to other rural schools in the county, though lower at Lincoln Street Elementary. The majority of students in all of Red Bluff's schools are considered socioeconomically disadvantaged, which can influence student performance on standardized tests. There are no known differences in access to higher-performing schools or other education opportunities between neighborhoods in the city, though families have the ability to select higher-demand schools outside of city limits. Private or charter school options are also available in the community. The school district has a community initiative to improve access to education opportunities. Red Bluff is also home to several schools that serve students who require a separate learning environment for students who do not perform well in traditional schools and may need additional assistance, may need the flexibility of studying from home, or may be placed in these schools due to behavioral issues: these include Tehama eLearning Academy, Salisbury High, and Red Bluff Community Day. To support student performance, the City has included Program EO 1.3, through which the City will coordinate with local K-12 school districts by June 2026 to analyze whether housing security is a known factor in student performance. If it is determined to be a factor, the City will develop a plan to address identified issues and implement within six months of plan development.

Shasta College has a campus in Red Bluff. According to NCCDI's 2024 Community Assessment, the Medical Assisting Program offered at this campus is popular among parents of children in their Head Start and Early Head Start programs, particularly due to its location, which limits the travel time required to access classes.[4] The campus provides computer access for students accessing remote classes who may not have access at home. To encourage the development of higher education opportunities for city residents, the City has included Housing Element Program EO 1.3, through which the City will partner with Shasta College or other similar CTE programs to assist Red Bluff residents, particularly special-needs households such as female-headed households, in accessing career advancement opportunities.

[4] Northern California Child Development, Inc. 2024. *Community Assessment Update.* https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

TABLE 42
SCHOOL PERFORMANCE

SCHOOL NAME	*LOCATION*	*ENGLISH LANGUAGE ARTS (POINTS ABOVE OR BELOW STANDARD)*	*MATH (POINTS ABOVE OR BELOW STANDARD)*	*CHRONIC ABSENCE*	*SUSPENSION RATE*	*SOCIO-ECONOMIC DISADVANTAGE*	*FOSTER YOUTH*	*ENGLISH LEARNERS*
Tehama Oaks High	Red Bluff	n/a	n/a	n/a	0.0%	100.0%	12.5%	12.5%
Lincoln Street	Red Bluff	-58.7	-97.9	6.8%	0.0%	77.5%	1.4%	7.0%
Tehama eLearning Academy	Red Bluff	-55.2	-165.4	26.9%	0.0%	75.9%	0.9%	1.7%
Antelope Elementary	Red Bluff	-9	-16.8	21.8%	0.0%	58.8%	1.3%	6.1%
Lassen-Antelope Volcanic Academy (LAVA)	Red Bluff	-30.5	-100.8	3.7%	0.0%	75.5%	0.0%	0.0%
Berrendos Middle	Red Bluff	-6.5	-23.8	20.8%	15.4%	57.4%	0.4%	2.0%
Bend Elementary	Red Bluff	-6.1	-25.9	17.0%	2.0%	53.1%	0.0%	6.1%
Bidwell Elementary	Red Bluff	-49.3	-64.7	29.9%	3.3%	76.2%	0.5%	6.0%
Jackson Heights Elementary	Red Bluff	-53.5	-55.2	33.3%	7.2%	82.6%	0.7%	14.6%
Vista Preparatory Academy	Red Bluff	-68.8	-124.8	33.7%	16.0%	83.8%	1.1%	14.0%
William M. Metteer Elementary	Red Bluff	-70	-82.3	22.9%	3.3%	88.1%	0.9%	22.2%
Red Bluff Community Day	Red Bluff	n/a	n/a	n/a	36.4%	100.0%	0.0%	0.0%
Salisbury High (Continuation)	Red Bluff	-125	-219.7	n/a	5.8%	79.1%	0.0%	15.5%
Red Bluff High	Red Bluff	-15.3	-80.8	n/a	4.6%	66.1%	0.9%	5.1%
Reeds Creek Elementary	Red Bluff	-7.7	-58.2	10.9%	0.5%	58.0%	1.7%	0.6%
Woodson Elementary	Corning	-86.3	-99.2	20.2%	4.4%	90.4%	0.7%	43.1%
West Street Elementary	Corning	-80.1	-85.3	25.2%	0.9%	90.1%	0.6%	38.6%
Olive View Elementary	Corning	-65	-72.3	18.3%	1.8%	89.2%	0.4%	47.3%
Maywood Middle	Corning	-74.2	-104	17.3%	10.8%	87.8%	0.7%	35.3%
Rancho Tehama Elementary	Corning	-120	-84.6	39.4%	3.7%	100.0%	2.2%	34.4%
Columbia Academy	Corning	n/a	n/a	54.4%	48.3%	81.8%	18.2%	9.1%

SCHOOL NAME	*LOCATION*	*ENGLISH LANGUAGE ARTS (POINTS ABOVE OR BELOW STANDARD)*	*MATH (POINTS ABOVE OR BELOW STANDARD)*	*CHRONIC ABSENCE*	*SUSPENSION RATE*	*SOCIO-ECONOMIC DISADVANTAGE*	*FOSTER YOUTH*	*ENGLISH LEARNERS*
Corning Independent Study	Corning	n/a	n/a	n/a	0.0%	64.3%	0.0%	14.3%
Centennial Continuation High	Corning	-187.4	-206.4	n/a	24.4%	86.1%	2.5%	31.6%
Corning High	Corning	-38.5	-136.7	n/a	8.7%	76.9%	1.1%	26.9%
Kirkwood Elementary	Corning	-35.4	-25.3	2.9%	2.8%	45.1%	0.0%	5.9%
Richfield Elementary	Corning	0	-27.1	4.9%	0.0%	43.3%	0.0%	27.7%
Evergreen Community Day School (K-5)	Cottonwood	n/a	n/a	n/a	n/a	100.0%	0.0%	0.0%
Evergreen Community Day School (5-8)	Cottonwood	n/a	n/a	n/a	n/a	80.0%	0.0%	0.0%
Evergreen Institute of Excellence	Cottonwood	-31	-86.6	0.0%	0.0%	54.8%	0.0%	0.7%
Evergreen Elementary	Cottonwood	-9.9	-0.5	26.0%	0.4%	59.2%	1.9%	5.5%
Evergreen Middle	Cottonwood	7	-16.9	25.3%	8.8%	56.5%	1.5%	4.8%
Flournoy Elementary	Flournoy	-35.9	-107.5	18.4%	0.0%	60.0%	0.0%	8.9%
Gerber Elementary	Gerber	-74.9	-110	24.8%	2.5%	83.7%	0.0%	35.1%
Lassen View Elementary	Los Molinos	8.9	-0.7	12.8%	0.0%	48.6%	0.8%	4.7%
Los Molinos High	Los Molinos	-7.5	-85.2	n/a	5.4%	66.7%	0.5%	10.8%
Los Molinos Elementary	Los Molinos	-33.2	-53.4	26.4%	3.1%	81.8%	0.8%	33.9%
Plum Valley Elementary	Paynes Creek	n/a	n/a	n/a	0.0%	94.7%	5.3%	10.5%
Vina Elementary	Vina	16.7	28	20.2%	0.0%	63.6%	0.0%	15.2%

Source: California School Dashboard, 2023.
Note: Some schools do not report full data due to small enrollment numbers, for privacy purposes. Chronic absenteeism is only reported in schools with K-8 populations.

2. Economic

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less favorable economic conditions, while scores exceeding 0.8 indicate more favorable economic conditions.

Economic Domain Scores in Tehama County are consistent with general spatial patterns in access to opportunities in the region. The lower-resource, rural western half of Tehama County, as well as tracts in and around the City of Corning and the south and central sections of the City of Red Bluff see scores indicating less positive economic outcomes. Tracts along the I-5 corridor, including several census tracts immediately to the north/northwest of Red Bluff, see positive outcomes, while the rural eastern half of the county has a more moderate score. These findings generally align with overall TCAC/HCD Opportunity Analysis composite scores elsewhere in the region; tracts where the composite score diverges from the Economic Domain score suggest that educational and/or environmental outcomes in these areas differ substantially enough to outweigh economic outcomes in the calculation of the composite score.

In comparison, in Trinity County, the county's northwestern census tracts, including and encompassing Weaverville, score more positively, while the remainder of the county sees moderate to adverse outcomes, particularly in the southernmost tract, which scores the lowest in the county. The rural nature of this region, low median household incomes, and distance from many employment centers are likely major factors in this analysis, and scores are consistent with comparable counties in the region.

Major employers in the Red Bluff area are the Sierra Pacific Mill, Walmart's Distribution Center, St. Elizabeth Community Hospital, and the City and County government offices. Some of these are outside of city limits. The Red Bluff Chamber of Commerce has implemented a new Economic Development platform in collaboration with Expect More Tehama, a local initiative focused on improving education outcomes in the region.

Cellular service is available throughout the city, and there are no known issues with signal availability. Wireless internet is also available.

To encourage the development of education opportunities for city residents that can expand job opportunities, the City has included Housing Element Program EO 1.3, through which the City will partner with Shasta College or other similar CTE programs to assist Red Bluff residents in accessing career advancement opportunities.

3. Transportation

Red Bluff is served by Tehama Rural Area eXpress (TRAX). TRAX Routes 1, 2, 3 and the Glenn Tehama connector all serve Red Bluff. Route 1 serves several health and social services centers, Shasta College, and Walmart as well as the northwest side of the city. The route runs once per hour from Monday through Friday from 7 a.m. to 5 p.m. and hourly from 9 a.m. to 3 p.m. on Saturdays.

Route 2 runs on a similar schedule and connects the south side of the city, including Greenville Rancheria and the Senior Center, with downtown and the east side of the city. Route 3 connects the south, east, and downtown areas of the city with the unincorporated communities of Dairyville, Los Molinos, Proberta, and Gerber, along with the City of Tehama. The route runs every 70 minutes in each direction of the loop from 6:20 a.m. to 4:15 p.m. from Monday to Friday and from 8:20 a.m. to 2:30 p.m. on Saturdays. The Glenn Tehama Connection runs six times per day on weekdays and connects Red Bluff with Corning and Orland, including stops along Highway 99-W, such as the Rolling Hills Casino. Route 6 also makes one stop in Red Bluff on Saturdays and stops in Proberta, Corning, and at the Rolling Hills Casino. This route runs four times on Saturdays. TRAX service is currently operating fare-free due to funding provided by the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Prior to this funding, seniors aged 65 and older were able to ride the system's fixed-route service for free.

TRAX also provides a dial-a-ride transit service called ParaTRAX for seniors 55 years and older and persons with disabilities. ParaTRAX operates Monday through Saturday. There is an additional TRAX service that provides medical transportation, Medical Transportation Service (METS), which employs volunteer drivers to transport eligible residents to and from medical appointments, which serves residents of Tehama County and transports residents in Tehama County and to Shasta, Glenn, and Butte Counties.

High-traffic streets in the city include Antelope, Walnut, and Main Streets. Tehama County's regional geographic information system (GIS) viewer shows an inventory of collisions in the city between 2013 and 2023. One collision in the Red Bluff area that was included in this dataset was fatal and occurred on the city boundary on the west side of Red Bluff Municipal Airport near the intersection of Live Oak Road and Paskenta Road. However, collisions that caused severe injuries were on Main Street, Baker Road, Johnson Street, Montgomery Road, Luther Road, and Wiltsey Road. Other collisions that caused visible injury or complaints of pain tended to be concentrated on the city's major roadways.

The City has submitted multiple grant applications which include both improving and constructing all new facilities for pedestrian and bicycle access and paths consistent with the Tehama County regional Active Transportation Plan. The City has also encouraged construction of new bus facilities in proposed private multifamily housing developments. Roads throughout the community are in despair and current initiatives are being enacted for repair. Street and traffic lights are located throughout the community. Sidewalks are available throughout the community and are required for all new developments. However, there are few neighborhoods that don't have sidewalks. There are no known differences between neighborhoods in terms of access to transportation options.

The City of Red Bluff Police Department gives bicycle safety presentations at Red Bluff schools to educate students 14 years and younger on how to bike safely. There is currently a bike lane on Jackson Street and Willow Street that connects to the city's waterfront. Additional bike lanes are proposed to create a network throughout the central neighborhoods and Historic District of the city, as well as to connect the north, south, and east sides with the center of the city. Tehama Regional Transportation Planning Agency's (RTPA's) 2019 Active Transportation Plan (ATP) for the county identifies bike-friendly infrastructure as an area for future investment in Red Bluff, as well as filling in existing gaps

in the sidewalk network and adding curb ramps where they are lacking.[5] The ATP lists several projects that have been programmed for future investment, including bike lanes that connect to Riverpark, Dog Island Park, Ide Adobe State Park, and Vista Way, as well as a bike lane on Walnut and Monroe Streets.

To improve transportation opportunities, particularly for residents without access to cars, as part of Program EO 1.3, the City will periodically review the City's capital improvement programs affecting Red Bluff's neighborhoods annually. Where applicable, the City will identify opportunities to implement sidewalks, bike paths, and, where relevant, will coordinate with TRAX to identify opportunities for increased transit access.

AllTransit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

In Tehama County, AllTransit Scores are generally low, with most areas seeing scores around 1.0. The City of Red Bluff, the highest in the area, scores 2.5. Because AllTransit performance scores represent a ranked rating of all block groups in the country, low scores in Tehama County reflect the state of transit access compared to both high-density urban areas and other rural areas. As shown in Table 43, very few workers in Red Bluff commute by public transportation, which may indicate that public transit users tend to be retirees or students. As is shown in Table 43, the percentage of workers commuting by public transportation has been low or nonexistent throughout Tehama County in both 2012 and 2022. It is notable that the share of workers commuting by public transportation in Red Bluff has decreased to 0.0 percent in 2022, according to the 2022 ACS. This is typical for other communities in the region, which have seen decreasing rates of residents commuting by public transportation. However, commute rates do not account for non-commute trips, such as trips for shopping.

[5] Tehama County Transportation Commission, 2019, June. *2019 Tehama County Active Transportation Plan*. https://tehamartpa.org/wp-content/uploads/2020/06/final-atp-2020.pdf.

TABLE 43
REGIONAL ALLTRANSIT SCORES

JURISDICTION	*ALLTRANSIT SCORE*	*PERCENTAGE OF WORKERS COMMUTING BY PUBLIC TRANSPORTATION*	
		2012	*2022*
Red Bluff	2.5	2.3%	0.0%
Tehama City	0.8	0.0%	0.0%
Corning	1.5	0.0%	0.1%
Trinity County	0.9	2.3%	1.0%
Tehama County	1.0	0.0%	0.0%

Source: Center for Neighborhood Technologies, Accessed April 2024, ACS 2012 and 2022 5-year estimate.

4. Other Infrastructure and Open Space Investments

The City has made many infrastructure investments in the recent past. These include various water well upgrades, along with the following:

- Street and Parking Rehabilitation
    - South Main Street Rehabilitation Project
    - Monroe Street Rehabilitation Project
    - Pine and Madison Street Parking Lot Project
- Airport Upgrades
    - Airport Taxiway and Apron Rehabilitation Project
- Wastewater and Sewer
    - Wastewater Treatment Plant Bar Screen Replacement Project
    - Interstate 5 Sanitary Sewer Force Main over the Sacramento River Replacement Project
    - South Main Sanitary Sewer Replacement
    - Montgomery Road Sanitary Sewer Replacement
    - Treasure Street Alley Sanitary Sewer Replacement
    - "Elks Lodge" Sanitary Sewer Force Main Replacement
- Water Main
    - Elva Water Main and Road Rehabilitation Project
- Park and Recreation Projects
    - River Park Boat Ramp Project
    - Samuel Ayers Park Restroom and ADA Improvement Project

The City has recently completed an Urban Water Management Plan Update, is actively participating in the Tehama Ground Water Sustainability Plan, and is currently updating both the Water and Wastewater Master Plans for the City.

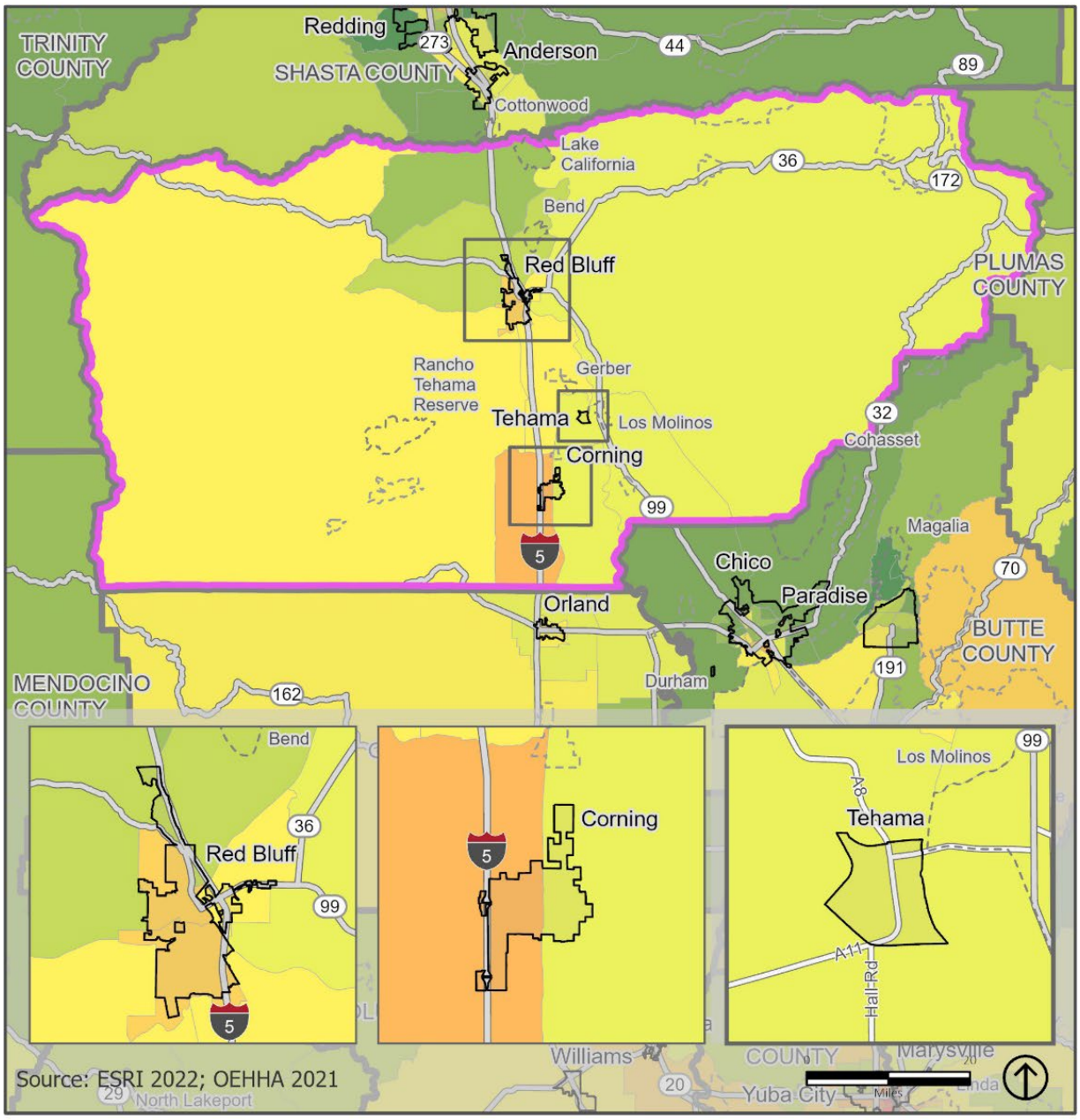
There are no neighborhoods that lack access to parks or outdoor spaces. Notable community amenities include the community pool, community center, library, and eight parks. Parks are distributed in neighborhoods throughout the city.

5. Environment

The CalEnviroScreen environmental health evaluation system indexes social and environmental factors to evaluate potential effects of environmental conditions on health outcomes. In Tehama County, outcomes as reported through CalEnviroScreen are consistent with other comparable counties in the region. Higher scores, which indicate more negative factors, are found in the region's more densely developed areas, including in and around the City of Corning and City of Red Bluff, a pattern consistent with other areas of the region and state. In more sparsely populated rural areas, scores indicate generally moderate to positive environmental conditions. Tehama County does not have as positive of scores as much of the region, but also does not contain any tracts scoring above the 70th percentile (and therefore no Disadvantaged Communities under Senate Bill (SB) 535), indicating relatively positive conditions in comparison with many other counties in the state. Red Bluff's census tracts are all within the 30th to 65th percentile range (see Figure 7). The Census tracts with the most positive scores include the city's northernmost census tract and the tracts with the city's least positive scores include the downtown and southern areas of the city. The environmental factors that had the highest-ranking level of concern in Red Bluff include cleanup sites, solid waste exposure and groundwater threats, as well as high rates of asthma citywide. Lead exposure from housing was also a factor of moderate concern in the city. Groundwater threats are not uncommon in agricultural areas. According to the California Department of Toxic Substances Control, several identified cleanup sites or sites under investigation are near downtown Red Bluff, and other sites are collected on the far west side of the city and the south side of the city near the airport. There are no differences between neighborhoods with regard to access to shopping or healthy food.

To address environmental concerns, the City has included Program EO 1.4, through which the City will assist developers in identifying funding sources to assist with environmental cleanup of sites, such as solid waste exposure and groundwater threats. The City will provide technical assistance in determining appropriate levels of cleanup required and in applying for funding, as needed. Additionally, the City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.

Figure 7: CalEnviroScreen Score, Tehama County



E. Disproportionate Housing Needs, including Displacement

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, lack of availability of a variety of housing options, and increasing housing prices compared to wage increases.

1. Overpayment

Renters

Housing represents a significant percentage of the total cost of living for many households in California. Households that spend more than 30 percent of their gross income on housing costs are considered to be overpaying, or "cost burdened." Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in Tehama County face elevated rates of overpayment. In Tehama County, the census tracts with the highest rates of renters overpaying for housing are all found in and around the Cities of Red Bluff and Corning. The tract with the highest rate of overpayment (64 percent) is in the northwest section of Red Bluff, in a high-resource area that also sees relatively higher rates of single-parent, female-headed households, consistent with other findings on adverse housing conditions for this household type, as previously described. While most residents of unincorporated Tehama County see rates of overpayment ranging between 20 and 40 percent, tracts along the I-5 corridor see rates between 40 and 60 percent, reflecting higher development and population density in these areas, including the Cities of Corning, Tehama, and Red Bluff, and several CDPs, including Vina, Richfield, Los Molinos, Las Flores, Gerber, Proberta, and Lake California (see Figure 8). Tehama County has similar or lower rates of renter overpayment when compared to neighboring areas outside the county. Though the highest rate of renter overpayment in the county is in the northwest side of Red Bluff, there are no areas of the city that are known to have higher rates of evictions.

Regionally, in neighboring Trinity County, the census tracts with the highest rates of renter overpayment are also found in the most populated areas of the community, including the tract that encompasses Weaverville, where 44.6 percent of renters overpay for housing. Outside of this tract, no census tracts in Trinity County see rates above 35 percent, with the tract immediately to the west of Weaverville seeing a particularly low rate of 13.5 percent. However, it should be noted that Trinity County has one of the smallest populations of renter households by county in the state according to the 2017-2021 ACS 5-year estimate.

Owners

Like renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are "cost burdened," putting families at elevated risk of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses.

In Tehama County, the percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 15 and 54 percent by census

tract. Three census tracts see rates of cost-burdened homeowners higher than 50 percent, found on the low-resource south side of the City of Red Bluff (54 percent), a small portion of which extends into unincorporated Tehama County (see Figure 9, Homeowners Overpaying for Housing). The next highest rate (52 percent) is in a tract entirely in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west (see Figure 9). As previously described, this highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, and 33 percent of whom live with one or more disability. Senior residents on fixed incomes are vulnerable to fluctuation in housing and repair costs and are at elevated risk of displacement. The third tract is immediately east of the City of Corning and includes the east side of the city (51 percent), in an area where residents face several other housing-related issues, as described elsewhere in this section. As is shown in Table 44, rates of overpayment among homeowners in Tehama County jurisdictions have decreased between 2010 and 2020, while rates of renter overpayment in Red Bluff, the City of Tehama, and Tehama County have increased during the same period. The City of Corning has the highest rate of owner cost-burden in Tehama County at 34.8 percent. There are no known areas of higher rates of foreclosure in Red Bluff.

Regionally, in Trinity County, homeowners with mortgages experience similar rates of overpayment to those of Tehama County but have seen an increase in the 2012-2020 period, indicating that homeowner cost burden is a prevalent issue in the region. This is in contrast to statewide trends. Statewide, rates of homeowner overpayment have slightly decreased during the same period, from 50.4 to 49.5 percent.

To address issues of cost burden citywide, the City has included the following Housing Element programs:

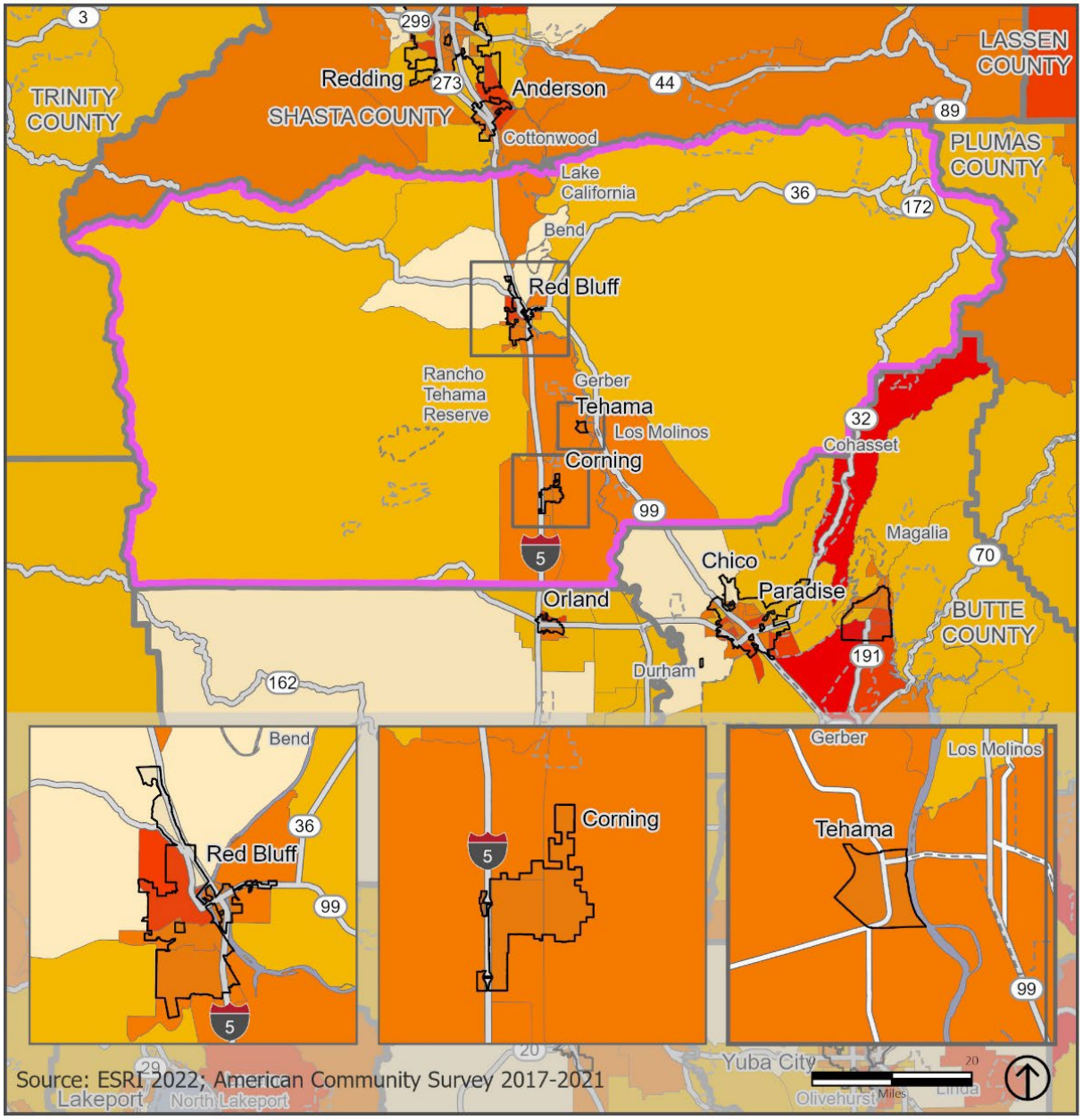
- HD 1.2, through which the City will utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities, prioritizing areas of higher-opportunity, such as the northern portion of the city.
- HD 1.4, through which the City will assist in the development of affordable housing by continuing to promote self-help housing development in the city.
- HD 1.6, through which the City will continue to utilize to the fullest extent possible, available federal subsidies to residents through the Section 8 or subsequent rental assistance program. In addition, the City will reach out to property owners regarding increasing the use of vouchers, with an emphasis in higher-income neighborhoods such as The Britt, Forward Addition, Highland Bluffs, and South James.
- HD 1.9, through which the City will work closely with qualified developers of new multifamily housing that includes smaller, affordable studio to two-bedroom units, prioritizing development in southern areas of the city.
- HD 1.16, through which the City will encourage the construction of ADUs throughout the city, prioritizing higher-resourced and new development areas.

TABLE 44
HOUSEHOLDS BY OVERPAYMENT

HOUSEHOLDS PAYING >30% OF INCOME FOR HOUSING COSTS	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2010	*2020*	*2010*	*2020*	*2010*	*2020*	*2010*	*2020*	*2010*	*2020*	*2010*	*2020*	*2010*	*2020*
Owner Households	32.2%	16.7%	35.5%	17.8%	38.3%	34.8%	33.6%	27.6%	33.9%	26.6%	23.8%	26.0%	41.2%	29.3%
Renter Households	51.5%	56.9%	30.0%	36.0%	44.9%	34.6%	41.9%	46.3%	45.8%	48.9%	42.0%	48.5%	50.4%	49.5%
Total Households	**43.1%**	**40.3%**	**32.6%**	**23.7%**	**41.3%**	**34.6%**	**35.7%**	**32.0%**	**38.0%**	**34.1%**	**28.6%**	**33.1%**	**45.1%**	**38.3%**

Source: CHAS 2016 - 2020, 2006 - 2010

Figure 8: Renters Overpaying for Housing, Tehama County



County Boundary

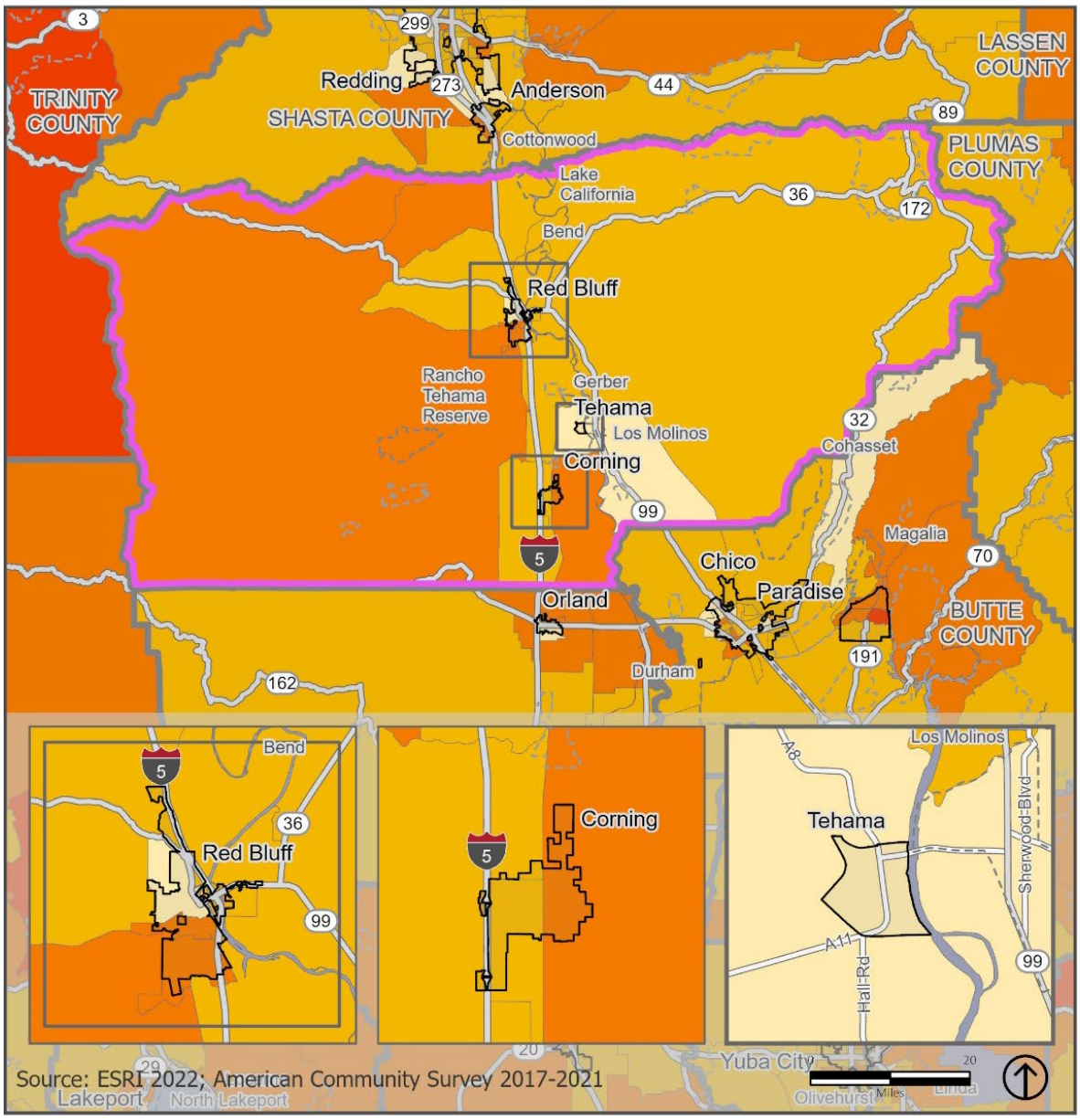
City Boundary

Census Designated Place Boundary

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Figure 9: Homeowners Overpaying for Housing, Tehama County



2. Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration. Rates of overcrowding in Tehama County are generally low; tracts that do not intersect with incorporated jurisdictions all see rates of less than 5 percent (see Figure 10, Rates of Overcrowding. Tehama County). As shown in Table 45, Tehama County has seen an overall reduction in renter overcrowding between 2011 and 2021. In comparison, neighboring Trinity County has seen an increase during the same period. Overcrowding among homeowners has remained relatively stable during this time in both counties. Several communities have seen particularly notable reductions in rates of overcrowding over the preceding 10 years, including Corning and Weaverville, while others have seen distinct increases, including among homeowners in Red Bluff, as well as renters in Trinity County overall.

The spatial distribution of overcrowded units in the region generally tracks with TCAC/HCD Opportunity Area resource designations. Most census tracts see a proportion of overcrowded units of less than 5 percent. Tracts with overcrowding rates of 5 percent or more are found in low-resource areas around and including the south side of the City of Red Bluff (5.5 percent) and the area immediately west of the City of Corning, which includes the northwest side of the city (11.4 percent), the latter encompassing the Paskenta Rancheria, home to the Paskenta Band of Nomlaki Indians. Nationally, Native Americans living on tribal lands face some of the worst housing conditions in the United States, including overcrowding. Nearly 16 percent of households on tribal lands nationwide live in overcrowded conditions, compared to 2 percent nationally, a pattern consistent with data on overcrowding on unincorporated Tehama County's tribal lands.[6] However, it is also worth noting that the Native American population in Tehama County is relatively small and, in some cases, local data had margins of error higher than the total count, so these statistics may require additional research to verify. Regionally, rates of overcrowding over 5 percent are also found in the southwestern section of Trinity County (5.9 percent).

The spatial distribution of severely overcrowded units is consistent with the pattern of overcrowded units. The spatial distribution and demographic trend of residents living in severely overcrowded conditions within unincorporated Tehama County is consistent with many other low-density rural and semi-rural areas in the region, including Trinity, Shasta, Glenn, and Butte Counties. Within Tehama County, only two tracts see rates of 5 percent of units or more experiencing severe overcrowding, one of which is the same low-resource tract encompassing two small sections of the City of Corning found west of I-5, as well as the Paskenta Rancheria (6.5 percent). The other area with a relatively higher rate of severe overcrowding (5 percent) is adjacent to the first, located immediately to the east of the Paskenta Rancheria. This moderate-resource tract is bounded by Kirkwood Road to the west and the Sacramento River to the east and includes the eastern half of the City of Corning. Incorporated areas generally see higher population densities and are subsequently subject to higher rates of overcrowding. Additionally, these two tracts are among Tehama County's more diverse areas.

[6] National Low Income Housing Coalition. 2022. "Housing Needs on Native American Tribal Lands." https://nlihc.org/sites/default/files/Native-Housing.pdf.

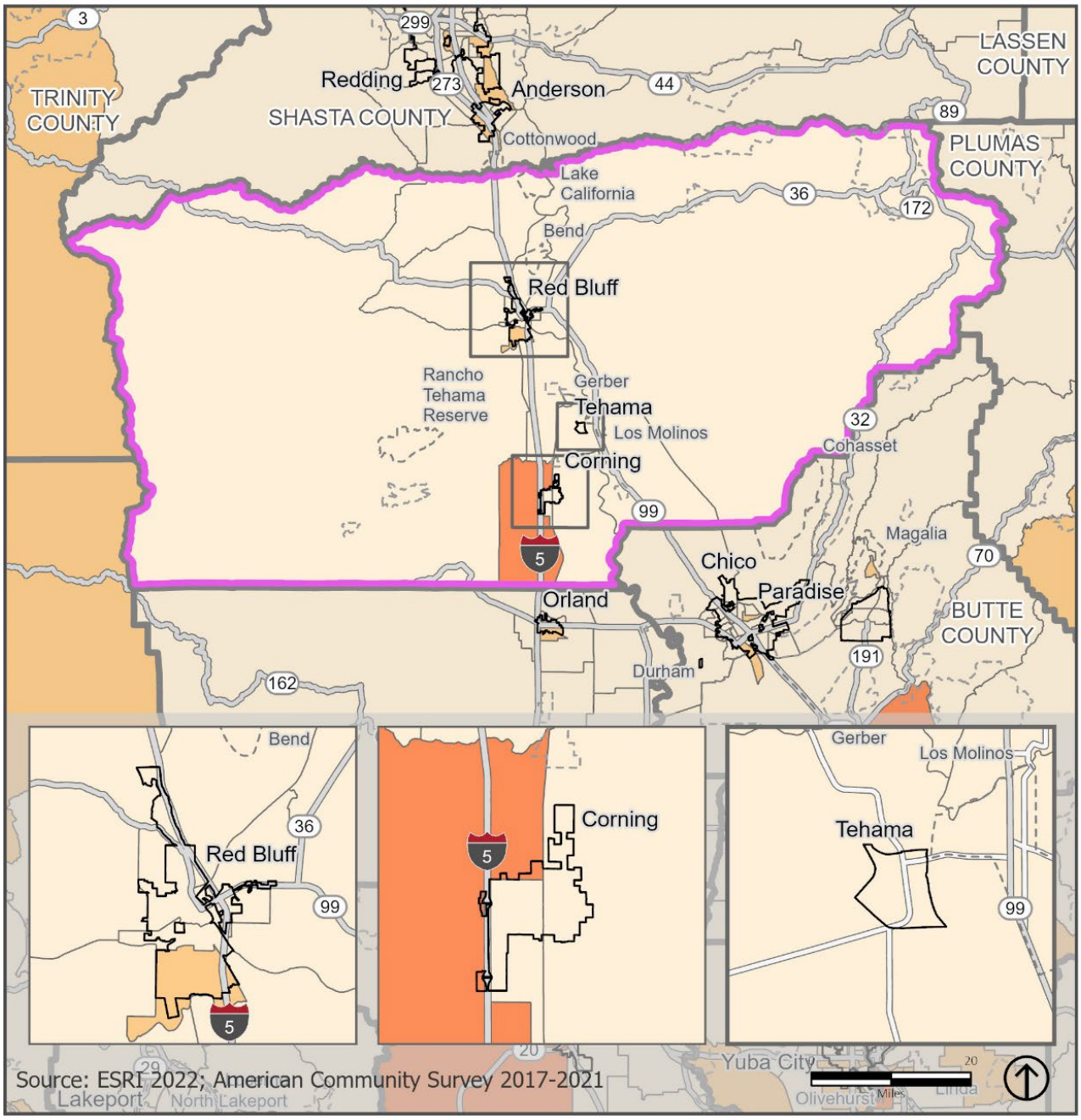
Residents of these two census tracts with elevated rates of severe overcrowding identify as having Hispanic or Latino origin at rates of 43 and 45 percent, respectively.

TABLE 45
HOUSEHOLDS BY OVERCROWDING

HOUSEHOLDS EXPERIENCING OVERCROWDING	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2011	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*
Percentage of Owner Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	3.5%	4.6%	0.0%	1.4%	4.7%	0.9 %	2.4%	2.3%	2.0%	2.5%	3.1%	3.1%
Percentage of Owner Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	0.6%	0.0%	0.0%	0.0%	0.0%	6.4 %	0.1%	1.5%	0.3%	0.5%	0.7%	0.8%
Percentage of Renter Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	6.9%	4.4%	0.0%	0.0%	12.8%	3.7 %	9.0%	3.0%	4.0%	7.2%	8.0%	7.7%
Percentage of Renter Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	2.6%	0.2%	0.0%	0.0%	3.3%	2.4 %	3.0%	1.1%	3.7%	0.0%	5.2%	5.5%
Percent of All Households Overcrowded	7.4%	4.6%	0.0%	1.0%	10.4%	6.7 %	5.9%	4.0%	3.9%	4.2%	8.1%	8.2%

Source: ACS 2011 and 2021 5 year estimates.

Figure 10: Rates of Overcrowding, Tehama County



3. Housing Conditions

Houses in Red Bluff were built between the 1900s and the 2020s. The number of dilapidated units needing replacement is nine. There are no known areas of the city with more or fewer units in need of rehabilitation or replacement. Additionally, there are no known differences in housing conditions based on the type of unit (e.g., single-family, multifamily, mobile, or manufactured home). Code complaints are received for properties throughout the community and are not concentrated in any one area. There are currently seven condemned properties in the city.

4. Persons Experiencing Homelessness

According to City staff and the most recent Point in Time (PIT) Count, there are approximately 200 unhoused community members, of which, approximately 60 percent are male. On average, unhoused community members are Caucasian or Hispanic, with around one-third being under the age of 40. Homeless community members are most frequently seen in parks, on vacant property, and in areas near social services. The Tehama County Continuum of Care conducted a PIT count in January 2023, during which volunteers counted and surveyed homeless community members countywide. During this event, 198 unsheltered individuals were counted in Red Bluff.[7]

There are no City-operated homeless services programs. In May 2024, a navigation center called PATH opened in Red Bluff that is operated by Poor and the Homeless (PATH) Tehama County Coalition. PATH was funded by the State's Encampment Resolution Funding (ERF) program. The center can accommodate 64 individuals including one family; allows pets; and provides meals, shower access, a community food pantry, and social services.[8] Northern California Child Development, Inc. (NCCDI) manages the Home Address Program, which provides families with housing search assistance and connects them to other housing resources. The program also provides emergency financial support to families to assist with application fees, rental deposits, and some limited rental assistance.[9] PATH, located in Red Bluff, also provides assistance with housing searches, deposit assistance, and up to six months of rental assistance for eligible homeless community members seeking housing in Tehama County. Tehama County Community Action Agency (TCAA), also in Red Bluff, also provides deposit assistance for extremely low-income households.

In stakeholder interviews with community members who have lived experiences of homelessness, conducted as part of Tehama County's 2024 update to its 10-Year Plan to End Homelessness, participants noted that the city has a need for affordable, transitional, and permanent supportive housing options, as well as cooling centers and/or shelters for people experiencing homelessness. The participants also noted a need for more basic needs resources, including public transportation and funding for services. Service providers interviewed as part of the same process also noted a need for

[7] Johnston, George. 2024, October 20. "Survey Finds Homelessness Slightly Up in Tehama County." *Red Bluff Daily News*. https://www.redbluffdailynews.com/2024/01/20/survey-finds-homelessness-slightly-up-in-tehama-county/.
[8] Stutson, Alec. 2024, May 24. "First of its kind homeless navigation center opens in Red Bluff." *North State Public Radio*. https://www.mynspr.org/news/2024-05-24/first-of-its-kind-homeless-navigation-center-opens-in-red-bluff.
[9] Northern California Child Development, Inc. 2024. *Community Assessment Update.* https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf.

smaller, zero to two-bedroom affordable housing units in the city. An overall need for more affordable housing was identified. Additionally, service providers noted that accessing resources is especially challenging for those who lack transportation or lack access to the internet or a phone.

To address the needs of residents experiencing homelessness, the City has included the following Housing Element programs:

- HD 1.3, through which the City will assist in identifying locations of sites for possible acquisition by an affordable housing developer for assisted housing for large families and housing for formerly homeless persons, and/or sites that could be considered for dormitory-style housing for migrant workers.
- HD 1.7, through which the City will continue to support the emergency housing programs operated by Tehama County, PATH, and other community organizations that provide emergency shelter for battered women and their children and support the provision of emergency and transitional housing for those experiencing homelessness. The City will also continue to support efforts to acquire funding and other low-cost innovative methods to maximize opportunities through available State and federal programs.

5. Displacement

The Urban Displacement Project (UDP), a joint research and action initiative of the University of California (UC) Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census-tract level. The UDP analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** the model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** the model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** the model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** the model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- **Low Data Quality:** the tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

As shown in Figure 11, risk of displacement is not a widespread issue in Tehama County, nor in the region. Most census tracts are categorized as "Lower Displacement Risk" according to the UDP analysis. This is consistent with other comparable counties of a similar character in the region and state. Two census tracts are categorized as "At Risk of Displacement," both in the southern half of the City of Red Bluff. These two tracts have been identified as having other adverse conditions in terms of housing needs, access to opportunity, and segregation and integration, and their categorization according to the UDP analysis is consistent with these findings. In the City of Red Bluff, there have been no recent events that have led to displacement of residents. There are no known areas where homes are more susceptible to environmental damage due to building age or design.

Figure 12 shows the region's fire hazard severity zones and demonstrates the widespread distribution of high and very high fire hazard severity zones in rural, unincorporated areas of Tehama County. This is typical for much of rural northern California. In Tehama County, most urban areas in the I-5 and Highway 99 corridors, including the majority of Red Bluff, are in moderate or lower fire hazard severity zones. A very small area of the far northwest side of Red Bluff along I-5 is in a Very High Fire Hazard Severity Zone; however, this is not a developed area. The City's Fire Department routinely conducts defensible space inspections, and a grant-funded Resiliency Officer is assigned to this task.

Figure 13 shows the region's Federal Emergency Management Agency (FEMA) flood areas. In Tehama County, wider sections of the region along the Sacramento River and its tributaries are categorized as being in these flood hazard areas, including sections of the area between I-5 and Highway 99. All of the east side of Red Bluff is either in a 1 or 0.2 percent flood hazard area. On the west side, only small areas immediately adjacent to the river, Reeds Creek, Brickyard Creek, or Brewery Creek are in flood hazard areas.

To address displacement risk, the City has included the following Housing Element programs:

- HD 1.3, through which the City will assist in identifying locations of sites for possible acquisition by an affordable housing developer for assisted housing for large families and housing for formerly homeless persons, and/or sites that could be considered for dormitory-style housing for migrant workers.
- HD 1.7, through which the City will continue to support the emergency housing programs operated by Tehama County, PATH, and other community organizations that provide emergency shelter for battered women and their children and support the provision of emergency and transitional housing for those experiencing homelessness. The City will also continue to support efforts to acquire funding and other low-cost innovative methods to maximize opportunities through available State and federal programs.
- AH 1.1, through which the City will deny condominium conversion of rental units when the city-wide vacancy factor is found to be less than 3 percent, defined as a "severe housing shortage." If the vacancy factor is more than 3 percent, the City may allow conversion of one-half the total number of rental units built that year to condominium units.

- AH 1.3, through which the City will encourage mobile home park owners to pursue the use of local and State funds to preserve housing opportunities, including low-income housing opportunities, in mobile home parks within the city.
- EO 1.1, through which the City will refer residents to organizations that disperse information on fair housing laws and refer tenant complaints on discrimination, geared towards a variety of community members, such as non-English speaking populations and the LGBTQ+ community. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations.
- EO 1.2, through which the City will refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney, TCCAA, and/or the Legal Services of Northern California (LSNC) for action, and will coordinate with the Tehama County District Attorney, TCCAA, and LSNC on an every-other-year basis to ensure the City is aware of best practices regarding referrals.

Figure 11: Risk of Displacement, Tehama County

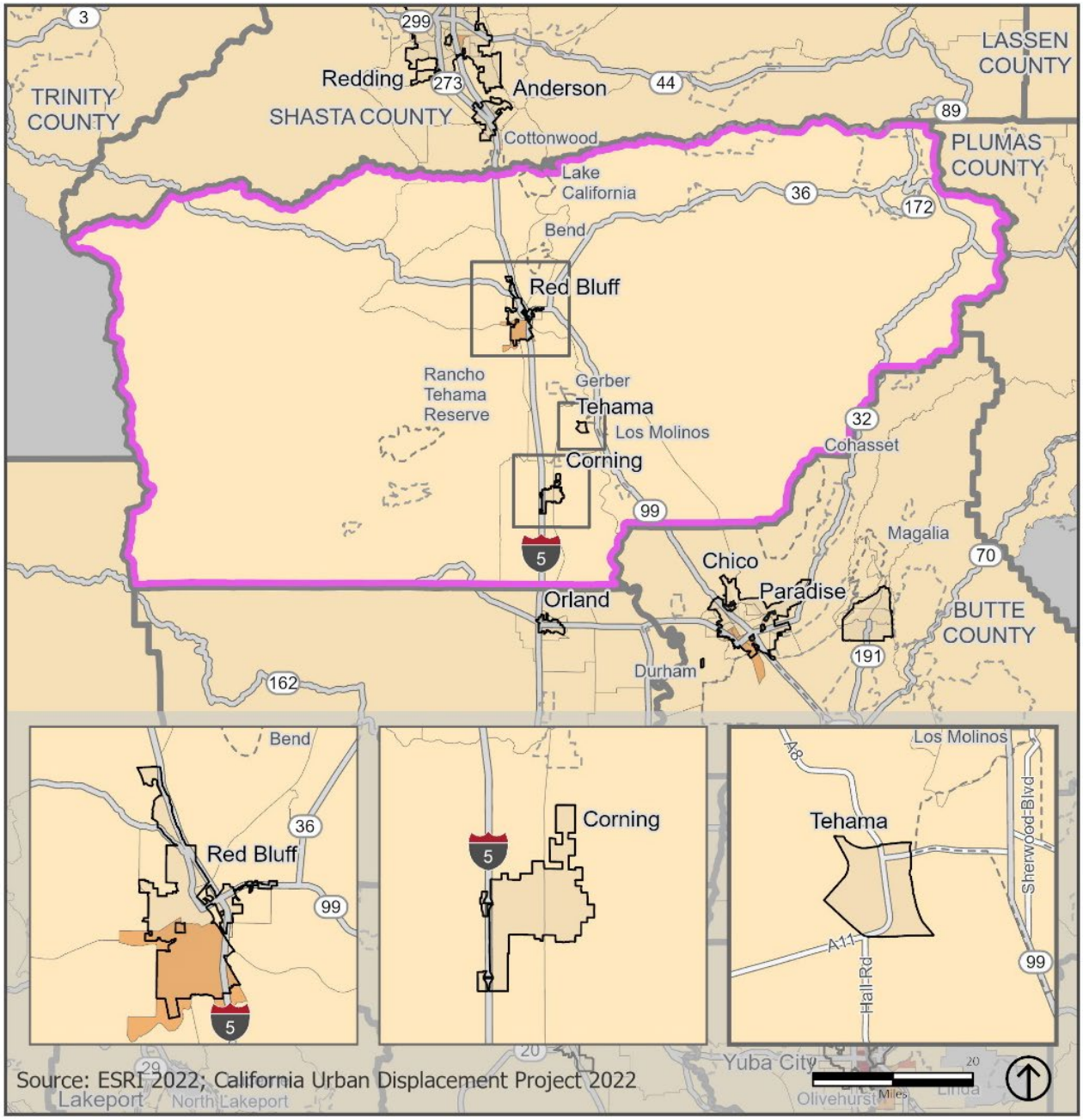


Figure 12: Fire Hazard Severity Zones, Tehama County

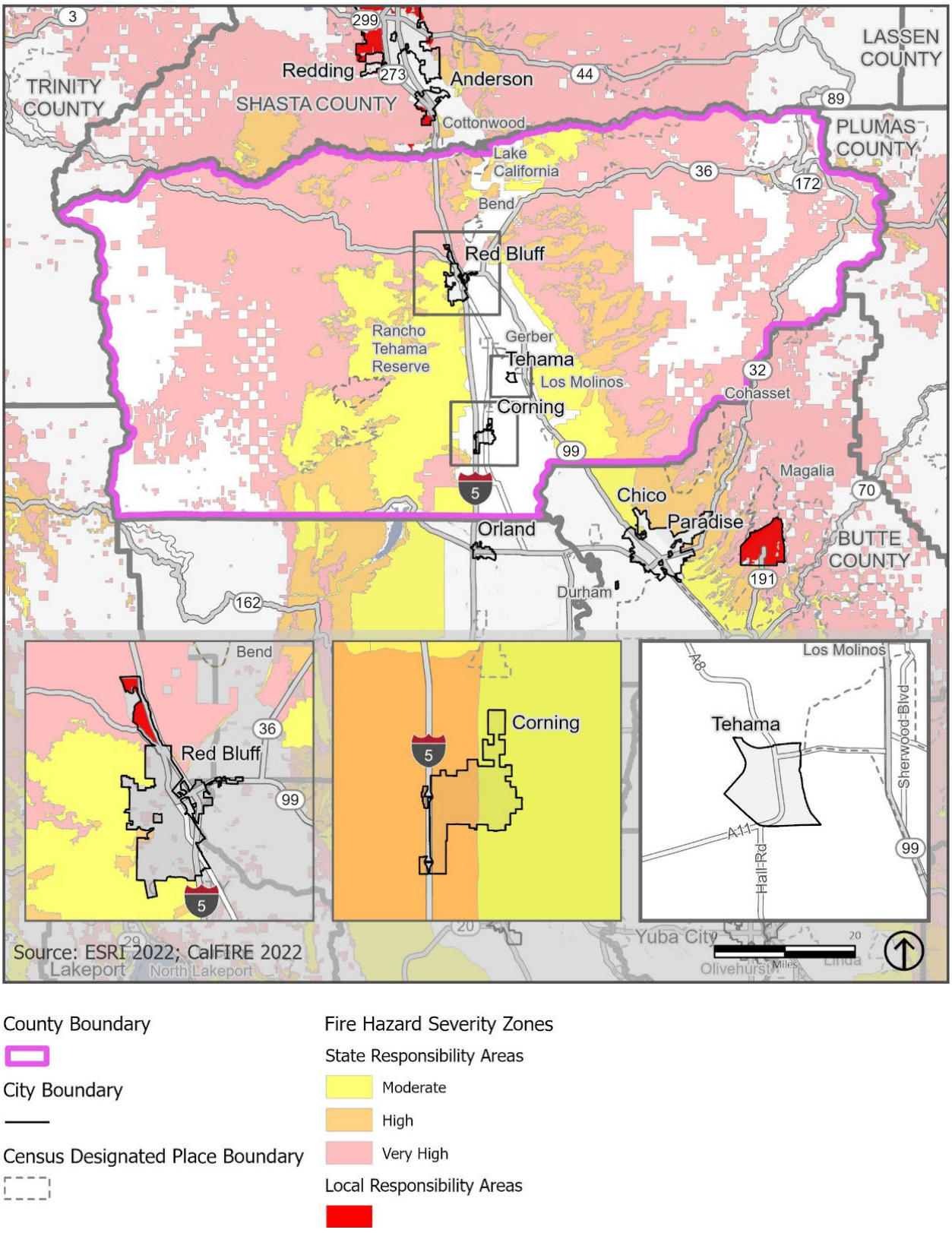
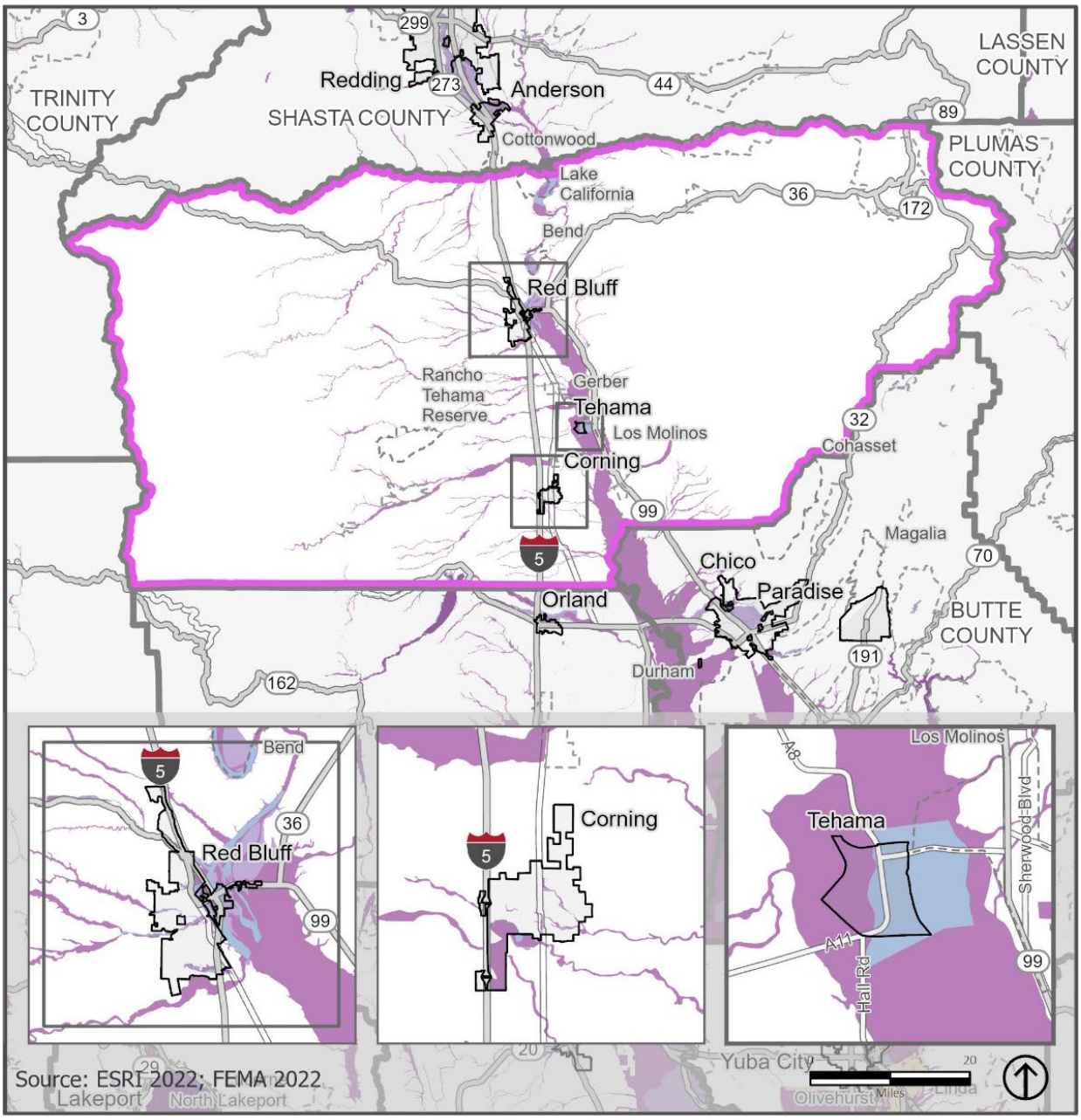


Figure 13: Flood Hazard Areas, Tehama County



County Boundary

City Boundary

Census Designated Place Boundary

Special Flood Hazard Areas (FEMA)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

F. Enforcement and Outreach Capacity

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Red Bluff enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following section identifies how the City complies with fair housing laws.

1. Local Outreach and Fair Housing Issues

As part of the Housing Element update process, the City conducted stakeholder interviews, including with a representative of Legal Services of Northern California (LSNC). Though LSNC is not the organization to which the City formally refers housing complaints, the organization works with clients in Red Bluff and throughout the region to help evaluate the ways in which their identity may be affecting their access to fair housing, and hosts workshops about fair housing issues once per year. In the region, the organization reports that common housing issues that clients bring to the organization are related to disability, mental health issues, or LGBTQ+ related discrimination. Community members with mobility-related disabilities report a lack of housing that is accessible to them. For community members with certain mental health issues, more permanent supportive housing is necessary, including housing that is not in a multifamily building, as some clients report challenges with living in close proximity to others. LGBTQ+ clients report more discrimination in Tehama County than is reported in other counties. In the past year, the organization received two contacts from Red Bluff, whereas in the prior year, they received 10 contacts from the city. In Red Bluff, the most common cases were related to substandard housing or to older adults living in a former homeless encampment called Brickyard Creek. Persons living in the encampment were not able to access shelter services while keeping the RVs in which they had been living, but there were no safe parking alternatives. The encampment was on County-owned land, and was cleared by the County in 2024. The organization also reported that tenants of substandard or dilapidated housing are not always aware of any protections available to them and can be served invalid eviction notices by developers looking to flip the units. LSNC recommends increasing the availability of high-quality rental housing, particularly with units sized for individuals or larger families with caretakers; ensuring sufficient soundproofing in housing that serves formerly homeless community members; increasing opportunities for homeownership outside of mobile homes; ensuring that information about fair housing resources is distributed throughout the community, including to persons with disabilities; and improving rehabilitation resources and code enforcement processes.

The City also conducted a stakeholder interview with a representative the Tehama County Continuum of Care (CoC). The CoC representative suggested that the number of community members experiencing homelessness may be higher than was counted in the PIT count and could be as high as 300 or 350 individuals. The representative also noted that, while the development of the year-round PATH shelter is a positive step that has been in progress for more than 20 years, there is still a need to develop permanent housing that is accessible to formerly unhoused community members or those at risk of homelessness. Funding remains a challenge for homeless services and affordable housing, along with lack of staffing to provide more services. However, in 2023 the City Council authorized a

full-time Homeless Liaison Officer (HLO) position in the budget. The HLO connects homeless persons to resources available to them. The City has seen a moderate level of success with this position. Lack of credit history is also a challenge that some community members face when trying to access stable housing. The representative also identified the issues of language barriers for Spanish speakers, difficulty with certifying emotional support animals when trying to access housing, lack of broadband access, and challenges with transportation access farther from central areas. The representative highlighted that both the cities of Red Bluff and Corning have had a positive relationship with local housing developers, including those that develop affordable housing. As an example, they noted that Red Bluff was able to provide exceptions on parking minimums to the Palm Villas project, and waived impact fees for the PATH navigation center to facilitate those projects.

2. Fair Housing Outreach Capacity

Resource material is made available in the lobby of City Hall and is also provided by Code Enforcement Officers and Building Inspectors. Spanish materials will be made available per Program EO.1.1. State laws and regulations for fair housing are disseminated upon request.

3. Fair Housing Enforcement

Between 2013 and 2022, there were a total of 20 fair housing inquiries made in Tehama County according to the United States Department of Housing and Urban Development's (HUD's) Fair Housing and Employment Office. Of these, 12 were in Red Bluff. No basis was given for 11 of these inquiries, and 1 was made on the basis of race and sex. In the same period, there were eight fair housing cases in Red Bluff, of which, two were disability-related, and two were identified as retaliation-based. The City has not received any fair housing complaints or questions but would first refer any questions to LSNC.

To continue to support the enforcement of fair housing laws, the City has included the following Housing Element programs:

- EO 1.1, through which the City will refer residents to organizations that disperse information on fair housing laws and refer tenant complaints on discrimination, geared towards a variety of community members, such as non-English speaking populations and the LGBTQ+ community, and will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations.
- EO 1.2, through which the City will refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney, TCCAA, and/or the LSNC for action, and will coordinate with the Tehama County District Attorney, TCCAA, and LSNC on an every-other-year basis to ensure the City is aware of best practices regarding referrals.

4. Compliance with Fair Housing Laws

There have been no recent lawsuits, settlements, consent decrees, or other related legal matters related to housing in Red Bluff.

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Red Bluff enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. Table 46 identifies how the City complies with fair housing laws.

TABLE 46
COMPLIANCE WITH FAIR HOUSING LAWS

TITLE	*STATUTE*	*DESCRIPTION*	*COMPLIANCE EFFORTS*
Density Bonus Law	Government Code Section 65915	The density bonus ordinance allows up to a 50.0% increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0% for projects that are completely affordable, in compliance with State law.	The City has an ordinance adopted in the Red Bluff Municipal Code for Density Bonuses. Density Bonuses are offered on development projects as applicable.
No Net Loss Law	Government Code Section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	The City is in compliance.
Housing Accountability Act	Government Code Section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	Staff remove all barriers for development, shelters, and housing initiatives whenever possible. All projects are streamlined through the Community Development Department and being a smaller jurisdiction, they are able to process applications and construction documents quickly and efficiently. The City permits temporary homeless shelters (emergency shelters) without discretionary review in the M-2 District. Program HD.1.10 is proposed to allow temporary homeless shelters in additional zoning districts to comply with Assembly Bill 2339.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	The City is in compliance.
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an	The City processes projects quickly to reduce development delays as a result of the City's processes.

TITLE	*STATUTE*	*DESCRIPTION*	*COMPLIANCE EFFORTS*
		environmental report for an affordable housing project.	
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Sections 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations,	The Community Development Department is diligent about supporting residents to ensure safe and healthy housing availability.
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to Assembly Bill 1397.	All housing projects are expedited and streamlined for rapid City approval to support growth and development in the City of Red Bluff.
Assembly Bill 686	Government Code Section 8899.50	The City has completed this AFH analysis and has identified programs to address identified fair housing issues.	This analysis has been completed.
Equal Access	Government Code Section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.	The City is in compliance.

G. Identified Sites and Affirmatively furthering Fair Housing

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of high opportunity.

As part of the RHNA inventory, 67 parcels were identified as having capacity for housing development, including five sites identified as being likely to develop at rates affordable to lower-income households. Table 47, Site Capacity By Income By Neighborhood, presents the RHNA capacity by census tract. Socioeconomic conditions in each census tract are summarized below.

Far North Side (Census Tract 4): The tract is considered a highest-resource area by TCAC and includes a significant area outside of Red Bluff. The area has a median household income of $105,951, the highest in the city, and only 4.8 percent of the population have incomes under the poverty line. Just over 10 percent of households are renters (10.6 percent). Residents are predominantly White, non-Hispanic or Latino, but there is a significant Hispanic or Latino minority of more than 10 percent of residents. Only 2.2 percent of children live in households with a single female householder, and 18.8 percent of the population report having a disability. The largest share of homes in this tract were

built in the 1990s. Less than 1 percent of households in this tract experience overcrowding, and no units experience severe overcrowding. A higher percentage of owners are cost-burdened than renters (24.9 percent of owners compared to 17.3 percent of renters), and housing and transportation costs combined constitute more than three-quarters of the average household's income (79 or 80 percent, within the block groups where RHNA sites are located).

The largest share of the city's RHNA site capacity (44.1 percent) was identified in this neighborhood, including more than half (51.6 percent) of the lower-income unit capacity, 46.7 percent of the moderate-income unit capacity, and 40.7 percent of the above moderate-income unit capacity. This census tract is the highest-resource area by TCAC's analysis, so the development of lower-income and moderate-income housing in this area is expected to improve housing mobility for lower-income households and encourage an income-integrated neighborhood. The inclusion of site capacity to accommodate above moderate-income households in this area is not expected to create an area of concentrated affluence.

Northwest of Downtown (Census Tract 5): The tract is considered a high resource area by TCAC and includes a small area just outside of the city limits to the north. The area has a median household income of $50,996, and 17 percent of residents have incomes under the poverty line. More than one-third of children live in households with a single female householder (34.8 percent), and 15.1 percent of the population report having a disability. Over one-third of households are renters (42.4 percent). Residents are predominantly White, non-Hispanic or Latino, but there is a significant Hispanic or Latino minority of more than 20 percent of residents. The largest share of homes in this tract were built in the 1950s. The area has a very low rate of overcrowding. More than half of renter households are cost-burdened (64 percent), and 18.5 percent of owner households are overcrowded. Housing and transportation costs combined constitute more than 60 percent of the average household's income.

Just under 30 percent of the city's RHNA site capacity (29.7 percent) was identified in this neighborhood. The site capacity identified in this area is predominantly in the above moderate-income and moderate-income categories, including 30.2 percent of the moderate-income capacity and 34.2 percent of the above moderate-income capacity. Additionally, 4.3 percent of the lower-income unit capacity was identified in this part of the city, located on one site near Forward Park. While this area was designated a high resource area by TCAC, the inclusion of moderate- and above moderate-income site capacity in this area is not expected to create a concentration of affluence, and the inclusion of moderate-income capacity is expected to help alleviate cost burden among moderate-income renter households.

East of Downtown (Census Tract 6): The tract is considered a moderate resource area by TCAC and includes some unincorporated areas immediately surrounding the city, including the neighborhood surrounding the fairgrounds. The area has a median household income of $46,411, and just under one quarter of residents have incomes under the poverty line (24.5 percent). Just under half of children in this tract live in households with a single female householder (49.3 percent), and 26 percent of the population report having a disability. Over 40 percent of households are renters (42.7 percent). Residents are predominantly White, non-Hispanic or Latino, but there is a significant Hispanic or Latino minority of more than 20 percent of residents. Just under half of children in the census tract live in households with a single female householder (49.3 percent), and 26.0 percent of

the population report having a disability. The largest share of homes in this tract were built in the 1980s. The area has a very low rate of overcrowding (3.3 percent) More than half of renter households (57.0 percent) and just under one-quarter of owner households (24.2 percent) are cost-burdened. Housing and transportation costs combined constitute just over half of the average household's income.

A small share of the city's RHNA site capacity (1.3 percent) was identified in this neighborhood. This includes 1.5 percent of the moderate-income site capacity and 1.4 percent of the above moderate-income site capacity. No lower-income unit capacity was identified in this part of the community. This small number of sites and units is not expected to significantly influence demographic conditions in this area.

Downtown (Census Tract 7.01): The tract is considered a low-resource area by TCAC. Much of the tract is within the city limits, though the tract includes a small unincorporated area immediately west of the city limits with few homes. The area has a median household income of $36,625, and just over 25 percent of households have incomes under the poverty line. More than one-third of children live in households with a single female householder (39.8 percent), and 20.1 percent of the population report having a disability. Over 60 percent of households are renters. Residents are predominantly White, non-Hispanic or Latino, but there is a significant Hispanic or Latino minority of more than 20 percent of residents. The block group on the southeast side of this census tract (block group 3) has the second-largest share of Hispanic or Latino residents in the city, at 29.1 percent of residents. The largest share of homes in this tract were built in the 1970s. The area has a low rate of overcrowding. More than half of renter households (50.5 percent) and just under half of owner households (45.1 percent) are cost-burdened, and housing and transportation costs combined constitute around half of the average household's income.

This side of the city includes only 1.7 percent of the city's RHNA capacity, including 1.9 percent of the moderate-income RHNA capacity and 2.0 percent of the above moderate-income RHNA capacity. No lower-income unit capacity was identified in this part of the community. While it is not anticipated that the inclusion of a small amount of moderate- and above moderate-income unit capacity in this area will significantly influence demographic trends in this area, it may provide a small amount of mitigation of the area's concentration of lower-income households.

South Side (Census Tract 7.02): The tract is considered a low-resource area by TCAC. Much of the tract is within the city limits, though the tract includes a small unincorporated area immediately south of the city limits with few homes. The tract has a median household income of $35,446, the lowest in the city, and over one-quarter of households (29.9 percent) have incomes under the poverty line. More than one-quarter of children live in households with a single female householder (27.5 percent), and 27.1 percent of the population report having a disability. Over half of all households in the tract are renters. Residents are predominantly White, non-Hispanic or Latino, but there is a significant Hispanic or Latino minority of more than 30 percent of residents. The block group on the east side of this census tract (block group 1) has the largest share of Hispanic or Latino residents in the city, at 33.8 percent of residents. The City's RHNA sites are all within this block group. The largest share of homes in this tract were built in the 2000s. The area has a low rate of overcrowding. More than half

of renter and owner households are cost-burdened, and housing and transportation costs combined constitute just under half of the average household's income.

Just under one-quarter of the city's RHNA sites capacity was identified in this neighborhood (23.2 percent), including 44.1 percent of the lower-income unit capacity, 19.8 percent of the moderate-income unit capacity, and 21.7 percent of the above moderate-income unit capacity. While the lower-income capacity identified in this neighborhood is within a low resource area, the sites capacity identified for lower-income housing in this census tract is distributed between two sites, both of which are in close proximity to Metteer Elementary School, Metteer State Preschool, Salisbury High School, Trainor Park, and the Red Bluff Community Center, which is expected to be an asset for any families with children that may live in any lower-income housing that develops in this area. The inclusion of moderate- and above moderate-income sites capacity in this area is also expected to mitigate any existing concentration of lower-income households.

TABLE 47
SITE CAPACITY BY INCOME BY NEIGHBORHOOD

NEIGHBORHOOD/ AREA	*NUMBER OF HOUSEHOLDS IN CENSUS TRACT**	*RHNA*			
		LOWER INCOME	*MODERATE INCOME*	*ABOVE MODERATE INCOME*	*TOTAL*
Far North Side (Census Tract 4)	2,289	131	446	538	1,115
Northwest of Downtown (Census Tract 5)	2,151	11	288	452	751
East of Downtown (Census Tract 6)	2,451	0	14	19	33
Downtown (Census Tract 7.01)	1,699	0	18	26	44
South Side (Census Tract 7.02)	1,320	112	189	287	588
TOTAL		**254**	**955**	**1,322**	**2,531**

*Note: Includes all households in each Census Tract, which may include unincorporated areas outside of Red Bluff.
Source: Data based on ACS 2017-2021

1. Other Relevant Factors

There have not been other historical events, immigration patterns, financial investments or development patterns, conditions, covenants, or restrictions that have influenced current socioeconomic or development patterns. Additionally, there are no other zoning or land use decisions, nor defining physical features, that have influenced socioeconomic patterns.

2. Relevant Demographic Information

Housing Units by Type

The overwhelming majority of housing in Tehama County are single-family detached units, which is typical for the region. These rates are consistent with other comparable counties in the state, where rural and semi-rural housing predominates. A greater variety of housing types are generally found in incorporated areas and census-designated places in the region, while unincorporated areas see higher rates of single-family housing. Tehama County has seen a slight increase in the proportion of two to four unit types, a moderate increase in single-family units, and a slight decline in all other unit types over the 2011-2021 period (Table 48).

While the distributions of housing units by type in Tehama County are comparable to other rural and semi-rural counties, they diverge from the statewide average. Across California, the rate of multifamily residences with five or more units is 23.7 percent, far greater than anywhere in the region aside from Red Bluff (23.1 percent). In Tehama County, the proportion of housing that is categorized as mobile homes (18.0 percent) is higher than much of the region and comparable to Trinity County, and far higher than the statewide average (3.6 percent). This is particularly true in unincorporated Tehama County, where 23.8 percent of residences are mobile homes. While marking a significant divergence from the state average, these findings are consistent with other comparable rural and semi-rural counties. Within Red Bluff, rates of single-family homes as a percentage of all housing stock are slightly lower than most jurisdictions in the area but are similar to those of the State. The percentage of homes that are in buildings of five units or more are higher in Red Bluff than in other jurisdictions in the county, though they also make up a similar percentage of housing units to that of the State. Mobile homes are less common in Red Bluff than in other parts of the region.

TABLE 48
HOUSING UNITS BY TYPE

HOUSING UNIT TYPE	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2011	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*
Single-Family Detached	59.8%	56.8%	76.9%	93.7%	63.1%	66.7%	66.0%	71.8%	64.4%	68.1%	73.5%	74.1%	58.2%	57.6%
Single-Family Attached	3.8%	3.2%	6.7%	0.0%	1.2%	1.6%	1.6%	1.7%	2.1%	2.0%	0.8%	0.5%	7.1%	7.2%
2-4 Units	12.2%	13.3%	3.6%	0.9%	8.6%	9.8%	1.4%	1.6%	4.6%	5.0%	3.7%	3.0%	8.1%	7.8%
5+ Units	17.3%	23.1%	9.2%	0.0%	20.6%	10.3%	1.4%	0.2%	7.0%	6.3%	2.3%	2.7%	22.7%	23.7%
Mobile Homes	6.6%	3.6%	3.6%	5.4%	6.4%	11.7%	28.6%	23.8%	21.2%	18.0%	18.0%	18.3%	3.9%	3.6%
Other	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.8%	0.7%	0.6%	1.7%	1.4%	0.1%	0.1%

Source: ACS 2011 and 2021 5 year estimates

Households by Tenure

The proportion of residents in 2021 who own their homes in Tehama County (67.2 percent) is higher than the statewide average (55.5 percent), which is not true of Red Bluff (see Table 49). While relatively high rates of homeownership are found throughout the region, renting households are concentrated in and around incorporated communities and higher-density areas, including the Red Bluff (57.1 percent renters) and Corning (49.5 percent renters), distinguishing these communities as being closer to the statewide average of 44.5 percent of households renting their homes. The spatial distribution of renting households coincides with lower- and moderate-resource areas in these jurisdictions. Outside of these jurisdictions, the proportion of renters to owners generally lies within the range of 20-40 percent renter occupancy and 60-80 percent owner occupancy, aside from a group of three census tracts to the north of Red Bluff, where rates of homeownership exceed 80 percent. As described previously, these high-resource tracts also see a relatively higher proportion of senior residents, and it is likely that the elevated rate of homeownership in these areas coincides with a generally older population. Regionally, rates of homeownership are lower in Tehama County than in the unincorporated areas of neighboring Shasta and Butte Counties, though the overall rates in Tehama County are still comparable to other rural and semi-rural counties.

TABLE 49
HOUSEHOLDS BY TENURE

TENURE	*RED BLUFF*		*TEHAMA CITY*		*CORNING*		*TEHAMA COUNTY (UNINCORPORATED)*		*TEHAMA COUNTY*		*TRINITY COUNTY*		*STATE*	
	2011	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*	*2011*	*2021*
Percentage of Households, Homeowners	39.4%	42.9%	65.6%	67.9%	51.7%	50.5%	75.2%	78.8%	64.4%	67.2%	82.7%	70.3%	56.7%	55.5%
Percentage of Households, Renters	60.6%	57.1%	34.4%	32.1%	48.3%	49.5%	24.8%	21.2%	35.6%	32.8%	17.3%	29.7%	43.3%	44.5%
Total Number of Households	**5,537**	**5,806**	**154**	**209**	**2,469**	**2,644**	**15,650**	**15,892**	**23,810**	**24,551**	**4,893**	**5,492**	**12,433,172**	**13,217,586**

Source: ACS, 2011 and 2021 5 year estimates

3. Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this AFH, the jurisdiction identified factors that contribute to fair housing issues, as shown in Table 50, Factors that Contribute to Fair Housing Issues. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions and rising housing costs as well as barriers to homeownership. Prioritized contributing factors are **bolded** in Table 50 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

TABLE 50
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

FAIR HOUSING ISSUE	*CONTRIBUTING FACTORS*	*PRIORITY*	*MEANINGFUL ACTIONS*
High rate of renter cost burden, especially on the northwest side	**Limited affordable housing available** Relatively low incomes in many households **Limited number of smaller units, including zero to two-bedroom units**	High	***Program HD 1.2*** ***Program HD 1.4*** Program HD.1.9 Program HD.1.16 Program AH 1.1 Program AH.1.3 Program EO 1.3
Higher concentration of lower-income households on the southwest side	**Limited affordable housing available in other parts of the city** Relatively low incomes in many households	High	***Program HD 1.2*** ***Program HD 1.4*** ***Program HD.1.6*** Program HD.1.16
Environmental Concerns	Higher rates of asthma citywide Potential groundwater contamination	Low	Program EO.1.4
Low-performing schools	**Socioeconomically disadvantaged students**	Moderate	Program EO 1.3
Limited transportation access for non-drivers	Rural character Limited transit access Limited number of bike lanes currently installed	Low	Program EO 1.3

4. Goals, Actions, Milestones and Metrics

Programs to affirmatively further fair housing that are included in Chapter 9, Housing Goals, Policies, and Programs, are summarized in Table 51, organized by the action area that the program seeks to address.

TABLE 51
SUMMARY OF GOALS, ACTIONS, MILESTONES, AND METRICS TO MEET FAIR HOUSING

ACTION AREA	*PROGRAMS*	*SPECIFIC COMMITMENT*	*TIMELINE*	*GEOGRAPHIC TARGETING*	*METRICS*
Housing Mobility	HD 1.2	Utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities. Identify funding opportunities at least annually and provide technical assistance on applications, as needed.	Distribute NOFAs annually.	Areas of higher opportunity, such as the northern portion of the city.	Assist in the development of 15 affordable housing units to meet the needs of current Red Bluff special-needs residents.
	HD 1.4	Assist in the development of affordable housing by continuing to promote self-help housing development in the city. Self-help housing is a Rural Housing Service funded housing program where future owners/residents provide labor towards the development of the units and/or assists in sharing the cost of building the units.	Annually coordinate with Self-Help Home Improvement Project (SHHIP) to identify incentives or technical assistance needs for development.	Higher-opportunity areas and areas convenient to public transportation, shopping, recreation, and other community facilities.	Support plans and programs for 2 well-designed lower-income housing developments.
	HD 1.6	Continue to utilize to the fullest extent possible, available federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Tehama County Housing Authority, in partnership with the Plumas County Community Development Commission, will provide information to residents on the use of any new housing assistance programs that become available. In addition, the City will reach out to property owners regarding increasing the use of vouchers. More broadly, continue to encourage the use of USDA, HUD, and other programs to maximize participation of low-income multifamily housing owners and local residents in various rental assistance programs.	Outreach to property owners at least every other year.	Citywide, with an emphasis in higher-income neighborhoods such as The Britt, Forward Addition, Highland Bluffs, and South James	Increase the use of vouchers by 25 units with 15 in higher-income areas.
	HD 1.9	Work closely with qualified developers of new multifamily housing that includes smaller, affordable studio to 2-bedroom units. The City will offer expedited review process and technical assistance for projects that include affordable studio to 2-bedroom units.	Ongoing	Prioritize development in southern areas of the city	Target development of at least 10 affordable units, at least 5 of which will be in the southern portion of the

ACTION AREA	PROGRAMS	SPECIFIC COMMITMENT	TIMELINE	GEOGRAPHIC TARGETING	METRICS
					city.
	HD 1.11	The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	Policy/procedure shall be completed by June 30, 2027.	Higher-resource areas, including the north side of the city	Facilitate the development of 20 units of housing affordable to lower-income households to promote housing mobility, including 10 in the higher-resource areas on the north side of the city.
	HD 1.16	The City will encourage the construction of ADUs throughout the city through the following actions: • Encourage developers, as projects are proposed, to design floor plans for all new market-rate residential units to accommodate future conversions to ADUs/JADUs. • Continue to make pre-approved ADU plans available during the planning period. • By June 2026, identify suitable incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU (for ADUs larger than 750 square feet). • Promote housing mobility by conducting outreach related to ADUs and create incentives to build them in higher-opportunity areas and areas in close proximity to resources.	Identify incentives by 2026, ongoing conversations with developers as projects are being processed.	Prioritize higher-resourced and new development areas.	Facilitate the development of 5 ADUs or JADUs, including 2 lower- and one moderate-income ADU/JADU by 2029.
Place-based Strategies for Community Revitalization	EO 1.3	Partner with Shasta College or other similar career technical education (CTE) programs to assist Red Bluff residents, particularly special needs households such as female-headed households, in accessing career advancement opportunities. Include Shasta College or similar CTEs in potential service provider list for affordable housing developments.	Ongoing; coordination on an every-other-year basis. Coordinate with school districts by June 2026.	Citywide, with two improvements in areas designated as "Low Resource" throughout the planning period.	Two improvements in areas designated as "Low Resource" throughout the planning period.

ACTION AREA	*PROGRAMS*	*SPECIFIC COMMITMENT*	*TIMELINE*	*GEOGRAPHIC TARGETING*	*METRICS*
		The City will coordinate with local K-12 school districts by June 2026 to analyze whether housing security is a known factor in student performance. If it is determined to be a factor, the City will develop a plan to address identified issues and implement within six months of plan development. In addition, to ensure the maintenance of residential areas, the City will periodically review the City's capital improvement programs affecting Red Bluff's neighborhoods annually. Where applicable, the City will identify opportunities to implement sidewalks, bike paths and, where relevant, will coordinate with TRAX to identify opportunities for increased transit access.			
	EO 1.4	Assist developers in identifying funding sources to assist with environmental cleanup of sites, such as solid waste exposure and groundwater threats. Provide technical assistance in determining appropriate levels of cleanup required and in applying for funding, as needed. The City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.	Ongoing as development is proposed.	Citywide	Decrease the exposure to negative environmental factors in residential redevelopment.
Displacement	HD 1.3	Assist in identifying locations of sites for possible acquisition by an affordable housing developer for assisted housing for large families and housing for formerly homeless persons, and/or sites which could be considered for dormitory-style housing for migrant workers. Promote a variety of design options for these	Annually	Higher-opportunity areas and convenient to public transportation, shopping, recreation, and other	Target 25 units.

ACTION AREA	PROGRAMS	SPECIFIC COMMITMENT	TIMELINE	GEOGRAPHIC TARGETING	METRICS
		developments, including sufficient soundproofing in housing that serves formerly homeless individuals.		community facilities	
	HD 1.7	Continue to support the emergency housing programs operated by Tehama County, PATH, and other community organizations that provide emergency shelter for battered women and their children and support the provision of emergency and transitional housing for those experiencing homelessness. The City will continue to support efforts to acquire funding and other low-cost innovative methods to maximize opportunities through available state and federal programs.	Annually review funding opportunities.	Citywide, in areas in close proximity to transportation and services.	Zoning and facilities (emergency and/or supportive housing to accommodate 198 community members experiencing homelessness, including the recently completed navigation center.
	MI 1.1	Continue the rehabilitation of substandard residential units using available subsidies for lower-income residents. Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program which could include distribution of brochures, push notifications, and canvassing of target neighborhoods.	Establish outreach program by June 30, 2026.	Northern portions of the city.	Target 10 units rehabilitated throughout the planning period.
	AH 1.1	Deny condominium conversion of rental units when the city-wide vacancy factor is found to be less than 3 percent, defined as a "severe housing shortage." If the vacancy factor is more than 3 percent, the City may allow conversion of one-half the total number of rental units built that year to condominium units.	Ongoing	Citywide	Retain and conserve the existing supply of high-quality housing affordable to low- and moderate-income households to prevent displacement of 5 households during the planning period.
	AH 1.3	Encourage mobile home park owners to pursue the use of local and State funds to preserve housing opportunities, including low-income housing opportunities, in mobile home parks within the city.	Ongoing	Citywide	Retain and conserve the existing supply of housing within mobile home parks. Where needed, assist with applying for funding to improve one mobile home park during the

ACTION AREA	PROGRAMS	SPECIFIC COMMITMENT	TIMELINE	GEOGRAPHIC TARGETING	METRICS
					planning period.
	EO 1.1	The City will refer residents to organizations that disperse information on fair housing laws and refer tenant complaints on discrimination, geared towards a variety of community members, such as non-English speaking populations and the LGBTQ+ community. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations in addition to other methods, including regarding the City of Red Bluff Planning Department as the Fair Housing Information and Referral Office at City Hall located at 555 Washington Street. The notice will include name and phone number of the contact person within the City of Red Bluff and any other information deemed relevant by City Council. The City will strengthen partnerships with community service providers such as TCCAA and the Legal Services of Northern California who can disseminate information to identified special housing needs groups.	Update information annually; seek out partnerships with community service providers, including a Spanish language translator, by June 2026.	Citywide; with an emphasis in areas of the city with higher displacement risk (southern portion)	Provide informational materials appropriate to serve the needs of the entire community as the Fair Housing Information and Referral Office. Provide informational materials to at least 5 households per year to prevent displacement.
	EO 1.2	Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney, Tehama County Community Action Agency (TCCAA), and/or the Legal Services of Northern California (LSNC) for action. Coordinate with the Tehama County District Attorney, TCCAA, and LSNC on an every-other-year basis to ensure City is aware of best practices regarding referrals.	Ongoing; coordination on an every-other-year basis.	Citywide	Provide information to the community about Tehama County District Attorney and/or the Legal Services of Northern California (LSNC). Provide informational materials to at least 5 households per year to prevent displacement.

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VI. RESOURCE INVENTORY

A. Land Inventory

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, 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 that 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. Accordingly, in preparing this updated element, all vacant residentially zoned parcels in the city were inventoried (see Table 55, Inventory of Sites Suitable for Residential Development, and **Appendix A, Vacant Land Maps**).

B. Regional Housing Needs Allocation

The RHNA is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following steps:

1. **Regional and Local Determination:** HCD provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories (very low, low, moderate, and above moderate). HCD allocated Tehama County a Regional Determination of 1,046 units for the 7th cycle Housing Element (2024-2029). This is the total number of units that Tehama County and the cities within the county must collectively plan to accommodate. For several counties in California, including Tehama County, the State also provides individual allocations to each jurisdiction.

2. **Housing Element Updates:** Each City and County must then adopt a Housing Element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with State law.

The City of Red Bluff's share of the regional housing need was determined using a methodology prepared by HCD as part of the Regional Housing Needs Plan published in June 2023. In accordance with Tehama County's Regional Housing Needs Plan, the City must plan to accommodate a total of 398 housing units between June 30, 2024, and June 30, 2029. Table 52 shows the City's RHNA by income category. Of the 398 total units, the City must plan to accommodate 91 units for very low-income households (45 of these are allocated to extremely low-income households), 59 units for low-income households, 59 units for moderate-income households, and 189 units for above moderate-income households.

TABLE 52
REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031

INCOME CATEGORY	*ALLOCATION*	*PERCENTAGE*
Extremely Low*	45	11%
Very Low	46	12%
Low	59	15%
Moderate	59	15%
Above Moderate	189	50%
Total	**398**	**100%**

Source: HCD, 2023. Regional Determination of Housing Needs.

*It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.

1. Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households. Two sites, assigned Assessor's Parcel Numbers (APNs) 027-020-01 and 027-020-05, are subject to this requirement, as they are vacant sites that were included in the inventory during the 5th and 6th Housing Element cycle.

2. Realistic Development Potential

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment on most residential sites to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment in residential areas. There are certain sites that have additional constraints, and a lower capacity has been applied to those sites as detailed later in this section. To further determine an appropriate realistic capacity assumption, the City considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements), as well as project examples to determine approximate density and unit capacity so as to not over-project unit potential. Recent multifamily project examples at affordable, market- and moderate-income rates show an average rate of 96.6 percent of the maximum capacity, as shown in Table 53, with approved densities ranging between approximately 77 and 111 percent of the maximum capacity.

TABLE 53
RECENT MULTIFAMILY DEVELOPMENT PROJECTS

PROJECT NAME	*APN*	*ACRES*	*AFFORD-ABILITY*	*SINGLE-FAMILY OR MULTI-FAMILY*	*PROJECT STATUS*	*GENERAL PLAN*	*ZONING*	*MAX. ALLOWED DENSITY*	*MAX. ALLOW-ABLE UNITS*	*TOTAL PROJECT UNITS*	*BUILT DENSITY*	*REALISTIC CAPACITY*
The Bluff Apartment Complex	035-022-015	1.84	Very-Low	Multi-family	Approved, not yet under construction	Residential Medium (R-M)	R-4	20	36.8	41	22.3	111.4%
Palm Villas Apartment Complex	033-130-028	3.00	Very Low - Moderate	Multi-family	Approved, not yet under construction	Residential Medium (R-M)	R-4	20	60	61	20.3	101.7%
Victorian Villas	035-022-020, 035-022-021, 035-510-015	16.19	Moderate - Above Moderate	Single-Family	Approved, not yet under construction	Residential Low (R-L)	R-1	5	80.95	62	3.8	76.6%
											Average	**96.6%**

Source: City of Red Bluff, 2024

Many of the larger vacant lots identified in Table 55 and shown in **Appendix A**, which are zoned for residential use, are in the northern and southern portions of the city. Infrastructure is available at accessible points for the large vacant lots in the southern portion of the city that include sewer and water, while water and sewer services have been extended to the large vacant lands in the northern portion of the city. However, the areas in the southern and northern portions of the city may have physical or environmental constraints that would limit their build-out potential. The vacant parcels in the northern portion of Red Bluff may be limited by the slope of the existing area. The vacant parcels in the southern portion of the city may be impacted by creeks or streams, riparian habitats, and floodways. To mitigate the impact that these constraints may have on the potential for the vacant sites identified in Table 55 and **Appendix A** to be built out, each site in the north was allocated only 75 percent of the maximum potential units per acre and each site in the south was allocated only 50 percent of the maximum potential units per acre. To address environmental constraints that could affect development of housing units, policies and programs in the Land Use Element of the General Plan and the provisions of the California Environmental Quality Act (CEQA) will be applied to each individual development application.

Table 54 summarizes how the various factors in Housing Element statute (Government Code Section 65583.2(c)(2)) result in an adjusted average site capacity of 80 percent of the maximum densities in the residentially zoned areas of Red Bluff.

TABLE 54
SUMMARY OF CAPACITY ADJUSTMENT FACTORS

CAPACITY FACTOR	*ADJUSTMENT*	*REASONING*
Land use controls and site improvements	85%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic capacity of the site	80%	Adjustment based on past redevelopment trends
Typical densities	77%	Recently approved 100% residential projects are between 77-111% of maximum capacity
Infrastructure available	No adjustment	Not applicable – all utilities available, no constraint
Environmental constraints	80%, with additional capacity reduction on parcels indicated in Table 55	Environmental constraints have minimal impact on whether most sites in the inventory can be developed. Mitigation for environmental hazards will also limit the impacts of environmental constraints. For sites noted in Table 55 as having environmental constraints such as slopes, creeks, streams, floodways, or riparian habitats, an additional reduction has been taken.

As can be seen in Table 55, which addresses only vacant residential lands in the city, approximately 2,531 new housing units could be constructed on the available sites. The following approximations for the distribution of the new housing units were created by assuming 50-80 percent of the maximum allowable build-out, as determined by lot size, location, existing zoning, and any site constraints. Of these units, it was estimated that 254 may be affordable to lower-income households and 955 may be affordable to moderate-income households. The remaining 1,322 units would be affordable for above moderate-income households. 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 extremely low-, very low-, and low-income categories. As a result, they have all been categorized together in the "lower income" category for the purposes of the vacant land inventory. None of the sites in the inventory are government-owned sites. Figure 14 shows the location of the sites identified.

TABLE 55
INVENTORY OF SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT [1]

ASSESSOR'S PARCEL NUMBER	*ZONING DISTRICT*	*GENERAL PLAN LAND USE*	*ACRES*	*MAXIMUM DENSITY (DWELLING UNITS PER ACRE)*	*MAXIMUM UNITS*	*TOTAL REALISTIC UNITS [2]*	*POTENTIAL INCOME LEVEL*		
							LOWER	*MOD*	*ABOVE MOD*
022-530-33[6]	R-1	R-L	41.72	5 du/ac	209	155		62	93
022-530-35[6]	R-1	R-L	21.59	5 du/ac	108	81		32	49
024-040-40	R-1	R-L	0.30	5 du/ac	2	1			1
024-040-73	R-1	R-L	11.15	5 du/ac	56	44		18	26
024-060-22	R-1	R-L	1.88	5 du/ac	9	7		3	4
024-190-52	R-1	R-L	0.25	5 du/ac	1	1			1
024-190-53	R-1	R-L	0.19	5 du/ac	1	1			1
024-190-59	R-1	R-L	0.24	5 du/ac	1	1			1
024-190-65	R-1	R-L	0.64	5 du/ac	3	2			2
027-020-05[4, 6]	R-1	R-L	17.04	5 du/ac	85	64		26	38
027-040-01	R-1	R-L	148.84	5 du/ac	744	595		238	357
027-410-08	R-1	R-L	42.85	5 du/ac	214	171		68	103
027-410-10	R-1	R-L	5.00	5 du/ac	25	20		8	12
027-410-12	R-1	R-L	34.10	5 du/ac	171	136		54	82
027-410-13	R-1	R-L	8.05	5 du/ac	40	32		13	19
027-410-30	R-1	R-L	7.38	5 du/ac	37	29		12	17
027-410-35	R-1	R-L	8.28	5 du/ac	41	33		13	20
027-410-36	R-1	R-L	1.01	5 du/ac	5	4			4
029-050-11	R-1	R-L	1.78	5 du/ac	9	7		3	4
029-080-01	R-1	R-L	4.12	5 du/ac	21	16		6	10
029-080-07	R-1	R-L	0.48	5 du/ac	2	1			1
029-080-16	R-1	R-L	5.68	5 du/ac	28	22		9	13
029-080-18	R-1	R-L	0.29	5 du/ac	1	1			1
029-090-10	R-1	R-L	0.19	5 du/ac	1	1			1
029-100-15	R-1	R-L	0.40	5 du/ac	2	1			1
029-111-14	R-1	R-L	1.54	5 du/ac	8	6			6
029-131-12	R-1	R-L	0.81	5 du/ac	4	3			3
029-151-14	R-1	R-L	0.16	5 du/ac	1	1		1	

ASSESSOR'S PARCEL NUMBER	***ZONING DISTRICT***	***GENERAL PLAN LAND USE***	***ACRES***	***MAXIMUM DENSITY (DWELLING UNITS PER ACRE)***	***MAXIMUM UNITS***	***TOTAL REALISTIC UNITS*** [2]	***POTENTIAL INCOME LEVEL***		
							LOWER	***MOD***	***ABOVE MOD***
029-152-13	R-1	R-L	0.16	5 du/ac	1	1		1	
029-270-32	R-1	R-L	24.47	5 du/ac	122	97		39	58
029-270-33	R-1	R-L	18.76	5 du/ac	94	75		30	45
029-320-02	R-1	R-L	5.02	5 du/ac	25	20		8	12
029-385-30	R-1	R-L	0.40	5 du/ac	2	1			1
029-385-36	R-1	R-L	0.50	5 du/ac	3	2			2
031-101-04	R-1	R-L	0.30	5 du/ac	2	1			1
031-101-06	R-1	R-L	0.30	5 du/ac	2	1			1
031-160-57	R-1	R-L	0.47	5 du/ac	2	1			1
031-160-58	R-1	R-L	0.93	5 du/ac	5	3			3
033-080-22	R-1	R-L	4.02	5 du/ac	20	16		6	10
033-080-24	R-1	R-L	1.31	5 du/ac	7	5			5
033-111-23	R-1	R-L	0.14	5 du/ac	1	1		1	
033-112-13	R-1	R-L	0.12	5 du/ac	1	1		1	
033-230-32	R-1	R-L	0.78	5 du/ac	4	3			3
033-240-64	R-1	R-L	0.12	5 du/ac	1	1		1	
035-022-26 [6]	R-1	R-L	138.4	5 du/ac	692	345		138	207
035-022-28	R-1	R-L	2.85	5 du/ac	14	11		4	7
035-022-30	R-1	R-L	4.06	5 du/ac	20	16		6	10
035-070-16	R-1	R-L	10.42	5 du/ac	52	41		16	25
035-070-79	R-1	R-L	14.75	5 du/ac	74	59		24	35
041-050-29	R-1	R-L	1.08	5 du/ac	5	4			4
041-200-38	R-1	R-L	1.83	5 du/ac	9	7		3	4
041-200-39	R-1	R-L	2.19	5 du/ac	11	8		3	5
041-200-40	R-1	R-L	1.92	5 du/ac	10	9		3	4
041-240-17	R-1	R-L	1.13	5 du/ac	6	4		2	2
Subtotal – R-1			***602.39***		***3,014***	***2,167***	***-***	***852***	***1,315***
033-180-44	R-2	R-L	0.23	10 du/ac	2	1		1	
033-180-84	R-2	R-L	1.17	10 du/ac	12	9		9	
Subtotal – R-2			***1.40***		***14***	***10***	***-***	***10***	***-***
029-251-19	R-3	R-M	0.16	15 du/ac	2	1			1

ASSESSOR'S PARCEL NUMBER	*ZONING DISTRICT*	*GENERAL PLAN LAND USE*	*ACRES*	*MAXIMUM DENSITY (DWELLING UNITS PER ACRE)*	*MAXIMUM UNITS*	*TOTAL REALISTIC UNITS (2)*	*POTENTIAL INCOME LEVEL*		
							LOWER	*MOD*	*ABOVE MOD*
029-183-14	R-3	R-M	0.16	15 du/ac	2	1			1
031-052-19	R-3	R-M	0.13	15 du/ac	2	1			1
029-131-08	R-3	R-M	0.92	15 du/ac	14	11	11		
029-121-06	R-3	R-M	0.2	15 du/ac	3	2			2
029-122-27	R-3	R-M	0.16	15 du/ac	2	1			1
029-294-08	R-3	R-M	0.14	15 du/ac	2	1			1
Subtotal – R-3			***1.87***		***27***	***18***	***11***	***-***	***7***
035-022-07	R-4	R-M	3.42	20 du/ac	68	54	54		
033-052-16	R-4	R-M	0.14	20 du/ac	3	2		2	
041-380-16	R-4	R-M	0.24	20 du/ac	5	3		3	
035-022-03	R-4	R-M	3.64	20 du/ac	73	58	58		
027-020-01(3,5)	R-4	R-M	8.61	20 du/ac	172	128	77	51	
027-020-05(4,5)	R-4	R-M	6.04	20 du/ac	121	91	54	37	
Subtotal – R-4			***22.09***		***442***	***336***	***243***	***93***	***-***
Total			**627.75**		**3,497**	**2,531**	**254**	**955**	**1,322**

Sources: Tehama County Assessor Data, 2024.

(1) All of the sites included in this table were available for development as of July 2024.

(2) Potential units are based on lot area multiplied by maximum allowed units per acre under existing zoning (for the total units possible, all fractions were rounded down). The potential units were then reduced by 50 to 80 percent of the maximum allowable units per acre, to reflect recent development trends and to compensate for potential constraints to the development of the identified sites, such as wetlands, creeks or rivers, and slope in an effort to achieve a more realistic build-out capacity.

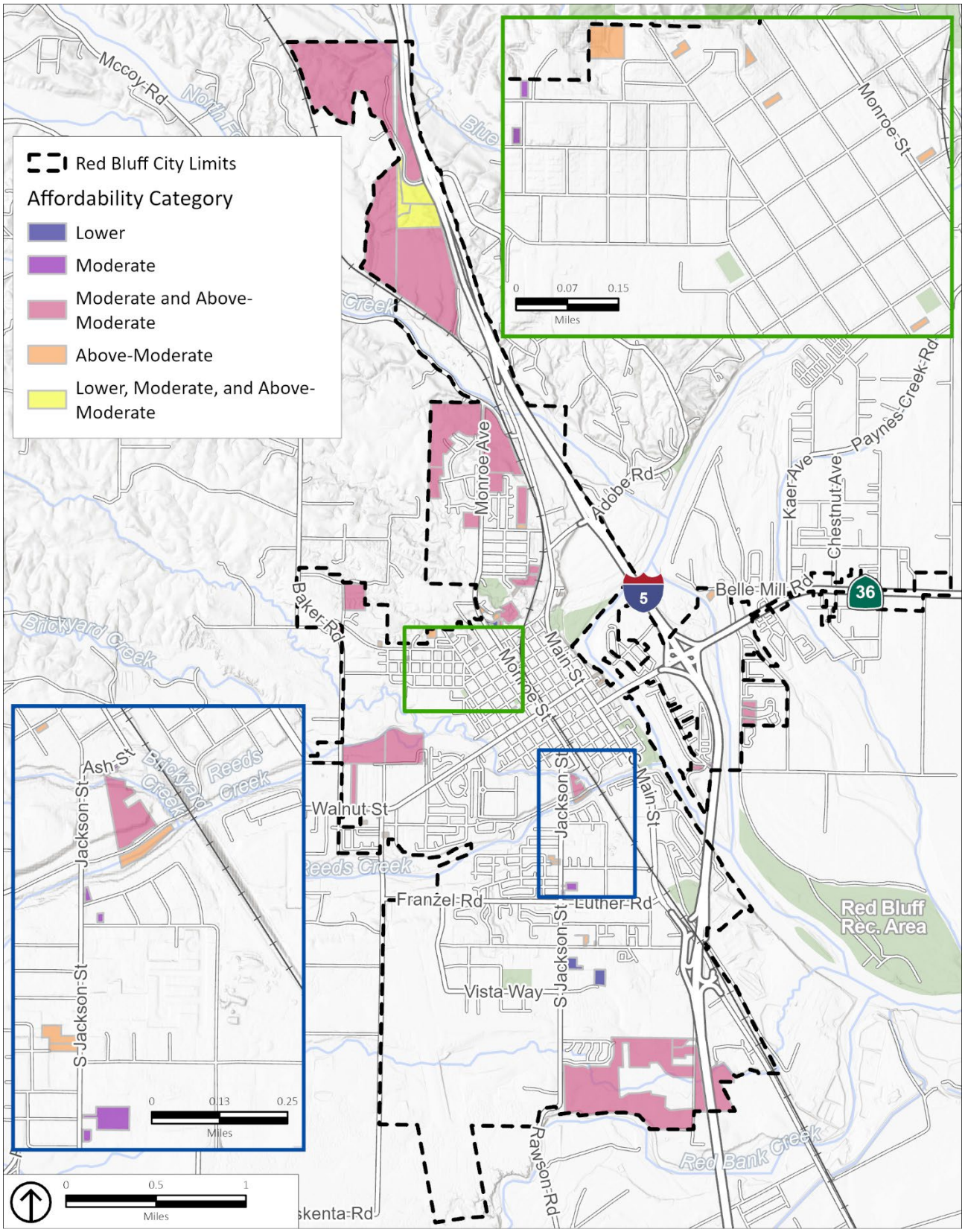
(3) Multiple Zoning (R-4 (8.61 ac) and C-2 (13.0 ac)

(4) Multiple Zoning (R-4 (6.04 ac), R-1 (17.04 ac), and C-2 (8.35 ac)

(5) Vacant site repeated for two consecutive prior cycles subject to rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households pursuant to California Government Code Section 65583.2(c).

(6) The vacant parcels in the southern portion of the city may be impacted by creeks or streams, riparian habitats, and floodways. To mitigate the impact that these constraints may have on the potential for the vacant sites, each site in the north was allocated only 75 percent of the maximum potential units per acre and each site in the south was allocated only 50 percent of the maximum potential units per acre.

Figure 14: Vacant Sites Identified to Meet RHNA



The current zoning for potential housing sites will allow for the development of a full range of housing types, including single-family homes and condominiums, apartments, manufactured housing, subdivisions, and transitional housing. The development standards that apply to the City's various residential zones are reasonable and will not inhibit the production of lower-income housing, as indicated in the Constraints section of this element. As also indicated in the Constraints section, adequate public services and facilities are either available at all potential housing sites or improvements are planned to ensure their adequacy as these sites are developed.

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to propose the rezoning of vacant non-residentially zoned land or the redevelopment of properties to generate adequate sites for new housing development. The sites identified in Table 55 can support the development of housing in excess of the City's share of the 2024-2029 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

RHNA Summary

Table 56 compares the City's RHNA to its site inventory capacity. Accounting for the vacant site capacity, the City has a surplus capacity of 2,133 units. This means the City has land available to build 2,133 more units than assigned in the RHNA. Breaking this down by income category, the City has a surplus of 104 units in the lower-income (including extremely low-, very low-, and low-income) category, an 896-unit surplus in the moderate-income category, and a 1,133-unit surplus in the above moderate-income category.

TABLE 56
SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 7TH CYCLE RHNA

INCOME CATEGORY	*2024-2029 RHNA*	*VACANT RESIDENTIAL SITES CAPACITY*	*TOTAL CAPACITY*	*UNIT SURPLUS*
Very Low	91	254	254	104
Low	59			
Moderate	59	955	955	896
Above Moderate	189	1,322	1,322	1,133
Total	**398**	**2,531**	**2,531**	**2,133**

C. Funding Availability

The City has been committed to providing new housing and maintaining and preserving existing housing for all residents of the city. Through this commitment, the City has availed itself of some available federal, State, and local programs, the results of which are discussed in other sections of this Housing Element.

Table 57 lists available federal, State, and regional/local programs, which can be considered potential resources for the City.

1. Federal and State

TABLE 57
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

PROGRAM NAME	*DESCRIPTION*	*ELIGIBLE ACTIVITIES*
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. The City competes for funds through the State's application process.	• Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Homeless Assistance • Public Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	• Rental Assistance
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the State's application process.	• Homebuyer Assistance • Rehabilitation • New Construction • Rental Assistance
Section 202	Grants to private nonprofit developers supportive housing for very low-income seniors.	• New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	• Rehabilitation
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	• New Construction • Rehabilitation • Homeless Assistance • Public Services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	• Homeless Assistance • New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	• Rental Assistance

PROGRAM NAME	*DESCRIPTION*	*ELIGIBLE ACTIVITIES*
State Programs		
Local Housing Trust Fund Matching Grant Program	Provides matching grants 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.	• New Construction • Homebuyer Assistance
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below-market interest rate loans can be issued to first-time homebuyers.	• Homebuyer Assistance
Mortgage Credit Certificates (MCC)	Provides qualified first-time homebuyers with a federal income tax credit that reduces the borrower's federal tax liability, providing additional income, which can be used for mortgage payments.	• Homebuyer Assistance
Prop 63 Mental Health Services Act Funds	Funding for capital improvements and operating subsidies for supportive housing for formerly homeless or at-risk individuals with mental disabilities.	• Special-Needs Programs • New Construction
CalHome Program	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	• Homebuyer Assistance • Rehabilitation
Low-Income Housing Tax Credit (LIHTC)	A 4 percent annual tax credit that helps owners of rental units develop affordable housing.	• Construction of Housing
Affordable Housing Partnership Program (AHPP)	Provides lower-interest-rate California Housing Finance Agency (CalHFA) loans to homebuyers who receive local secondary financing.	• Homebuyer Assistance
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	• Predevelopment • Development • Acquisition • Rehabilitation • Preservation • Matching Funds • Homelessness Assistance • Accessibility Modifications • Homeownership Assistance • Fiscal Incentives

PROGRAM NAME	*DESCRIPTION*	*ELIGIBLE ACTIVITIES*
Local Early Action Planning (LEAP) Grants	The LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents and for process improvements that accelerate housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	• Housing Element Updates • Updates to Zoning, Plans, or Procedures to Increase or Accelerate Housing Production • Preapproved Architectural and Site Plans • Establishing State-Defined Pro-housing Policies • See Complete List in Program Materials
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the development code to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	• Technical Assistance • Planning Document Updates
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	• Rental Assistance
No Place Like Home	Loans to cities or developers in cities for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	• New Construction
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and continuums of care to address the homelessness crisis throughout California.	• Identified Homelessness Needs • Capital Improvements Related to Homelessness • Rental Assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of 5-year grants to eligible applicants.	• Homelessness Service System Administration • New Construction • Rental Assistance

2. Regional and Local

Rehabilitation

Owner-Occupied Rehabilitation Program

The City of Red Bluff has an Owner-Occupied Rehabilitation Program that offers affordable home repair loans to low-income families. Although there is no limit on the amount that the City will lend qualifying owner-occupants and owner-investors, the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Eligible repairs include, but are not limited to, correcting plumbing and electrical problems; repairing roof deficiencies; adding bedrooms or bathrooms to eliminate overcrowding; replacing old windows and doors; replacing inefficient water heaters and refrigerators; converting to gas dryers, ovens, furnaces, and air conditioning appliances; repairing siding and sheetrock; replacing worn flooring, cabinets, interior doors, and gutters; repairing foundations; and adding ramps for accessibility and walk-in/roll-in showers.

Priority is given to repairs addressing health and safety issues. Money is available on a first-come, first-serve basis. Information on the City of Red Bluff's Owner-Occupied Rehabilitation Program is available on the City's website at: www.cityofredbluff.org.

Local Status of State CDBG and HOME Programs

The CDBG and HOME Investment Partnerships programs, both administered by HCD, are the best sources to fund housing rehabilitation. The City does not currently have open grants through CDBG or HOME. The City has $57,159 currently available at this time, although the City does not have a current and approved program with HOME or CDBG due to the variety of changes that have occurred over the past several years in their management and requirements. To use the funds, the City would be required to submit a Program Income Application to establish a program, if the funds are being considered for implementation. Currently, the funding can be considered available for any eligible CDBG program project and an application submitted based on the determination. To allocate funding to any program or project, the City will be required to conduct public meetings and have citizens provide input on the various eligible uses and proposed uses prior to making an application. The City started taking this action in July 2024 in conjunction with the upcoming CDBG State Notice of Funds Available (NOFA).

For HOME, $393,592 is currently available at the City but similarly, there is not a currently approved program with the State. Programs have been halted until the State provides additional information for the implementation of procedures and requirements. This is currently underway and once completed, the City will take action to prepare the required updates to allow funds to be expended under this program. Currently, the funding can be used for multifamily projects.

Another important single-family housing rehabilitation program is the USDA Housing Preservation Program, although this program typically awards less funds than CDBG or HOME. Other funding programs for addressing multifamily rehabilitation include California TCAC Low-Income Housing Tax Credits (LIHTC), and the Multifamily Housing Program (MHP).

Rental Assistance

Local Status of Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is administered through HUD to allow use of Fair Share (Section 8) vouchers for homeownership. For more information, visit HUD's website. Housing Choice Vouchers are administered in the region by Plumas County Community Development Commission. As of summer 2024, 357 vouchers were leased in Tehama County. Of the total 632 vouchers they are administering, 34 are available for use in summer 2024 and could be used in Tehama County. Approximately 269 of the vouchers are in use in Red Bluff.

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VII. HOUSING CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: nongovernmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Red Bluff is discussed herein.

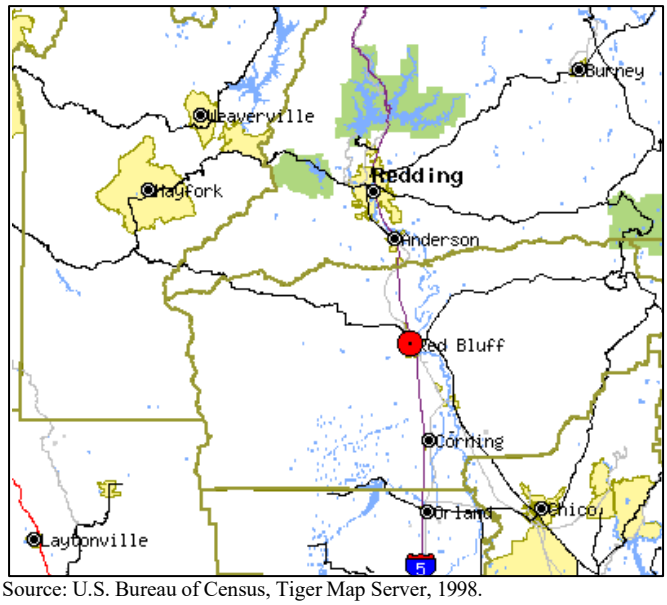
A. Nongovernmental Constraints

Nongovernmental constraints on the provision of housing include the availability of land and environmental constraints, the price of land, and the cost of construction. These and other constraints are discussed below.

1. Land Availability and Environmental Constraints

The City of Red Bluff is situated at the north end of the Sacramento Valley, approximately 130 miles north of the City of Sacramento (see Figure 15). One of three incorporated cities in Tehama County, the City of Red Bluff had an estimated population of 14,710 in 2020.

Figure 15:
Location Map



Source: U.S. Bureau of Census, Tiger Map Server, 1998.

The City has developed on a relatively level series of terraces on both sides of the Sacramento River at a general elevation of 300 to 360 feet above sea level. Red Bluff is surrounded by mountains on three sides, with the Coast Ranges roughly 30 miles to the west, the Sierra Nevada about 40 miles to the east, and the Cascade system about 45 miles to the northeast and north.

The general topography of the Red Bluff area is one of rolling hills that have been dissected locally by streams flowing from the adjacent highlands as tributaries to the Sacramento River.

Active earthquake faults can be found throughout California; however, the City of Red Bluff is 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 Red Bluff area is ground shaking generated by seismic events on distant faults. The closest of these is the Elder Creek Fault, which lies 21 miles to the southwest. There is no evidence of a "potentially active fault" in the Red Bluff area, which could result in significant damage to the City of Red Bluff.

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 vicinity of the city; however, the traffic patterns of the airport are designed to avoid flying over the city limits. Also extending through the middle of the city is Interstate 5, a major source of ambient noise. Trains are another major source of ambient noise that may act as a constraint to housing development in parts of the City of Red Bluff.

As evaluated in the Resource Inventory section, the undeveloped, residentially zoned land in the City of Red Bluff can more than adequately meet local housing needs over the next five years. The majority of these vacant sites are not infill sites but are nevertheless in areas of the City that have access to adequate infrastructure to meet the need of new residential development. With an abundance of available land and a lack of environmental constraints, land availability is not considered a constraint to the development of housing in the City of Red Bluff.

2. Financing Availability

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. While interest rates have historically been on a steady decline, rates have begun to rise in the past few years. As of March 2024, the interest rate for a 30-year conventional home loan in the State of California was 7.5 percent, compared to 3.8 percent in December 2019.

3. Land Cost

Based on a June 2024 survey of 37 local real estate listings, vacant residential lots in the City of Red Bluff vary in price greatly depending on location. For example, a riverfront lot is listed for approximately $368,500 per acre, while a vacant lot on the outskirts of the city lists for approximately $13,500 per acre. The average price per acre for all 37 listings surveyed is $90,228 per acre.

4. Development Costs

As with the price of land, construction costs vary widely depending on the type, size, location, and amenities of the development. According to the International Code Council Building Valuation Data, the cost of construction for a typical single-family residential home was approximately $177 per square foot with Type V construction in February 2023.[10] However, discussions with local builders indicated that construction costs are currently about $200 to $250 per square foot, depending on construction type and finishes. Additionally, the cost could be higher for custom construction or on lots with environmental constraints or on steep slopes. Multifamily residences, such as apartments, can generally be constructed for slightly less than single-family housing units.

[10] International Code Council, 2023, February, Building Valuation Data, February 2023. https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-FEB23.pdf,

5. Vacancy Rates

The minimum desirable vacancy rate in a community is considered to be between 5 and 8 percent. When the vacancy rate falls below this level, as the demand for housing exceeds the available supply, perspective renters and buyers typically experience an increase in the cost of housing.

As shown previously in Table 16, the vacancy rate in the city was 4.0 percent (242 vacant units) in 2021. This indicates that the current demand for housing exceeds the available supply. Such a low vacancy rate may also drive the cost of housing upward and increase the public's tolerance for substandard units.

B. Governmental Constraints

Potential constraints on the provision of housing, which could be attributed to governmental actions, include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

1. Land Use Controls

The Land Use Element of the Red Bluff General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the city. Residential development in Red Bluff is permitted in accordance with the Zoning Ordinance, under the districts shown in Table 58.

TABLE 58
RESIDENTIAL DISTRICTS AND DENSITIES

ZONE DISTRICT	*GROSS ALLOWABLE DENSITY*	
	MAXIMUM BUILDING COVERAGE	*UNITS PER ACRE*
Rural Residential Estate (RE)	40%	3
Low Density Residential (R-1)	45%	5
Medium Density Residential (R-2)	50%	10
High Density Residential (R-3)	60%	15
High Density Residential (R-4)	65%	20
Historical Residential (HR)	60%	20

Source: City of Red Bluff Zoning Ordinance, 2019.

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. Residential land use designations and the applicable zoning categories are described in the Land Use Element and Zoning Ordinance. Residential land use designations include Residential - Low Density (R-L) and Residential - Medium Density (R-M). The R-L land use designation is compatible with the Rural Residential Estate (RE), Low Density Residential (R-1), and Medium Density Residential (R-2) zone districts. The R-M land use designation is compatible with the High Density Residential (R-3 and R-4) and Historical Residential (HR) zone

districts. The City has not approved any new construction residential projects at densities below those identified in the inventory.

The City may allocate "density bonuses" for the development of affordable housing. These bonuses are specified in Chapter 4.3 of State Planning, Zoning, and Developmental Law beginning with Section 65915.5 of the California Government Code as well as Red Bluff Municipal Code Section 25.199. Density bonuses can be used to offset standards that may reduce residential density potential on a development site. The City also allows ADUs and JADUs in compliance with State law as a means to achieve higher densities and meet affordable housing needs.

2. Residential Development Standards and Site Improvements

The City of Red Bluff has set development standards and site improvements required before consideration of a final map for a subdivision. The development standards and site improvements are inspected and approved by the City Engineer before approval of the final subdivision map. The site improvements are vital to provide adequate infrastructure for circulation, safety, water and sewer service, etc., and to retain the existing character of the City of Red Bluff. The City's site improvements are discussed in more detail in Table 59. The site improvements required for the approval of a subdivision in Red Bluff are not seen as overly restrictive but are necessary to provide adequate infrastructure and services for housing and will not act as a constraint to residential development in the city.

The City does not have any locally adopted ordinances that may be perceived to hinder the production of housing such as inclusionary zoning, growth control, or short-term rental requirements.

TABLE 59
SUBDIVISION SITE IMPROVEMENTS

SITE IMPROVEMENTS	*EXPLANATION* [1]
Storm Drainage	
Hydrology	The degree of protection for a given area should be determined on the basis of economic considerations of property value, cost of damage repair, and inconvenience to the public. The minimum criteria shall be designed to achieve "no net increase" in peak 25-year stormwater flow.
Hydraulics	The runoff for the 10-year storm shall be carried totally in an underground system with the hydraulic gradient of curb inlets maintained at least one foot below the top of the curb. Detention Pond facilities shall be designed to detain the post development 25-year storm event at a minimum. In restricted watershed, detention facilities shall detain up to the 100-year storm event.
Structures	Catch basins shall be constructed at intersections and at intermediate points when the gutter flow of the design storm is at the top of curb for a 0.4% grade and when the gutter flow is higher than 3 inches below the top of the curb for 15% grades. For gutter slopes between the minimum and 15%, inlets shall be constructed at intermediate points based on a straight line ratio between these two values. Inlet capacities shall be determined assuming 50% of the grate opening is clogged.
Materials	Properly designed concrete or plastic conduit may be used. Materials for manholes, catch basins, and other appurtenances are set forth in the accompanying standard plans.
Sanitary Sewer	
Hydrology	Calculations for the sizing of the sanitary sewer system shall be based upon a minimum flow of 225 gallons per capita day. Peak flows shall be considered 250% of average.
Hydraulics	The minimum main line size shall be eight inches in diameter and six inches reserved for terminal lines. The sewer shall be designed to flow half-full with a velocity of 2 and 10 feet per second. A minimum cover of 5 feet shall be maintained when possible.
Structures	Manholes shall be placed at intervals not greater than 350 feet and at changes in grade, elevation, direction, and size. The sanitary sewer normally occupies the center of the street. Sewer lines should be constructed in tangent between manholes. Laterals shall be extended to the property line.
Materials	Concrete asbestos cement and 6" ABS composite pipe shall not be used. The house connection within the public right-of-way shall be constructed to the same standards as specified for the main line. Other materials and specifications are set forth in the accompanying standard plans.
Sewage Lift Stations	When a sewage lift station is required, the location, size, and type shall be approved by the City Engineer.
Water System	
General	The designer is reminded that in addition to the standards and criteria contained herein, it will be necessary to conform to all applicable State and Federal codes.
Design	The system shall be designed to form a grid of mains and feeders connecting and looping wherever possible. All sizing and placement shall conform to the City of Red Bluff water master plan. Lines shall be of a sufficient size, considering length and character of the area served to deliver adequate fire and consumption flows.
Materials	All materials must be equal to C900 or better than AWWA Standards and Specifications. Minimum pipe size for mains shall be 8" diameter.

SITE IMPROVEMENTS	*EXPLANATION* [1]
Fire Hydrants	Maximum spacing shall be 500 feet. Minimum size of fire hydrant service line is six inches. All placements of hydrants shall be subject to the approval of the Fire Department.
Backflow Prevention	An approved backflow prevention device shall be installed when there is a potential cross connection with the City water system, as defined by the Health Code of the State of California.
Streets	
Conformity	The arrangement, character, extent, width, grade, and location of all streets shall conform to the official map and adopted General Plans and shall be considered in their relations to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
Continuity	The arrangement of streets shall make provisions for continuing existing street in adjoining areas and projecting streets into adjoining areas when those areas are undeveloped.
Cul-De-Sac	Length of cul-de-sac streets shall be limited to 500 feet and shall be provided with a turnaround radius of 45 feet minimum at the closed end.
Marginal Access Streets	Where a subdivision abuts or contains an existing major street, the City may require marginal access streets.
Local Streets	A local street provides access for not more than 100 residential dwelling units. The pattern of local streets should discourage through traffic. For specifics see *The City of Red Bluff Land Division Standards, Resolution 44-1990*. Right-of-way width is 60 feet, curb face to curb face is 40 feet.
Collector Streets	A collector street serves abutting property and carries traffic to and from the higher street classifications. For specifics see the *City of Red Bluff Land Division Standards, Resolution 44-1990*. Right-of-way width is 70 feet for Collector Streets and 80 feet for Major Collector Streets, and curb face to curb face is 42 feet for Collector Streets and 54 feet for Major Collector Streets, respectively.
Arterial Streets	Those roads specified in the City's Streets Master Plan or General Plan as requiring a four lane roadway shall be classified as minor arterials and 6 lanes as major arterials. Additional right-of-way and pavement may be required for bus turnouts and at intersections and driveways for acceleration lanes, deceleration lanes, and additional turn lanes (left or right), as specified by the Public Works Director. Right-of-way width is 120 feet and 150 feet, with curb face to curb face of 90 feet and 114 respectively.
Industrial Streets	A street servicing an industrial/commercial subdivision where a high proportion of truck traffic is expected shall be classified as an industrial street. Additional right of way and pavement shall be provided at intersections for acceleration, deceleration, bus turnouts, and turn lanes, as specified by the Public Works Director. Right-of-way width is 70 feet, curb face to curb face is 42 feet.
Intersections	The intersections of more than two streets at one point shall be avoided except where it is impractical to secure a proper street system otherwise. Streets shall intersect one another at an angle as near to a right angle as possible, and no intersections of streets at angles less than 85˚ shall be approved. Offset intersections are discouraged.
Half Streets	Half streets are prohibited. The developer is responsible for the improvement of one- half of the local street width plus an additional 12-foot drive lane.
Access to Streets Across Drainage Channels	The sub-divider shall provide access to proposed streets, across all drainage channels, in a standard method approved by the Director of Public Works.

SITE IMPROVEMENTS	*EXPLANATION* [1]
Street Intervals	In general, provisions should be made for through streets at intervals not exceeding 850 feet.
Alleys	Alleys shall not be permitted in residential areas.
Private Streets	Private development streets, where approved, shall conform to the standards of public streets.
Structural Design of Streets	See *City of Red Bluff Land Division Standards, Resolution 44-1990*.
Curb and Gutter	Type A curb and gutter shall be provided in accordance with the standards and the standard specifications.
Sidewalks	Concrete sidewalks shall be constructed on both sides of all streets; provided however, that where the property is platted in lots having an area of at least 20,000 square feet and a width of at least 150 feet, the City Council may waive this requirement.
Signage	The developer is responsible for placement of all regulatory and street name signs.
Utilities	All utilities shall be underground. Easements shall be provided as required to serve the development.
Streetlights	Street lighting shall be provided for all intersections, cul-de-sac, and at intervals of 400 feet.
Driveways	Driveways shall not be excessive in number or width so that they are the detriment of the abutting street capacity or efficiency. The total width of driveways shall not exceed 60% of the frontage. Driveway grades shall be designed to preclude any part of an automobile from dragging on the street or driveway.
Grading Plan	Lot grading in the subdivision shall conform to the latest adopted edition of the California Building Code (CBC), the City's Grading Drainage, and Ground Cover Policies and the City's Zoning Ordinance.
Landscaping	
General	Landscaping, if appropriate, must be included on all project sites, excluding single- family dwellings. It should enhance the effect of buildings and pavement. The landscaping should be a combination of trees, shrubs, and groundcover that will blend with the projects and with neighborhood developments. For specifics, see the City of Red Bluff Design Review Guidelines, Volume 1, Resolution 43-2003.

Source: City of Red Bluff Design Review Guidelines, Volume 1, and the City of Red Bluff Land Division Standards, Resolution 44-1990. Notes: (1) For specifics see the City Design Review Guidelines, Volume 1, and City Land Division Standards, Resolution 44-1990.

The City's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive, when compared to surrounding communities. The low- and medium-density standards are slightly lower than those found in select surrounding communities; however, they are not so onerous as to be considered a constraint on the development of housing. The high- density residential designation is consistent with the high-density designations found in the surveyed communities. Yard setback requirements and other standards regulating development in the city are consistent with those being used in the surveyed communities, as documented in Table 60. Since Red Bluff'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 in the city. Furthermore, through the use of tools such as Specific Plans and Planned Unit Development Ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

TABLE 60
DEVELOPMENT STANDARDS

CITY/ COUNTY	*MAXIMUM DENSITY UNITS/ACRE*	*YARD SETBACKS (FEET)*			*MAXIMUM HEIGHT (FEET)*
		FRONT	*SIDE*	*REAR*	
Low- Density Residential (R–1)					
Red Bluff	5.0	20 [1]	5'/10 [2]	20[(2)]	35
Corning	7.0	25	10% if yard width	20% of lot depth	35
Tehama	9.0	15	5	25	30
Tehama County	10.0	20	15	20	35
Medium- Density Residential (R–2)					
Red Bluff	10.0	20[1]	5/10(2)	20(2)	35
Corning	14.0	25	10% of yard width	20% of lot depth	35
Tehama	No R-2 Zoning				
Tehama County	10.0	30	6	20	35
High-Density Residential (R–3/R–4)					
Red Bluff	15.0 (R-3) and 20 (R-4)	20[1]	5/10[2]	20[2]	40 (R-3) and 50 (R-4)
Corning	28.0	25	10% of yard width	20% of lot depth	35
Tehama	No R-3 or R-4 Zoning				
Tehama County	10.0	30	6	20	35
Historic Residential (HR)					
Red Bluff	20.0	10/20[3]	5/8	10	45

Source: Tehama County Planning Department; City of Red Bluff Planning Department; City of Corning Planning Department, Tehama City Clerk, 2024.

1. 50 feet from the street centerline or 20 feet from property line, whichever is greater.
2. The minimum side-yard setback shall be 5 or 10 feet for a street side yard. Add 3 feet for each story above the first. Additionally, an unobstructed access route from a street or alley to the rear yard shall be provided. Such access route shall be 10 feet wide (minimum) and provide 14 feet (minimum) of clear area measured vertically above grade for vehicle access from the street to the rear yard. Side and rear-yard setbacks for detached accessory buildings are 3 feet minimum.
3. Front yard minimum is 10 feet where vehicular access is from alley, 20 feet otherwise.

3. Parking Standards

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can impact the development of compact, affordable housing. Red Bluff's off-street parking standards for residential uses are summarized in Table 61.

TABLE 61
REQUIRED OFF-STREET PARKING SPACES

RESIDENTIAL USE	*SPACES/ UNIT*	*GUEST PARKING*
Single-Family Residence	2 covered spaces	N/A
Two-Family Residence	2 covered spaces	N/A
Multifamily Residence	1 covered and 1 uncovered space	1 space/5 units
Mobile home	2 covered spaces	N/A
Accessory Dwelling Unit	1 space per bedroom	Except as exempted under State law
Convalescent Home	1 per 4 beds	Plus employee parking

Source: City of Red Bluff Zoning Ordinance, 2024.
Note: Covered space means with a garage or carport.

4. Cumulative Impact of Development Standards

The City evaluated the cumulative impact of its land use controls on the cost and supply of housing, including development standards that limit sites' building envelope (setbacks, private open space, and parking) and lot coverage restrictions. Based on this evaluation, none of the land use controls in conventional residential zoning districts would prevent an applicant from reaching the maximum density allowed for single-family developments in single-family zones and multifamily developments in all zones where multifamily is allowed, or otherwise constrain housing development. Current development standards for the residential and nonresidential zones that permit multifamily housing were applied to hypothetical sites representing common parcel sizes in each respective zone. The results confirmed the above conclusion, and each scenario achieved the respective zone's maximum allowable density.

The R-1 zone (minimum 6,000 square feet lot area; maximum 5 units per acre), is the City's single-family residential district and is intended to allow for one single-family dwelling per parcel. The City evaluated development feasibility on a vacant candidate site identified in the draft Housing Element (033-111-23) where the parcel size was estimated at 6,100 square feet and encountered no impediments. The site was selected as it is reflective of common parcel sizes found throughout the R-1 zone. Although the zone only permits development up to 5 units per acre, the minimum lot standard would theoretically allow development to occur up to 7.3 units per acre. Larger parcel sizes were not evaluated as development standards do not become more restrictive as parcel size increases.

The R-2 zone (minimum 6,000 square feet lot area; maximum 10 units per acre), is the City's two-family residential district and is intended to allow for one duplex or one two-family dwelling per parcel. Development feasibility on the minimum parcel size, 6,000 square feet, was evaluated and produced no issues. The City also evaluated development standards on a vacant candidate site drawn from the draft Housing Element (033-180-84) where the parcel is estimated to be 50,000 square feet. In both scenarios, the maximum density can be achieved without issue.

The R-3 zone (minimum 6,000 square feet lot area; maximum 15 units per acre), is the City's neighborhood apartment district and allows for single or multiple dwelling units in one or more buildings. Development feasibility on the minimum parcel size, 6,000 square feet, was evaluated and produced no issues. The City also evaluated development standards on a vacant candidate site drawn from the Housing Element (029-131-08) where the parcel is estimated to be 40,000 square feet. In both scenarios, the maximum density can be achieved with a mix of two-, three-, and four-bedroom units served by the required covered/garaged and uncovered (screened) parking.

The R-4 zone (minimum 6,000 square feet lot area; maximum 20 units per acre), is the City's general apartment district and allows for single or multiple dwelling units within one or more buildings. Development feasibility on the minimum parcel size, 6,000 square feet, was evaluated and produced no issues. The City also evaluated development standards on a vacant candidate site drawn from the Housing Element (035-022-03) where the parcel is estimated to be 160,000 square feet. In both scenarios, the maximum density can be achieved with a mix of two-, three-, and four-bedroom units served by the required covered/garaged and uncovered (screened) parking.

The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed developable envelope given the lot coverage, setbacks, open space (if applicable), and parking requirements. Covered parking was subtracted from the maximum building footprint to determine the occupiable area on the first floor. In all scenarios, uncovered parking could be accommodated in the residual building envelope area and did not encroach into required setbacks. Total occupiable building area was calculated by multiplying the occupiable area of the first floor by the maximum number of floors permitted in the respective zone. Average unit size was calculated by dividing the total occupiable building area by the permitted number of units. The resulting average unit square footage represents the theoretical maximum for products developed at each respective zone's maximum density threshold and is not necessarily representative of housing products currently on the market. Density bonus units are not factored into the calculations. Tables 62 through 65 summarize the results of the analysis for each zone described herein.

TABLE 62
CUMULATIVE IMPACTS ANALYSIS FOR R1

R1	*SITE 033-111-23*
Square footage:	6,100
Length (feet):	100
Width (feet):	61
Lot coverage:	0.50
Number of stories (35 feet max):	3
Maximum building footprint, given lot coverage requirements:	3,050
Maximum building envelope given setbacks and parking (see below for spaces per unit)	2,610
Covered parking spaces per unit:	*2*
Area required for covered parking (square feet):	*440*
Parking type:	*Garage*
Maximum occupiable building square footage (max buildable square footage[1] times number of stories):	7,830
Number of units:	1
Average unit square footage:	7,830
Achievable Density (units per acre):	7.0
Permitted Density (units per acre):	5.0

1. The lesser of "Maximum building footprint, given lot coverage requirements" or "Maximum building envelope given setbacks and parking."

TABLE 63
CUMULATIVE IMPACTS ANALYSIS FOR R2

R2	*SCENARIO 1*	*SITE 033-180-84*
Square footage:	6,000	50,000
Length (feet):	100	250
Width (feet):	60	200
Lot coverage:	0.50	0.50
Number of stories (35 feet max):	3	3
Maximum building footprint, given lot coverage requirements:	3,000	25,000
Maximum building envelope given setbacks, parking (see below for spaces per unit) and private open spaces (10-20% of unit size):	2,560	22,580
Covered parking spaces per unit:	*1*	*1*
Area required for covered parking (square feet):	*440*	*2,420*
Parking type:	*Garage / Carport*	*Garage / Carport*
Maximum occupiable building square footage (max buildable square footage[1] times number of stories):	7,680	67,740
Number of units:	2	11
Average unit square footage:	3,840	6,158
Achievable Density (units per acre):	**14.0**	**10.0**
Permitted Density (units per acre):	**10.0**	**10.0**

1. The lesser of "Maximum building footprint, given lot coverage requirements" or "Maximum building envelope given setbacks and parking."

TABLE 64
CUMULATIVE IMPACTS ANALYSIS FOR R3

R3	*SCENARIO 1*	*SITE 029-131-08*
Square footage:	6,000	40,000
Length (feet):	100	400
Width (feet):	60	100
Lot coverage:	0.60	0.60
Number of stories (70 feet max):	3	3
Maximum building footprint, given lot coverage requirements:	3,600	24,000
Maximum building envelope given setbacks, parking (see below for spaces per unit) and private open spaces (10% of unit size):	1,960	16,920
Covered parking spaces per unit:	*1*	*1*
Area required for covered parking (square feet):	*440*	*3,080*
Parking type:	*Carport*	*Carport*
Maximum occupiable building square footage (max buildable square footage[1] times number of stories):	5,880	50,760
Number of units:	2	15
Average unit square footage:	2,940	3,626
Achievable Density (units per acre):	**15.0**	**15.0**
Permitted Density (units per acre):	**15.0**	**15.0**

1. The lesser of "Maximum building footprint, given lot coverage requirements" or "Maximum building envelope given setbacks and parking."

TABLE 65
CUMULATIVE IMPACTS ANALYSIS FOR R4

R4	*SCENARIO 1*	*SITE 035-022-03*
Square footage:	6,000	160,000
Length (feet):	100	800
Width (feet):	60	200
Lot coverage:	0.65	0.65
Number of stories (70 ft max):	4	4
Maximum building footprint, given lot coverage requirements:	3,900	100,400
Maximum building envelope given setbacks, parking (see below for spaces per unit) and private open spaces (10% of unit size):	1,740	73,400
Covered parking spaces per unit:	*1*	*1*
Area required for covered parking (sqft):	*660*	*14,600*
Parking type:	*Carport*	*Carport*
Maximum occupiable building square footage (max buildable square footage[1] times number of stories):	6,960	293,600
Number of units:	3	73
Average unit square footage:	2,320	4,022
Achievable Density (units per acre):	**22.0**	**20.0**
Permitted Density (units per acre):	**20.0**	**20.0**

1. The lesser of "Maximum building footprint, given lot coverage requirements" or "Maximum building envelope given setbacks and parking."

5. Building Codes and Enforcement

Building standards are essential to ensure safe housing. The City of Red Bluff has adopted the 2022 California Building Code, 2022 Residential Code, 2022 California Mechanical Code, 2022 California Plumbing Code, the 2022 California Electric Code, the 2022 California Fire Code, the California Green Building Code, the 2022 California Energy Code, and the Uniform Code for the Abatement of Dangerous Buildings with local amendments based on local conditions, as provided by law. There is no ongoing systematic enforcement of the State Housing Code (Title 25, California Code of Regulations [CCR]) in Red Bluff. Existing units are inspected only when complaints are received by the City or when an owner seeks a permit for additional construction.

Additional design requirements or improved safety standards may have a small impact on the cost of housing. The Red Bluff City Code has amended the California Fire Code and Building Code to include the following:

1. New buildings and tenant spaces shall have approved illuminated address numbers or building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel.
2. Numbers for one- and two-family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.
3. Numbers for other than one- and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one- and two-family dwellings shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inches.

   Exception:

   a. Addressing of existing properties may continue to maintain previously approved addressing requirements until such point these means are no longer maintained or functional.

   b. These requirements may be modified with the approval of the fire code official.
4. An approved fire pump and automatic sprinkler riser room shall be provided in all new buildings, requiring such systems, hereafter constructed.
5. The construction of an approved fire pump and sprinkler riser room shall be as outlined in California Fire Code Section 902.1.
6. Fire pump and automatic sprinkler system riser rooms shall be provided with exterior access doors large enough to allow removal of the largest piece of equipment, as approved by the fire code official.
7. An automatic sprinkler system shall be provided throughout all buildings used as repair garages exceeding 3,000 square feet.

8. In all group R occupancies, bathroom(s), regardless of size, shall be provided with sprinkler coverage.
9. Attic spaces in Group R occupancies exceeding two stories and/or 30 feet in height shall be equipped with sprinkler protection.
10. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings three stories in height and greater.
11. Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof.
12. Combination fire and burglar alarm systems are not permitted. Exception:
    a. Group R-3 and R-3.1.
13. Fire hydrant(s) capable of meeting minimum fire flows of 1,000 gallons per minute shall be charged and available to all sites under construction prior to the stacking of combustible materials on-site. Fire hydrants shall be within 500 feet of the furthest-most point of construction; use of an existing hydrant shall not interfere with the daily routine traffic patterns of city residents.

These amendments have been implemented to protect residents and properties from potential fire hazards. As shown in Table 59, the City of Red Bluff's Residential Development Standards are not considered overly restrictive compared to other localities and do not act as a constraint to housing development within the city limits.

6. Development Fees

Development fees can pose a constraint on the production of housing units in a city when they are higher than those found in the surrounding communities. By California State law, user fees cannot exceed the reasonable costs of the services for which they are collected. The City's building fees as of 2024 are provided in Table 66

TABLE 66
FEE COMPARISON WITH OTHER CITIES

	RED BLUFF	*REDDING*	*PARADISE*	*ANDERSON*	*OROVILLE*		*CORNING*	*WILLOWS*	*WILLIAMS*
Plumbing, Mechanical, or Electrical Permit	$53 minimum fee, plus $0.02 per square foot	$132	$59.92	$20.00–$23.50 (permit issuance)	7.5%–12.5% of the building permit valuation fee (minimum $83.00 fee)				
Plan Check – Construction and Zoning Ordinance	$.10 (value)0.79	Included in Building	N/A	N/A	65% building permit fee		65% of building	65% of building	65% of building
Building Reinspection	$127 per inspection	$133 per hour,	$126.69 (2 hours)	N/A	$83.00 (per inspection)		$49.50 (per hour)	$47.00 (per hour)	
Grading Permit and Plan Checking									
1,001 to 5,000 cubic yards	$68.00	N/A	N/A	$49.25	1,001-10,000 cubic yards	$179.24 + $10.00 per Additional 1,000 cy	Per California Building Code Section 3310 (see Anderson)		
5,001 to 10,000 cubic yards	$192.00			$30 for the first 10,000 cubic yards, plus $15 for each additional 10,000 cubic yards; $165 maximum					
Each additional 5,000 cubic yards after 10,0001 cubic yards	$68			$165 for the first 100,000 cubic yards, plus $9 for each additional 10,000 cubic yards; $255 maximum	10,001-100,000 cubic yards	$423.66 + $15.00 per additional 10,000 cy			

Source: Cities of Red Bluff, Redding, Paradise, Anderson, Oroville, Corning, Willows and Williams, 2024.

In addition to those building and grading fees shown in Table 66, the City charges Development Impact Fees (DIF) for residential, commercial, and industrial development to offset the cost of providing City services to the development. As with the building and grading fees, the DIF cannot exceed the reasonable costs of the services for which they are collected. In Red Bluff, residential DIFs are based on the type of the proposed development, single-family or multifamily. For example, the DIF for a single-family housing unit is approximately $11,261, while the fee for a multifamily development is $8,764 per unit (see Table 67). While Red Bluff's fees are higher than those found in the unincorporated county, they are very similar to the DIFs charged by the City of Corning.

In light of the competitiveness of the development fees charged by the City of Red Bluff, when compared to the surrounding jurisdictions, development fees are not considered to be a constraint on the production of housing in the city.

TABLE 67
RESIDENTIAL DEVELOPMENT IMPACT FEE COMPARISON

FEE/TAX CATEGORY	*RED BLUFF*		*CORNING (PER EDU)*	*TEHAMA COUNTY*		*REDDING*
	SINGLE FAMILY	*MULTI-FAMILY*		*SINGLE FAMILY*	*MULTI-FAMILY*	
Fire Protection	$314.00	$271		$577	$466	Single Family - $1,128.00 Multifamily 2-4 units $967/du Multifamily 5 or more units $762/du
Police Protection	$675	$582		$297	$240	Single Family $7,190
Traffic Circulation	$4,652	$3,257	$3,701	$1,256	$791	Multifamily based on ITE calc
Water Supply/ Distribution	$1,298	$1,116	$499			
Wastewater Collection/ Septic	$973	$837	$5,720			
Wastewater Treatment	$1,139	$980				
Flood Protection for / Storm Drainage	$357	$125	$4,660			
Park and Recreation	$1,322	$1,139	$855	$55	$45	Single Family $6,279 Multifamily $4,751/du
City Administration	$182	$157		$565	$458	
Airport Facilities	$349	$300				
TOTAL	**$11,261**	**$8,764**	**$15,435**	**$2,750**	**$2,000**	

Source: City of Corning, City of Red Bluff, and Tehama County, 2024. Fees have not been increased for these jurisdictions due to economic considerations. Note: Multifamily four-plex typical permit and plan check fees: Building Permit-$1,642.36 and Plan Check-$3,477.95. It should also be noted that the fees in Table 67 include mitigation or development impact fees, which is why the County is so much lower as they have no services to provide or maintain. Therefore, aside from the fees in Table 67, there are no other City fees associated with City Building permits for development requirements.

The amount that the City of Red Bluff charges for planning fees are between the amounts charged by the City of Corning and Tehama County. Table 68 shows that the City of Corning's fees are consistently lower than those charged by the City of Red Bluff and the County's fees are consistently higher. Notably, the fee schedules for Corning and Red Bluff have not been updated in over a decade and may not be representative of the costs of processing each type of entitlement.

TABLE 68
COMPARISON OF PERMIT FEES

FEE CATEGORY	*RED BLUFF*	*CORNING*	*TEHAMA COUNTY*
General Plan Amendment	$2,826.00	$800.001	$6,107,00
Rezone	$2,486.00	$750.001	$6,096.00
Tentative Subdivision Map	$2,260.00	$580.00+$50.00/lot	$1,855.00 + $11.0.00/lot
Variance	$1,696.00	$500.001	$3,470.00
Administrative Use Permit	$339.00	n/a	$828.00
Use Permit	$1,696.00	$500.00	$2,268 (if exempt from CEQA) / $4,490 (subject to CEQA)

Source: Tehama County Planning Department Fee Schedule, updated 2020, City of Red Bluff Planning Department Fee Schedule, updated 2012; City of Corning Fee Schedule, updated 2013 Planning Department. Notes: (1) Subject to environmental review fee

The planning permit fees that are charged per multifamily unit are generally less than those charged for single-family residences. These fees do not represent a constraint on the production of a range of housing types. On the contrary, the fees charged by the City represent only partial reimbursement for the effort that must be expended by City staff to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the Red Bluff area to ensure that local processing fees do not inhibit housing construction.

TABLE 69
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

	SINGLE-FAMILY	*MULTI-FAMILY (PER UNIT)*
Total Fees	$11,261	$8,764
Total Development Cost	$337,500	$572,670
City fees as a percent of total Development Cost	3.3%	1.5%

Source: City of Red Bluff Planning Department Fee Schedule, updated 2012; City of Red Bluff, 2024 (The Bluffs project data)

Note: Assumption for single-family total development cost is average of $225/sf cost estimate provided by local developer multiplied by 1,500 sf. Assumption for multi-family total development cost per unit is based on The Bluffs project approved recently in the city.

7. Permit Requirements for Residential Zones

To promote higher densities and mixed land use, the City of Red Bluff allows various land uses in its residentially zoned districts. Many of these land uses are required to obtain a Use Permit (UP) or an Administrative Use Permit (AUP). The land uses and the type of permit required are shown in Table 70.

TABLE 70
RESIDENTIAL ZONES AND PERMIT REQUIREMENTS

RESIDENTIAL DISTRICTS LAND USE	*RE*	*R-1*	*R-2*	*R-3*	*R-4*	*HR*	*EXAMPLES/NOTES*
Education							
Schools, Church Owned	N	UP	UP	UP	UP	UP	
Miscellaneous							
Accessory Use or Building	P	P	P	P	P	P	Garages, accessory storage buildings
Flea Market, not for profit	P	P	P	P	P	P	Only when conducted by a non-profit organization
Home Occupation	P	P	P	P	P	P	See Section 25.239
Livestock in Ag Combining District	P	P	P	N	N	N	See Sections 4.16 and 25.11
Lodges & Fraternities	N	N	N	UP	UP	UP	Only when conducted by a non-profit organization
Monuments	N	N	N	N	N	P	See definition at Section 25.239
Offices, Temporary Construction	AUP	AUP	AUP	AUP	AUP	AUP	On development site
Public Owned Facilities	P	UP	UP	UP	UP	P	Public buildings
Shelter, Temporary Homeless	N	N	N	N	N	N	See definition at Section 25.239
Low Barrier Navigation Center	N	N	N	N	N	N	
Shelter, Temporary Emergency	N	N	N	AUP	AUP	AUP	See definition at Section 25.239
Signs, On-premises Home Occupation	P	P	P	P	P	P	See sign regulations
Signs, On-Premises	N	N	N	P	P	P	See sign regulations
Small Animal Keeping	P	P	P	P	P	P	See definition at Section 25.239
Storage, Temporary Residential Construction	P	P	P	P	P	P	Storage containers (during on-site construction)
Utilities, Underground	P	P	P	P	P	P	Gas, electric, water, and sewer lines
Utilities, Above Ground, Screened	AUP	AUP	AUP	AUP	AUP	AUP	Substations, partially screened towers less than 50 feet
Utilities, Overhead Lines	P	P	P	P	P	P	Electrical, telephone, CATV
Public Gathering							
Assembly, Inside, Churches only	N	UP	UP	UP	UP	UP	Churches, synagogues, and the like
Assembly, Outside	N	UP	UP	UP	UP	UP	Non-commercial only, ballfields and the like
Assembly, Outside-Temp. Event	N	AUP	AUP	AUP	AUP	AUP	See § 25.194

RESIDENTIAL DISTRICTS LAND USE	*RE*	*R-1*	*R-2*	*R-3*	*R-4*	*HR*	*EXAMPLES/NOTES*
Recreation							
Golf Courses/Country Clubs	UP	UP	UP	UP	UP	N	
Public Parks	UP	UP	UP	UP	UP	UP	
Residential							
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	P	P	P	Pursuant to the requirements of Section 25.197
Apartment Building	N	N	N	P	P	P	See density standards for maximum units
Boardinghouse, Bed & Breakfast	N	N	N	P	P	AUP	Guest rooms, on-site owner, central dining room
Child Care Center	N	N	N	UP	UP	UP	Less than 24 hours; more than 14 children; nonmedical care
Day Care, Large Family Home	P	P	P	P	P	P	Less than 24 hours; 9 - 14 children
Day Care Small Family Home	P	P	P	P	P	P	Less than 24 hours; less than 9 children; nonmedical care
Duplex (2 dwellings per bldg.)	N	N	P	P	P	P	One main building per lot
Dwelling, Single-family	P	P	P	P	P	P	One main building per lot, includes mobile and manufactured homes
Employee Housing - Large	UP	UP	UP	UP	UP	UP	See definition at Section 25.239
Employee Housing - Small	P	P	P	P	P	P	See definition at Section 25.239
Gardening, noncommercial	P	P	P	P	P	P	No on site sales
Grouped Dwelling Complex	N	N	N	P	P	P	Multiple buildings (See density standards at Section 25.53)
Lodging House	N	N	N	N	P	UP	Less than 6 guest rooms Single-Room Occupancy
Lodging House, Bed & Breakfast	N	N	N	P	P	AUP	Guest rooms, resident owner, central dining room
Residential Care Facility, 6 or less clients	P	P	P	P	P	P	24 hours; less than 7 persons; non-medical care
Residential Care Facility, 7 or more clients	N	UP	UP	UP	UP	UP	24 hours; greater than 6 persons; non-medical care
Transitional and supportive housing	P	P	P	P	P	P	See definition at Section 25.239
Mobile Home Parks	UP	UP	UP	UP	UP	N	See density standards at Section 25.53

Source: Red Bluff Zoning Ordinance, 2024.
P = Permitted Use, Zoning Compliance Required N = Not Allowed in this Zoning District
UP = Use Permit Required
AUP = Administrative Use Permit Required

COMMERCIAL DISTRICTS	*C-1*	*C-2*	*C-3*	*FC*	*HC*	*EXAMPLES/NOTES*
Residential						
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	N	N	N	N	P	Pursuant to the requirements of Section 25.197
Dwelling, other than ground floor	N	N	N	N	UP	Single- and Multifamily All Permitted with Planned Development UP
Employee Housing - Small	N	N	N	N	N	See definition at Section 25.239
Transitional and supportive housing	N	N	N	N	N	See definition at Section 25.239
Residential Care Facility, 6 or less clients	N	N	N	N	N	24 hours; less than 7 persons; non-medical care
Residential Care Facility, 7 or more clients	N	N	N	N	N	24 hours; greater than 6 persons; non-medical care
Lodging houses	P	P	P	N	P	Less than 6 guest rooms Single-Room Occupancy

INDUSTRIAL DISTRICTS	*M-1*	*M-2*	*P-1*	*EXAMPLES/NOTES*
Residential				
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	Pursuant to the requirements of Section 25.197
Dwelling	UP	UP	N	Single-and Multifamily
Shelter, Temporary Homeless	UP	P	N	See definition at Section 25.239
Employee Housing - Small	N	N	N	See definition at Section 25.239
Transitional and supportive housing	N	N	N	See definition at Section 25.239
Residential Care Facility, 6 or less clients	N	N	N	24 hours; less than 7 persons; non-medical care
Residential Care Facility, 7 or more clients	N	N	N	24 hours; greater than 6 persons; non-medical care

Source: Red Bluff Zoning Ordinance, 2024
P = Permitted Use, Zoning Compliance Required N = Not Allowed in this Zoning District
UP = Use Permit Required
AUP = Administrative Use Permit Required
Note. While the Red Bluff Zoning Ordinance only specifically identifies SROs in Lodging houses, it should be noted that a number of motels or Inns
such as Crystal Motel, American Inn, and Classic Inn provide the same service.

Multifamily Rental Housing

The Zoning Ordinance allows multifamily development by right in the R-3, R-4, and HR zones. It also allows multifamily development with a Use Permit in the M-1 and M-2 zones and multifamily above the ground floor with a Use Permit in the HC zone.

Housing for Agricultural Employees

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up

to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No Conditional Use Permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8). Employee housing – Small (six persons or less in a single-family home) is allowed in all residential zones in Red Bluff. However, this use is not allowed in the commercial and industrial zones where residential is allowed. Program RC.1.1 is proposed to allow Employee Housing – Small in those zones in the same way that single-family residential is allowed.

Red Bluff doesn't have any agricultural zoning districts, so Health and Safety Code Section 17021.8 does not apply; however, Employee Housing – Large (which has the same size requirements as Health and Safety Code Section 17021.6 - Housing for employees consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household) is allowed with a Use Permit in all residential zones. The City's Zoning Ordinance does not constrain development of employee housing related to Government Code Section 17021.6.

Emergency Shelters

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters (classified as Temporary Homeless Shelters in the Red Bluff Zoning Ordinance) are allowed as a permitted use without a use permit or other discretionary approval. Assembly Bill (AB) 2339, passed in 2022 and in effect as of January 1, 2023, expands the requirements for allowing emergency shelters under State law to ensure sufficient space on sufficient sites in suitable locations are identified in each jurisdiction.

California Health and Safety Code Section 50801(e) and Government Code Section 65583(a)(4) define "emergency shelters" as:

> Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Emergency shelters include interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

The City of Red Bluff's Zoning Ordinance defines Temporary Homeless Shelters as:

> An accessory use to a legally operating church which may provide food and shelter to homeless persons for not more than 27 days in any 90-day period.

Temporary homeless shelters are allowed in the General Industrial (M-2) zoning district without discretionary review and in the Light Industrial (M-1) zoning district with a Use Permit. There are over 60 acres of vacant land on at least 23 parcels within Red Bluff city limits zoned M-2. All analyzed parcels are vacant. Many of the M-2 parcels are along Mill Street and have direct access to City infrastructure, public transit, and surrounding retail uses.

However, the M-2 zoning district does not allow residential uses. To ensure there are sufficient additional suitable locations for emergency shelters in zones that allow residential uses, the City has analyzed vacant sites in R-3 and R-4 zoning districts as candidate areas. Areas of the city in these two zoning districts are fairly spread out geographically presenting the opportunity to allow emergency shelters on sites meeting the suitability criteria listed further down in this section. There are over 77 acres of vacant land on at least eight parcels within Red Bluff city limits zoned R-3 and R-4 that are not part of the sites included in the RHNA sites inventory. Details are shown in Table 71.

TABLE 71
VACANT SITES IN R-3 AND R-4 ZONING DISTRICTS

ASSESSOR'S PARCEL NUMBER	*ACRES*
R-3	
035-022-22	39.3
035-022-19	21.0
035-022-09	14.9
041-031-15	0.23
041-031-13	0.21
R-3 Subtotal	75.64
R-4	
033-073-01	0.64
029-281-12	0.29
029-193-04	0.48
R-4 Subtotal	1.41
Total for both districts	77.05

The city had 198 persons without nighttime shelter as of the 2023 Point-in-Time (PIT) Count. However, with the completion of the PATH Navigation Center, 64 beds were provided in the city which can be assumed has addressed the need for some of the 198 persons. There is no maximum number of beds for shelters in Red Bluff. The City requires 125 square feet per bed in a shelter. However, Government Code Section 65583(a)(4)(I) requires a minimum of 200 square feet per person to meet the unsheltered need, so this standard was used in this analysis. To address the unsheltered need of 198 people, this would be a minimum of 39,600 square feet, or 0.9 acres, a number smaller than the number of vacant acres in the two zoning districts.

The City will amend the Zoning Ordinance to allow temporary homeless shelters without discretionary review on enough suitable parcels in these two zoning districts to address the 198-person need within one year of adoption of the Housing Element. The City will also revise the definition of Temporary Homeless Shelter in the Zoning Ordinance to comply with the definition in State law (see Program HD.1.10).

The additional sites where temporary homeless shelters are allowed without discretionary review will meet the following criteria:

- Sites must allow residential uses.
- Sites must be near amenities and services that serve people experiencing homelessness.
- Sites owned by the local government can be included if the analysis demonstrates that the sites will be made available for temporary homeless shelters during the planning period, are suitable for residential use, and are near amenities that serve people experiencing homelessness.

The City's development standards for temporary homeless shelters (see Zoning Ordinance Section 25.196-1) are:

1. The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed one per 125 square feet of floor area.
2. Off-street parking shall be provided based on one covered parking space for every six clients and one uncovered parking space for every employee on site at the same time.
3. The client waiting and/or intake areas shall be as follows:
    i. Interior intake and/or waiting areas for a facility with 14 or less beds shall be no less than 125 square feet, 15 or more beds shall be no less than 200 square feet.
    ii. Exterior intake and/or waiting area no less than 475 square feet for facilities with less than 28 beds shall be screened from public and/or private view with at least a six-foot fence, and an exterior intake and/or waiting area no less than 950 square feet for 29 or more bed facility shall be screened from public and/or private view with at least a six-foot fence.
4. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off-site may be eligible as an on-site manager(s). Said manager(s) shall be on-site 24 hours a day seven days a week and are required to be accompanied by supporting staff determined by the size and number of beds in the facility. However, at a minimum one manager on-site, and one supporting staff member shall be provided in each segregated populated sleeping section.
5. No emergency homeless shelter shall be located within 300 feet of another emergency homeless shelter that is or would be located on a separate lot or parcel.
6. No client shall be allowed to stay more than 240 consecutive days in a year or 300 overall days within any 12-month period of time.
7. Lighting shall be provided in all parking, exterior (outside) intake and/or waiting areas, outside common areas and along the periphery of the building and facility.
8. The emergency homeless shelter facility occupancy shall be secured behind a visual barrier that separates the facilities activities/operations and occupants from public and/or private view at all times with staff as outlined in division (3)(ii) above. All staff as outlined in division (4) above shall have cell phones on their person at all times while the emergency shelter is operating and/or occupied.

Some of the City's development standards for temporary homeless shelters are not compliant with State law because some of the City development standards are not consistent with the objective

standards allowed by State law, including those related to parking, minimum distance between shelters, and minimum square feet required per bed. Government Code Section 65583(a)(4) (SB 2) requires sufficient parking to accommodate all staff working in the emergency shelter provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone. Program HD-1.11 has been proposed to address changes to the Zoning Ordinance needed related to state emergency shelter law.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

The recently completed PATH Navigation Center that provides 64 beds. The City has not yet updated its Zoning Ordinance to define a Low-Barrier Navigation Center as housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing and to allow low-barrier navigation center development as a use by right in special purpose or commercial zoning districts permitting multifamily dwellings. Program RC.1.1 calls for these updates to the City's Zoning Ordinance.

Transitional Housing

While SB 2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." State law requires cities and counties to allow transitional and supportive housing in all zones that allow residential uses.

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines "transitional housing" and "transitional housing development" as:

> Buildings configured as rental housing developments, but 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.

The City of Red Bluff Zoning Ordinance defines transitional and supportive housing as:

> A residential use of property that shall be subject only to those restrictions, which apply to other residential dwellings of the same type in the same zone.

Government Code Section 65583.2 reads "transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located." Red Bluff's Zoning Ordinance permits transitional housing in all residential zones and it is not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single-family home, apartments) in the same zone in which the transitional housing is located.

Program RC.1.1 is proposed to allow transitional housing in commercial and industrial zones that allow residential development per the requirements of the Government Code detailed in the previous sentence. In addition, the City will update the definition of transitional housing in the Zoning Ordinance for consistency with current State law.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a portion of the housing is targeted to people who have risk factors, such as homelessness, or health challenges, such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished co-living apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

California Health and Safety Code Section 65582(f) defines "supportive housing" as:

> 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 tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community.

Government Code Section 6565 (a)) requires cities and counties to consider supportive housing as a residential use allowed in all zones that allow residential uses and mixed use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Additionally, supportive housing must be permitted by-right in multifamily, mixed-use, and nonresidential zones allowing multifamily.

Supportive housing is permitted in all residential zones and is not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single-family home, apartments) in the same

zone in which the supportive housing is located. Program RC.1.1 is proposed to allow supportive housing by-right in commercial and industrial zones that allow multifamily and mixed-use development. In addition, the City will update the definition of supportive housing in the Zoning Ordinance for consistency with current State law.

Residential Care Facilities/Group Homes

State law requires group residential facilities of six or few persons to be considered a single-family dwelling for the purpose of any law or zoning ordinance related to residential property use (California Health and Safety Code Sections 1267.8, 1566.3, 1568.08). Licensed care homes consisting of six or fewer individuals are allowed by right in all of the residential zones. However, these are not all the zones that allow single-family development; the M-1 and M-2 zones also allows single-family dwellings with a Use Permit. The Housing Element includes Program RC.1.1 to amend the Zoning Ordinance to allow residential care facilities for six persons or fewer in the M-1 and M-2 zones.

Residential care facilities with more than six individuals require the approval of a Use Permit in the R-1, R-2, R-3, R-4, and HR zones. They are not allowed in the RE zone, nor in other nonresidential zones that allow residential development. According to the Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, residential care facilities with seven or more must be allowed without a use permit. To ensure compliance with State law, the City has incorporated Program RC.1.1 to address this part of the statute.

Single-Room Occupancy Units

Single-room occupancy units (included in Red Bluff's Zoning Ordinance under the definition of Lodging Houses) can provide affordable housing for lower-income individuals, seniors, and persons with disabilities, and can serve as an entry point into the housing market for formerly homeless people. A single-room occupancy unit is usually small, between 200 and 350 square feet.

The City allows Lodging Houses as a permitted use without discretionary review in the R-4, C-1, C-2, C-3, and HC zones and with a Use Permit in the HR zone. The Red Bluff Zoning Ordinance defines Lodging House as:

> A building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise.

Program RC.1.1 is proposed to revise the definition of Lodging House or add a new definition of single-room occupancy unit for consistency with State law regarding single-room occupancy units.

Manufactured Homes and Mobile Home Parks

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be

subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: (1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or (2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361. Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. The City of Red Bluff's Zoning Ordinance defines mobile homes on a permanent foundation under the definition of "Single-family dwellings." Additionally, mobile home parks are allowed in the RE, R-1, R-2, R-3, and R-4 districts with a Use Permit. Red Bluff's Zoning Ordinance conforms to Government Code Section 69852.7.

Accessory Dwelling Units and Junior Accessory Dwelling Units

An ADU is an additional self-contained living unit, either attached to or detached from the primary residential unit. It has cooking, eating, sleeping, and sanitation facilities. JADUs are a smaller version of this type of unit that are built within an existing dwelling or accessory structure and can have more limited facilities provided. ADUs and JADUs can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. ADUs and JADUs can also provide supplemental income to the homeowner, allowing seniors to remain in their homes, or moderate-income families to afford houses.

To encourage establishment of ADUs and JADUs, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of ADUs/JADUs in, to allow ADUs /JADUs on lots where single-family or multifamily residential is allowed subject to ministerial approval ("by right") if they meet standards set out by law.

The City of Red Bluff meets State requirements for allowing ADUs and JADUs. The City of Red Bluff allows ADUs and JADUs as permitted uses in all zoning districts that allow residential development. The City las updated its ADU and JADU zoning requirements in Section 25.197 of the Zoning Ordinance in 2021. Program RC.1.1 commits the City to continue updating their ADU regulations to stay consistent with State law. In addition, Program HD.1.16 commits the City to promoting the development of ADUs as a housing type in the city.

8. Permit Processing

Typical Permits Required for Residential Development

Many of the City's review procedures are handled at the staff level. For example, Administrative Use Permits, Parcel Maps, and Lot Line Adjustments are conducted by the Planning staff.

The review process for Administrative Use Permits begins with a submittal to the Community Development Department in writing. An Administrative Use Permit is reviewed for compliance with

sanitation, noise attenuation, pedestrian and vehicular safety, light intrusion, aesthetics and site restoration standards appurtenant to the intended use, the surrounding land uses and the district for which the use is intended. If all identified impacts to the public health, welfare, and safety issues noted will be adequately addressed by project design, temporary operation or through applied conditions, the Community Development Director or designee approves and issues the Administrative Use Permit.

The review process for Use Permits begins with a submittal to the Community Development Department in writing. Applications for Use Permits are initially reviewed for completeness. Applications for Use Permits that are deemed complete shall initially be reviewed by the Technical Advisory Committee (TAC), which then recommends an environmental finding in accordance with CEQA and either approves, denies, or makes no recommendation to the Planning Commission. The Planning Commission then conducts a duly advertised public hearing on applications for a Use Permit. The findings of the Planning Commission are that the establishment, maintenance or operation of the proposed use:

1. Will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use; or
2. Will or will not, under the circumstances of the particular case, be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Program RC.1.1 calls for the City to review its Use Permit findings for objectivity and to revise them to be subjective if needed.

The review process for Planned Development Use Permits begins with an application to the Community Development Department in writing. Applications for Planned Development Use Permits are initially reviewed for completeness. Then, Planned Development Use Permits are reviewed by the TAC. The TAC recommends an environmental finding in accordance with CEQA and either approves, denies, or makes no recommendation to the Planning Commission. The TAC may also recommend conditions or design alternatives to mitigate or lessen any negative environmental, neighborhood, or other effects expected to result from the project or to ensure compliance with adopted standards. The Planning Commission then conducts a duly advertised public hearing on applications for the Planned Development Use Permit. For a Planned Development Use Permit, the Planning Commission must make the following findings:

1. The proposed location of the planned development is in accordance with the objectives of the Zoning Ordinance;
2. The proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public safety or welfare or materially injurious to properties or improvements in the vicinity;
3. The proposed planned development will comply with the applicable provisions of this article;
4. The standards of residential density, site area and dimensions, site coverage, yard spaces, structure heights, distances between structures, off-street parking, and loading and landscaped areas will produce an environment of stable and desirable character consistent with the

objectives of this chapter;

5. The combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

Permit Processing Timing

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs and interest payments. In regard to lower-income projects, the City's TAC approved a low-income project preference and streamlining policy that helps reduce costs, time, and project delays for all lower-income projects.

Single-family units and duplexes only require review by Red Bluff's Building Department, Planning Department, Fire Marshal, and Public Works Department. The City does not require that a project of this nature be presented to any review board or commission. When the City receives an application for the development of a single-family or duplex unit, the Building Department routes this application, including any submitted plans, to the City's various departments. No formal approval of these types of projects is required. If additional information is needed by the City, the Building Department requests this information from the applicant. Generally, building permits can be issued within 15 business days if not sooner, depending on the number of projects under review at the time of submission.

Multifamily projects, which consist of more than two dwelling units per lot on land already zoned for such use, require a slightly longer permit process. Again, this type of project is reviewed for completeness by Red Bluff's Planning Department, Building Department, Fire Marshal, and Public Works Department with no other review necessary by City regulatory boards or commissions. This review can typically be completed within four weeks, depending on the number of projects under consideration, and a building permit can be issued if construction documents were submitted concurrently with the Design Review application. Should a Negative Declaration be issued as a result of the environmental review process, the City's review period may be extended to approximately three to four months.

For projects requiring City Council and/or Planning Commission approval of Tentative Maps, Zone Changes, or other discretionary permits, average processing time is approximately 8-10 weeks is the project is exempt from CEQA and 16 weeks for projects that required a Negative Declaration or Mitigated Negative Declaration.

Occasionally, a project will require the preparation of an Environmental Impact Report (EIR) and the time required to secure approval may be up to one year. However, the majority of the housing projects that the City of Red Bluff reviews are single-family units, Categorically Exempt from CEQA, or multiple-family residential projects that require the issuance of a Negative Declaration. Red Bluff has not been involved in the preparation of an EIR for a residential project within the last five-year reporting period.

Based on recent building permit data, a typical length of time after planning approval is four to six weeks before submitting an application for a building permit.

The amount of time required to process permits in Red Bluff is not a constraint on the production of housing in the City. In fact, the time frames noted are considered very conducive to housing production. See Table 72 for City timelines for permit procedures.

TABLE 72
TIMELINES FOR PERMIT PROCEDURES

APPLICATION TYPE	*APPROXIMATE PROCESSING TIME (WEEKS)*	*APPROVAL BODY AND TYPICAL NUMBER OF HEARINGS*
Administrative Use Permit	2 weeks	Community Development Director - 0
Use Permit	6-8 weeks*	Technical Advisory Committee (TAC) - 0 Planning Commission – 1
Planned Development Use Permit	6-8 weeks*	Technical Advisory Committee (TAC) - 0 Planning Commission – 1
Variance	6-8 weeks	Planning Commission – 1 City Council – 1
Zoning Change/General Plan Amendment	10-12 weeks	City Council - 2
Lot Line Adjustment	4-6 weeks	Planning Department Staff – 0 City Council - 1
Parcel Map	6-8 weeks*	Planning Department Staff - 0
Subdivision Map	6-8 weeks*	Planning Commission - 2

Source: City of Red Bluff, 2024. * - Timeline assumes Cat Ex from CEQA. If CEQA review is required, depending on level of CEQA analysis may extend timeline by an additional 4-6 weeks. If EIR is required, timelines may be up to 12 months.

9. Housing for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities. The City must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The City has proposed policies and programs to comply with the State requirement. 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 (see Programs RC.1.1 and RC.1.3).

Any rehabilitation project in the City of Red Bluff that uses CDBG funds is required to meet the standards set forth by the ADA. The City also has special provisions for parking for citizens with disabilities. The provisions can be found in Chapter 13, Article VI, of the Red Bluff City Code and Ordinance No. 853, which modifies the City Code to provide better services. Additional analysis of current regulations and practices is included in Table 73. The analysis in Table 73 is based on guidance for constraints analysis developed by the HCD. The City defines family as "one or more persons occupying a housing unit and living as a single housekeeping unit." As shown, the definition of family

is not specified as blood-related individuals and therefore is not considered a constraint to the development of housing for persons with disabilities.

TABLE 73
ANALYSIS OF CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

QUESTION	*ANSWER*
Overarching and General	
Does the City of Red Bluff have a process for persons with disabilities to make requests for reasonable accommodation?	The City of Red Bluff staff accommodates reasonable needs as allowed in City or State codes through the Red Bluff Building Permit Process. Typical accommodations below the building permit threshold such as ramps, stairs, etc. receives administrative over-the-counter approval. In the event the need cannot be reasonably accommodated at the staff level, an appeal may be filed on local construction standards to the City Council. The City has not yet adopted a reasonable accommodation procedure in the Zoning Ordinance. Program RC.1.3 proposes this change to the Zoning Ordinance to comply with State law. Also, the City refers complaints to the City attorney, the California Department of Fair Employment and Housing, and the U.S. Department Housing and Urban Development, Office of Fair Housing and Equal opportunity.
Has the City made efforts to remove constraints on housing for persons with disabilities?	In addition to the analysis here, the City reviews land use regulations and practices periodically for compliance with fair housing laws.
Does the City make information available about requesting reasonable accommodations?	The City places, in the front office public lobby and on meeting agendas, information relating to making requests for reasonable accommodations.
Zoning and Land Use	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis here, the City reviews land use regulations and practices periodically 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 25, CCR, California Building Code, Ch 11A & B, and Ch 34 for Historic properties). 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.
Does the locality restrict the siting of group homes?	Yes, group homes, defined as transitional and supportive housing and residential care home group homes, are not allowed in the commercial and industrial districts in the city. However, the City is proposing Program RC.1.1 to address changes needed regarding how these uses are allowed and defined to comply with current State law.
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	Group homes, defined as transitional and supportive housing and residential care homes of 6 or less persons are permitted by right in all residential zones in the city. Residential Care Facilities (RCF) with over 6 are allowed in all residential districts (except Rural Estate, RE) with a UP. The City is proposing Program RC.1.1 to address changes needed regarding how these uses are allowed and defined to comply with current State law.

QUESTION	*ANSWER*
Does the City have occupancy standards in the zoning ordinance that apply specifically to unrelated adults and not to families?	No. While the City uses the term "single-family" when referring to housing types, the City defines a family as: "One or more persons occupying a housing unit and living as a single housekeeping unit." As shown, the definition of family is not related to blood-related individuals.
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 made to the City Building Department. The City has adopted the State Building Code administered by the City Building Department. No local amendments affect disabled access.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes. See above.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	The City does require a UP for group homes of more than six persons. However, the City is proposing Program RC.1.1 to address changes needed regarding how this use is allowed to comply with current State law.
What kind of community input does the City allow for approval of group homes?	Anyone may comment to City staff. However, as transitional and supportive housing and residential care homes of 6 or less persons are permitted by right, these types of facilities are not public noticed. In addition, since these uses are permitted by right, public input cannot result in the denial of a facility. For a facility greater than 6 persons, a public notice is required as a part of the UP process. Both the Planning Commission and City Council accept general comments at the beginning of each meeting. The City is proposing Program RC.1.1 to address changes needed regarding how these uses are allowed and defined to comply with current State law.
Does the City have particular conditions for group homes that will be providing services on- site?	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 California Building Code (CBC)?	Yes. The City has adopted the 2022 California Building Standards Code, including the Building Code. These codes are based on the CBC. No local amendments affect disabled access.
Has the City adopted any universal design element into the code?	No, with the exception of required ADA standards. The City has design guidelines for residential development; however, these are suggestions to provide the developer information on what the City would like to developer to consider when designing their project. These guidelines are not required.
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 Department expedites permit processing and code enforcement for individuals with disabilities. However, the City has not yet adopted a reasonable accommodation procedure in the Zoning Ordinance.

10. Service and Facility Infrastructure

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. Information about the adequacy of public services and facilities is presented below.

Wastewater Collection and Treatment

The wastewater collection sewer system conveys all wastewater generated in the city boundary to the treatment plant operated by the City. The current design capacity for the City's wastewater treatment facility is 2.5 million gallons per day (MGD), which could accommodate approximately 4,500 new housing units. New development is subject to payment of impact fees that will be used to provide collection system and treatment facility enhancements.

Water Service

Water for the City of Red Bluff is derived from groundwater sources and is supplied to the distribution system by 11 wells, with a total pumping capacity ranging from 600 to 2,500 gallons per minute. The distribution system includes about 96 miles of distribution mains. The current design capacity of the City's water system is 8.14 MGD, which is adequate to meet any anticipated population growth beyond the current 14,710 persons served. New development is subject to payment of development impact fees that will be used to provide new wells to supplement the public water system.

Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the city over the current planning period. The projected housing production in the city is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Red Bluff. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection are not constraints on the production of housing in the city.

School Facilities

With the assessment of school mitigation fees on all new developments, the Red Bluff 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 $3.79 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. However, this is a school district fee determined and approved by the district and the City has no control of the fee amount.

Basic Infrastructure

At present, most of the vacant residentially designated land in the City of Red Bluff is in proximity to required infrastructure systems (e.g., streets, water and sewer mains, gas and electrical distribution systems). Required improvements may include the extension of roadways, mains, and laterals onto

the sites and hookups to the service lines depending on location. Since the vast majority of basic infrastructure is in place in the city, this is not considered a constraint to the production of housing. Developers are required to pay their fair share to extend basic infrastructure to their site if unavailable at the time of construction.

Dry Utilities

The City coordinates with dry utilities providers during project entitlement and building permit process to ensure the provision of these utilities. Dry utilities include PG&E for electricity and natural gas; Comcast/Infinity for cable TV and internet; and Direct TV, Dish Network, and Spectrum for satellite service. The City revises this coordination, as necessary, when new or discounted services are established.

VIII. OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising housing costs. Energy-related housing costs can directly affect the affordability of housing. The use of individual solar energy arrays in the city has increased substantially over the past few years. The City actively promotes the use of solar energy by allowing this use in all zoning districts in the city and providing minimal application processing time and cost. Energy-related costs could directly impact the affordability of housing in Red Bluff and 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 nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit 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. As part of Implementation Measure EC-1.1, 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. A new bonus category has been added to the Notice of Funding Availability (NOFA) 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.

IX. QUANTIFIED OBJECTIVES

A. Quantified Objectives

State law requires Housing Elements to include quantified objectives, where appropriate. While the City will strive to meet the objectives identified in this element, achieving them is often dependent on resources that are outside the control of the City. The City will do all it can to seek necessary resources. Table 74 represents the City's overall objectives based on income categories.

TABLE 74
QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2024-2029

INCOME CATEGORY	*UNITS CITY EXPECTS TO BE CONSTRUCTED BY 2029*[1]	*UNITS CITY EXPECTS TO BE REHABILITATED BY 2029*[2]	*UNITS CITY EXPECTS TO BE CONSERVED/ PRESERVED BY 2029*[3]
Extremely Low	45	18	12
Very Low	46	18	102
Low	59	22	87
Moderate	59	16	2
Above Moderate	189	16	2
TOTAL	**398**	**90**	**205**

Source: HCD 7th Cycle Data Package.

Notes:

1. Corresponds to the City's RHNA.
2. Corresponds to objectives in Programs MI.1.1 and MI.1.2
3. Corresponds to the at-risk affordable assisted units in the city (see Table 23 and Program AH.1.2) and objectives from Programs HD.1.6 and EC.1.1

X. HOUSING GOALS, POLICIES, AND PROGRAMS

A. Introduction

This section of the element sets forth the City's goals, policies, programs, and quantified objectives relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing in Red Bluff and represent the ends to which housing efforts and resources are directed. Policy statements are even more specific and provide well-defined guidelines for decision-making. Programs are the actions the City is committing to take to implement the goals and policies. Objectives are more specific and, in this case, quantified statements that gives guidance to and allow for later evaluation of housing programs.

The proper basis for any plan of action is a well-integrated set of goals. The Red Bluff City Council adopted a series of formal housing goals in 2009. These goals were retained and modified in 2014-2019 and 2019-2024 elements and have been further modified as needed for this 2024-2029 element, while the supporting objectives and policies have been revised and augmented as necessary. As required by State law, this section provides the following information to describe a program and how and when it will be implemented:

1. Brief statement of program, including specific City actions that will be taken to implement program.

City department or agency responsible for implementation. It should be noted that the City department or agency listed is expected to take some lead role toward 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.

Financing or funding source. The availability of funding resources is often beyond the control of the City. If resources prove not to be available, implementation of some programs and achievement of objectives may not be feasible.

B. Housing Development (HD)

The following section describes the City's strategy for meeting the housing development needs of its existing and future residents. There are many factors outside the City's control that constrain the development of housing, especially housing affordable to low- and very low-income households, as discussed in the Constraints section. This section describes the City's policies for addressing those constraints that are within the City's control to promote development of sufficient housing to meet the needs of all Red Bluff residents.

Because State and federal subsidies available to assist households are very limited, efforts to meet the needs of low- and very low-income households will often involve local programs and the use of highly constrained local sources of funding. The City does not generally build housing itself but relies on the private market to meet housing needs. Many programs therefore focus on providing incentives to the private and nonprofit home building industry to meet housing needs.

C. Goals for the Development of Housing (HD)

Goal HD.1. Provide a sufficient number of affordable housing units to meet the needs of current Red Bluff residents, provide a fair share of the market area housing needs, and attempt to achieve the HCD Regional Housing Needs Allocation goal of 398 units for the 2024-2029 planning period.

Goal HD.2. Provide a variety of housing types by tenure and price in all residential areas, compatible with the character of the area.

D. Policies for the Development of Housing (HD)

Policy HD.1. Continue to maintain a sufficient supply of land designated for residential development to meet the quantified housing need of 398 units for the 2024 to 2029 planning period.

Policy HD.2. Seek to maintain a sufficient supply of land for medium- and higher-density housing, consistent with preservation of neighborhood character, environmental constraints, and other goals of this General Plan.

Policy HD.3. Recognize Red Bluff's housing needs (i.e., population growth needs, employment needs, and regional housing needs) when considering nonresidential development proposals.

Policy HD.4. Use the Planned Development regulations to refine land use policies and promote design flexibility for residential developments, particularly for those in unique settings.

Policy HD.5. Support plans and programs for well-designed lower-income housing developments in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities.

Policy HD.6. Make maximum use of public and private resources to help meet identified housing needs.

Policy HD.7. Promote the use of density bonuses as established by Assembly Bill 1866 (Government Code Section 65915 et seq.) to meet identified housing needs.

Policy HD.8. To the degree feasible, balance employment opportunities with the provision of housing and promote housing types that meet the needs of the workforce in Red Bluff.

Policy HD.9. Allow for an increase in the supply of housing by permitting residential development in commercial areas as a mixed use and as a separate use when the design and location are appropriate.

Policy HD.10. Support the provision of childcare facilities for working parents. Safe, economical childcare indirectly helps low- and moderate-income parents afford housing.

Policy HD.11. Support the provision of residential care facilities as allowed under State law.

Policy HD.12. The City will establish a mechanism to ensure the disbursement of a portion of the Community Development Block Grant funds complements the goals, policies, and programs of the Housing Element.

E. Programs for the Development of Housing

HD.1.1 Program Statement: Monitor the supply of vacant land within the City limits through the use of the Land Use/Vacant Land Inventory Program.

Objective: Maintain a sufficient supply of land designated for residential development to meet the City's share of the regional housing need.

Responsible Agency: Building and Planning Departments
Financing: City funding for staff time
Time Frame: Ongoing

HD.1.2 Program Statement: Utilize State and federal assistance to the fullest extent possible to develop housing affordable to extremely low-income households, lower-income housing for families and large households, including farmworkers and persons with developmental disabilities. Identify funding opportunities at least annually and provide technical assistance on applications, as needed.

Objective: Assist in the development of 15 affordable housing units to meet the needs of current Red Bluff special housing needs residents.

Geographic Targeting: To promote housing mobility, target the affordable units in areas of higher-opportunity, such as the northern portion of the city.
Responsible Agency: Building and Planning Departments and Developer
Financing: Federal, State programs, city funding for staff time
Time Frame: Distribute NOFAs annually

HD.1.3 Program Statement: Assist in identifying location of sites for possible acquisition by an affordable housing developer for assisted housing for large families and housing for formerly homeless persons, and/or sites that could be considered for dormitory-style housing for migrant workers. Promote a variety of design options for these developments, including sufficient soundproofing in housing that serves formerly homeless individuals.

Objective: Support plans for well-designed lower-income housing developments in higher-opportunity areas and convenient to public transportation, shopping, recreation, and other community facilities. Target 25 units.

Responsible Agency: Building and Planning Departments
Financing: City funding for staff time
Time Frame: Annually

HD.1.4 Program Statement: Assist in the development of affordable housing by continuing to promote self-help housing development in the city. Self-help housing is a Rural Housing Service funded housing program where future owner/residents provides labor towards the development of the units and/or assists in sharing the cost of building the units.

Objective: Support plans and programs for two well-designed lower-income housing developments in higher-opportunity areas and convenient to public transportation, shopping, recreation, and other community facilities.

Responsible Agency: Building and Planning Departments
Financing: Possible sources of funding include State Pre-Development loans, and available State or federal funding sources.
Time Frame: Annually coordinate with Self-Help Home Improvement Project (SHHIP) to identify incentives or technical assistance needs for development.

HD.1.5 Program Statement: Continue the City's Technical Advisory Committee (TAC) process aimed at increasing the supply of privately produced rental and ownership housing in a manner which may be more affordable to the end consumer. The program includes disbursement of information through brochures, advertising, workshops, and meetings to affordable housing developers, appropriate agencies, and other interested parties. Information to be disbursed also relates to State and federal housing finance/funding programs; Housing Element programs; providing assistance with identification of sites; and existing Zoning Ordinance incentives for affordable housing, including density bonuses, ADUs, reduced single-family lot sizes, reduced parking for seniors, reduced fees and setbacks on sites or areas of the city considered ideal for high-density housing.

In addition, the City will encourage, and partner with, developers on applying for State and federal low-interest rate tax allocation credits. The City Council will also continue to refer local developers to the appropriate agencies with any available information on government programs.

Objective: Make maximum use of public and private resources to help meet identified housing needs. Provide direct assistance to create 50 units throughout the planning period.

Responsible Agency: Building and Planning Departments and City Council
Financing: City funding for staff time, CDBG, HOME, USDA, LIHTC, CHFA, Other HCD Funds, etc.
Time Frame: The City will update the schedule of potential NOFAs by June 30, 2026, and apply or support applications annually and provide development services as needed.

HD.1.6 Program Statement: Continue to utilize to the fullest extent possible, available federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Tehama County Housing Authority, in partnership with the Plumas County Community Development Commission, will provide information to residents on the use of any new housing assistance programs that become available. In addition, the City will reach out to property owners regarding increasing the use of vouchers. More broadly, the City will continue to encourage the use of USDA, HUD, and other programs to maximize participation of low-income multifamily housing owners and local residents in various rental assistance programs.

Objective: Make maximum use of public and private resources to help meet identified housing needs. Increase the use of vouchers by 25 units with 15 located in higher-income areas.

Geographic Targeting: Citywide, with an emphasis in higher-income neighborhoods such as The Britt, Forward Addition, Highland Bluffs, and South James.
Responsible Agency: Tehama County Housing Authority and Plumas County Community Development Commission.
Financing: Section 8 existing, CDBG, HOME, USA, LIHTC, and other State programs (Housing Assistance Program).
Time Frame: Outreach to property owners at least every other year.

HD.1.7 Program Statement: Continue to support the emergency housing programs operated by Tehama County, PATH, and other community organizations that provide emergency shelter for battered women and their children and support the provision of emergency and transitional housing for those experiencing homelessness. The City will continue to support efforts to acquire funding and other low-cost innovative methods to maximize opportunities through available State and federal programs.

Objective: Support plans and programs for emergency housing in areas appropriate to the needs of the population served, targeting ensuring zoning is in place and using existing facilities and planning for new facilities (emergency and/or supportive housing) to accommodate 198 community members

experiencing homelessness in areas in close proximity to transportation and services.

Responsible Agency: Building and Planning Departments
Financing: CDBG and other City, State, and federal funds
Time Frame: Annually review funding opportunities

HD.1.8 Program Statement: Although annexations are not part of the site strategy to meet the RHNA, the City will work in close cooperation with Tehama County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas.

Objective: Ensure that new development outside city limits does not adversely impact the character of existing neighborhoods in the city.

Responsible Agency: Building and Planning Departments
Financing: City funding for staff time
Time Frame: As development occurs

HD.1.9 Program Statement: Work closely with qualified developers of new multifamily housing that include smaller, affordable studio to two-bedroom units. The City will offer expedited review process and technical assistance for projects that include affordable studio to two-bedroom units.

Objective: Support plans and programs for well-designed lower-income housing development in areas appropriate to the needs and desires of the constituent population and convenient to public transportation, shopping, recreation, and other community facilities. Target development of at least 10 affordable units, at least 5 of which will be in the southern portion of the city.

Geographic Targeting: Southern portion of the city
Responsible Agency: Building and Planning Departments
Financing: City funding for staff time
Time Frame: Ongoing

HD.1.10 Program Statement: The City will revise standards for emergency shelters (termed Temporary Homeless Shelters in Red Bluff) in the Zoning Ordinance as follows:

- Revise minimum square footage to accommodate persons experiencing homelessness to 200 square feet per person.
- Align parking standards with Assembly Bill 139 (2019) to ensure parking standards do not exceed what is needed to accommodate staff working at the shelter.

- Proximity standards for emergency shelters are not required to be more than 300 feet apart, in alignment with State law.
- Ensure consistency of terminology for this use in the Zoning Ordinance.

In addition, the City will update emergency shelter regulations consistent with AB 2339, including amending the definition of emergency shelter in the City's Zoning Ordinance (revising the City's current definition of Temporary Homeless Shelter) to comply with the definition in State law. Furthermore, the City will amend the Zoning Ordinance to allow emergency shelters without discretionary review (by right – without conditional or other discretionary permit) in additional zoning districts that allow residential uses, is in proximity to transportation and services, with appropriate development standards, and contains sufficient capacity per capacity analysis required by State law, to address the 198-person unsheltered need in the city. This use will be allowed without discretionary review in one or both of the following zoning districts:

- R-3 (Neighborhood Apartments Districts)
- R-4 (General Apartments Districts)

Objective: Expand opportunities for emergency shelter construction and fully comply with applicable State housing law.

Responsible Agency: Planning Department
Financing: City funding for staff time
Time Frame: Within one year of Housing Element adoption

HD.1.11 Program Statement: The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Objective: Assist in the production of housing by clearly defining the City's procedures for streamlining qualified housing projects. Facilitate the development of 20 units of housing affordable to lower-income households to promote housing mobility, including 10 in the higher-resource areas on the north side of the city.

Responsible Agency: Planning Department
Financing: City funding for staff time
Time Frame: Policy/procedure shall be completed by June 30, 2027

HD.1.12 Program Statement: The City will revise Municipal Code Section 25.199 Density Bonuses to require replacement housing units subject to the requirements of Government Code, Section 65915 (c)(3) when any

new development (residential, mixed-use, or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power
- Occupied by low- or very low-income households

Objective: To mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Responsible Agency: Planning Department, City Council
Financing: City funding for staff time
Time Frame: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed. The City Code revision shall be adopted by June 2027.

HD.1.13 Program Statement: The City will encourage land divisions and specific plans resulting in parcels sizes that facilitate residential development, including multifamily developments affordable to lower-income households, considering State, federal, and local financing programs. The City will offer the following incentives for the development of affordable housing, including, but not limited to, priority to processing subdivision maps that include affordable housing units, expedited review for the parcellation of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special-needs housing on a case-by-case basis.

Objective: Provide adequate parcel sizes to promote affordable housing development.

Responsible Agency: Planning Department, City Council
Financing: City funding for staff time

Time Frame: Ongoing, as projects are submitted

HD.1.14 Program Statement: The City will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower-income households pursuant to Government Code Section 65589.7 by June 30, 2026.

Objective: Promote affordable housing development by prioritizing City water and sewer services.

Responsible Agency: Planning Department, City Council
Financing: City funding for staff time
Time Frame: Establish written procedures by June 30, 2026

HD.1.15 Program Statement: The City is using two vacant sites identified in the 5th and 6th Cycle Housing Element as suitable for lower-income units to address the City's RHNA allocation. Per Government Code Section 65583.2(c), to continue to include these parcels in that portion of the land inventory for the 7th Cycle Housing Element, the City will commit to update all required Zoning Ordinance and General Plan provisions to allow for projects that have at least 20 percent affordable units without discretionary review or "by-right" (Government Code Section 65583.2(i)).

Objective: Comply with State Housing Element law regarding reuse sites and make 131 lower-income units and 88 moderate-income units available.

Responsible Agency: Planning Department, City Council
Financing: City funding for staff time
Time Frame: Implement immediately upon adoption of the Housing Element, formalize in Zoning Ordinance and General Plan by June 30, 2027.

HD.1.16 Program Statement: The City will encourage the construction of ADUs throughout the city through the following actions:

- Encourage developers, as projects are proposed, to design floor plans for all new market-rate residential units to accommodate future conversions to ADUs/JADUs.
- Continue to make pre-approved ADU plans available during the planning period.
- By June 2026, identify suitable incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU (for ADUs larger than 750 square feet).

- Promote housing mobility by conducting outreach related to ADUs and create incentives to build them in higher-opportunity areas and areas in close proximity to resources.

Objective: Facilitate the development of five ADUs or JADUs, including two lower- and one moderate income ADU/JADU by 2029, prioritizing higher-resourced and new development areas.

Responsible Agency: Planning Department, City Council
Financing: City funding for staff time, State and federal funding
Time Frame: Identify incentives by 2026, ongoing conversations with developers as projects are being processed

F. Energy and Conservation (EC)

Increases in the price of energy affect the costs of providing comfortable shelter. Increased energy efficiency can assist in reducing the cost of shelter. Provision of housing in proximity to jobs reduces the need for the use of energy, thereby reducing the overall cost of living.

The energy conservation section of the Conservation Element of the General Plan discusses current State law regarding passive and natural hearing and cooling systems in subdivisions, solar shade control, as well as Title 24 energy standard for residential buildings. Energy policies support alternative and efficient transportation systems, reduction of energy consumption in buildings through design and proper landscaping, and implementation of other energy conservation techniques. The combination of energy-efficient building practices, solar, and landscaping can provide aesthetic benefits, as well as improve the air quality of the local environment while also reducing the thermal heat island put off by uncovered radiating streetscapes.

G. Goal for Energy Conservation (EC)

Goal EC.1. Ensure increased energy self-sufficiency through use of energy conservation measures in all homes, including low- and moderate-income housing.

H. Policies for Energy Conservation (EC)

Policy EC.1. Promote the use of energy conservation measures in the development of all housing, but especially in housing for low- and moderate-income households.

Policy EC.2. Promote opportunities for use of solar energy by encouraging solar access on all properties to be developed in the future.

I. Programs for Energy Conservation (EC)

EC.1.1 Program Statement: Promote and encourage the "weatherization" program operated by the local Self-Help Home Improvement Agency (SHHIP) and funded by the Pacific Gas and Electric Company (PG&E).

Objectives: Decrease the energy demand associated with residential development. Target of 10 homes weatherized.

Responsible Agency: Finance and Planning Departments
Financing: PG&E, State of California Department of Energy
Time Frame: Ongoing

EC.1.2 Program Statement: Promote and encourage tree planting to provide shade cooling in summer and the use of groundcover in new developments in lieu of concrete, rock, or asphalt. The City shall continue to emphasize and promote tree planting of streetscapes every 30 feet on center, as indicated in the City's Design Review Guidelines, Section H, Landscaping #9, for new streets and encourage replacement of those trees when unforeseen circumstances require their removal.

Objective: Decrease the energy demand associated with residential development and minimize passive solar gain during the summer months to reduce the energy consumption associated with air conditioning.

Responsible Agency: Building and Planning Departments
Financing: City funding for staff time
Time Frame: Ongoing

EC.1.3 Program Statement: The City shall obtain and keep on record the PG&E Solar program coordinator contact information for public distribution.

Objective: Decrease the energy demand associated with residential development.

Responsible Agency: Building and Planning Departments
Financing: PG&E State and Federal rebate programs
Time Frame: Ongoing

J. Maintenance and Improvement of Existing Housing (MI)

State housing law requires Housing Elements to establish programs for the "improvement of housing."

The major source of new housing for future residents and especially low- and moderate-income residents is turnover in the existing housing stock. Maintenance of that stock is therefore not only important to the character and quality of each neighborhood and the City as a whole, but also an important strategy for retaining a sufficient supply of good-quality housing for low- and moderate-income households. Programs that assist qualified property owners to maintain property or rehabilitate dilapidated property is a relatively low cost means to maintain and expand the stock of relatively affordable housing.

The City currently operates a CDBG housing rehabilitation program designed to maintain and improve the existing housing stock in the City of Red Bluff. These activities include public outreach to encourage energy conservation in existing dwellings and follow-up for any housing discrimination complaints. In the following section, the City proposes to continue most past activities and has included additional detail on the implementation measures to achieve the goal of maintaining and improving existing housing.

K. Goal for the Maintenance and Improvement of Housing (MI)

Goal MI.1. Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded and that dilapidated housing that cannot be improved is replaced.

L. Policies for the Maintenance and Improvement of Housing (MI)

Policy MI.1. Continue to utilize available federal and State housing subsidies to the fullest extent possible to assist low- and moderate-income households and owners of housing available to low- and moderate-income tenants to maintain and rehabilitate homes and apartments.

Policy MI.2. Continue to enforce the Housing and Fire Prevention Codes and the Health and Safety Regulations.

M. Programs for the Maintenance and Improvement of Housing (MI)

MI.1.1 Program Statement: Continue the rehabilitation of substandard residential units using available subsides for lower-income residents. Continue to make information available to residents regarding home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through an outreach program, which could include distribution of brochures, push notifications, and canvassing of target neighborhoods.

Objective: Ensure that the quality, safety, affordability, and livability of the housing stock in the City of Red Bluff is continually maintained or upgraded. Target 10 units rehabilitated throughout the planning period.

Geographic Targeting: Northern portions of the city
Responsible Agency: Building, Planning, and Finance Departments
Financing: CDBG, California Housing Rehabilitation Program for Owner-Occupied Housing (CHRP-O), or any suitable State, federal, or privately funded program.
Time Frame: Establish outreach program by June 30, 2026.

MI.1.2 Program Statement: Continue code enforcement of the Housing and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments. Inspect 80 units annually, with a target of

prioritizing at least 50 percent in the areas with high potential need for rehabilitation. In conjunction with Program MI1.1, refer enforcement cases to rehabilitation resources.

Objective: To ensure that all new and existing housing meets State building and safety regulations and provides a healthy and safe environment for city residents.

Responsible Agency: Building Department, Fire Department
Financing: City funds
Time Frame: Ongoing

N. Removing Constraints (RC)

Governmental and nongovernmental constraints, such as land-use controls, building codes, permit fees and exactions, permit procedures and processes, and site improvements can hinder a jurisdiction's ability to provide affordable housing for all income groups. An important factor in retaining the character of a given community, while maintaining the existing and future housing stock at an affordable level, is to mitigate or remove governmental and nongovernmental constraints. The City recognizes this need and addresses this issue in the following policies and programs.

O. Goals for Removing Constraints (RC)

Goal RC.1. Remove or eliminate governmental constraints on the maintenance, improvement, and development of housing, where appropriate and legally possible.

Goal RC.2. Mitigate nongovernmental constraints on the maintenance, improvement, and development of housing to the extent possible.

P. Policies for Removing Constraints (RC)

Policy RC.1. Periodically reexamine local building codes and Zoning Ordinance, in light of technological advances and changing public attitude for possible amendments to reduce housing construction costs, without sacrificing basic health and safety considerations.

Policy RC.2. Continue to charge development fees that do not unreasonably contribute to the cost of housing.

Policy RC.3. Encourage the removal of governmental constraints on the maintenance, improvement, and development of affordable housing, where appropriate and legally possible, to assist citizens with special needs, such as seniors and persons with disabilities.

Q. Programs for Removing Constraints (RC)

RC.1.1 Program Statement: Amend the Zoning Ordinance as follows:

- Low-Barrier Navigation Center (LBNC) (AB 101):
  - Define LBNC in the City's Zoning Ordinance.

- Allow LBNCs by-right in all zones where mixed-use is permitted and nonresidential zones where multifamily uses are permitted, including special purpose and/or commercial zoning districts.

- Transitional Housing (SB 2)
  - Allow transitional housing in commercial and industrial zones that allow residential development.
  - Update the City's definition of transitional housing in the Zoning Ordinance for consistency with current State law.

- Supportive Housing (SB 2 and AB 2162)
  - Allow supportive housing by right in commercial and industrial zones that allow multifamily and mixed-use development.
  - Update the City's definition of supportive housing in the Zoning Ordinance for consistency with current State law.

- Residential Care Facilities (Health & Safety Code Sections 1566.3, 1569.85, and 11834.23)
  - Allow residential care facilities for six or fewer persons, regardless of licensing, in the M-1 and M-2 zones. Update definition of this use in the Zoning Ordinance as needed to clarify how this use is allowed.
  - Allow residential care facilities for seven or more persons without a use permit, similar to other uses of the same type in the same zone.

- Single-Room Occupancy (AB 2634)
  - Revise the existing definition of Lodging House or add a new definition of single-room occupancy unit for consistency with State law regarding single-room occupancy units and to address the needs of extremely low-income households.

- Accessory Dwelling Units (Government Code Sections 66310 – 66342)
  - Continue to update the City's ADU ordinance to stay consistent with State ADU law. Update by the end of 2026 and review again by the end of 2028 and make additional updates if needed for consistency with State ADU law.

- Employee Housing (Health and Safety Code Section 17021.5)
  - Allow "Employee Housing – Small" in commercial and industrial zones where single-family residential is allowed.

- Use Permit Findings (Government Code 65583)
  - The City will review the Use Permit (UP) findings and revise them for objectivity, if needed.

Objective: Ensure compliance with State housing laws.

Responsible Agency: Building and Planning Departments, City Council
Financing: Department budget
Time Frame: Complete updates to ADU Ordinance by December 31, 2025, and review and update again (if needed for consistency with State law) by December 31, 2027. Complete all other Zoning Ordinance amendments by June 30, 2027.

RC.1.2 Program Statement: Periodically reexamine the Zoning Ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations and review local development fees to ensure those do not become a constraint on housing production.

Objective: Ensure development fees do not unreasonably contribute to the cost of housing.

Responsible Agency: Building and Planning Departments
Financing: Department budget, City funding for staff time; possible CDBG Technical Assistance Grant
Time Frame: Beginning in 2025, review fees every other year

RC.1.3 Program Statement: Evaluate zoning and land use regulations on an annual basis for ADA and fair housing compliance. The City will specifically establish the formal reasonable accommodation process in the City's Zoning Ordinance, and that the maintenance and improvement of housing for persons with disabilities, including minimizing public hearings and relaxing decision-making criteria are consistent with fair housing regulations.

Objective: Remove governmental constraints on the maintenance, improvement, and development of housing, where appropriate and legally possible, to assist citizens with special needs, such as the seniors and persons with disabilities.

Responsible Agency: Planning Department
Financing: Department budget, City funding for staff time

Time Frame: Adopt and implement reasonable accommodation procedure by June 30, 2027

R. Retention of Existing Affordable Housing (AH)

It is generally much less expensive to conserve and retain existing affordable housing stock than to build new housing and seek to make it affordable to low- and very low-income residents. Existing affordable housing can be lost in many ways, including lack of maintenance, conversion from rental housing to ownership (e.g., condominium conversion), by conversion from residential to commercial uses, and by "upgrading" an existing affordable housing unit to the degree that it is no longer affordable. The loss of existing affordable housing can be mitigated to some degree through City actions. For example, the City already has a condominium conversion ordinance and programs to reduce the cost of maintenance to qualified households. While "upgrading" an existing unit is often desirable, there are means available to ensure that some smaller, more affordable units are conserved.

S. Goal for Retention of Existing Affordable Housing

Goal AH.1. Retain and conserve the existing supply of high-quality housing affordable to low- and moderate-income households.

T. Policies for Retention of Existing Affordable Housing (AH)

Policy AH.1. Support a mixture of residential and commercial uses in such a way that existing residences can be retained where they are compatible in the downtown area.

Policy AH.2. Continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.

Policy AH.3. Strongly encourage the retention of existing subsidized affordable housing and intervene, when necessary and feasible, to preserve such housing.

U. Programs for Retention of Existing Affordable Housing (AH)

AH.1.1 Program Statement: Deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than 3 percent, defined as a "severe housing shortage." If the vacancy factor is more than 3 percent, the City may allow conversion of one-half the total number of rental units built that year to condominium units.

Objective: Retain and conserve the existing supply of high-quality housing affordable to low- and moderate-income households to prevent displacement of five households during the planning period.

Responsible Agency: Building and Planning Departments, City Attorney
Financing: City funds for staff time
Time Frame: Ongoing

AH.1.2 Program Statement:	Provide and maintain a monitoring system with local nonprofit housing development organizations to preserve assisted housing units that are eligible to be converted to market-rate units in response to the expiration of assisted housing regulatory agreements with State and federal housing agencies. Proactively encourage affordable multifamily housing owners to retain and renew their USDA, HUD, and other Rental Assistance Program contracts to preserve existing affordable housing in the city. Distribute Notices of Funding Availability to owners; assist with preparation of funding applications; and promote public recognition with City Council Proclamations of Appreciation, distribution of positive press releases, and assistance publicizing and City Council and City staff attendance at "open house" for newly funded facilities.
Objective:	Retain and conserve 170 units currently "at-risk" of converting to non-lower-income uses.
Responsible Agency:	Building, Planning, and Finance Departments
Financing:	Department funds, CalHome, CDBG funds, and HUD
Time Frame:	Proactively engage with owners of federally funded projects by June 2025 In addition, formally reach out to property owners 3 years, 1 year, and 6 months ahead of project affordability expiration dates
AH.1.3 Program Statement:	Encourage mobile home park owners to pursue the use of local and State funds to preserve housing opportunities, including low-income housing opportunities, in mobile home parks in the city.
Objective:	Retain and conserve the existing supply of housing in mobile home parks. Where needed, assist with applying for funding to improve one mobile home park during the planning period.
Responsible Agency:	Planning and Finance Department
Financing:	MORE program, local, and other HCD Funds
Time Frame:	Ongoing

V. Equal Opportunity (EO)

A local equal housing opportunity program should provide a means for the resolution of local housing discrimination complaints and should be promoted throughout the community. The local program may involve the dissemination of information on fair housing laws, and provide for referrals to appropriate investigative or enforcement agencies. Where appropriate, communities should distribute fair housing information in languages other than English. Since State and federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify program strategies that support and implement these laws.

This section includes a discussion of the goal, policy, and program that addresses equal housing opportunities in the City of Red Bluff.

W. Goal for Equal Opportunity in Housing (EO)

Goal EO.1. Ensure that housing programs maximize choice, avoid economic segregation, and avoid discrimination based on age, gender, race, and ethnic background.

X. Policy for Equal Opportunity in Housing (EO)

Policy EO.1. Promote equal housing opportunities that assess non-discrimination in all City housing programs.

Policy EO.2. Inform the public about Equal Opportunity Housing Programs and opportunities in the City of Red Bluff.

Policy EO.3. Affirmatively further fair housing consistent with State and federal law through implementation of programs in this Housing Element and in all other City practices.

Y. Program for Equal Opportunity in Housing (EO)

EO.1.1 Program Statement: The City will refer residents to organizations that disperse information on fair housing laws and refer tenant complaints on discrimination, geared towards a variety of community members, such as non-English speaking populations and the LGBTQ+ community. The City will continue to post regulations pertaining to equal housing opportunities at the front counter of City offices and will provide the library with copies of regulations in addition to other methods, including regarding the City of Red Bluff Planning Department as the Fair Housing Information and Referral Office at City Hall at 555 Washington Street. The notice will include name and phone number of the contact person in the City of Red Bluff and any other information deemed relevant by City Council. The City will strengthen partnerships with community service providers such as Tehama County Community Action Agency (TCCAA) and Legal Services of Northern California (LSNC) who can disseminate information to identified special housing needs groups.

Objective: Provide informational materials appropriate to serve the needs of the entire community as the Fair Housing Information and referral Office. Provide informational materials to at least five households per year to prevent displacement.

Geographic Targeting: Citywide; with an emphasis in areas of the city with higher displacement risk (Southern portion).

Responsible Agency: Building and Planning Departments and Consultant
Financing: CDBG funds and Program Income
Time Frame: Update information annually; seek out partnerships with community service providers, including a Spanish language translator, by June 2026

EO.1.2 Program Statement: Refer known incidents of discrimination in lending practices and the sale or rental of housing to the Tehama County District Attorney, Tehama County Community Action Agency (TCCAA), and/or the Legal Services of Northern California (LSNC) for action. Coordinate with the Tehama County District Attorney, TCCAA, and LSNC every other year to ensure the City is aware of best practices regarding referrals.

Objective: Provide information to the community about Tehama County District Attorney and/or the Legal Services of Northern California (LSNC). Provide informational materials to at least five households per year to prevent displacement.

Responsible Agency: Planning Department and City Council
Financing: CDBG funds and General Fund
Time Frame: Ongoing; coordination on an every other year basis

EO.1.3 Program Statement: Partner with Shasta College or other similar career technical education (CTE) programs to assist Red Bluff residents, particularly special-needs households, such as female-headed households, in accessing career advancement opportunities. Include Shasta College or similar CTEs in potential service provider list for affordable housing developments.

The City will coordinate with local K-12 school districts by June 2026 to analyze whether housing security is a known factor in student performance. If it is determined to be a factor, the City will develop a plan to address identified issues and implement within six months of plan development.

In addition, to ensure the maintenance of residential areas, the City will periodically review the City's capital improvement programs affecting Red Bluff's neighborhoods annually. Where applicable, the City will identify opportunities to implement sidewalks, bike paths, and, where relevant, will coordinate with TRAX to identify opportunities for increased transit access.

Objective: Provide information to the community regarding access to resources. Complete two improvements in areas designated as "Low Resource" throughout the planning period.

Geographic Targeting: Citywide, with two improvements in areas designated as "Low Resource" throughout the planning period.

Responsible Agency: Planning Department and City Council, Shasta College, or similar entities.

Financing: CDBG funds and General Fund

Time Frame: Ongoing; coordination with Shasta College on an every other year basis. Coordinate with school districts by June 2026.

EO.1.4 Program Statement: Assist developers in identifying funding sources to assist with environmental cleanup of sites, such as solid waste exposure and groundwater threats. Provide technical assistance in determining appropriate levels of cleanup required and in applying for funding, as needed.

The City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.

Objective: Decrease the exposure to negative environmental factors in residential redevelopment.

Responsible Agency: Building and Planning Departments

Financing: State and federal grant funding

Time Frame: Ongoing as development is proposed

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