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2019-2024 HOUSING ELEMENT UPDATE

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City of Corning

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I. INTRODUCTION

A. Authorization

The California Government Code requires every county and city in California to include a Housing Element as part of its adopted General Plan. In stipulating the content of this element, 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 Housing Element examines the City of Corning’s (City’s) existing housing needs and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and includes housing programs that respond to current and future needs within the limitations posed by available resources. The housing programs detail a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Corning 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 support those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is undergoing substantial changes. As a result, the methods for achieving the City’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.

California law explicitly indicates that the City is not expected to spend any of its own funds in carrying out the objectives of 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

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect the implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The remainder of the City’s General Plan comprises the following seven elements (1) Conservation, (2) Open Space, (3) Noise, (4) Safety, (5) Land Use, (6) Circulation, and (7) Housing. The General Plan was last updated in 2015.

The Housing Element builds on other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. This includes any future update of the Conservation and Open Space element, consistent with Government Code Section 65302.

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county General Plans. The City is completing an SB 244 analysis in conjunction with this Housing Element update.

D. Use of Relevant and Current Data

To properly understand the circumstances of local housing, a complete review and analysis of the community’s population characteristics and housing stock previously performed was reviewed. The most current socioeconomic and building data available was used in the update of this element from various sources such as the American Community Surveys for the years 2012 to 2016 and 2014 to 2018, the U.S. Census 2000 and 2010 report, and California Department of Finance (DOF) updates. Also, information provided by the State of California Department of Housing and Community Development (HCD) in the Housing Element Data Package sent to each jurisdiction in Tehama County was used in preparing this document. HCD also provided Regional Housing Needs Assessment (RHNA) numbers for 2019 through 2024 and additional material that pertains to new legislation. Where reasonably available, this data was updated with more current information.

Finally, the reader should note that some of the data collected by various sources and used in the 2021 update include population totals that are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. Wherever possible, these inconsistencies were corrected with the most primary valid sources known.

E. Agency and Organization Outreach

In June and August 2020, the City reached out to agencies and organizations to request their feedback on housing needs in the City. One-on-one consultations were conducted with the following stakeholders on the dates shown:

- Empower Tehama on June 11, 2020
- Tehama County Continuum of Care on June 11, 2020
- California Rural Legal Assistance on June 15, 2020
- Plumas County Community Development Commission on June 22, 2020
- Tehama County Community Action Agency on June 24, 2020
- Community Housing Improvement Program (CHIP) on June 26, 2020
- Legal Services of Northern California on August 20, 2020

The stakeholders were each asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in Corning? What are your three top concerns for the future of housing in Corning?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. Housing conditions: How would you characterize the physical condition of housing in Corning? What opportunities do you see to improve housing in the future?

Through these consultations, the stakeholders expressed several concerns over barriers to housing and unmet needs in Corning. They noted a lack of affordable permanent housing, especially housing without any physical condition issues, which may result in overcrowding and homelessness in the community. This concern is addressed by several policies, including Policy HP 7, through which the City will pursue funding to encourage the development of permanent affordable housing; and RC 3, through which the City will provide incentives and/or fee deferrals to developments that create housing affordable to lower-income households.

Multiple stakeholders have seen a demand for larger single-family homes that may be a result of multi-generational households in the community; a lack of this type of housing may further overcrowding or homelessness. They felt that while there are a variety of housing options available, many of them are in physical disrepair and are not accessible or safe for residents. Some of the housing supply concern could be addressed through rehabilitation and preservation of the existing stock to increase the supply of safe and habitable homes.

Stakeholders expressed that a rehabilitation program and stronger code enforcement would benefit all residents. This concern is addressed through Policy HC 4, in which the City will use code enforcement to maintain and improve the condition of the existing housing stock. Additionally, this suggestion is addressed by Policy HC 1, in which the City will evaluate the establishment of a Housing Rehabilitation Program.

They felt that residents of Corning have a strong sense of place and community, so would prefer to see an increase in capacity in homelessness and low-income programs rather than referring residents to other nearby cities for some services. This suggestion is addressed by Policy HP 4, through which the City will coordinate with service providers to encourage development that will work in concert with supportive services for special needs populations.

In addition to the physical state of housing, stakeholders discussed the housing discrimination issues in the City. These issues may be addressed through community education and distribution of materials to explain the rights and responsibilities of tenants, landlords, homeowners, and property owners in all languages present in the community. This concern is addressed by Policy EH 1, which concerns the City's efforts to advocate for equal housing opportunities pursuant to Assembly Bill (AB) 686.

Stakeholders felt optimistic that there is sufficient available land for future development in the City, and actions by the City to attract developers and reduce barriers to development would go a long way in meeting current and future housing needs. This suggestion is addressed by Policy RC 2, in which the City will update and make available the inventory of vacant land available for development and facilitate the construction of the infrastructure necessary to develop on this land.

In June 2020, letters were sent to the Paskenta Band of Nomlaki Indians and the Redding Rancheria, to let them know about the Housing Element update and to offer the opportunity for consultation. As of September 9, 2020, neither had requested a consultation.

II. REVIEW OF PREVIOUS HOUSING ELEMENT

An important component of the Housing Element is an evaluation of the progress that the City has made in implementing the programs that were included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs in the City of Corning have been successful in addressing local needs and achieving stated objectives and for determining which of these programs should continue to be relevant in addressing current and future housing needs. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the updated Housing Element.

Table II.1 2014-2019 Housing Programs Implementation Summary

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 1:</u> Encourage the production of housing that meets the needs of all economic segments, including Extremely Low, Very Low, Low, Moderate, and Above Moderate-income households, to achieve a balanced community.</p> <p><u>Quantified Objective:</u> Provide adequately zoned vacant parcels for the construction of 176 housing units for 19 Extremely Low, 19 Very Low, 30 Low, 33 Moderate, and 75 Above Moderate income households.</p> <p><u>Responsible Agency/Role:</u> Planning Department / Identify adequate sites of vacant land with appropriate services within the City and initiate amending General Plan and Zoning to accommodate the City's share of the regional housing needs for each income level.</p> <p><u>Implementation Measure:</u> Utilize the City's General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities.</p> <p><u>Potential Funding Source:</u> General Fund, Federal, State, Developers, and Non-Profits.</p> <p><u>Priority/Time Frame:</u> P1 / 2014-2016</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as HP 1, combine with Policy HP 5</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 2:</u> Coordinate with the Tehama County Planning Department to amend Tehama County General Plan land use designations within the City’s Sphere of Influence for consistency with the City’s proposed land use designations.</p> <p><u>Quantified Objective:</u> Tehama County General Plan is amended, to the degree feasible, to reflect City of Corning land use designations.</p> <p><u>Responsible Agency/Role:</u> City and County Planning Departments pursue multi-jurisdictional funding opportunities.</p> <p><u>Implementation Measure:</u> City of Corning Planning Department contact the Tehama County Planning Department and initiate an amendment of the Tehama County General Plan.</p> <p><u>Potential Funding Source:</u> General Fund, State or Federal Grant funds.</p> <p><u>Schedule/Time Frame:</u> P3 – Highly unlikely that funding and staff from the City will be available to accomplish this policy within the Planning Period.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as HP 2, modify to remove reference to amending the County’s General Plan and add reference to collaborating with the County on pursuing funding for affordable housing</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 3:</u> The City will continue to work with for-profit and non-profit developers to develop housing affordable to Extremely Very Low, Very Low, Low, and Moderate income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing and relaxed development standards.</p> <p><u>Quantified Objective:</u> Assist multi-family projects providing at least 100 dwelling units and 30 single family units and associated infrastructure, as necessary.</p> <p><u>Responsible Agency/Role:</u> Planning Department/ annually meet with and assist all interested developers especially those proposing affordable housing projects in obtaining desired approval and necessary permits.</p> <p><u>Implementation Measure:</u> Utilize the City's General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities.</p> <p><u>Potential Funding Source:</u> General Fund, Federal, State, Developers, and Non-Profits.</p> <p><u>Schedule/Time Frame:</u> P2- 2014-2019 staff will be available to developers through the entire planning period.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as HP 3</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 4:</u> Permit by right the establishment of emergency shelters and transitional and supportive housing and zone a minimum of 5 acres within the city limits with this zoning designation. Transitional and supportive housing are permitted in all residential districts but emergency shelters would only be allowed in this district.</p> <p><u>Quantified Objective:</u> Create rules and regulations for the development of emergency shelters and transitional and supportive housing as a permitted use within this zoning district.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Create zoning ordinances and hold public hearings before Planning Commission and City Council for sites to be zoned appropriately.</p> <p><u>Implementation Measure:</u> Create a zoning district that permits emergency shelters and transitional and supportive housing and rezone a minimum of 5 acres within the city with this zoning district.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1 – 2015-2016</p>	<p>Following the adoption of Ordinance 662, on February 23, 2016 that created the AH, Alternative Housing Combining District, the City Council approved Rezone 2016-04, Ordinance 688. The results were the rezoning of approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents the Multi-Family Housing and the AH, Alternative Housing Combining District, allowing by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code.</p>	<p>Continue, combine with 2014-2019 Policies EH 5 and EH 6 as new RC 1 and update, as needed to address new state law.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 5:</u> Monitor the supply of residentially zoned land to ensure that an adequate supply of Extremely Very Low, Very Low, and Low income housing sites exist to meet the projected housing needs. The City shall rezone sites to meet the needs as necessary. Amend the R-3 & R-4 Zoning Districts to require a minimum of 16 units per acre be constructed. This would create a density range of 16-28 units per acre in these zoning districts.</p> <p><u>Quantified Objective:</u> Create available land that is currently vacant for the potential development of affordable housing especially for Extremely Low, Very Low, and Low income housing. Create a density of 16-28 units per acre.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Pursue rezoning vacant land that was not accomplished during the 2009-2014 planning period. Rezone the R-3 and R-4 zoning districts to require a density 16 units per acre minimum and 28 units per acre maximum.</p> <p><u>Implementation Measure:</u> Rezone a minimum 20 acres to R-3 or R-4 and provide for densities of 16 units per acre minimum and 28 units per acre maximum.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1- 2015-2016, 2019</p>	<p>To meet the insufficient number of units for Very Low and Low Income housing needs as identified and to meet the 2009-2014 and 2014-2019 RHNA housing numbers the City amended the Land Use Classification and Rezoned 24 parcels as indicated in Table V.5. Table V.7 indicates that the City now has sufficient vacant land to provide housing units for the following income groups, 142 for Very Low, 349 for Low, 675 for Moderate, and 521 for Above Moderate. The City still need to rezone the R-3 and R-4 zoning districts to create a 16 units per acre minimum and 28 units per acre maximum.</p>	<p>Continue, Combine with HP 1</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 6:</u> Modify the density bonus component of the Zoning Ordinance so that it is in compliance with SB 1818.</p> <p><u>Quantified Objective:</u> Amend current zoning regulations in regards to density bonus for development.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Prepare new ordinances and hold public hearings before Planning Commission and City Council.</p> <p><u>Implementation Measure:</u> Amend appropriate sections of the Corning Municipal Code specifically Chapter 17, Zoning.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-2018 but may be difficult with limited staff. If not accomplished within this planning cycle the city will continue to pursue amending its density bonus ordinance to comply with SB 1818.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue and update to also address any new State law</p> <p>Combine with 2014-2019 Policy EH 3, under HP 6, renumbered to HP 5</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 7:</u> The City shall encourage well-designed second units as a desired use in all residential neighborhoods and also encourage construction of second units as part of new subdivisions, where feasible. Amend and update the Municipal Code to reflect new housing laws as they pertain to second residential units especially Accessory Dwelling Units.</p> <p><u>Quantified Objective:</u> Review and amend current zoning regulations that permit second residential units especially Accessory Dwelling Units as established by State Law.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Pursue grant funding to hire consultants to review and update the City's Municipal Code in relation to new housing laws like Accessory Dwelling Units. Prior to amending the municipal code the city will default to state regulations for second dwelling units.</p> <p><u>Implementation Measure:</u> Amend appropriate sections of the Corning Municipal Code to comply with State Laws regarding second units and accessory housing units.</p> <p><u>Potential Funding Source:</u> General Fund, CDBG grant funding.</p> <p><u>Schedule/Time Frame:</u> P1- 2019 if not accomplished city will follow current state law.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as renumbered program HP 6</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 8:</u> The City shall encourage additional well-designed duplexes throughout the Single Family designations that allow these uses. Density bonuses may be provided for affordable duplex units.</p> <p><u>Quantified Objective:</u> Review and amend current zoning regulations.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Create design criteria for Multi-Family Residential Development.</p> <p><u>Implementation Measure:</u> Amend appropriate sections of the Corning Municipal Code to provide for design review.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-2016</p>	<p>On September 13th, 2016, the Corning city Council adopted Ordinance 669, City of Corning Development and Design Guidelines for Multi-Family Residential units in appropriately zoned areas. The ordinance would be applicable to future Multi-Family Residential development in the area zones R-2, R-2, and R-4. These regulations would be in addition to existing development regulations currently established in the R-2, R-3, & R-4 Zoning Districts.</p>	<p>Delete – program was completed</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 9:</u> The City shall continue the utilization of the HOME Investment Partnership Program (HOME) and other State and Federal Programs such as CDBG grant funds to create and retain affordable housing. Participate in the First Time Home Buyer Program with participating lenders and apply for funding for rehabilitation of affordable housing units.</p> <p><u>Quantified Objective:</u> Results in at least 40 households benefitting from the various programs.</p> <p><u>Responsible Agency/Role:</u> Planning Department/Assist in the preparation of a variety of grant applications.</p> <p><u>Implementation Measure:</u> HOME Program funds can be used to provide home purchase, rehabilitation finance assistance, development or rehabilitation of housing for rent or ownership, site acquisition or improvement, demolition of dilapidated homes to make way for new HOME developments, contributions toward relocation costs, tenant-based rental assistance for up to two years, and program planning and administration.</p> <p><u>Potential Funding Source:</u> General Fund, State and Federal Funds especially HOME and CDBG grant funds.</p> <p><u>Schedule/Time Frame:</u> P2-throughout entire planning period when funds are available.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as renumbered program HP 7</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 1:</u> Evaluate the establishment of a Housing Rehabilitation Program to conserve and improve the condition of the existing affordable housing stock. Adopt the Uniform Housing Code.</p> <p><u>Quantified Objective:</u> Housing Rehabilitation Program is established. Over the plan period, 30 homes are rehabilitated, conserved and/or preserved.</p> <p><u>Responsible Agency/Role:</u> Planning and Building Departments assist in the establishment of a housing rehab program and continue to survey and monitor housing that should be rehabilitated.</p> <p><u>Implementation Measure:</u> Evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by Extremely Very Low, Very Low, Low, and Moderate-income households. Evaluate the availability of financial assistance in the form of grants, low interest and deferred payment loans. The program would be adopted by the City Council. Obtain input from the various housing providers. Adoption of the Uniform Housing Code will assist in the rehabilitation, conservation/preservation of existing housing units.</p> <p><u>Potential Funding Source:</u> General Fund, HCD, HOME Program</p> <p><u>Schedule/Time Frame:</u> P2- 2019, staff reductions may make this difficult to accomplish.</p>	<p>Due to a lack of staff time, this program has not been completed. The City has adopted the 2019 Model Codes, including the UBC, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code, and the National Electric Code. No local amendments were made.</p>	<p>Continue as HC 1, delete “Adopt the Uniform Housing Code” and modify the new HC 4 to refer to implementing the adopted Uniform Housing Code.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 2:</u> Undertake a housing conditions survey that identifies housing which needs minor rehabilitation, major rehabilitation, or where rehabilitation is not feasible. Establish a housing conditions data base and continue to monitor housing conditions.</p> <p><u>Quantified Objective:</u> Housing conditions survey is completed, and computerized data base established.</p> <p><u>Responsible Agency/Role:</u> Planning and Building Departments perform street by street windshield survey of housing conditions throughout the City and enter results into data base.</p> <p><u>Implementation Measure:</u> Undertake a housing conditions survey. Establish a computerized data base and continue to monitor housing conditions throughout the City, while periodically (i.e., every Housing Element Update cycle) conducting formal housing condition surveys.</p> <p><u>Potential Funding Source:</u> General Fund, HCD, CDBG</p> <p><u>Schedule/Time Frame:</u> P1-2019</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as HC 2</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 3:</u> Promote the removal and replacement of substandard “dilapidated” housing units, which cannot be feasibly rehabilitated.</p> <p><u>Quantified Objective:</u> Eliminate 10 dilapidated units over the remaining years of the planning period.</p> <p><u>Responsible Agency/Role:</u> Building Department red tag dilapidated housing units.</p> <p><u>Implementation Measure:</u> If necessary cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes.</p> <p><u>Potential Funding Source:</u> General Fund, HOME Programs, Property Owners</p> <p><u>Schedule/Time Frame:</u> P2-Ongoing throughout the planning period if staff available.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as policy HC 3</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 4:</u> Pursue enforcement of housing codes. Adopt the Uniform Housing Code.</p> <p><u>Quantified Objective:</u> Owners of residences requiring major and minor housing rehabilitation are notified to make necessary housing improvements resulting in safe and sanitary housing conditions for all residents.</p> <p><u>Responsible Agency/Role:</u> Building Department provide code enforcement on owners that refuse to repair or upgrade substandard housing conditions.</p> <p><u>Implementation Measure:</u> Based on the housing condition survey to be completed as identified in HC-2, notify owners of property with housing code violations to correct deficiencies. Lack of action by the owner should result in an appropriate enforcement action. Adoption of the Uniform Housing Code will assist in the rehabilitation, conservation/preservation of existing housing units.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-Ongoing throughout the planning period.</p>	<p>Pursuing code enforcement is ongoing.</p> <p>The City has adopted the 2019 Model Codes, including the UBC, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code, and the National Electric Code. No local amendments were made.</p>	<p>Continue as policy HC 4, modify language to refer to implementing the Uniform Housing Code.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 5:</u> Prevent displacement of residents due to City assisted and/or private rehabilitation activities.</p> <p><u>Quantified Objective:</u> Prevention of Lower income households being displaced by housing rehabilitation and demolition activities.</p> <p><u>Responsible Agency/Role:</u> Planning Department assist in creating a program to fund displacement of residents due to rehabilitation activities.</p> <p><u>Implementation Measure:</u> Evaluate the establishment of a Housing Relocation Program, or as otherwise known as an Anti-Displacement Program. Provide relocation assistance, as necessary.</p> <p><u>Potential Funding Source:</u> General Fund, HCD, CDBG, Non-Profits.</p> <p><u>Schedule/Time Frame:</u> P3-Very difficult to accomplish due to staff reductions and lack of funds.</p>	<p>Very difficult to accomplish due to staff reductions and lack of funds.</p>	<p>Continue, move under PH goal, as PH 4, modify to include statutory replacement units requirements</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 6:</u> Preserve and where necessary, improve the physical character of existing neighborhoods.</p> <p><u>Quantified Objective:</u> Protection and improvement of “quality of life” in existing and future neighborhoods.</p> <p><u>Responsible Agency/Role:</u> Planning, Public Works, & Building Departments apply for funding and prepare a bike and pedestrian improvement plan for the city.</p> <p><u>Implementation Measure:</u> Promote the concept of “whole livable neighborhoods” by prioritizing pedestrian and bicycle access, and by encouraging, or seeking to retain or expand daily services and recreation areas, transportation hubs, etc. near residential neighborhoods, particularly higher density residential neighborhoods. Implement as part of applicable planning entitlement actions where the required nexus is present.</p> <p><u>Potential Funding Source:</u> General Fund, ATP grant funds.</p> <p><u>Schedule/Time Frame:</u> P1-2016</p>	<p>On April 12th, 2016, the City of Corning Adopted Resolution 04-12-2016-03: A resolution adopting the City of Corning Bicycle and Pedestrian Transportation Improvement Plan. The goal of the plan is the adoption, initiation, and programming of transportation improvements that will assist in advancing the city’s efforts to improve bike and pedestrian safety, design and “wayfinding” signage system, and reduce greenhouse gas emissions.</p>	<p>Delete. The City of Corning Bicycle and Pedestrian Transportation Improvement Plan was completed.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 7:</u> Establish procedures for the preservation and improvement of existing mobile home parks where such procedures are not in conflict with State HCD oversight under the Mobile home Parks Act.</p> <p><u>Quantified Objective:</u> Continue to coordinate with State HCD to enter and inspect all mobile home parks, within their jurisdiction, for compliance with the Mobile home Parks Act and regulations, as necessary.</p> <p><u>Responsible Agency/Role:</u> Planning & Building Departments coordinate and assist state agencies in inspections of existing MH parks.</p> <p><u>Implementation Measure:</u> Coordinate with State HCD to enter and inspect all mobile home parks, within their jurisdiction, for compliance with the Mobile home Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P3-difficult to accomplish in this planning period due to lack of staff and funding.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as HC 5 and expand</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 1:</u> Advocate equal housing opportunities for all residents. Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.</p> <p><u>Quantified Objective:</u> Assurance that all Corning residents are afforded equal opportunity and protection when attempting to procure housing.</p> <p><u>Responsible Agency/Role:</u> Planning & Building Departments: prepare and have information available to distribute to citizens regarding agencies that will assist them if they are being discriminated against.</p> <p><u>Implementation Measure:</u> Continue to utilize the housing information and referral services offered by local non-profits. Direct complaints of housing issues/complaints will be referred to one or all of the following agencies; Legal Services of Northern California, California Department of Fair Employment and Housing, or Fair Housing of Central California. The City shall distribute fair housing throughout the City in a variety of public locations, including but not limited, to the library, fire stations, police station, real estate offices, and non-profit offices within the City as well as post the contact information for these three agencies on the cities website.</p> <p><u>Potential Funding Source:</u> General Fund, Non-Profits.</p> <p><u>Schedule/Time Frame:</u> P1-ongoing.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as EH 1 and expand to address Affirmatively Further Fair Housing (AFFH)</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 2:</u> Promote greater awareness of barrier free housing and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities.</p> <p><u>Quantified Objective:</u> Prepare and adopt a reasonable accommodations policy. Removal of architectural barriers in residences occupied by handicapped or disabled persons.</p> <p><u>Responsible Agency/Role:</u> Planning & Building Departments research and prepare policies for barrier free housing policies and reasonable housing accommodations for handicapped or disabled persons.</p> <p><u>Implementation Measure:</u> As part of the residential rehabilitation program to be established under HC-1, incorporate barrier free housing components for persons with disabilities. After evaluation of potential governmental constraints to housing for persons with disabilities, develop and adopt a reasonable accommodations policy.</p> <p><u>Potential Funding Source:</u> General Fund, CDBG, HOME Program</p> <p><u>Schedule/Time Frame:</u> P3-on going but difficult to accomplish due to lack of staff and funds.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue and combine with 2014-2019 Policy EH 4, under EH 2</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 3:</u> The City shall grant density bonuses of at least 25 percent and/or other incentives in compliance with state law for projects that contain a minimum specified percentage of Extremely Very Low, Very Low, Low income, or qualifying senior housing units or units designed to facilitate persons with disabilities. Until the City has the ability to adopt a new density bonus ordinance pursuant to SB 1818 it will follow current state density bonus law Ca. Gov. Code Sections 65915-65918.</p> <p><u>Quantified Objective:</u> Provision of housing for all segments of the City.</p> <p><u>Responsible Agency/Role:</u> Planning & Building Departments prepare updates to density bonus ordinance.</p> <p><u>Implementation Measure:</u> As part of the development entitlement process encourage projects to contain a mix of units to accommodate Extremely Very Low, Very Low, Low income, seniors, and/or units designed to facilitate persons with disabilities. Provide density bonuses and/or other incentives pursuant to Ca. Gov. Code Sections 65915-65918.</p> <p><u>Potential Funding Source:</u> General Fund, State, Federal, Non-Profits.</p> <p><u>Schedule/Time Frame:</u> P2-2019 if staffing is available if not ongoing</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue and update to also address any new State law</p> <p>Combine with 2014-2019 Policy HP 6, under HP 6, renumbered to HP 5</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 4:</u> Require multi-family housing developers to construct “barrier free” housing units within their projects.</p> <p><u>Quantified Objective:</u> Provision of new barrier free housing for handicapped or disabled persons.</p> <p><u>Responsible Agency/Role:</u> Planning & Building Departments enforce Federal Fair Housing Law.</p> <p><u>Implementation Measure:</u> Enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multi-family residential projects containing four or more units.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-Ongoing as projects are submitted.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue and combine with 2014-2019 Policy EH 2, under EH 2</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 5:</u> Support development of residential care or group home facilities.</p> <p><u>Quantified Objective:</u> Development of a residential care facility, when deemed feasible, by a residential care provider.</p> <p>Amend the Zoning Code to provide a definition of “Family” as defined on page I-3 in the Housing Element Update. Family is defined as “one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. Amend Zoning Code to permit Residential Care Facilities and Group Homes consistent with State Law.</p> <p><u>Responsible Agency/Role:</u> Planning Department review existing ordinances in relation to the development of residential care facilities and apply for grant funding for a consultant to prepare ordinances to amend the Municipal Code especially Zoning Code as necessary.</p> <p><u>Implementation Measure:</u> Process and recommend approval of applications for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health & Safety Code and in the City’s R-4 Zoning District. Evaluate and amend the Zoning Code, as necessary, to provide clear guidance for the development of residential care or group home facilities.</p> <p><u>Potential Funding Source:</u> General Fund, Residential Care Provider, HCD Grant Funding.</p> <p><u>Schedule/Time Frame:</u> P1-Apply for funding to update Municipal Code (Zoning) in 2019.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue, combine with 2014-2019 Policies HP 4 and EH 6 as new RC 1 and update, as needed to address new state law.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 6:</u> Support the provision of emergency shelter and transitional and supportive housing to meet local needs. Amend the Zoning Code to explicitly permit emergency, transitional and supporting housing as a residential use by right.</p> <p><u>Quantified Objective:</u> Zoning Code is amended to explicitly permit emergency, transitional and supporting housing as a residential use by right.</p> <p><u>Responsible Agency/Role:</u> Planning Department Prepare ordinances and schedule public hearings before Planning Commission and City Council.</p> <p><u>Implementation Measure:</u> Create a Zoning District for the establishment of emergency, transitional and supporting housing.</p> <p><u>Potential Funding Source:</u> General Fund, CDBG, Non-Profit.</p> <p><u>Schedule/Time Frame:</u> P1-2015-2016</p>	<p>On February 23, 2016 the City Council adopted Ordinance #662 that established Chapter 17.46 AH, Alternative Housing Combining District, of the Corning Municipal Code. This Zoning District permits by right the establishment of emergency shelters, transitional and supportive housing. Transitional and supportive housing are permitted in all residential districts but emergency shelters would only be allowed in this district.</p>	<p>Continue, combine with 2014-2019 Policies HP 4 and EH 5 as new RC 1 and update, as needed to address new state law.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 7:</u> Encourage the development of housing to meet the needs of large families.</p> <p><u>Quantified Objective:</u> Provision of additional units to meet the needs of large families.</p> <p><u>Responsible Agency/Role:</u> Planning Department prepare ordinance for consideration by Planning Commission and City Council.</p> <p><u>Implementation Measure:</u> Amend the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly households, be three or four bedroom units, in order to provide for the housing needs of large families.</p> <p><u>Potential Funding Source:</u> General Fund, HCD Grant Funding.</p> <p><u>Schedule/Time Frame:</u> P1-2019</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as EH 3</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 1:</u> Facilitate the construction and improvement of infrastructure (sewer, water, roads, storm drainage, etc.) in appropriate locations to better serve housing and job creation opportunities.</p> <p><u>Quantified Objective:</u> Vacant land inventory is maintained. Infrastructure needs are identified and improvement needs are addressed.</p> <p><u>Responsible Agency/Role:</u> Planning & Public Works Departments maintain vacant land inventory and identify necessary infrastructure improvements.</p> <p><u>Implementation Measure:</u> Regularly update and make available to the development community the inventory of vacant land suitable for residential development that was compiled during the updating of the Housing Element. Establish a computerized data base. Establish that adequate services and facilities are available.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-Ongoing as staff time is available.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as RC 2</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 2:</u> Provide incentives and/or fee deferrals for developments that provide affordable housing opportunities to Extremely Low, Very Low, and Low income households.</p> <p><u>Quantified Objective:</u> Assurances that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.</p> <p><u>Responsible Agency/Role:</u> Planning Department survey other cities in the north state. Recommend incentives and fee deferrals during the approval and development of housing projects for Extremely Low, Very Low, and Low Income households.</p> <p><u>Implementation Measure:</u> Periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production. If fees are extraordinarily high evaluate the readjustment of the fees, as necessary.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-Ongoing and as affordable housing projects are applied for.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as RC 3</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 3:</u> Facilitate financial assistance with off-site improvement costs for Lower income housing projects.</p> <p><u>Quantified Objective:</u> Reduction in overall development costs, thereby facilitating construction of Lower income housing.</p> <p><u>Responsible Agency/Role:</u> Planning and Public Works Departments work with developers and the City's Grant Coordinator in applying for necessary off-site improvements for affordable housing projects.</p> <p><u>Implementation Measure:</u> Continue the program to allocate funds to defray portions of the cost of required off-site improvements for Lower income housing projects.</p> <p><u>Potential Funding Source:</u> CDBG, HCD, Rural Housing Service.</p> <p><u>Schedule/Time Frame:</u> P1-Ongoing and as funds are needed.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as RC 4</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 4:</u> Ensure that the General Plan and Zoning Code, all policies, implementation measures and standards provide a clear understanding of the City's development requirements.</p> <p><u>Quantified Objective:</u> Hold three workshops. Zoning Code evaluation and revision.</p> <p><u>Responsible Agency/Role:</u> Planning Department schedule and conduct workshops.</p> <p><u>Implementation Measure:</u> Biennially conduct a workshop with the development community and interested individuals to review current development standards for clarity. Amend as necessary.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P2-Ongoing.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Delete, the City doesn't have resources to complete this program.</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 5:</u> Address and remove, where appropriate, any City constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.</p> <p><u>Quantified Objective:</u> Provision of affordable housing opportunities.</p> <p><u>Responsible Agency/Role:</u> Planning, Building, Public Works, Fire Departments review existing sections of the Municipal Code and/or any other applicable codes that regulate the construction of housing and if unreasonably restrictive amend to provide reasonable accommodations.</p> <p><u>Implementation Measure:</u> Identify any current constraints imposed by the City affecting the maintenance, improvement, and development of housing especially for Extremely Low, Very Low and Low Income projects.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P1-2019</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as RC 5</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 1:</u> Preserve Low income and at-risks rental housing to the maximum extent feasible.</p> <p><u>Quantified Objective:</u> Preservation of affordable and at-risk rental housing.</p> <p><u>Responsible Agency/Role:</u> Planning Department work with property owners to preserve at-risks housing units.</p> <p><u>Implementation Measure:</u> Continue to pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing Low income rental housing stock. Coordinate with private and non-profit housing providers.</p> <p><u>Potential Funding Source:</u> General Fund, Federal, State, Non-Profit.</p> <p><u>Schedule/Time Frame:</u> P2-Ongoing but difficult due to staff reductions.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue, combine with PH 4, as PH 1</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 2:</u> Preserve privately developed and financed housing that is affordable to Lower income residents of the City.</p> <p><u>Quantified Objective:</u> Continued rental assistance to the 55 Lower income household in the form of Section 8 Certificates and Housing Vouchers.</p> <p><u>Responsible Agency/Role:</u> Planning Department monitor assistance provided through Section 8 Housing Vouchers with the Tehama County Community Action Agency.</p> <p><u>Implementation Measure:</u> Continue to work closely with the Tehama County Community Action Agency, or other agency as identified by Tehama County, to maximize participation by local residents in the Section 8 Rental Assistance Program.</p> <p><u>Potential Funding Source:</u> HUD Section 8.</p> <p><u>Schedule/Time Frame:</u> P3-Ongoing.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as PH 2</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 3:</u> Encourage the conservation of Lower income housing in mobilehome parks.</p> <p><u>Quantified Objective:</u> Amend the Municipal Code and develop procedures to conserve assisted units.</p> <p><u>Responsible Agency/Role:</u> Planning and Building Departments prepare ordinances for consideration.</p> <p><u>Implementation Measure:</u> Consider amending the City's Municipal Code to establish procedures to prevent the displacement of Lower income residents from mobilehome parks that may convert to other uses.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P3-2019 but difficult to accomplish with staff shortage.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue as PH 3</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 4:</u> Investigate the establishment of procedures to prevent the displacement of Lower income residents from assisted housing units that may convert to market rate housing in the future.</p> <p><u>Quantified Objective:</u> Preservation of 196 Low income rental units that could convert to market rate housing in the future.</p> <p><u>Responsible Agency/Role:</u> Planning Department develop a system to track and prevent displacement of Lower income residents if possible.</p> <p><u>Implementation Measure:</u> Develop a tracking system to monitor the potential conversion of assisted units to market rate housing. Establish a procedure to communicate with owners, tenants, non-profits and assist in the acquisition in the event conversion is proposed. Monitor Federal and State notices.</p> <p><u>Potential Funding Source:</u> General Fund, CDBG, HCD.</p> <p><u>Schedule/Time Frame:</u> P3-2019 if staffing available.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Continue, combine with PH 1, as PH 1</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 5:</u> Develop and adopt a Condominium Conversion Ordinance to regulate the conversions of rental developments to condominium ownership to conserve the supply of affordable rental housing.</p> <p><u>Quantified Objective:</u> Condominium Conversion Ordinance adopted.</p> <p><u>Responsible Agency/Role:</u> Planning Department research and prepare an ordinance for consideration by the City.</p> <p><u>Implementation Measure:</u> Prepare a Condominium Conversion Ordinance.</p> <p><u>Potential Funding Source:</u> General Fund.</p> <p><u>Schedule/Time Frame:</u> P3-2019 but doubtful due to staff shortage.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Delete, not an issue in Corning</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy PH 6:</u> Determine the feasibility of establishing a redevelopment area and if considered feasible, establish a redevelopment agency.</p> <p><u>Quantified Objective:</u> Determination of feasibility and establishment of the redevelopment agency and area, if feasible.</p> <p><u>Responsible Agencies/Role:</u> City Manager, Planning, Public Works, Building & Fire Departments, City Engineer & City Attorney conduct research.</p> <p><u>Implementation Measure:</u> Conduct a study to determine the feasibility of establishing a redevelopment area and if considered feasible, establish a redevelopment agency with jurisdiction over the defined redevelopment area. Once the redevelopment project area has been established, use redevelopment funds (including set-aside funds) to assist with the development of affordable housing, or to provide housing assistance to Lower-income households within the redevelopment area. This may include using set-aside funds as a match for rehabilitation loan programs or first-time homebuyer programs, direct assistance to developers of affordable housing, or writing down the cost of land for affordable housing development, among others. The redevelopment area will include commercial properties which would also benefit from redevelopment activities.</p> <p><u>Potential Funding Source:</u> General Fund, CDBG, HCD.</p> <p><u>Schedule/Time Frame:</u> P3- Would only be done if State every reallows Redevelopment Agencies.</p>	<p>Due to a lack of staff time, this program has not been completed.</p>	<p>Delete, State does not allow</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EC.1.</u> Promote the use of energy conservation measures in the development and rehabilitation of all housing, but especially in housing for low and moderate income households.</p> <p>EC.1.1. Promote and encourage the “weatherization” program operated by the local Self Help Home Improvement Agency (SHHIP) and funded by PG&E. <u>Responsible Agency:</u> SHHIP</p> <p><u>Financing:</u> PG&E, State of California Department of Energy</p> <p><u>Time Frame:</u> Ongoing</p> <p>EC.1.2. Encourage use of solar energy considerations in new residential construction</p> <p>EC.1.3. Promote and encourage tree planting to provide shade cooling in summer. <u>Responsible Agency:</u> Building and Planning Departments</p> <p><u>Financing:</u> City funding for staff time</p> <p><u>Time Frame:</u> Ongoing</p> <p>EC.1.4. The City shall emphasize and promote streetscape tree planting and encourage replacement of trees when circumstances require their removal. <u>Responsible Agency:</u> Building and Public Works</p>	<p>The City always has conversations with developers about solar. The City requires a certain number of trees to be planted on each lot.</p>	<p>Continue, modify to format like the others.</p>

Program	Progress	Continue/ Amend/ Delete
<u>Financing:</u> Street gas tax funds <u>Time Frame:</u> Ongoing		

III. COMMUNITY PROFILE & HOUSING NEEDS ASSESSMENT

To effectively determine the present and future housing needs of the City of Corning, demographic and socioeconomic variables such as population, numbers of households, current housing stock, and household incomes are analyzed. The following information was obtained from the United States Census reports, the California Department of Housing and Community Development (HCD) and Department of Finance, the 2012 to 2016 and 2014 to 2018 American Community Surveys (ACS), Tehama County, the City of Corning (City), and various other sources.

The accuracy and usefulness of demographic profiling and trending relies heavily on the type of data available for analysis. The demographic review uses multiple data sources to ensure that the data is as current and complete as possible. Different data sources are not always congruent and do not always have the same depth of information for each topic. In some cases, multiple data sources, sometimes from different years, are used on a single analysis to get the most complete detail. Differing data collection methods from among these data sources may provide slightly different estimates for the same data. Due to the small size of the sample taken in Corning, the estimates reported by some data sources can have large margins of error.

A. Population Profile – Age and Race Characteristics

The City of Corning is a rural agricultural community of 7,515 people (as of 2018) situated 25 miles northwest of Chico and 17 miles south of Red Bluff in south central Tehama County, California. The physical layout of the City was established in 1878, when a town named Scatterville, later renamed as Riceville, was built. In 1882, the town of Corning was established and merged with Riceville. Since that time, the City and adjacent agricultural areas have seen a slow to moderate increase in population growth. In the past, the population was distributed as a small nucleus in the incorporated urbanized areas, surrounded by a larger non-urbanized halo in the unincorporated areas.

The incorporated area of the City consists of 3.55 square miles, or 2,270 acres, primarily located east of Interstate 5 (I-5). Land uses present within this area cover a broad spectrum of uses, including residential, commercial, industrial, aviation, agriculture, rural residential, public service/utility, floodplain, and vacant property. The Tehama County Local Agency Formation Commission (LAFCo) established a sphere of influence (SOI) for Corning that encompasses 7.22 square miles or 4,620 acres contiguous to the City limits on nearly all sides of the City. The SOI is currently composed primarily of agricultural and rural residential uses.

1. Population – Profile

The State of California Department of Finance identifies the population of Corning as of January 1, 2018, to be 7,515. **Table III.1** identifies the population growth rate and identifies an average annual decrease of 0.4 percent.

Table III.1 Population Growth Trends, 2014-2018

County/City	Population			Average Annual Change	
	1/1/2016	1/1/2017	1/1/2018	Number	Percent
Tehama County					
Corning City	7,579	7,541	7,515	-32	-0.4%
Red Bluff City	13,856	13,856	13,858	1	0.0%
Tehama City	434	432	430	-2	-0.5%
Unincorporated County	42,007	42,120	42,236	115	0.3%
County Total	63,876	63,949	64,039	82	0.1%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011–2018, with 2010 Census Benchmark. Sacramento, California, May 2013.

2. Population – Age Characteristics and Housing Tenure

Based on 2016 ACS data, 51 percent of residents are age 44 years and younger. Younger residents also tend to be renters, with over a quarter of renters (26.4 percent) between 35 and 44 years, 24.0 percent of renters between 25 and 34 years, and 20.3 percent of renters aged between 15 and 24 years. Among homeowners, the largest age group is slightly older than that of renters, with 20.4 percent of homeowners between 45 and 54 years. The next two largest age brackets of homeowners are those 65 to 74 years (16.5 percent) and homeowners 25 to 34 years (16.0 percent). There are slightly more renters overall, with 1,385 householders renting their homes and 1,239 householders who own their homes.

Table III.2 Households by Age and Tenure, 2016

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Householder 15 to 24 years	30	2.4%	281	20.3%	311	11.9%
Householder 25 to 34 years	198	16.0%	332	24.0%	530	20.2%
Householder 35 to 44 years	137	11.1%	365	26.4%	502	19.1%
Householder 45 to 54 years	253	20.4%	97	7.0%	350	13.3%
Householder 55 to 59 years	177	14.3%	100	7.2%	277	10.6%
Householder 60 to 64 years	99	8.0%	27	1.9%	126	4.8%
Householder 65 to 74 years	204	16.5%	108	7.8%	312	11.9%
Householder 75 to 84 years	81	6.5%	42	3.0%	123	4.7%
Householder 85 years and over	60	4.8%	33	2.4%	93	3.5%
Total	1,239		1,385		2,624	

Source: American Community Survey, 2012–2016, B25007

3. Population – Race and Ethnic Characteristics

The 2014 to 2018 ACS (**Table III.3**) identifies that 6,291 persons or 83.5 percent of the 7,535 residents are Caucasian and 3,357 persons or 44.6 percent are Hispanic or Latino. American Indians and Alaska Natives alone comprise 3.1 percent, or 235 residents. Other major ethnic groups do not have large populations; Asian alone total 23 (0.3 percent), Black or African Americans alone total 61 (0.8 percent), and persons of two or more races comprise 1.7 percent, or 126 residents. According to this, no residents of Corning are either Native Hawaiian or Other Pacific Islander.

Table III.3 Race and Ethnicity, 2018

Racial or Ethnic Group	Total Population	Percent of Total Population
Caucasian	6,291	83.5%
Black or African American	61	0.8%
American Indian and Alaskan Native	235	3.1%
Asian	23	0.3%
Native Hawaiian/Other Pacific Islander	0	0.0%
Some other race	799	10.6%
Two or more races	126	1.7%
Total	7,535	
Hispanic ¹	3,357	44.6%

Source: American Community Survey 2014–2018, DP05

1. The Hispanic population group is not broken out as a separate ethnic group in the Federal Census. The people who consider themselves as Hispanic are actually included under the ethnic classifications of Caucasian and Some other race listed above.

B. Employment Trends

On March 11, 2020, the World Health Organization declared the novel coronavirus (COVID-19) outbreak a global pandemic. Shortly after, in response to the COVID-19 pandemic, Executive Order N-33-20 went into effect on March 19, 2020, which orders all individuals living in the State of California to stay home or at their place of residence, except as needed to maintain continuity of operation of the federal critical infrastructure sectors, critical government services, schools, childcare, and construction, including housing construction. Since then, people have lost their jobs or have had their hours reduced due to the impacts of COVID-19 throughout the state. While the situation is too recent to know the long-term effects on employment, at the time the report is being written, many people have been laid-off or furloughed and have filed for unemployment insurance.

Trends in income by industry, as shown in **Table III.4**, influence residents' ability to afford the housing available in the City. Across all industries, the median annual employee income was \$34,557. In a sampling of industries in Corning, employees working in public administration had the highest median income, at \$52,201. Information industry employees had the second-highest median income, at \$50,045 per year. Corning residents employed in the arts, entertainment, recreation, and accommodation had the lowest median annual income (\$15,968), with retail industry employees' median income slightly higher at \$21,914 per year.

Table III.4 Employment and Median Income by Industry, 2016

Industry	Number	Median Income
Educational services, healthcare, and social assistance	476	\$35,539
Professional, scientific, management, and administrative	115	\$42,118
Arts, entertainment, recreation, and accommodation	351	\$15,968
Retail trade	394	\$21,914
Construction	177	\$36,055
Transportation, warehousing, and utilities	58	\$43,250
Finance, insurance, and real estate	144	\$47,066
Public administration	85	\$52,201
Manufacturing	250	\$42,603
Other services, except public administration	124	\$23,203
Wholesale trade	115	\$42,276
Information	125	\$50,045
Agriculture, forestry, fishing and hunting, and mining	95	\$32,506
Total employed population, all industries	2,509	\$34,557

Source: American Community Survey 2012–2016, DP-03, B24031

As shown in **Table III.5**, statistics for 2010 to 2016 indicate that the industry with the highest percentage of employees is the education, healthcare, and social assistance field, with 19.0 percent (476 employees) working in this field. Employment in the two industries with the lowest income levels, retail and arts and entertainment, are the second and third most-common employment industries in Corning, with 15.7 percent (394 employees) and 14.0 percent of the City's workforce (351 employees), respectively.

Table III.5 Change in Employment by Industry, 2010-2016

Employment Sector	2010		2016		Percentage
	Number	Percentage	Number	Percentage	Change
Agriculture, forestry, fishing and hunting, and mining	162	5.9%	95	3.8%	-41%
Construction	112	4.1%	177	7.1%	58%
Manufacturing	376	13.7%	250	10.0%	-34%
Wholesale trade	75	2.7%	115	4.6%	53%
Retail trade	644	23.4%	394	15.7%	-39%
Transportation and warehousing, and utilities	60	2.2%	58	2.3%	-3%
Information	28	1.0%	125	5.0%	346%
Finance and insurance, and real estate and rental and leasing	47	1.7%	144	5.7%	206%

Employment Sector	2010		2016		Percentage
	Number	Percentage	Number	Percentage	Change
Professional, scientific, and management, and administrative and waste management services	92	3.3%	115	4.6%	25%
Educational services, healthcare, and social assistance	531	19.3%	476	19.0%	-10%
Arts, entertainment, and recreation, and accommodation and food services	465	16.9%	351	14.0%	-25%
Other services, except public administration	106	3.9%	124	4.9%	17%
Public administration	54	2.0%	85	3.4%	57%
Total	2,752	100%	2,509	100%	-9%

Source: American Community Survey 2006-2010 and 2012-2016, DP-03

Most working residents in Corning have a commute of less than 30 minutes. As shown in **Table III.6**, 70.5 percent of the working population (1,930 residents) has a commute of this length. Approximately a quarter of the population, 24.7 percent (677 residents) have a commute between 30 to 59 minutes, and the remainder have a commute of 60 or more minutes.

Table III.6 Length of Work Commute, 2018

Travel Time to Work	Percentage
Less than 30 minutes	70.5%
30 to 59 minutes	24.7%
60 or more minutes	4.7%
Total	100%

Source: 2014–2018 American Community Survey, B08303

C. Household Size

A household formation rate is the prime determinant for housing demand. Households can form or decrease in number even in periods of static population growth, as adult children leaving home, through divorce, and with the aging of the general population. As shown in **Table III.7**, between 2010 and 2016, the overall number of households in Corning has remained relatively stable, declining by only 0.2 percent (6 households) in that time.

Table III.7 Growth in Households, 2010-2016

	Number		Percentage Change 2010 to 2016
	2010	2016	
Corning	2,630	2,624	-0.2%

Source: U.S. Census Bureau, 2010 Census, American Community Survey, 2012-2016, B25003

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household. The average number of persons per household has slightly decreased for both owner-occupied and renter-occupied households between 2010 and 2016, as shown in **Table III.8**. The decrease was greater among renter-occupied households, from 2.9 to 2.5 persons per household, and from 2.9 to 2.7 persons per household in owner-occupied households.

Table III.8 Household Size by Tenure, 2010-2016

Year	Persons Per Household	
	Owner-Occupied	Renter-Occupied
2010	2.9	2.9
2016	2.7	2.5

Source: U.S. Census Bureau, 2010 Census, American Community Survey, 2012-2016, B25010

According to the 2012 to 2016 ACS, 52.8 percent of all households in Corning are renters, a total of 1,385 renter-occupied housing units. Owner-occupied households make up 47.2 percent, or 1,239, owner-occupied housing units.

D. Overcrowding

Overcrowding is defined as households with more than 1.01 persons per room. Severe overcrowding is defined as households with more than 1.5 persons per room. Overcrowding and severe overcrowding is approximately three times more common in Corning than in Tehama County as a whole. As shown in **Table III.9**, according to the 2012 to 2016 ACS, in Corning, 14.6 percent (384 households) of the 2,624 occupied households were considered overcrowded and 7.2 percent (189 households) were considered severely overcrowded. Whereas, in Tehama County as a whole, 5.3 percent (1,247 households) of the 23,573 occupied were considered overcrowded and 1.6 percent (367 households) were considered severely overcrowded. **Table III.9** also shows data for owners and renters. In Corning, 41 of the 1,239 (3.3 percent) owner-occupied households were overcrowded and 343 of the 1,162 (24.8 percent) renter-occupied households were overcrowded.

Table III.9 Overcrowded Households, 2016

	Tehama County (Estimate)		City of Corning (Estimate)	
Total Households	23,573	100%	2,624	100%
Owner-occupied				
0.50 or less occupants per room	11,537	74%	905	73%
0.51 to 1.00 occupants per room	3,788	24%	293	24%
1.01 to 1.50 occupants per room	192	1%	0	0%
1.51 to 2.00 occupants per room	102	1%	41	3%
2.01 or more occupants per room	25	0%	0	0%
Total	15,644	100%	1,239	100%

	Tehama County (Estimate)		City of Corning (Estimate)	
Renter-occupied				
0.50 or less occupants per room	4,241	53%	521	38%
0.51 to 1.00 occupants per room	2,760	35%	521	38%
1.01 to 1.50 occupants per room	688	9%	195	14%
1.51 to 2.00 occupants per room	169	2%	102	7%
2.01 or more occupants per room	71	1%	46	3%
Total	7,929	100%	1,385	100%
Overcrowded (1.01 or More)				
Owner occupied	319	26%	41	11%
Renter occupied	928	74%	343	89%
Total Overcrowded	1,247	100%	384	100%
Severely Overcrowded (1.5 or More)				
Owner occupied	127	35%	41	22%
Renter occupied	240	65%	148	78%
Total Severely Overcrowded	367	100%	189	100%

Source: ACS 2012–2016 Table B25014

E. Incomes

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size for areas in the entire United States. The income data is defined using an Area Median Income (AMI). At the county level, HCD, categorizes household incomes into the income groups of extremely low-, very low-, low-, moderate-, and above-moderate income. The term “lower income,” refers to the low-, very low-, and extremely low-income income categories collectively, which are all households that do not exceed 80 percent of median household income.

As shown in **Table III.10**, in 2020, Tehama County’s median income for a household of four people was \$70,700.¹ Based on this, household income that is less than 30 percent of AMI (\$26,200 or less) is considered extremely low-income; income between 31 and 50 percent of AMI (\$26,201 to \$34,950) is considered very low-income, income between 51 and 80 percent of AMI (\$34,951 to \$55,900) is considered low-income, income between 81 and 120 percent of AMI (\$55,901 to \$84,850) is considered moderate, and above moderate is \$84,851 and above.

¹ April 30, 2020 State HCD State Income Limits for 2020.

Table III.10 Income Limits, Tehama County, 2020

Income Group	2020 Maximum Income, Four-Person Household
Extremely low income: 0-30% of AMI	\$26,200
Very low income: 31% to 50% of AMI	\$34,950
Low income: 51% to 80% of AMI	\$55,900
Median Income 100% of AMI	\$70,700
Moderate income: 81% to 120% of AMI	\$84,850

Source: HCD, 2020

Incomes in Tehama County and Corning are somewhat similar. In 2018, the median income in Tehama County was \$64,159, while the median income in Corning was slightly higher at \$69,839 (U.S Census, Table S1903). Though the income categories in the 2014 to 2018 ACS do not precisely follow to the HCD income thresholds, similar groupings by income can be approximately mapped to these income groups. As shown in **Table III.11**, the largest group of households in the city has a household income of \$24,999 or below, which is in the extremely low-income bracket. Over one-third of households (34.6 percent or 877 households) are within this group. Just under half of renters (45.4 percent, or 545 households) fit into this income category. Households with incomes between \$35,000 and \$49,999, which approximately maps to the low-income income range, are the smallest group and represent 9.7 percent of the City’s population (245 households). This suggests that among households with incomes below the median, those households tend to be more concentrated in the extremely low-income range. A similar but slightly smaller percentage of households (725 households, or 28.6 percent) had earned moderate incomes, or between 81 and 120 percent of the AMI. This income group represents just under one-third of owner-occupied households (404 households, or 30.2 percent). Note that whereas 2020 County income limits were used in **Table III.10**, **Table III.11** uses 2018 County income limits, so that a comparison with the most recent income data for the City could be made.

Table III.11 Household Income by Tenure, 2018

HCD Income Limits, Tehama County, 2018		Income by Tenure, Corning, 2018						
Income Group	Income	American Community Survey	Owner-Occupied	Percentage	Renter-Occupied	Percentage	Total	Percentage
Extremely Low (30% AMI or Below)	<\$25,100	\$0 - \$24,999	332	24.8%	545	45.4%	877	34.6%
Very Low (31% to 50% of AMI)	\$25,101 - \$29,950	\$25,000 - \$34,999	249	18.6%	194	16.2%	443	17.5%
Low (51% to 80% of AMI)	\$29,951 - \$47,900	\$35,000 - \$49,999	189	14.1%	56	4.7%	245	9.7%
Moderate (81% to 120% of AMI)	\$47,901 - \$59,900	\$50,000 to \$99,999	404	30.2%	321	26.8%	725	28.6%
Above Moderate (Greater than 120% AMI)	>\$71,900	> \$100,000	163	12.2%	84	7.0%	247	9.7%
		Total	1,337	100.0%	1,200	100.0%	2,537	100.0%

Source: HCD 2018; 2014–2018 American Community Survey Five-Year Estimates (Table B25118)

As is typical in most communities, incomes in Corning tend to be lower among young adults entering the workforce, rise as people enter middle age, and decrease around the time of retirement. Among households with householders 25 years or younger, nearly half (44.7 percent, or 139 households) have incomes below \$24,999, as shown in **Table III.12**. Similarly, 43.8 percent of households (231 households) with householders 65 years and over make less than \$24,999 per year. Among all age brackets, this income level was the most common. In households with a householder 25 years or younger, just under one-third (31.5 percent, or 98 households) have income between \$25,000 and \$34,999, approximately within the “very low-income” range, as defined by HCD. This income bracket is also the second-most common for households with householders 65 years and older. For households with householders 25 to 44 years, the second most common income level is \$35,000 to \$49,000, with 26.2 percent (270 households) of households at that income level. This age group is the largest of the four, with 1,032 total households. Among households with householders 45 to 64 years, the second most-common income bracket is higher, with 18.2 percent of households (137 households) earning \$50,000 to \$74,999.

Table III.12 Income by Age of Householder, 2016

	Householder Under 25 Years		Householder 25 to 44 Years		Householder 45 to 64 Years		Householder 65 Years and Over	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
\$0 - \$24,999	139	44.7%	374	36.2%	194	25.8%	231	43.8%
\$25,000 - \$34,999	98	31.5%	107	10.4%	129	17.1%	86	16.3%
\$35,000 - \$49,999	62	19.9%	270	26.2%	84	11.2%	59	11.2%
\$50,000 - \$74,999	12	3.9%	98	9.5%	137	18.2%	60	11.4%
\$75,000 to \$99,999	0	0.0%	98	9.5%	84	11.2%	63	11.9%
> \$100,000	0	0.0%	85	8.2%	125	16.6%	29	5.5%
Total	311		1,032		753		528	

Source: 2012-2016 American Community Survey, B19037

F. Housing Problems

Table III.13 identifies a dataset typically referred to as the Comprehensive Housing Affordability Strategy (CHAS) data.² The data, compiled by HUD, includes a variety of housing need variables split by HUD area median family income (HAMFI) limits and household tenure. CHAS is used to analyze the housing needs of lower-income households. CHAS data includes housing problems, which are incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As shown in **Table III.13**, approximately three-quarters of all households in the very low- and low-income categories (360 and 385 households, respectively) and approximately one-half of all households in the low-income category (260 households) have at least one of these housing problems.

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

According to HUD, a household is considered severely cost burdened if they are paying more than 50 percent of their income for housing. **Table III.13** shows that approximately three-quarters of all households in the very low-income category (360 households) and less than a fourth of all households in the very low- and low-income categories (100 and 85 households, respectively) are severely cost burdened.

It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

Table III.13 Housing Problems, 2016

Median Family Income (MFI)	Total Renters	Total Owners	Total Households
Extremely Very Low Income	405	55	460
30% or less of HAMFI			
Percent with any housing problems	75.3%	100.0%	78.3%
Percent Cost Burden greater than 50%	75.3%	100.0%	78.3%
Very Low Income	315	185	500
Between 31% and 50% of HAFMI			
Percent with any housing problems	90.5%	54.1%	77.0%
Percent Cost Burden greater than 50%	17.5%	24.3%	20.0%
Low Income	315	250	565
Between 51% and 80% of HAFMI			
Percent with any housing problems	36.51%	58.00%	46.02%
Percent Cost Burden greater than 50%	0.00%	34.00%	15.04%

2012–2016 CHAS

G. Housing – Construction, Age, and Condition

Table III.14 identifies the number of units constructed from 2000 through 2016 and the percentage increase. The data is based on California Department of Finance data and City Building Department monthly building permit reports. As shown in **Table III.15**, the City has 1,834 housing units that were built prior to 1980. These 30-plus-year-old structures comprise 62.5 percent of the City’s housing stock. The housing stock in the City can be considered relatively old, particularly with 348 housing units (approximately 11.9 percent) being 70 years and older.

Table III.14 Housing Construction 2000-2016

Year	Total Number of Housing Units	Housing Units Constructed	Percentage Increase
2000	2,618	4	0.15%
2001	2,629	11	0.42%
2002	2,651	22	0.83%
2003	2,664	13	0.49%

Year	Total Number of Housing Units	Housing Units Constructed	Percentage Increase
2004	2,713	49	1.81%
2005	2,801	88	3.14%
2006	2,818	17	0.60%
2007	2,843	25	0.88%
2008	2,922	79	2.77%
2009	2,928	6	0.20%
2010	2,933	5	0.17%
2011	2,933	0	0.00%
2012	2,933	0	0.00%
2013	2,933	0	0.00%
2014	2,933	0	0.00%
2015	2,944	1	0.034%
2016	2,951	7	0.24%
Total		320	

Table III.15 Housing Age, 2016

Year Structure Built	Number	Percent
2009 to 2016	18	0.06%
2005 to 2008	194	6.62%
2000 to 2004	124	4.23%
1995 to 1999	96	3.27%
1990 to 1994	204	6.96%
1980 to 1989	480	16.37%
1970 to 1979	637	21.72%
1960 to 1969	221	7.54%
1950 to 1959	483	16.47%
1940 to 1949	145	4.95%
1939 or Earlier	348	11.87%
Total	2,950	100.00%

Source: Census 2000, adjusted to State Department of Finance and City of Corning data, 2016.

In many communities, there is a correlation between the age of a community's housing stock and the relative condition of that housing stock—as housing ages, its condition deteriorates. There is also typically a very good correlation between the exterior appearance of a residence and the condition of the interior. Homes which are well-maintained on the outside are generally also well-maintained on the inside.

Housing units over 30 years of age are the most likely to need both moderate and major rehabilitation work to elevate them to a “standard” condition. It is unlikely that units constructed in the past 28 years would require more than a minimum level of ongoing maintenance.

As part of the 2009 to 2014 Housing Element Update, a windshield survey of exterior housing conditions was undertaken in April 2009.³ Very little has changed since then, and a new housing condition survey has not been completed. Policy HC 2 is included, to address the City’s goal of completing a new housing conditions survey. Based on the 2009 survey, approximately 94 percent of the City’s housing stock (2,752 homes) were in good and decent condition. Of the remaining 16 percent (176 homes), 68 housing units needed minor repairs (primarily weatherization improvements such as window replacement and insulation work), while the remaining 108 were considered substandard. Units are considered substandard if they meet the following definition: Those buildings that exhibit one or more critical structural, plumbing, and/or electrical deficiency or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. Units are also considered substandard if they do not provide safe and adequate shelter or endanger the health, safety, or well-being of the occupants.

The 108 substandard housing units were further classified into those that are suitable for rehabilitation (67) and those not suitable for rehabilitation (41). The following definition of “suitable for rehabilitation” is used: Those buildings that exhibit one or more of the deficiencies listed under the above definition of substandard, all of which can be repaired in conformity with current codes and ordinances for a sum not to exceed the value of the building. Buildings are considered “not suitable for rehabilitation” when the cost of the needed repairs would exceed the value of the structure.

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

Per Policies HP 7 and HC 1, the City will continue to apply for grants under HCD’s HOME Investment Partnership Program and Community Development Block Grant (CDBG) funding programs for housing replacement and rehabilitation.

H. Mobile and Manufactured Homes

Table III.16 identifies that, as of 2020, there are a total of 162 mobile home spaces available within the City limits plus an additional 50 in the SOI. Also identified is that there are 92 recreational vehicle spaces within the City and 60 spaces within the SOI that are more than likely used as permanent housing since the spaces are equipped with drains. A total of 13 recreational vehicle spaces within the City do not have drains, whereas there are none in the SOI. The total of 267 mobile home and recreational vehicle spaces provide housing opportunities to existing City residents and another 112 spaces exist within the SOI.

³ Most of the survey was undertaken on May 12 and 14 by Terry Hoofard – Building Official, John Stoufer – Planning Director, and Eihnard Diaz – Diaz Associates Principal Planner. A subsequent general review identifies minimal change in conditions.

Conditions in mobile home and recreational vehicle parks vary. The Blossom Trailer Park and Lazy Corral Trailer Court both exhibit significant substandard conditions needing to be addressed. “Health and safety code enforcement in mobile home parks is the responsibility of the HCD, which also has agreements with approximately 70 local agencies to conduct inspection of parks in their jurisdictions.” The City does not have such an agreement with HCD. “There are two kinds of inspections, the Mobile Home Park Maintenance (MPM) inspections which involve full inspection of a park and all spaces, and the inspections that are mainly in response to complaints from park residents, park owners or the public about possible health and safety violations. Typically, only five percent of the parks in the state are inspected under the MPM each year.”⁴

Table III.16 Mobile Home and Recreational Vehicle Parks Listing, 2020

Within the City Limits		
Name and Park Identification	Park Information	Operated By
Lazy Corral Trailer Court (52-0007-MP) 2120 Fig Lane Corning, CA 96021 530-824-1234	Jurisdiction: HCD Mobile Home Spaces: 37 RV Spaces with Drains: 0 RV Spaces w/o Drains: 13	Q. J. OW P.O. Box 12632 San Francisco, CA 94112
Palms Mobile Home Village (52-0048-MP) 1667 Marguerite Avenue Corning, CA 96021 915-274-4542	Jurisdiction: HCD Mobile Home Spaces: 84 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Olive Palms LLC 220 Summit Rd Walnut Creek, CA 94596
Olive Grove Estates (52-0058-MP) 1867 Marguerite Avenue Corning, CA 96021 530-527-5868	Jurisdiction: HCD Mobile Home Spaces: 30 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Olive Palms LLC 220 Summit Rd Walnut Creek, CA 94596
Heritage RV Park (52-0065-MP) 975 Hwy 99W Corning, CA 96021 530-824-6130	Jurisdiction: HCD Mobile Home Spaces: 0 RV Spaces with Drains: 91 RV Spaces w/o Drains: 0	Kathy Catanho 3369 Somerset Ave Castro Valley, CA 94546
Blossom Trailer Park (52-0016-MP) 2175 Blossom Avenue	Jurisdiction: HCD Mobile Home Spaces: 11 RV Spaces with Drains: 1	Greenville Rancheria P.O. Box 279 Greenville, CA 95947

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

Within the City Limits		
Name and Park Identification	Park Information	Operated By
Corning, CA 96021 530-284-7990	RV Spaces w/o Drains: 0	
Within the Sphere of Influence		
Maywood Mobile Home Park (52-0042-MP) 4740 Barham Avenue Corning, CA 96021 530-624-9824	Jurisdiction: HCD Mobile Home Spaces: 49 RV Spaces with Drains: 4 RV Spaces w/o Drains: 0	Miguel Carrio P.O. Box 634 Corning, CA 96021
Corning RV Park (52-0066-MP) 4720 Barham Avenue Corning, CA 96021 530-824-2410	Jurisdiction: HCD Mobile Home Spaces: 1 RV Spaces with Drains: 58 RV Spaces w/o Drains: 0	Billy Phong 9105 Bruceville Rd Suite # 6A, Elk Grove, CA 95758

Source: State HCD Mobile home and Specialty Occupancy Parks Program – *Mobile home & RV Parks Listing*
https://www.hcd.ca.gov/casas/cmip/MP/list_2020

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

I. Tenure

According to the 2012 to 2016 ACS, 52.8 percent of 2,624 occupied housing units in the City were renter-occupied units. This is a slight increase as compared to the 2010 Census, where 50.5 percent of households were renters. **Table III.17** illustrates that this is a slightly lower percentage than the City of Red Bluff but a much higher percentage than the City of Tehama and unincorporated County.

Table III.17 Housing Tenure and Occupancy, 2016

	City of Corning		City of Red Bluff		City of Tehama		Tehama County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Housing Units	2,624		5,404		184		23,573	
Owner-occupied Units	1,239	47.2%	2,263	41.9%	129	70.1%	15,644	66.4%
Renter-occupied Units	1,385	52.8%	3,141	58.1%	55	29.9%	7,929	33.6%

Source: 2012–2016 American Community Survey, Table B25003

J. Overpayment

According to the U.S. Census and the State HCD, household is considered “overpaying” if its monthly housing cost or gross rent exceeds 30 percent of its annual gross income. **Table III.18**, based on the 2014 to 2018 ACS, provides a breakdown between owner and rental households and for all households in the City.

Table III.18 Households Overpaying, 2018

	Paying 30%-34.9%		Paying Over 35%		Total (paying 30% or more)	
	Number	Percent	Number	Percent	Number	Percent
Owner Households						
Less than \$10,000 income	0	0.0%	63	14.0%	63	11.2%
\$10,001-\$19,999 income	0	0.0%	87	19.3%	87	15.5%
\$20,000-\$ 34,999 income	25	22.5%	217	48.2%	242	43.1%
More than \$ 35,000 income	86	77.5%	83	18.4%	169	30.1%
Total	111	—	450	—	561	—
Renter Households						
Less than \$10,000 income	0	0.0%	162	41.4%	162	30.5%
\$10,001-\$19,999 income	12	8.5%	123	31.5%	135	25.4%
\$20,000-\$ 34,999 income	129	91.5%	48	12.3%	177	33.3%
More than \$ 35,000 income	0	0.0%	58	14.8%	58	10.9%
Total	141	—	391	—	532	—
Summary - All Households						
Less than \$10,000 income	0	0.0%	225	26.8%	225	20.6%
\$10,001-\$19,999 income	12	4.8%	210	25.0%	222	20.3%
\$20,000-\$ 34,999 income	154	61.1%	265	31.5%	419	38.3%
More than \$ 35,000 income	86	34.1%	141	16.8%	227	20.8%
Total	252	—	841	—	1,093	—

Source: 2014–2018 American Community Survey, Tables B25095 and B25074

Table III.19 illustrates that nearly 40 percent of all households (973) spent more than 30 percent of their gross income for housing. 35.9 percent of all renters (412 households) and 43.1 percent of all owner households (561 households) in the City “overpay.”

Overpayment is a significant problem for renter households, especially for very low-income households earning less than 50 percent of the 2020 median household income for Tehama County (i.e., less than \$34,950 for a family of four).

In the City, 50.6 percent of all households with income similar to those classified as extremely low (327 households) pay more than 30 percent of their income for housing. For households with income levels similar to the very low classification, 71.5 percent of these households (419 households) are paying 30 percent or more. Among households with income near or below the median of \$70,700 for a family of four, the rate of overpayment is much lower, with only 8.5

percent of households (35) overpaying. Similarly, for households with incomes similar to the moderate or above-moderate income categories, only 10.4 percent of households (58) overpay for housing.

Table III.19 Overpayment by Income Category, 2018

Household	Less than \$20,000 ¹	\$20,000 to \$34,999 ²	\$35,000 to \$49,999 ³	\$50,000 to \$74,999 ⁴	\$75,000 or more ⁵	Total ⁶	Lower income
Ownership Households	231	315	189	237	330	1,302	735
Overpaying owner households	150	242	134	35	0	561	526
Percentage of overpaying owners	64.9%	76.8%	70.9%	14.8%	0.0%	43.1%	71.6%
Renter Households	415	271	56	177	228	1,147	742
Overpaying renter households	177	177	0	0	58	412	354
Percentage of overpaying renters	42.7%	65.3%	0.0%	0.0%	25.4%	35.9%	47.7%
Total Households	646	586	245	414	558	2,449	1,477
Overpaying households	327	419	134	35	58	973	880
Percentage of overpaying households	50.6%	71.5%	54.7%	8.5%	10.4%	39.7%	59.6%

Source: 2014–2018 American Community Survey, B25106

1. Similar to extremely low-income households, which are defined as having a maximum income of \$26,200 per year for a family of four
2. Similar to very low-income households, which are defined as having a maximum income of \$34,950 per year for a family of four
3. Similar to low-income households, which are defined as having a maximum income of \$55,900 per year for a family of four
4. Similar to median-income households, which are defined as having a maximum income of \$70,700 per year for a family of four
5. Similar to moderate-income households, which are defined as having a maximum income of \$84,850 per year for a family of four, and above-moderate income households, which are defined as having an income greater than \$84,850 per year for a family of four
6. Total does not include households with no cash rent or with zero or negative income.

K. Housing Types and Vacancy Rates

The relative affordability of housing is also dependent on the availability of vacant housing that is of the appropriate size and type for a given family. As shown in **Table III.20**, most dwelling units in Corning are single-family detached houses (63.2 percent, or 1,821 homes). The second-largest home type in the City is multifamily units in buildings with five or more units (20.7 percent, or 598 homes). There are few single-family attached homes in Corning, and this home type represents only 1.6 percent of the homes in the City (46 homes).

Table III.20 Housing Units by Type, 2020

City of Corning	Number	Percent
Single-Family Detached	1,821	63.2%
Single-Family Attached	46	1.6%
Multifamily (2–4 Units)	298	10.3%
Multifamily (5+ Units)	598	20.7%
Mobile Home	119	4.1%
Total	2,882	—

Source: California Department of Finance, 2018, City/County Housing Estimates, January 2020

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 and 8 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.

Information in the 2012 to 2016 ACS, as presented in **Table III.21**, shows the overall housing vacancy rate in the City is 9.5 percent (276 housing units). By comparison, Tehama County had an overall housing vacancy rate in 2016 of 13.4 percent (3,652 housing units). Within Corning, the vacancy rate for rental housing is much higher at 9.4 percent than the vacancy rate among ownership housing, which is 3.2 percent. These rates indicate that, overall, there is a surplus of available housing stock in Corning and particularly a surplus of available rental housing stock.

Table III.21 Vacancy Rates, 2016

Vacant Units	Corning		Tehama County	
	Number	Percentage	Number	Percentage
For seasonal, recreational, or occasional use	0	0.0%	1,025	28.1%
For rent	143	51.8%	508	13.9%
Rented or sold, not occupied	0	0.0%	142	3.9%
For-sale only	41	14.9%	391	10.7%
Other vacant	92	33.3%	1,586	43.4%
Total Vacant Units	276	100.0%	3,652	100.0%
Percentage of All Housing Units	-	9.5%	-	13.4%
Rental Vacancy Rate (percentage of rental inventory which is vacant)	-	9.4%	-	5.9%
Homeowner Vacancy Rate (percentage of ownership inventory which is vacant)	-	3.2%	-	2.4%

Source: 2012–2016 American Community Survey, B25002

L. Housing Costs

Home Values – According to the 2014 to 2018 ACS, the median value of a single-family home in the City was \$160,700. The median home value in the City was substantially lower than the median home value in the County, which was \$203,400, as shown in **Table III.22**.

Table III.22 Home Values, Owner-Occupied Homes, 2018

Home Value	Number of Units	
	Corning	Tehama County
Less than \$ 50,000	148	1,347
\$50,000 to \$ 99,999	130	1,481
\$100,000 to \$149,000	278	1,717

Number of Units		
Home Value	Corning	Tehama County
\$150,000 to \$199,999	422	3,079
\$ 200,000 to \$ 299,999	293	3,949
\$ 300,000 to \$ 499,999	56	2,788
\$ 500,000 to \$ 999,999	10	971
\$1,000,000 or more	0	243
Median Value	\$160,700	\$203,400

Source: 2014–2018 American Community Survey, DP04

Sales Listings – While home values are one meaningful measure of housing affordability, depending on the overall number of units for sale, there can be a disparity between home values and home sale prices. In a recent survey of listings shown in **Table III.23**, the median list price for most single-family homes is higher than that of the median home value shown in **Table III.22**. Mobile homes with both two and three bedrooms, as well as single-family homes with two bedrooms had a median list price that was below the median home value in the City. Some home types were also not listed for sale at the time of the survey, including single-family or mobile homes with one bedroom or mobile homes with four or more bedrooms.

Table III.23 Home Sale Price by Size, 2020

	Single-Family	Mobile Home
1BR	-	-
2BR	\$92,500	\$92,000
3BR	\$310,231	\$80,000
4BR	\$382,000	-
5BR	\$375,000	-
6BR	\$502,000	-

Source: Zillow.com, June 11, 2020

Current Rents – As shown in **Table III.24**, the two largest groups of renter households have rents under \$649 and between \$650 and \$899. Each of these groups represent just over one-third of the population of renter households (403 households in each category, or 33.6 percent). The next largest group has rent between \$900 and \$1,499, which represents 23.8 percent of households, or 285 households.

Table III.24 Median Gross Rent, 2014–2018

Rent	Number of Households	Percent
\$0 to \$649	403	33.6%
\$650 to \$899	403	33.6%
\$900 to \$1,499	285	23.8%
\$1,500 to \$1,999	11	0.9%
\$ 2,000 or More	58	4.8%
No Cash Rent	40	3.3%
Total Renter Households	1,200	
Median Rent	\$803	

Source: 2014–2018 American Community Survey, B25063 and B25064

Rental Listings - **Table III.25** identifies median rental rates for homes in Corning between June 2017 and May 2018.

Table III.25 Median Rental Prices, June 2017–May 2018

	Corning	Red Bluff
All Beds	\$859	\$769
1 BR	\$690	\$601
2 BR	\$830	\$684

Source: RentJungle.com, accessed July 2020

M. Housing Affordability

The ability of renters and buyers to obtain housing that is affordable, relative to their incomes is a widespread issue. Housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs. The definitions of extremely low, very low, and low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered low income in an area where the cost of living is high but would be considered moderate or above moderate in lower-cost areas. Teachers, fire fighters, police officers, nurses, service-industry workers, and retirees are integral community members, whose incomes are often in the lower ranges, particularly for entry-level positions.

Affordability for Homebuyers - **Table III.26** indicates that at an interest rate of 4.5 percent, a four-person household earning the City median family income per month could qualify for the median home value but may struggle to qualify for homes at current list prices. Mortgage interest rates are a prime determinant of home affordability. The average interest rate on a 30-year mortgage in the 96021 zip code is currently 3.40 percent.⁵ This suggests that maximum affordable sale prices may be slightly higher at present but may shift lower in the future, if interest rates rise. As shown in **Table III. 23**, most single-family homes in a recent survey of list prices would be out of reach for lower-income households, but mobile homes may provide a more accessible alternative. A small

⁵ June 11, 2020, interest rate provided at *Bankrate.com*.

number of single-family homes with two bedrooms were listed at the time of the survey that had a median list price of \$92,500. This sale price may be affordable to some households at the upper end of the extremely low-income range. However, due to challenges these households might face in affording current rents, saving for a down-payment for these houses might prove to be a challenge.

Affordability for Renters - Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, affordable monthly rents by income group are shown in **Table III.26**. Based on the 2020 countywide income limits, the median rent for all homes indicated in **Table III. 25** was affordable to households earning at least \$34,360 a year. The median rent for any of these homes would not be affordable for a four-person household with an extremely low income but could be affordable to households at the upper end of the very low-income bracket. An affordable monthly rental payment for a four-person household with an income at the upper end of the extremely low-income range would be \$655 per month, as shown in **Table III.26**. This household would not be able to afford the median rent for a one-bedroom apartment without spending more than 30 percent of their income on rent, which indicates that households in this income bracket may be prone to both overcrowding and a housing cost burden. Four-person households at the upper end of the very low-income bracket would be more likely to find one or two-bedroom apartments with rents affordable at their income level but may also experience overcrowding.

Table III.26 Housing Affordability by Income 2020

Income Group	Income Range	Affordable Monthly Payment¹	Maximum Affordable Sale Price²
Extremely Low (30% of AMI or Below)	< \$26,200	\$0- \$655	\$101,300
Very Low (31% to 50% of AMI)	\$26,201 - \$34,950	\$655 - \$874	\$135,100
Low (51% to 80% of AMI)	\$34,951 - \$55,900	\$874 - \$1,398	\$216,100
Moderate (81% to 120% of AMI)	\$55,901 - \$84,850	\$1,398 - \$2,121	\$328,000
Above Moderate (Greater than 120% of AMI)	>\$84,851	\$2,121 and Up	\$328,000 and Up

Source: HCD, 2020

1. Assumes 30 percent of income for shelter and does not include tax and insurance
2. Assumes 30 percent of income for shelter and includes tax and insurance. Assumes 10 percent down payment and interest rate at 4.5 percent including estimated property tax at 1.5 percent and primary mortgage insurance at 0.51 percent.

N. Assisted Housing

The California Government Code (Section 65583) requires that a Housing Element include a study of all low-income rental housing units that may be lost to the affordable inventory by the expiration of some type of affordability restrictions during the planning period. The current planning period is 2019 through 2024. In the case of the City of Corning, certain types of HUD and state-sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain the following components as required by HCD:

- A comprehensive inventory of all subsidized rental housing units.
- A cost comparison of replacing or preserving any units, which will become at-risk in the planning period.
- Identification of non-profit entities qualified to acquire and manage rental housing.
- Identification of possible sources and potential funds for preserving housing units.
- Inventory of existing and proposed City programs for preserving at-risk units.

Inventory of Affordable Rental Housing Units – **Table III.27** identifies the 305 assisted low-income rental units within housing complexes in the City. Over time, this will serve as a list to be regularly monitored, to evaluate the possible loss of affordable units, and as planning information for use in analyzing the distribution and concentrations of lower-income units in the City.

Table III.27 Inventory of Affordable Rental Housing Complexes, 2020

Corning Garden Apartments	
(530) 824-1087	USDA – Rural Housing Service (RHS) Section 515 Multifamily Rental
250 Divisadero Ave.	Built 1997
Corning, CA	38 Units, Large Family
Owner/Manager:	CBM Group Inc.
Affordability Restrictions:	USDA – RHS Section 515 and Tax Credits. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix	38 units: 8 one bedroom, 24 two bedroom, and 6 three bedrooms.
Comments	Tenants receive a utility allowance dependent on bedrooms. Eligible for Section 8 vouchers. Thirty-seven units are currently assisted. The building is at low risk of conversion; the earliest date of conversion is 2049.
Description	The Corning Garden Apartments complex has traditional basic amenities. Two disabled units are available.
Maywood Apartments	
(530) 824-4142	USDA – RHS Section 515 Multifamily Rental
2151 Fig Lane	Built 1990
Corning, CA	40 Units, Large Family
Owner/Manager:	Dean Greenwalt
Affordability Restrictions:	Maywood Apartments is 100 percent rental-assisted housing that receives USDA – RHS funding as well as tax credits. The loan terminates in 2040. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	40 units: One, two, and three bedrooms.
Comments:	Tenants receive a utility allowance dependent on the bedroom size of the unit. The earliest date these units could become “at-risk” is 2040. Maywood Apartments signed a 50-year loan in 1990. Forty units are assisted by USDA Section 521 Rental Assistance.
Description:	There are two disabled units currently offered.
Corning Apartments	
(530) 824-4303	USDA – RHS Section 515 Multifamily Rental
674 Toomes Avenue	Built 1975
Corning, CA	44 Units, Family
Owner/Manager:	Corning Apartments California Limited Partnership/Professional Apt Management Inc.
Affordability Restrictions:	The complex is 100 percent rental-assisted housing and receives assistance from the USDA - RHS.

Unit Mix:	44 units: One, two, and three bedrooms.
Comments:	Applicant cannot exceed the moderate-income limit based on the family size. The contracts are automatically renewed unless specified otherwise. Tenants receive a utility allowance dependent on bedroom size of the unit.
Description:	The one-bedroom units are 660 square feet, two bedrooms are 840 square feet, and the three bedrooms are 1,040 square feet. There are two disabled units offered. The RHS contract is not due to expire until 2025. The Corning Apartments signed for a 50-year loan. The building is at low risk of conversion; the earliest date of conversion is 2039.
Tehama Village	
(530) 824-2377	USDA – RHS Section 515 Multifamily Rental and Section 8
651 Toomes Avenue	Built 1978
Corning, CA	90 Units Elderly
Owner/Manager:	Richfield Properties
Affordability Restrictions:	Tehama Village is 100-percent rental-assisted housing. Their contract is renewed automatically every five years. The complex receives HUD Section 8 rental assistance for 80 of the total 90 units, which are eligible for conversion in 2031. Rural Development subsidies assist the other 10 units; these units are potentially eligible for conversion in 2033. However, the owner of the building may apply to pre-pay their loan at any time, which would put these units at risk. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	Single-story one bedrooms.
Comments:	This is complex for elderly tenants 62 years of age and older or disabled. A utility allowance is provided to each unit. Fifty percent of the tenants must be in the very low-income level.
Description:	There are two separate complexes, one with 80 units and the other has 10 units. Currently there is one disabled unit offered.
Valley Terrace Apartments	
(530) 824-4805	USDA – RHS Section 515 Multifamily Rental, Tax Credits
982 Toomes Avenue	Built 1981
Corning, CA	48 Units Family and Elderly, including Manager's Unit
Owner/Manager:	Fpi Management Inc.
Affordability Restrictions:	The complex receives rental assistance from USDA and was constructed with tax credits and bonds. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	48 units - One, two, and three bedrooms.
Comments:	Currently receives Section 8 vouchers. A utility allowance is provided for tenants with a very low or no income. USDA and tax credit affordability restrictions are set to expire in 2060.
Description:	The Valley Terrace complex offers housing to families, the elderly, and disabled. Currently, there are four disabled units offered.

Salado Orchards Apartments	
(530) 925-3509	Low-Income Housing Tax Credit
250 Toomes Avenue	Built 2008
Corning, CA	47 Units plus Manager's Unit (3-bedroom). Family – 16 two bedrooms and 31 three-bedrooms.
Owner/Manager:	Pacific West Communities Inc.
Affordability Restrictions:	Salado Orchard Apartments has a 55-Year Use/Rent Restriction Adjustment of 120 percent. Rents for 10 two-bedroom units restricted to 50 percent of median income. Rents for six two-bedroom units restricted to 60 percent of median income. Rents of 31 three-bedroom units restricted to 60 percent of median income.
Unit Mix:	Two- and three-bedroom apartments.
Comments:	A 48-unit on 5.17 acres using tax exempt bonds, HOME funding, deferred developer fee, and investor financing. Total project cost of approximately \$10 million. Cost per unit of \$210,000. Construction cost of \$109 per square foot. Low risk for conversion, as the affordability restriction is estimated to end in 2062.
Description:	All units include hook-ups for washers and dryers as well as covered patio or balcony. The complex includes a 2,500-square-foot recreation building consisting of an office, maintenance room, computer learning center, laundry facilities, exercise room, and a community/TV room. Barbecue areas with tables and benches are throughout the development and surrounded by open space. Provides for family gatherings. Also included is a 2,500-square-foot playground area for children and a swimming pool. Three handicap-accessible units with one unit designed and constructed specifically for individuals with sensory impairments.

In addition to the deed-restricted affordable housing options listed above, many households use the Housing Choice (Section 8) Voucher Program. This program allows households to receive a subsidy that can be used for units in market-rate developments. While at times users of this program have experienced discrimination from property owners unwilling to accept their vouchers, in 2019, the California Legislature approved Senate Bill (SB) 329, which specified Section 8 vouchers as a protected source of income and made this discrimination illegal. According to the Plumas County Community Development Commission, which manages the Housing Choice Voucher program for Tehama County jurisdictions, 48 households in Corning had active Housing Choice Vouchers during August 2020. An additional seven households had been authorized for vouchers but were looking for housing.

O. At-Risk Assisted Housing

Based on information gathered from the California Housing Partnership Corporation, it has been determined that 10 units in the city, all within Tehama Village, may be at risk for conversion during the planning period should the owner elect to pre-pay their USDA loan. Without pre-payment, these units are not eligible for conversion until 2033. **Table III.27** also identifies affordability restrictions. All subsidized apartment projects are serviced by USDA – RHS approved management agencies who provide required annual tenant certification processing for their residents.

P. Strategies for Preserving Affordable Housing

To provide a cost analysis of preserving at-risk units, cost must be determined for acquisition, preservation (using tenant-based rental assistance with market-rate units), or replacement with new construction. This analysis determines which of these options is most likely to be the most economical approach to preserving at-risk units.

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability. HCD provides a list of qualified entities that provide assistance for affordable housing and rental units. These entities are often able to preserve at-risk units. This list is included as **Appendix A** to this Housing Element. The three primary entities that assist in Tehama County and the City of Corning are:

- Community Housing Improvement Program (CHIP)
1001 Willow Street, Chico, California
- Rural California Housing Corporation
3120 Freeboard Drive, Suite 201, West Sacramento, California.
- Volunteers of America National Services
1108 34th Avenue, Sacramento, California

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). As of August 2020, only one multifamily building was available for sale in Corning, according to both Realtor.com and Zillow.com. The mixed-use building combined a commercial space and 10 residential units (six studio apartments, three one-bedroom apartments, and one four-bedroom apartment). The building was listed for \$730,000, or \$73,000 per unit. If the

property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. As shown in **Table III.28**, the affordable rent for a two-person household in Tehama County with an income at 50 percent of AMI would be slightly higher than the fair-market rent for a one-bedroom apartment, and so would receive no subsidy. For larger households at this income level seeking larger homes, vouchers would provide partial rent subsidy.

For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years. For the two example scenarios listed in **Table III.28**, the total cost to subsidize rental costs over 20 years would be \$28,920 for the two-bedroom home and \$82,140 for a three-bedroom home.

Table III.28 Estimated Costs of Preserving At-Risk Units, 2020

Unit Size	Fair-Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy
One Bedroom	\$689	\$28,000	\$700	\$0
Two Bedrooms	\$908	\$31,500	\$788	\$121
Three Bedrooms	\$1,216	\$34,950	\$874	\$342

Source: HCD 2020, HUD 2020. Assumes two-person household in a one-bedroom home, three-person household in a two-bedroom home, and four-person household in a three-bedroom home. Affordable monthly rent assumes 30 percent of income is spent on rent.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the City is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. The following costs describe new construction for an apartment in an affordable housing complex in the City of Chico, built in 2016. The project had 15 assisted units, of which, 14 were assisted units for special-needs tenants and one was a manager’s unit. The cost for land acquisition was \$24,935 per unit, or \$374,027 total. The cost per unit for construction was \$124,679 per unit, not including contingency costs, for a total construction cost of \$1,870,186. Based on the total cost of building this recent development, it can be estimated that the per-unit cost to replace low-income housing would be \$382,805.

Cost Comparison – Three options for preserving at-risk units were analyzed, including acquisition, preservation (using tenant-based rental assistance with market-rate units), or replacement with new construction. Of these options, the most economical approach is most likely to be preservation (using tenant-based rental assistance with market-rate units). Although the other options are likely more cost-intensive, in circumstances where available market-rate units don’t meet the needs of the population due to unit size or lack of accessibility to amenities for residents with special needs, they can be useful tools to address an affordable housing need.

IV. REGIONAL AND SPECIAL HOUSING NEEDS ASSESSMENT

Meeting the housing needs of a community involves several key factors: (1) the extent to which housing units are and will be available in sufficient numbers; (2) the degree to which available housing is and will be affordable; and (3) the extent to which the housing stock of the city is in sound or standard condition.

This section sets forth the housing needs in Corning and identifies the needs of special population groups in the community (i.e., the elderly, disabled or handicapped, large families, female-headed households, farm laborers, and the homeless).

A. Regional Housing Needs Plan

State Housing Element law (Section 65583 of the California Government Code) 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 Corning, the regional allocation is developed by the California Department of Housing and Community Development (HCD) and distributed through the Tehama County Planning Department. **Table IV.1** lists the Corning’s Regional Housing Need Allocation (RHNA) for the period of December 31, 2018, to August 31, 2024. To meet the new construction objective of 206 units over the 5.67-year projection period, units would have to be constructed at an average annual rate of approximately 36 units per year.

Table IV.1 City of Corning Regional Housing Need Allocation, 2019-2024

Income Category	New Construction Need
Extremely Low (0–30% of AMI) and Very Low (31%–50% of AMI)	47
Low (51%–80% of AMI)	36
Moderate (81%–120% of AMI)	36
Above Moderate (over 120% of AMI)	87
Total Units	206

AMI = above-moderate income

Source: HCD Regional Housing Needs Plan, 2019–2024

B. Need for Replacement Housing

As previously discussed in *Chapter III. Community Profile & Housing Needs Assessment*, a windshield survey of the exterior housing conditions in Corning, conducted in April 2009, identified 41 units that were in extreme disrepair and needed to be demolished and replaced. According to City staff, as of 2020, the rates of disrepair have remained constant. Per Policies HP 7 and HC 1, the City will continue to apply for grants under HCD’s HOME Investment Partnership Program and Community Development Block Grant (CDBG) funding programs for housing replacement and rehabilitation.

C. Special Housing Needs

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

1. Special Housing Needs - Extremely Low-Income Households

The City must provide an estimate of the projected extremely low-income housing needs. Based on HCD guidelines, 50 percent of the City's very low-income households qualify as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 47 very low-income housing units needed, the City is estimating 23 units for extremely low-income households.

Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems, such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. Policies HP 3 and HP 4 have been included to coordinate with service providers and encourage the development of housing that serves extremely low-income households.

2. Special Housing Needs – Seniors

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

According to the 2012 to 2016 American Community Survey (ACS), of the 2,624 households in Corning, 528 are occupied by one or more people over the age of 65. This represents 20.1 percent of households. Of households with a householder in this age range, 43.8 percent (231 households) have income under \$25,000 and 16.3 percent (86 households) have income between \$25,000 and \$34,999. The City recognizes that the elderly have special access and affordability limitations, and therefore, has identified policies in this document to address those issues. Policies HP 4 and HP 5 been included to address this housing need by encouraging development of housing for seniors and providing incentives for developing these housing types. There are four elderly independent-living facilities within Corning and/or the sphere of influence (SOI), including Woodson Bridge, Leisure Acres, Olive City Care Home, and Wanda's Boarding House.

There are an additional six subsidized family and senior citizen rental housing projects in the City. In addition, the U.S. Department of Agriculture (USDA) Rural Housing Service (RHS) apartment projects in Corning have rental-assisted units for very low-income senior citizens. Units in the Tehama Village complex are set aside specifically for senior citizens. The six family and senior citizen rental housing projects are Corning Garden Apartments, Corning Apartments, Maywood Apartments, Valley Terrace Apartments, Tehama Village, and Salado Orchards Apartment.

3. Special Housing Needs – Persons with Disabilities

According to California Government Code Section 12926, a “disability” includes, but is not limited to, any physical or mental disability. Persons with disabilities in Corning can sometimes face unique problems in obtaining affordable and adequate housing that meets their needs. Persons living in Corning with mental, physical, or developmental disabilities need affordable, conveniently located housing that, where necessary, has been specially adapted for wheelchair accessibility or other physical needs.

Since the passage of the federal Fair Housing Act in 1988 and the issuance of federal Fair Housing Act Accessibility Guidelines in 1991, new multifamily housing with four or more units is required to meet standards for handicapped accessibility. These requirements are implemented locally through the building permit review process.

The six rental-assisted apartment complexes within Corning have 14 dwelling units for disabled persons. In addition, Spring Mountain Apartments has an additional two units.

Living arrangements for disabled persons vary and primarily depend on the severity of the disability. Many persons live at home in an independent environment with the help of family members. Independent living may require assistance that can include special housing design features for the physically disabled, income support for those unable to work, and in-home supportive services for persons with medical conditions. Often, senior housing developments can provide a variety of needed assistance for disabled persons.

Most persons with disabilities live on an income that is significantly lower than the non-disabled population. The ACS typically measures the poverty level and employment characteristics for civilian, noninstitutionalized population (refers to people 16 years and older who are not inmates of institutions (penal, mental facilities, homes for the aged), and who are not on active duty in the Armed Forces). Income thresholds used to determine the poverty level are set annually at the federal level and do not vary geographically but do vary by household size and based on the number of children under 18 in the family. For example, in 2018, the federal poverty income threshold for a family of four with two children was \$25,465. As is shown in **Table IV.2**, in Tehama County, persons under 16 with a disability are almost twice as likely as non-disabled persons to earn incomes below the poverty level (26 percent vs 16 percent).

One factor in these income discrepancies is related to the proportion of the population that are currently working. Persons with disabilities may experience discrimination in hiring and training or may be more likely to find work that is unstable and at low wages. As compared to the population without disabilities, a significantly higher percentage of Tehama County residents with disabilities are not in the labor force; just over 75 percent of residents with disabilities are not in the labor force, while only 37 percent of residents without disabilities are not in the labor force. Those who are not in the labor force may receive income through Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor’s Insurance (SSA). Just over 55 percent of residents without disabilities are currently employed, while just over 20 percent of residents with disabilities are employed. The remainder of these groups are in the labor force but are not currently employed (e.g., those who are actively looking for jobs).

Table IV.2 Economic Characteristics of Tehama County Residents with Disabilities, 2016

	With a Disability	Without a Disability
Poverty Status		
Population age 16 and over for whom poverty status is determined	11,757	37,360
Below the poverty level	26.0%	16.4%
Above the poverty level	74.0%	83.6%
Employment Characteristics		
Employed	20.1%	55.5%
Not in labor force	75.4%	37.0%

Source: 2012–2016 American Community Survey, S1811

The 2012 to 2016 ACS indicated that there were a total of 932 persons in the City⁶ who identified as having a disability, which represents approximately 12 percent of the population. As is shown in **Table IV.3**, the most reported disabilities were cognitive difficulty and ambulatory difficulty, which represented 6.7 and 6.4 percent of the city’s total population, respectively. This suggests a potential need for supportive housing as well as for housing that has been designed or modified to accommodate mobility devices such as wheelchairs. Policy HC 1 provides home rehabilitation financial assistance that serves lower-income residents and may potentially include accessibility adjustments in financed projects. Through Policy HP 7, the City will also continue to pursue funding from programs such as HOME and CDBG to provide this financial assistance. Just under 6 percent of residents reported having difficulties with independent living, which also suggests a need for supportive housing.

Table IV.3 Residents with Disabilities in the City of Corning, 2016

	Number	Percent of Total City Population
Total Civilian Non-Institutionalized Population	932	12.4%
With a Hearing Difficulty	291	3.9%
With a Vision Difficulty	254	3.4%
With a Cognitive Difficulty	502	6.7%
With an Ambulatory Difficulty	480	6.4%
With a Self-Care Difficulty	208	2.8%
With an Independent Living Difficulty	443	5.9%

Source: 2012–2016 American Community Survey, S1810

Note: Because survey respondents may experience more than one type of disability, the sum of the disability sub-types will be larger than the total percentage of the city’s population with a disability.

⁶ Not including those who are institutionalized or currently serving in the armed forces.

Appropriate housing for persons with mental and physical disabilities may include very low-cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters, and transitional housing.

In 1984, Title 24 of the California Uniform Building Code mandated that all multiple-family residential construction projects containing more than five units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Section 17.54.010 of the City's code allows for conditional use permit requirements to be waived for minor building alterations or small expansions to existing facilities if they are proposed to meet the requirements of the ADA. Additionally, the City intends to update its Zoning Code concurrently with the adoption of the Housing Element. The update will include a reasonable accommodation procedure that will ensure that the implementation of zoning law, land use regulation, policies, procedures, and conditions of approval do not present a barrier to persons with disabilities. (see Policy RC 5)

Housing elements are required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). The City must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

The City adopted policies and programs to accommodate the needs for persons with disabilities as identified in the goals, policies, implementation measures, and objectives of the 2014 to 2019 Housing Element Update. Due to staffing reductions and the need for ongoing implementation, these policies and programs are continued in this 2019 to 2024 Housing Element Update.

The City periodically reviews the Zoning Code, land use policies, permit practices, and building codes for compliance with state and federal fair housing laws. There are no known complaints and/or inquiries that have been received by the City, either formally or informally except for inquiries regarding the installation of handicapped ramps for residential access and egress. The Building Official, who also enforces accessibility requirements for disabled persons, assists persons desiring to install residential handicapped ramps. There is nothing in the Zoning Code that restricts or prohibits the installation of features, both inside and outside of a residence, to accommodate persons with disabilities.

This Housing Element Update advances Policy EH 2 to “Promote greater awareness of barrier free housing and to remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities.” The policy will serve to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The policy establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices, and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

The City has established a process for making requests for reasonable accommodation. Appeals to local zoning and land division standards may be filed with the City Planning Commission (PC). Appeals to decisions of the PC can be filed with the City Council. Also, the City refers complaints to the City Attorney, the California Department of Fair Employment and Housing, and the United States Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity.

Residential parking standards for special-needs housing for persons with disabilities can be reduced if a proponent can demonstrate a reduced parking need. Disabled access standards are those mandated for local enforcement by the state (Title 24 of the California Code of Regulations [California Physical Access Laws]). The City's policy for reduction of parking spaces is to first discuss options with City staff, then, if necessary, file for consideration by the City's Planning Commission and if needed, the City Council.

The City actively works to remove barriers to housing for persons with disabilities by ensuring that group homes and care homes are allowed and that occupancy standards and the definition of family are not prohibitive. Policy RC 1 will address these requirements, including amending development guidelines for residential care facilities and the definition of Alternative Housing within the Municipal Code as required. In addition, a minimum distance between two or more special-needs housing developments is not required. The City does not restrict the siting of group homes with less than six persons.

4. Special Housing Needs – Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. 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.

Many developmentally disabled persons can live and work independently in 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.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 341,661 persons with developmental disabilities and their families (as of June 2018) through a statewide system of 21 regional centers, 4 developmental centers, and 2

community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. As of June 2018, 8,161 persons with developmental disabilities were served by this center. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table IV.4** provides information about the population of developmentally disabled persons.

Table IV.4 Developmentally Disabled Residents by Age, June 2019

Zip	0–17 Years	18+ Years	Total
96021	107	91	198

Source: DDS, Quarterly Data on People with Developmental Disabilities Housing Needs, 2020

A number of housing types are appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. 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 special-needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities.

5. Special Housing Needs – Large Households

Large households are defined as those of five or more persons. According to the 2012 to 2016 ACS, 383 households, or 14.6 percent, of the total number of occupied households in the city contained five or more persons, as identified in **Table IV.5**. Of those households, 67.9 percent (or 260 households) were renters. Housing needs for large households are usually associated with overcrowding and affordability.

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

Table IV.5 Large Households, 2016

	Total Households	Households with Five or More Members				Total
		Owner		Renter		
		Number	Percent	Number	Percent	
City of Corning	2,624	123	32.1%	260	67.9%	383

Source: 2012–2016 American Community Survey, B25009

6. Special Housing Needs – Female Head of Households

Of the 1,853 family households in Corning, 24.2 percent (449) are female-headed households. Family households are defined as any household including two or more related people. There is a subset of these households comprising 15.7 percent (290), which are headed by females with children, and 10.3 percent (190) female-headed households under the poverty level. A summary of this information is contained in **Table IV.6**.

Single-parent households and single-female householders, in particular, often experience the full range of housing problems, such as affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices and sometimes, discrimination. The City recognizes these problems and has included Policy HP 4 to address affordability, overcrowding, and discrimination to all segments of the population.

Table IV.6 Female Head of Households, 2016

Total Family Households	Female Head of Households with Children	Percent of Family Households	Female Head of Households under Poverty Level
1,853	290	15.7%	190

Source: 2012–2016 American Community Survey, B17012

7. Special Housing Needs – Farmworkers

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

Tehama County is known for its olive and nut crops. Both the State of California Employment Development Department and 2012 Census of Agriculture provide information on migrant and permanent farmworkers by county but do not provide city-specific detail. According to the 2017 USDA Census of Agriculture, there were 2,740 farmworkers in Tehama County. This represents a decrease of 2,165 from the 2012 Census of Agriculture figure of 4,905 farmworkers. This decrease in farmworkers occurred while the total number of farms in the county also decreased, from 537 in 2012 to 398 in 2017.

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

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

Most of the land within Corning is or will be developed for urban uses; however, agricultural land surrounds the city on all sides, and some is located within the SOI. There is an active olive, fruit, and nut industry, which demands seasonal labor. The growers provide housing for migrant workers and support services are provided by Tehama County. The housing needs of permanent and seasonal farmworkers are primarily addressed through the provision of permanent housing rather than employer-provided housing. The City Zoning Code does not make a distinction between residential zoned lands that would facilitate single-family or multifamily housing for farmworkers. Therefore, farmworker housing is allowed in all residential zones; this ensures that the City complies with the Employee Housing Act (EHA), Health and Safety Code, Sections 17000–17062.5, specifically Sections 17021.5 and 17021.6 for housing permitted pursuant to the EHA. Policy RC 1 has been included to address any necessary Municipal Code updates required to comply with the EHA.

The special housing needs of farmworkers are addressed by the City through the assistance provided to nonprofit corporations, such as the Self-Help Home Improvement Project (SHHIP). Self-help housing has become a major source of affordable housing in the city. Since 2005, approximately 104 homes have been constructed under the assistance of SHHIP. The USDA also provides low-interest financing for homeownership and rental housing construction. Through Policy HP 4 the City will coordinate with service providers to encourage the development of housing that serves farmworkers.

8. Special Housing Needs – Homeless Persons and Families

There are a number of different situations in which people may find themselves being homeless. Each situation is different, requiring different housing needs. The housing types that serve individuals experiencing homelessness can be broken down into two basic categories of shelter: short-term housing, which includes emergency shelter and transitional housing; and permanent housing, which includes permanent supportive housing and rapid re-housing assistance. Individuals and families needing emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Among the primary groups that comprise the homeless population are traditional single-male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts. Others moving out of homelessness may benefit more from transitional housing, permanent supportive housing, or rapid re-housing assistance, three types of housing which provide varying degrees of supportive services in coordination with housing, depending on the other issues being faced by the homeless individuals 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. Because of the county-level resources available in Red Bluff, it is likely that most persons or families needing assistance will find it there rather than in Corning.

California law requires that Housing Elements estimate the need for emergency shelter for homeless people. According to the 2019 Homeless Point in Time Count Report produced by the Tehama County Continuum of Care, 215 homeless people in the County were unsheltered, 102 were sheltered (sleeping in temporary living accommodations), and 30 were living in jail. Red Bluff had the largest number of unsheltered persons (154 persons), and Corning had the second-largest group (37 persons). Family crisis was the largest contributing factor to homelessness among those

surveyed, with 39 percent of respondents indicating that as a factor. Long-term medical issues and mental illness were indicated as the two largest obstacles to stabilization. Additionally, at least 650 children in Tehama County qualified for homeless services during the 2018 to 2019 school year.

One factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients. In response to this tension California state law has been amended to require jurisdictions to permit emergency shelter, transitional housing, and permanent supportive housing by-right in an expanded range of zones. Policy RC 1 addresses the need to update the Municipal Code in order to permit supportive housing, navigation centers, and other alternative housing types to serve community members experiencing potential or current homelessness. Another challenge in providing this housing is the need to subsidize not only the cost of the housing but the ongoing provision of supportive services. Through Policy HP 4, the City will coordinate with supportive service providers to provide financial assistance or assist in applying for outside funding in order to ensure that these services can be provided.

Table IV.7 Homeless Facilities in Tehama County, 2020

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter ¹	4	21	3	40
Transitional Housing	6	20	14	n/a
Permanent Supportive Housing	0	0	0	0
Rapid Rehousing	34	135	8	0
Total	44	176	25	40

Source: Continuum of Care or HUD; CoC_HIC_State_CA_2017, PATH, 2020<https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/>

Note: Numbers are provided for the Tehama County Continuum of Care for which Tehama County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

1 As of September 2020, the emergency shelter is temporarily closed due to the COVID-19 outbreak; maintaining required social distance in this environment was not possible.

Emergency Shelter

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

As is shown in **Table IV.7**, seasonal emergency shelter beds are the most widely available in Tehama County, with 40 beds available countywide. There are also 21 family beds, 3 adult-only beds, and 4 units of family housing in emergency shelter facilities. 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. Housing Element Policy RC 1

seeks to identify and remove barriers to the development of emergency shelters that may exist in the Corning Municipal Code.

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

Pursuant to the adoption of the 2014 to 2034 General Plan Update, the City created an Alternative Housing Zoning District (AH) that permits by-right the establishment of Emergency Shelters and Transitional and Supportive Housing. A 9.34-acre parcel with a development density of 20 units per acre was rezoned with the AH Zoning District so the City has more than adequate acreage to construct shelters for the existing homeless population. As of July 2020, this parcel remained vacant. Due to the location of the City, the incidence of homelessness does not currently appear to be an issue. The homeless tend to gravitate to larger communities where, due to larger population levels, they can more easily become relatively inconspicuous. In addition, the homeless will go to communities where they know they can obtain emergency shelter and meals. The ease of access to a bus terminal is also an attraction.

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

- Maximum number of beds;
- Off-street parking based upon demonstrated need;
- Size and location of on-site waiting and intake areas;
- Provision of on-site management;
- Proximity to other shelters;
- Length of stay;
- Lighting; and
- Security during hours when the shelter is open.⁷

Transitional Housing, and Permanent Supportive Housing

Transitional housing means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. As is shown in **Table IV.7**, there are 10 family beds and 7 adult-only beds in transitional housing facilities, as well as four units of family housing. The county has no permanent supportive housing as of 2019.

⁷ HCD. *Building Blocks for Effective Housing Elements – Zoning for Emergency and Transitional Housing*.

Transitional housing is often required for housing individuals or families after their immediate need for emergency shelter has been satisfied but before they are fully self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training, substance abuse rehabilitation, or financial management education. Transitional housing is typically single-family residences, either detached homes or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens.

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

Rapid re-housing programs are similar to Permanent Supportive Housing in its lack of time barrier, but differs in that the supportive housing component tends to be concentrated in the housing search, relocation and leasing process as well as short or medium-term rental assistance. There are 177 beds of rapid rehousing facilities in the county, of which 135 are family beds, 34 are family units, and 8 are adult-only units. The City does not prohibit transitional or supportive housing. Both housing types are permitted in all Residentially Zoned Districts as an outright permitted use and the newly created AH, Alternative Housing Combining District. Transitional and supportive housing are considered as residential uses and are subject only to the same restrictions that apply to similar housing types in all residentially zoned districts. The need for additional transitional and supportive housing within Corning is addressed by Policy RC 1, through which the City will identify and remove barriers to the development of emergency shelters within the Municipal Code.

The following transitional shelters are located in Red Bluff offering shelter as well as other services to combat domestic violence and homelessness:

- **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 2-year maximum stay based on the individuals' needs and issues.
- **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 house can hold up to 10 persons.
- **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.

Temporary Shelter and Single-Room Occupancy Units

Temporary shelter is needed for the chronic homeless. There is a portion of the homeless population who are voluntarily homeless. Single male transients require nighttime or poor-weather shelters or single-room occupancy (SRO) housing. Migrant farm laborers and their families need short-term low-cost housing that is available during a variety of different months each year. Deinstitutionalized mental patients require medical as well as SRO units. Teenage runaways need temporary shelter and other social services. Illegal immigrants may require short-term individual or family shelter. The need for coordinated housing and services that supports the needs of Corning's homeless population is addressed in Policy HP 4, in which the City will coordinate with service

providers to provide outreach to local housing developers and otherwise providing assistance and incentives to support the development of housing.

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

The City's Zoning Code does allow SRO in the General Apartment (R-4) zone as a permitted use. The development standards for SROs are the same as other uses in the R4 zone and do not constrain the development of SRO types.

V. HOUSING RESOURCES AND CONSTRAINTS

This chapter provides both an overview of the resources available to facilitate housing access and includes factors that may constrain housing access, particularly as related to housing affordable to lower-income households. This chapter also highlights the City's progress towards meeting its share of the regional housing need. Major constraints to residential development faced by the City and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which consist of land use controls, fees, processing times and development standards, among others. In addition, environmental and infrastructure issues can also impede the development of housing.

A. Overview of Resources

Developing affordable housing often requires access to local, state, and federal funding, as well as organizations with the expertise to build and manage affordable housing and land that is available and appropriately zoned. Resources available for affordable housing development and conservation are identified in several locations in this Housing Element, including:

- Policies HP 2, HP 7, PH 2, and HC 5 are included, which commit the City to offering support and resources, as available, through partnerships with applicable organizations.
- **Table III.27** in *Chapter III - Community Profile and Housing Needs Assessment* describes existing affordable rental housing.
- *Chapter IV – Regional and Special Housing Needs Assessment* contains an inventory of special-housing needs and identifies resources available to meet those needs and potential constraints.
- Land resources described herein.
- **Appendix B** has a table of federal and state financial and administrative resources.
- Local resources:
 - **Self-Help Home Improvement Project (SHHIP)** is a non-profit that assists in the development, repair, and rehabilitation of housing units for lower-income households. SHHIP also offers energy and weatherization programs and utility assistance. U.S. Department of Agriculture (USDA) Rural Development provides funding for the SHHIP projects. Since 2005, SHHIP has assisted in the construction of the following affordable-housing projects, 20 homes in the McDonald Court Subdivision, 13 homes on the east and west sides of Fripp Avenue, 16 homes in the Blue Heron Court Subdivision, 15 homes along the south side of Donovan Avenue, and 40 homes along Blossom Avenue. These 104 homes are made available to lower-income households and are being provided on “small sites” with R-1 zoning.
 - **Community Housing Improvement Program (CHIP)** constructs affordable housing using the “self-help” construction method, in which community volunteers and homebuyers work together to build homes over 8 to 10 months. Homebuyers must have an income below 80 percent of the Area Median Income

(AMI) and must not have owned a home within the past three years. CHIP also operates affordable and senior apartments throughout Tehama, Butte, and Shasta Counties. CHIP's latest project in Corning is the Stonefox Ranch Subdivision. As of September 2020, the first phase, consisting of 23 homes, was completed and homes were occupied. Phases 2 and 3, consisting of 54 homes, were under construction. These homes are all created through the Mutual Self-Help program, where homebuyers purchase the home prior to building it with technical assistance from SHHIP.

- **Corning Christian Assistance** distributes four-day supplies of food twice per month to residents of Tehama County. The group is a grassroots organization that coordinates distribution among several churches and provides referrals to other social services.
- **PATH (Poor and Homeless)** is a Christian non-profit organization that operates the only winter emergency shelter in Red Bluff. The shelter operates from early November through the end of April and rotates between churches in the city. PATH also operates two sober-living transitional living homes, one for homeless men and one for homeless women. Each of the two homes operates a two-year program with intensive case management and supportive services.

B. Fair-Share Housing Projected Need

The City's future housing need is based on population and employment growth projections over a 2019 to 2024 planning period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). Through the California Department of Housing and Community Development (HCD), the state establishes the total housing unit needs for each region of California. For areas such as the City and Tehama County with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas.

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and County unincorporated areas their "fair share" of the projected housing need, based upon household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction based on a planning period from August 31, 2019, to August 31, 2024. The City may reduce its respective allocation by the net units developed during the interim period; that is, from August 31, 2019, to the date of preparation of the Housing Element. The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table V.1** provides the adjusted RHNA target for the planning period 2019 to 2024.

Table V.1 Regional Housing Needs Allocation 2019–2024

Income Group	HCD Allocation	Percent
Extremely Low	23	11.4%
Very Low	24	11.4%
Low	36	17.5%
Moderate	36	17.5%
Above Moderate	87	42.2%
Total	206	100.0%

Source: 2019–2024 Housing Element Data Package

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

C. Land Resources

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 are 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. Corning’s sixth-cycle inventory consists solely of vacant parcels. The inventory only contains residentially zoned land for this Housing Element; however, there are vacant parcels located in non-residential zones where housing may also be built.

There is a surplus of land available to meet the City’s share of the RHNA at all income levels. **Appendix C** contains a list of the vacant parcels identified for this sixth-cycle Housing Element, identified by Assessor’s Parcel Number (APN). **Appendix D** displays these parcels on a map. In addition to parcels included in the vacant land inventory, the City has numerous subdivisions that are only partially built out, which represents a significant capacity for more housing, that is not shown here.

A summary of the sixth-cycle Housing Element vacant land inventory is provided in **Table V.2**. A summary of the City’s progress towards meeting its share of the RHNA is provided in **Table V.3**. All of the sites identified for the lower-income categories were in the fourth- and fifth-cycle Housing Elements. As such, Policy RC-6 is included to address the requirements of Assembly Bill (AB) 1397.

Many of the sites identified for moderate- and above-moderate income housing are considered “small” since they are less than a half-acre. However, the City has a robust track record for building homes on small sites and recently passed the small-lot ordinance (Ordinance 688, passed June 23, 2020). All sites in the inventory have access to dry utilities and existing or planned water and sewer service provided by the City’s Public Works Department. All sites in the inventory are free of environmental constraints that would make them completely undevelopable. The realistic unit capacities account for the need to avoid portions of each site

due to environmental conditions, if present. The realistic unit capacities also account for the need to include circulation elements, landscaping, and setbacks. The realistic unit capacity calculations are 65 percent of the maximum in the R-4 and R-3 zones and 45 percent of the maximum in the R-1 and R-2 zones. This reflects the constraints described above and the typical built densities for these zones. For example, based on this, a one-acre parcel, 43,560 square feet (sq. ft.) would permit 28,314 sq. ft. of building coverage. Using an average size of 1,200 sq. ft. of apartment size, this would allow 23 single-story units per acre. The 2014 to 2034 General Plan Land Use Element permits a maximum density of 28 units per acre.

The City has procedures for requests to build at different densities, but it would require an amendment of the General Plan, and the site would have to be re-zoned. These requests are not typical, as the City's maximum densities are not unduly prohibitive.

The City has planned for the future growth through the adoption of a Municipal Service Review (MSR) in 2005. The MSR allowed the Tehama County Local Agency Formation Commission (LAFCO) to expand the City's sphere of influence (SOI) by an additional 4.65 square miles, or 2,950 acres. The current SOI encompasses 7.22 square miles, or 4,620 acres, contiguous to the City limits on nearly all sides of the City. The City is updating its MSR concurrently with this Housing Element update.

Table V.2 Summary of Vacant Land Inventory, 2020

Zone	Acreage	Maximum Capacity	Realistic Capacity
R-4-AH	10.32	289	188
R-4	15.92	446	290
R-3	16.17	453	294
R-1-2	3.76	53	24
R-2	0.36	5	2
R-1	87.26	611	275
R-1-8	38.29	191	89
R-1-10	11.19	45	21
R-1-A	26.56	186	84
Total	209.83	2,278	1,266

Source: City of Corning, 2020

Table V.3 Progress Towards RHNA, 2020

	Total Units	Affordability level				
		Extremely Low	Very Low	Low	Moderate	Above Moderate
<i>RHNA</i>	206	23	24	36	36	87
Permitted 2019 and 2020 (as of 4/20/20)	77	0	3 ¹	74 ¹	0	0
Permitted ADUs	0	0	0	0	0	0
ADUs anticipated	5	0	0	0	5*	0
<i>Remaining RHNA Subtotal</i>	124	23	21	-38	31	87
Vacant Inventory	1,266	185	185	185	243	468
Surplus	1,142	162	164	223	212	381

1 Stonefox Ranch Subdivision; affordability realized via CHIP's Mutual Self-Help program.

2 Although no ADUs have been permitted recently, with the inclusion of Policy HP-6, the City anticipates that at least five ADUs will likely be developed during the planning period. Given the going rents for one-bedroom units, described in *Chapter III. Community Profile & Housing Needs Assessment*, a new ADU would likely be affordable to moderate-income households, and possibly to low-income households.

Source: City of Corning, PlaceWorks, 2020

D. Non-Governmental Constraints

1. Non-governmental Constraints – Funding Availability

There are two major housing financial sources: (1) Some form of government-assisted or enabled funding, or (2) Funding through banks and other traditional mortgage lending institutions.

Government Assisted or Enabled

As described previously and in **Appendix B**, there are programs to assist with the provision of housing; however, the City's resources for applying for funding and administering programs is constrained. Additionally, the availability of resources from these funding programs may be constrained due to the competitive application process or programmatic requirements that accompany their use.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the city. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower-interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during

periods of low, stable interest rates. **Table V.4** illustrates interest rates as of April 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table V.4 Interest Rates, 2020

	Interest	APR¹
30-year fixed	3.375%	3.447%
15-year fixed	2.625%	2.736%
5-year Adjustable Rate Mortgage	3.250%	3.382%
Federal Housing Administration Rates		
30-year fixed	4.625%	5.557%
Veterans Loans		
30-year fixed	2.750%	2.913%

Source: <http://www.wellsfargo.com>, 2020

1 Based on a \$200,000 loan amount.

Additionally, several federal and state government-supported mortgage programs provide first and second mortgages for both home purchases directly to home purchasers:

- Federal National Mortgage Association (Fannie Mae)
- Freddie Mac Home Works
- Affordable Housing Program (Federal Home Loan Bank)
- California Homebuyer's Down Payment Assistance Program (CHDAP)

2. Non-governmental Constraints — Land Cost

Land costs vary substantially and are based on several factors, primarily location and zoning. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable, and thus more expensive, than a remote piece of land zoned for agricultural uses. Based on a June 2020 survey of local real estate on Zillow.com, vacant residential lots in the City of Corning are offered for sale for between \$40,000 and \$1,800,000, depending on size and location, with a median price of \$150,000 and a median per-acre price of \$72,816. The 11 parcels included in the survey are detailed in **Table V.5**. Parcels 4-11 could most likely be subdivided. Hypothetical calculations shown in the table indicate that, among all 11 lots, if subdivided where feasible, and developed at 6 units per acre, prices per single family lot would range from \$1,935 to \$55,000. A rule of thumb among many developers is that land costs should not exceed 25 percent of the overall cost of the residence. Based on the median sale price of \$270,750 of homes listed within Corning on the Tehama County Association of Realtors website, the value of a single-family should be no more than approximately \$67,688. Land costs are therefore, not considered to be a constraint in Corning. However, the availability of land on

the market at any given time that is suitable for single family or multi family development is not guaranteed.

Table V.5 Vacant Land Asking Prices and Price Per Single Family Lot, 2020

Parcel	Price	Acreage	Price per Acre	Potential Units (@ 6/acre)	Price Per Single Family Lot
1	\$40,000	0.17	\$235,294	1	\$40,000
2	\$50,000	0.23	\$217,391	1	\$50,000
3	\$55,000	0.28	\$196,429	1	\$55,000
4	\$88,000	1.34	\$65,672	8	\$11,000
5	\$219,000	1.81	\$120,994	11	\$19,909
6	\$150,000	2.06	\$72,816	12	\$12,500
7	\$185,000	9.55	\$19,372	59	\$3,135
8	\$219,000	10	\$21,900	62	\$3,532
9	\$120,000	10	\$12,000	62	\$1,935
10	\$1,800,000	10	\$180,000	62	\$29,032
11	\$634,000	15.87	\$39,950	99	\$6,404

Source: Zillow.com, June 2020

3. Non-governmental Constraints — Construction Cost

According to an internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Corning is estimated to cost approximately \$251,591, excluding the cost of land. This cost estimate is based on a 2,000-square-foot house of good quality construction, including a two-car garage and forced-air heating. **Table V.6** summarizes the projected construction costs.

Table V.6 Construction Costs

Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$110,978	\$89,137	\$5,047	\$205,162
Indirect Job Costs (e.g., insurance, plans, and specifications)	\$16,126	\$1,580		\$17,706
Contractor Markup	\$28,723			\$28,723
Total Cost	\$155,827	\$90,717	\$5,047	\$251,591

Source: Building-Cost.net, accessed April 2020

Development costs also vary regionally due to labor and materials costs. In areas without unionized labor, the labor costs are much lower than in areas with a unionized labor force. This can also be an inhibitory factor in the development of assisted low-income housing as requirements for state and federal moneys often require the developer to pay “prevailing wages,” which are linked to union wages and are often two to three times higher than area non-unionized wages. The cost of materials also varies on a regional basis depending on the source of the materials.

Development costs for denser, multifamily housing also vary regionally, but in general, are more expensive. In July 2020, one builder of a duplex in the City reported a cost of approximately \$150 per sq. ft. to add a duplex on a building. Development impact fees were also assessed as part of this construction at a total cost of \$11,000.

4. Non-governmental Constraints — Vacancy Rates

As discussed, in *Chapter III. Community Profile & Housing Needs Assessment*, 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 and 8 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 2012 to 2016 American Community Survey (ACS), the homeowner vacancy rate was 3.3 percent, whereas the rental vacancy rate was 9.4 percent. The vacancy rate for ownership housing is low, which indicates a potential lack of suitable options for homebuyers. However, the rental vacancy rate indicates there is an ample selection of rental housing. However, this may also become a constraint to residential development, particularly multifamily rental housing development that provides housing opportunity to very low- and low-income households. This is because high-vacancy rates will dissuade additional multifamily rental housing from being developed if the perception among developers is that the need is already met.

5. Non-governmental Constraints — Environmental Issues

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

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

Many of the vacant sites that were subject to new land use designations and rezoned to allow for more dense residential development were infill sites with direct access to infrastructure and with minimal natural resource environmental constraints from cultural resource, biological, and wetland resources. With the preparation of the 2014 to 2034 Corning General Plan Update, the City prepared an environmental impact report (EIR) that identified potential impacts associated with more dense residential development and provided mitigation measures that reduced these impacts to a less-than-significant level. Those areas considered for potential future annexation are in areas adjacent to the City that have access to adequate infrastructure to meet the need of new residential development. Contained within are large parcels that, with the installation of the proper infrastructure, will be able to not only support the projected population of the City for many years to come, but will also assist in meeting affordable housing needs, in particular for very low- and low-income households. Potential environmental issues are either relatively minor or can be readily mitigated and do not result in a constraint to the development of housing in the City. No parcels outside of City limits are included in this sixth-cycle vacant land inventory.

6. Non-governmental Constraints – Utilities

Dry utilities are available in all parts of the City. Comcast provides cable and internet services. AT&T provides phone service. DM Tech is another internet provider that services the City. PG&E provides electrical and natural gas service. No service providers have noted any problems serving new growth.

E. Governmental Constraints

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

7. Governmental Constraints – Land Use Controls and Development Standards

The Land Use Element of the General Plan sets forth the City's policies for guiding local development, which, together with existing zoning, establish the amount and distribution of permitted land uses within each zone, and sets forth development standards with which the permitted land uses must comply. The General Plan Land Use Element objective is to promote the best use of land through protection of desirable existing uses, orderly development, and consideration of the City's future needs. Residential development is permitted in accordance with the Zoning Code, under the districts shown in **Table V.7**. **Table V.8** identifies the type of residential housing that is outright permitted, permitted subject to a use permit, or are not currently permitted in the various residential zone districts. Manufactured and mobile homes are permitted in all residential districts subject to a Planning Commission finding of compatibility as they relate to age, siding, roofing, and foundation requirements.

The City's residential on-site development standards are less restrictive than all surrounding communities, except for the front and side yard requirements of the City of Tehama. Furthermore, the City allows higher densities for comparable zoning classifications. The City's residential off-site development standards are not overly or unnecessarily restrictive, when compared to surrounding communities. The low- to high-density standards are higher than those found in select surrounding communities and are not so onerous as to be considered a constraint on the development of housing. Since the City's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the City. Furthermore, using tools such as Specific Plans and Planned Unit Development Ordinances, the City encourages innovative planning design that, among other benefits, has recently translated into lower housing costs for projects.

Table V.7 Residential Land Use Districts and Densities

Land Use Districts, Densities, and Building Coverage				Setbacks, Building Heights, and Floors						
Zoning	Sq. Ft. Per Lot	DUs Per Acre	Maximum Building Coverage	Minimum					Maximum	
				Unit Width	Lot Width	Front Yard	Rear Yard	Side Yards	Height	Floors
LLR	87,120	1	45%	20	100	20	30	25	35	2-1/2
Single-Family (R-1)	6,000–7,000 ¹	7	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-2)	6,000 ²	14	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-4,000)	4,000–4,500 ¹³	10	60%	-	40 ¹⁴	10	10	5 ¹⁵	35	2-1/2
Single-Family (R-1-8,000)	8,000	5	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Single-Family (R-1-10,000)	10,000	4	45%	20	60 ⁸	20	10	6 ¹²	35	2-1/2
Two-Family (R-2)	6,000 ^{1,3}	14	55%	20	60 ⁸	20	10 ¹⁰	6 ¹²	35	2-1/2
Neighborhood Apartment (R-3)	15,000 ⁴	28	65%	20	100 ⁹	20	10 ¹⁰	6 ¹²	35	2-1/2
General Apartment (R-4)	15,000 ⁵	28	65%	20	100 ⁹	20	10 ¹¹	6 ¹²	35	2-1/2
Planned Development (PD)	6,000 ⁶	Varies	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies ⁷	Varies

Notes:

- 1 Corner lots require a minimum 7,000 sq. ft. of lot area. Mobile/manufactured homes are permitted.
- 2 One two-family dwelling unit (duplex) is subject to use permit approval by the Planning Commission.
- 3 One two-family dwelling unit (duplex) is permitted on a minimum lot size of 6,000 sq. ft. A triplex is allowed with a minimum 9,000 sq. ft. of lot area.
- 4 Applied in areas where high density development of homes and apartments is desirable. Minimum lot size of one acre.
- 5 Applied in areas where group dwellings and apartments are desirable. Minimum lot size of one acre. This lot size will be implemented as part of a Zoning Code update the City intends to adopt concurrently with the adoption of the Housing Element.
- 6 Allows all uses permitted in the R, C, and M districts subject to use permit approval by the Planning Commission. R district uses require a minimum building site area of 6,000 sq. ft.
- 7 Same as required for the particular uses in the residential districts.
- 8 70 feet minimum on corner lots.

Land Use Districts, Densities, and Building Coverage				Setbacks, Building Heights, and Floors						
Zoning	Sq. Ft. Per Lot	DUs Per Acre	Maximum Building Coverage	Minimum					Maximum	
				Unit Width	Lot Width	Front Yard	Rear Yard	Side Yards	Height	Floors

- 9 Minimum lot size of one acre.
- 10 An additional 5 feet shall be required for each story over the first story of any building.
- 11 An additional 5 feet shall be required for each story over the first story of any building. Distances between main buildings on the same lot is 10 feet. Depending on the arrangement of buildings, other side yard distance requirements are applicable per Section 17.60.030.G.
- 12 Three feet added to each side yard for each story above the first story of any building. Side yard on the street side of each corner lot shall not less than 10 feet. A 20-foot minimum side yard is required where a two-story residential structure abuts the rear yard of a single-family lot.
- 13 Corner lots require a minimum 4,500 sq. ft. of lot area.
- 14 45 feet minimum on corner lots.
- 15 Requires two-foot overhang on each side. Three feet shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall not be less than 10 feet. A 20-foot minimum side yard shall be required where a two-story residential structure will be located on a lot that abuts the rear yard of a single-family lot.

Table V.8 Housing Types Permitted by Zoning District

Residential Use	Zoning District							
	R-1	R-1-2	R-1-8	R-1-10	R-2	R-3	R-4	PD
Single Family – Detached	P	P	P	P	P	CUP	P	CUP
Single Family – Attached	P	P	P	P	P	CUP	P	CUP
Duplex	NCP	CUP	NCP	NCP	P	CUP	P	CUP
Triplex	NCP	NCP	NCP	NCP	P	CUP	P	CUP
Multifamily – 5-28 units per acre	NCP	NCP	NCP	NCP	NCP	P	P	CUP
Residential Care – 14 or less	P	P	P	P	P	P	P	CUP
Residential Care – 15 persons	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Boarding and Lodging House	NCP	NCP	NCP	NCP	NCP	NCP	CUP	CUP
Emergency Shelter	_ ¹	_ ¹	_ ¹	_ ¹	_ ¹	_ ¹	P ²	CUP
Single-Room Occupancy	NCP	NCP	NCP	NCP	NCP	NCP	P	CUP
Manufactured Homes	PC	PC	PC	PC	PC	PC	PC	CUP
Mobile Homes	PC	PC	PC	PC	PC	PC	PC	CUP
Transitional Housing	P	P	P	P	P	P	P	CUP
Farmworker/Employee Housing	P	P	P	P	P	P	P	CUP
Supportive Housing	P	P	P	P	P	P	P	CUP
Second Unit Per Lot	P	P	P	P	P	P	P	CUP

P-Permitted CUP-Conditional Use Permit NCP-Not Currently Permitted PC-Compatibility Finding Required

Notes

- 1 Emergency shelter, transitional housing, and supportive housing permitted in Alternative Housing (AH) Combining District, with development standards similar to R-3 and R-4 district.
- 2 Low-barrier navigation centers. This will be implemented as part of a Zoning Code update that the City intends to adopt concurrently with the Housing Element.

Parking Standards

Each residential development is required to provide a certain number of parking spaces based on the type of residence and the number of bedrooms, as defined in Section 17.51.040 of the Corning Municipal Code. These requirements are moderate, and none are considered a constraint to development.

For each single-family home, two parking spaces are required, both of which must be enclosed in a garage, plus an additional two parking spaces for a total of four parking spaces. Two-car garages must be a minimum of four hundred square feet and one-car garages must be a minimum of two hundred square feet.

For multi-family dwellings, 1.5 parking spaces per unit are required for each studio or one-bedroom apartments. Two parking spaces are required for each apartment with two or more bedrooms, of which one must be enclosed. Locked storage space measuring four feet by eight feet must also be provided in either the dwelling unit or within the garage. For housing developments restricted to senior citizens this requirement is reduced to eight parking spaces for every ten dwelling units (or one parking space for every 0.8 dwelling units). For boardinghouses and roominghouses, one parking space per bedroom is required, including any bedrooms that are not rented.

Small-Lot Development

In the spring of 2020, the Corning City Council adopted (on June 23, 2020) Ordinance 688, a proposed ordinance to permit residential developments on smaller lots than had previously been allowed. The new standard revised Section 16.21.030 (A) and Section 17.10.040 of the Corning Municipal Code (CMC) to create a “Small-Lot Designation” for residential parcels with a minimum lot size of 4,000 sq. ft. for interior lots and 4,500 sq. ft. for corner lots. Previously, the minimum lot size for residential parcels was 6,000 sq. ft. for interior lots, and 7,000 sq. ft. for corner lots.

These new parcel size standards will allow for densities of approximately 10.89 units per acre, which is within the current maximum density defined within the Land Use Element of the 2014–2034 Corning General Plan (14 units per acre).

Density Bonuses

Although the City currently (2020) has a “density bonus” provision ordinance for the development of affordable housing, it will need to be amended to bring it into compliance with recent changes in state law. The state enacted significant changes to the state’s density bonus law, which went into effect on January 1, 2005. Policy HP 5 is included to address compliance with state density bonus law. The City will defer to current state density bonus law pursuant to California Government Code Sections 65915-65918. As part of an update to the Zoning Code that the City intends to adopt concurrently with the Housing Element, the City will adopt a procedure for requesting a housing density bonus or incentives for providing affordable housing.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

AB 1866 (Chapter 1062, Statutes of 2002), also known as the “second unit law,” amended the California Government Code to facilitate the development of second units. However, SB 13 enacted AB 881 and AB 68 as a package of amendments to the Government Code, providing stricter guidelines on ADUs. This new amendment now requires localities to allow second units ministerially, within 60 days, without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable, and clear standards.” Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment. In addition to this amendment, development impact fees are not applicable to ADUs less than 750 sq. ft.

In 2019, a series of laws pertaining to ADUs were passed, updating multiple provisions in the California Government Code. SB 13 enacted AB 881 and AB 68 together as a package of amendments to the Government Code. AB 881 prohibits owner-occupancy restrictions for ADUs, and AB 68 removes certain governmental constraints to building ADUs. AB 68 also gives homeowners permission to build a second ADU on their property, provided that certain conditions are met. The Government Code was amended, so that effective 2020, ADUs must be allowed by-right in all zones that allow single-family dwellings (SFDs) and multiple-family dwellings (MF). In addition, the laws prohibit the replacement of parking spaces if a garage is converted to an ADU and eliminates parking standards for ADUs within one-half mile of public transit.

Along with ADUs, Junior ADUs are another type of dwelling unit that is required by state law. Junior ADUs allow for the repurposing of an existing space in a single-family residence by incorporating a small kitchen, such as a wet-bar, and an exterior entrance to allow its use as a connected, but private living space within a larger residence. There are a few primary distinctions between a Junior ADU and an ADU:

- It can only be located within an existing or proposed single-family residence.
- It must be a minimum of 220 sq. ft. and no greater than 500 sq. ft. in size.
- It must have its own separate entrance.
- It must have either a bathroom or share a bathroom with the primary residence.
- Either the primary home or Junior ADU must be owner occupied.

State law establishes criteria on sizes for both attached and detached ADUs that cities must allow, as follows:

- The minimum size for a detached or attached ADU is 220 sq. ft. However, cities may reduce the minimum size to encourage smaller ADUs to encourage less expensive living areas that could be ideal for one-person households.
- The maximum size for a detached or attached ADU is 850, or 1,000 sq. ft. if the unit provides more than one bedroom. However, the state law allows cities to increase the maximum size of a detached ADU to 1,200 sq. ft. This increased size would not create more affordable ADUs but could be more appealing for an extended family living on the same property.

- If there is an existing dwelling, an attached ADU may not exceed 50 percent of the existing unit. State law requires that the City allow ADUs that are 16 feet in height or less to be approved with a building permit.

Policy HP 6 is included to address the need for the City to adopt proposed amendments to the Zoning Code that will comply with all state ADU laws. The City intends to adopt this Zoning Code update concurrently with the adoption of the Housing Element.

Housing for Persons with Disabilities and Supportive Housing

Pursuant to state law, local governments are required to establish appropriate reasonable accommodation procedures to meet the special needs of persons with disabilities. Policies RC 1 and RC 5 are included to address this need. Further, as part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for this segment of the population.

How a jurisdiction defines the term “family” can sometimes limit the potential for housing for certain special housing need groups, including persons with disabilities, by including relationship requirements between household members. However, the City’s definition of family is “One person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.” (Municipal Code Section 17.06.220).

Supportive housing is defined by Section 65582 of the Government Code as housing with no limit of stay, that is occupied by a target population, and that is with linked on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined by Government Code Section 65582 as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or an individual eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

SB 2 requires that supportive housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. This has been interpreted by HCD to mean that supportive housing is to be allowed in all zoning districts that allow residential uses with only the same restrictions as the residential uses. The City’s Zoning Code defines supportive housing as “As defined by Subsection (G) in Government Code Section 65582, Supportive Housing means housing with no limit on length of stay that are occupied by the target population, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Supportive housing was previously allowed in the Alternative Housing Combining District, but not in all zones that allow residential uses, as required by SB 2. As such, the City intends to adopt an amendment to the Zoning Code concurrently with the adoption of the Housing Element. This amendment will bring the City into compliance with state law regarding supportive housing, as is shown in **Table V.8**.

Emergency Shelters, Single-Room Occupancy Units, and Transitional Housing

California Health and Safety Code Section 50801 defines an emergency shelter 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 households may be denied emergency shelter because of an inability to pay.” Section 17.46.040 of the Corning Municipal Code defines an emergency shelter 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 inability to pay. Emergency shelter facilities may have a maximum of two occupants per bedroom or ten occupants per group quarters room, must have indoor client intake and waiting areas, and must have manager and security personnel on duty on-site during intake hours.”

Following the adoption of Ordinance 662 that created the AH, Alternative Housing Combining District, the City Council approved Rezone 2016-04, Ordinance 688. The results were the rezoning of approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents the Multifamily Housing and the AH, Alternative Housing Combining District, allowing by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. As of July 2020, the site is still vacant and available.

AB 101, Low-Barrier Navigation Centers (which are a type of emergency shelter), must be allowed by-right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential. Policy RC 1 is included to address this.

Housing elements must also identify zoning to encourage and facilitate single-room occupancy (SRO) units. SRO units are often the most appropriate type of housing for extremely low-income persons. The City’s Zoning Code does not explicitly permit SRO units in any zone but does permit boardinghouses and lodging houses in the R-4 zoning district, per Corning Municipal Code Section 17.16.020.

SB 2 requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Corning Municipal Code Section 17.46.040 defines transitional housing as “Housing that has a predetermined end point in time and operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service. The program length is typically no less than six months.” Transitional housing was previously only allowed in the Alternative Housing Combining District, which has been applied to parcels in districts R-1 through R-4. However, it was not allowed in all zones that allow residential uses, as required by SB 2. As such, the City intends to adopt an amendment to the Zoning Code concurrently with the adoption of the Housing Element. This amendment will bring the City into compliance with state law regarding transitional housing, as is shown in **Table V.8**.

Housing for Farmworkers

The City of Corning Zoning Code permits farmworker housing in the Agricultural (A-2) District as an accessory use but does not permit new residential subdivisions. Policy RC 1 is proposed to allow farmworker housing of up to 12 units or 36 beds without discretionary review in the AG district. Additionally, the City intends to adopt a Zoning Code update concurrently with the adoption of the Housing Element that will permit employee or farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in all zones allowing single-family residential uses.

As of 2019, the California State Legislature has passed AB 1783, which creates an opt-in, streamlined process to build farmworker housing on surplus agricultural land. The bill also sets quality standards for that housing and ensures that barriers are removed to providing such housing.

Local Ordinances that Impact Housing Supply

Housing elements must identify locally adopted ordinances that could possibly constrain development. Examples of these ordinances include growth management ordinances, inclusionary housing ordinances, or short-term rental ordinances. As of June 2020, the City does not have any ordinances that constrain development in these manners.

8. Governmental Constraints – Building Codes and Enforcement

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

The City has adopted the 2019 Model Codes, including the UBC, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code, and the National Electric Code. No local amendments were made. The UBC is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The Uniform Housing Code, on the other hand, provides requirements for the conservation and rehabilitation of homes and is used to abate substandard property that endangers the health, property, safety, or welfare of the public or its occupants. “Abatement” means and includes, but is not limited to, demolition, removal, repair, vacation, maintenance, construction, replacement, reconditioning of structures, buildings, appliances or equipment, and to the correction or elimination of any substandard condition upon substandard property.⁸

The Corning Municipal Code vests building and housing code enforcement duties on the Building Official. The Building Official upon referral from the Fire, Public Works, or Planning Departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the building or housing codes. In the past, there has been no systematic enforcement of building codes in the City. Existing units were inspected either when complaints were received by the Building Official or when an owner sought a permit for additional construction. Building and Housing Code enforcement is not considered a significant constraint to housing development. However, a housing rehabilitation program is an identified need to not only provide safe and sanitary housing but provide additional housing opportunities for very low- and low-income households. Utilization of the Uniform Housing Code will be used to identify necessary improvements.

⁸ As defined in the 1997 *Uniform Housing Code*

9. Governmental Constraints – Development and Construction Fees

Development and construction fees can be divided into two categories, a project requiring land development entitlements to create building sites, or just the issuance of building permit(s) on an already existing parcel. The land development project will eventually require building permits to, thereby subject to all the fees. **Table V.9** identifies fees associated with entitlements.

Entitlement Fees – If a land division is proposed whereby more than two or more parcels are to be created, or if an apartment project is proposed on an individual parcel, entitlement application processing fees are imposed. The amount of the fees is dependent on the complexity of the project, which could range from a site requiring a General Plan amendment, rezone, and tentative subdivision map where the preparation of a California Environmental Quality Act (CEQA) EIR is required to only splitting a parcel into two lots where all that is required is a tentative parcel map application and a CEQA categorical exemption. As an example, assume a 25-acre parcel being subdivided into 120 parcels where a General Plan amendment, rezone, and EIR are required due to potential traffic and wetland issues. In addition, due to the complexity of the project, 80 hours of staff time will be required. The cost for such an application is identified in **Table III.10**. However, if just a parcel map were proposed dividing one lot into two, **Table III.11** identifies those fees.

Table V.9 Entitlement Application Processing Fees

Planning Application Fees	
General Plan Amendment ¹	\$800
Rezone or Prezone ¹	\$750
Tentative Parcel Map ¹	\$480+\$50/Lot
Tentative Subdivision Map ¹	\$580+\$50/Lot
Final Map or Subdivision Map	\$200+\$25/Lot
Planned Development ¹	\$500+\$25/DU
Pre-application/Preliminary Map	\$200
Use Permit ¹	\$500
Use Permit Extension	\$100
Use Permit – One Duplex or Onsite Sign	\$350
Variance ¹	\$500
Lot Line Adjustment	\$350
Appeals	\$200
Map Extension	\$150
Excess Staff Costs ²	\$47/Hour
CEQA Environmental Fees	
Initial Study/Negative Declaration (ND)	\$150
Mitigated Negative Declaration ³	\$350
Environmental Impact Report (EIR) Review ⁴	\$5%
Environmental Review – Categorical Exemption	\$60

Outside Agency Fees	
California Department of Fish and Wildlife – EIR ⁵	\$3,078
California Department of Fish and Wildlife – ND/MND ⁵	\$2,216
Tehama County CEQA Notice of Determination Filing ⁵	\$50

Notes:

- 1 Application is subject to the environmental review fee. However, a tentative parcel map encompassing less than five acres may be Categorically Exempt under CEQA. If this were to occur, the environmental review fee for a Categorical Exemption would be the environmental fee charged.
- 2 Excess staff costs may be charged for applications where processing time significantly exceeds the customary processing time for similar applications or for staff time processing applications other than those shown on the schedule.
3. The fee is in addition to a contract fee to prepare the MND when required.
- 4 The fee is in addition to a contract fee to prepare the EIR.
- 5 SB 1535 imposed this fee in 2006 and requires the California Department of Fish and Wildlife to revise it annually on January 1 to reflect the permitted increase by law. A County fee is also imposed to process the Fish and Wildlife fee.

Table V.10 Entitlement Application Processing Fees 20 Acre Parcel

Planning Application Fees	
General Plan Amendment	\$800
Rezone	\$750
Tentative Subdivision Map	\$6,580
Final Map or Subdivision Map	\$3,200
Excess Staff Costs	\$3,760
CEQA Environmental Fees	
Environmental Impact Report (EIR) Review ¹	\$6,000
Outside Agency Fees	
California Department of Fish and Wildlife – EIR	\$2,607
Tehama County CEQA Notice of Determination Filing	\$50
Total Entitlement Processing Fees	\$23,747

Notes:

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

Table V.11 Entitlement Application Processing Fees Parcel Map

Planning Application Fees	
Tentative Parcel Map	\$580
Final Map	\$250
CEQA Environmental Fees	
Environmental Review – Categorical Exemption	\$60
Outside Agency Fees	
Tehama County Categorical Exemption Filing	\$50
Total Entitlement Processing Fees	\$940

The entitlement cost to create one residential lot is \$199 and \$570 to create the two lots. Not factored in are the engineering and surveying costs associated with the 120-lot entitlement; however, the point being made is that entitlement processing fees are not a constraint to the development of parcels for affordable housing in the City. This is very strongly evidenced when compared to some of the entitlement fees imposed by the City of Red Bluff and Tehama County, as identified in **Table V.12**. The City entitlement process fees are significantly less.

Table V.12 Comparison of Entitlement Fees

Jurisdiction	Fee Category			
	General Plan Amendment	Rezone	Tentative Parcel Map	Variance
Tehama County	\$6,107	\$6,096	\$4,854	\$3,470
City of Red Bluff	\$2,826	\$2,486	\$1,356	\$1,696
City of Corning	\$800	\$750	\$480+\$50/Lot	\$500

Source: Tehama County Planning Department Fee Schedule, 2019 and City of Red Bluff Fee Schedule, 2012

Building Permit: **Tables V.13** and **V.14** identify the fees associated with obtaining a building permit for a single-family residence and a duplex, respectively. In addition, **Table V.15** identifies the infrastructure and service fees the Department of Public Works imposes.

Tables V.13 and **V.14** reflect that the cost to obtain a building permit for an approximate 1,440 sq. ft., two-bath home with a two-car garage is approximately \$19,250.⁹ The fees for a duplex unit would total \$32,920 or \$16,460 per dwelling unit. Based on a construction cost of \$90 to \$102 per foot, the 1,440 sq. ft. home would cost approximately \$129,600 to \$146,880 to construct. Adding a land cost of \$35,000 to \$85,000 plus the fees would result in a total cost of approximately \$183,900 to \$251,100. The 2,200 sq. ft. duplex would cost approximately \$265,900 to \$342,300, or \$132,950 to \$171,160 per dwelling unit. Granted that the amount of square footage is 340 sq. ft. less than the single-family residence and has a one-car garage instead of a two-car garage, the duplex dwelling unit is about \$51,000 to \$80,000 less than the cost for a single-family home.

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

⁹ It needs to be recognized that \$3,090 of the fee, or 16 percent, is paid to the school district.

Table V.13 Building Department Fees Single Family Residence¹

Building Permit Fees	
Plan Check and Inspection	\$5,651
Building Permit Fee	\$5,651
Other Building Fees	
Plumbing Permit	\$83
Electrical Permit	\$101
Mechanical Permit	\$50
SB 1473 Fee ²	\$8
Strong Motion Fee (Earthquake) ³	\$19
School Impact Fee ⁴	\$3,090
Total Other Building Permit Fees	\$3,351

Notes:

- 1 The residence is 1,444 sq. ft. with an attached two car garage of 405 sq. ft. and a patio of 56 sq. ft. The valuation was \$188,850.
2. SB 1473 imposes a fee that began on January 1, 2009, where cities and counties must collect, on behalf of the California Building Standards Commission a fee based on building valuation to fund development of statewide building standards. The fee is four dollars (\$4.00) per every hundred thousand dollars (\$100,000) in building valuation. Cities and counties may retain up to 10% of the fee to cover related administrative costs and for code enforcement education.
- 3 Properly titled the Strong Motion Instrumentation and Seismic Hazard Fee, this fee based on building valuation was created by the State of California/Division of Mines and Geology offsets the cost of installing expensive seismic detection equipment and maintaining research projects within the state. Every jurisdiction in California participates.
- 4 The school impact fee of \$2.97 per sq. ft., which can be adjusted annually, is paid to the Tehama County Department of Education. A building permit cannot be issued to the contractor without a receipt showing that the fee has been paid.

Table V.14 Building Department Fees Duplex Residence¹

Building Permit Fees	
Permit	\$1,487
Plan Checking	\$967
Energy Plan Checking	\$46
Energy Inspection	\$46
Mobile Home Installation	\$0
Building Permit Fee	\$2,546
Other Building Fees	
Plumbing Permit	\$154
Electrical Permit	\$101
Mechanical Permit	\$54
SB 1473 Fee	\$12
Strong Motion Fee (Earthquake)	\$22
School Impact Fee	\$4,708
Total Other Building Permit Fees	\$5,052
Total Building Permit Fees	\$7,597
Fee Per Dwelling Unit	\$3,799

Note:

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

**Table V.15 Department of Public Works Fees Three Bedroom/
Two Bath Dwelling Unit¹**

Development Impact Fees	
Sewer Capital Connection	\$936
Sewer Plant Expansion	\$4,784
Drainage Facility	\$1,165
Park Tax - \$200/Dwelling Unit Plus \$100/Bedroom Over 1	\$555
Park Development	\$555
Traffic Mitigation	\$3,701
Total Development Impact Fees	\$11,696
Utility Installation Fees	
Water Service – 3/4 Inch Service with Meter	\$546
Water Service – 1 Inch Service with Meter (When Applicable) - \$650	\$0
Sewer Service – 4-Inch Service	\$655
Encroachment Permit	\$15
Total Utility Installation Fees	\$1,216
Total Public Works Fees	\$12,912

Note:

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

10. Governmental Constraints – Development Permit and Approval Processing

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

Table V.16 lists typical review times for various planning entitlement approval actions. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land division standards. Although application review and approval adds time to the development process, the review periods listed in **Table V.16** are consistent with typical review periods in other jurisdictions. Generally, the typical amount of time between entitlement and building permit application is about two weeks for new construction. In many cases, the City review and approval period is less than other jurisdictions. If a General Plan amendment, zone change and subdivision tract map were processed concurrently for a residential project, all of those entitlements could be obtained over a four- to six-month processing period, provided the application is complete. Moreover, unlike other jurisdictions, the City does not have a design review process, except for projects within the Highway 99W Corridor Specific Plan Area. However, the review time period is not significant in length since the action is ministerial and limited to City Staff review to ensure that the architectural design, landscaping, and parking requirements are consistent with the established Specific Plan design review guidelines. The

design review time will be 21 to 30 days, which includes coordination with the applicant. This review is undertaken concurrently with the applicant’s submission of the site plan and building plans to the City Building Official, as identified in **Table V.16**, possibly adding an additional seven days to the time periods identified. Therefore, development application timelines and procedures are not considered a significant constraint on housing development, even within the Highway 99W Corridor Specific Plan Area.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to CEQA. Projects subject to CEQA require the preparation of an environmental document, such as an EIR or negative declaration, before a project can be approved. Smaller projects also may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

Table V.16 Entitlement Application Timelines

Type of Approval or Permit	Typical Processing Timeline
Ministerial Review	14 to 21 days
Conditional Use Permit	3 to 4 months
Zone Change	3 to 4 months
General Plan Amendment	4 to 6 months
Site Plan Review	14 to 21 days
Architectural/Design Review	21 to 30 days (Applicable only to the Highway 99W Corridor Specific Plan Area)
Tract Maps	3 to 4 months
Parcel Maps	3 to 4 months
Initial Environmental Study	2 to 4 months
Environmental Impact Report	6 to 12 months
Other	2 to 4 months

Source: City of Corning Planning and Building Departments

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

Table V.17 identifies the typical process procedure by project type. Similar to the entitlement application timelines identified in **Table V.16**, the typical process procedure is similar and, in many instances, less than that of other jurisdictions.

11. Governmental Constraints – Services and Facilities

The City’s Public Works department is responsible for all streets and sidewalks, water and sewer services, storm drain system, park maintenance, and public facilities maintenance. Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the City may require the payment for various off-site improvements as part of project mitigation measures (e.g., payment towards an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. The ensuing evaluation of specific public services and facilities provides information regarding their adequacy. The evaluation clearly identifies that there is sufficient water and wastewater treatment capacity, in addition to other services and facilities, necessary for the development of affordable housing, in particular for low- and lower-income households.¹⁰

Table V.17 Typical Process Procedure by Project Type

	Single-Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
Typical Approval Requirements	Submit site plan and building plans to City Building Official	Submit Tentative Map to the Planning Department with an Environmental questioner	Submit site plan and building plans to City Building Official	Submit site plan and building plans to City Building Official
	Pay school fees	Pay submittal fees	Pay school fees	Pay school fees
	Ministerial Review	Initial CEQA Environmental Study	Ministerial Review	Ministerial Review
	Pay building permit and impact fees – City issues building permit	Public Hearing before the Planning Commission to make a recommendation to the City Council on the Environmental Document and the Tentative Map	Pay building permit and impact fees – City issues building permit	Pay building permit and impact fees – City issues building permit
		Public Hearing before the City Council for adoption of the Environmental Document and approval of the Tentative Map		
Estimated Total Processing Time	14 to 21 days	3 to 4 months	14 to 45 days	14 to 45 days

Source: City of Corning Planning and Building Departments, 2020

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

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

The City's original sewer system was constructed over 85 years ago, eliminating the problem of mixed sewer collection and septic tank systems in the City. Corning has been proactive in maintaining its sewer system – it replaced most of the old sewer lines between 1997 and 2000 to avoid costly repairs and replacements in the future, and in anticipation of growth. This also reduced problems with infiltration and inflow. The funding for the replacement project came from a Farm Home Loan, and the project was carried out in three stages. In all, approximately 35,700 linear feet of sewer lines were replaced at a cost of \$3,070,000.

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

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

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

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

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

Water Service – The City supplies domestic water to residents located within the City limits. City water originates from 10 well locations, which consist of deep well turbine pumps that pump groundwater from the deep, unconfined aquifer located beneath the City. Water quality is generally good, but three additional wells remain off-line due to detected or imminent contamination by Tetrachloroethylene (TCE) or Methyl Tertiary Butyl Ether (MTBE). The RWQCB is currently monitoring the contamination and is facilitating remediation.

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

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

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

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

The drainage inside the City is problematic because of the flat topography of the area. An expansion of the stormwater system will actually improve the current drainage situation because it will allow surface runoff to flow away from the City. On-site detention facilities are standard for commercial developments. The current standard for detention is to meet the needs of a 25-year

storm for a period of four hours. These standards are currently being met; however, the two regions of concern for the City are between the City and the Sacramento River, and just west of Corning in the Red Hills area. The City needs to revisit the concept of a Master Drainage Plan to reduce loads on the City's WWTP and to more efficiently handle drainage. The City is currently studying the issue of stormwater system improvements between Gallagher and North Street, across to Highway 99W.

Significant problems will be generated as more development occurs in the northeastern portion of the City. In this location, there is more variation in topography, and access to the Blackburn-Moon Ditch will require lift stations for stormwater flows. The City needs to develop a policy of on-site detention and retention, especially on projects with 10 or more homes. The outfall line to the Sacramento River will either need to be increased in size, or a second parallel outfall line constructed added to handle the increased amounts of treated effluent.

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

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

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

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

The necessary rehabilitation of roads that the City will be acquiring through annexations within the SOI will be funded, in part, by the new development. Developers are currently responsible for full improvements of the lane adjoining the project and one-half of the adjacent lane. There are currently no funds for the roads to be connected to the existing roadways between improved areas. Some of these improvements will be funded by traffic impact fees.

According to the General Plan, the Planning Commission identified some overall concerns and important issues for future development. These include: (1) the need to protect future east to west and north to south right-of-ways for an efficient circulation system; (2) residential driveway access to arterial roadways; (3) the lack of access to land east of Union Pacific Railroad and

west of the airport; (4) the high accident rate at Toomes and Solano Street; (5) the traffic count program initiated by the City; and (6) the need for a contiguous bicycle path system.

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

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

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

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

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

Estil C. Clark Park is the largest city park. Facilities include a little league field, a tee ball field, concession building and announcer's booth, and bleachers. Woodson Park contains a playground with equipment and picnic areas set within shady olive trees. Yost Park includes a playground and a softball field with a concession room, announcer's booth, and roof canopy for the bleachers. Flournoy Memorial Park is a small neighborhood park containing picnic areas with tables and grills, a sprinkler system, and a playground area with wooden equipment. Children's Memorial Park contains a grassy area and playground. The metal playground equipment includes a swing set, moon climber, and a slide. North Side Park features a Junior Olympic-size swimming pool with a smaller pool, a two-court lighted tennis court, playground area with equipment, barbecues, a fenced play area, including equipment for small children, water fountains, a basketball court, and a sand-filled volleyball court. Martini Plaza is the newest addition to the Corning parks system. This small downtown plaza contains restrooms, picnic tables, and a decorative fountain.

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

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

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

Insurance Services Office (ISO) ratings are used by insurance companies to determine fire insurance rates. The rating takes into account the number of firefighting personnel and equipment available to an area and the average emergency response times. Ratings range from 1 through 10, with 1 indicating excellent fire service and 10 indicating minimal or no protection. Based on its average response time for fire and medical emergencies, the Fire Department's current ISO rating is four.

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

Police Protection – The Corning Police Department (CPD) provides continuous law enforcement and emergency assistance services to areas located within the City limits of Corning. The department also maintains a fleet of 14 vehicles, including special-duty vehicles (such as the Youth Programs van), two Citizens on Patrol volunteer vehicles, one Community Service Officer/Animal Control vehicle, one K-9 vehicle, and one unmarked detective vehicle. The CPD focuses their efforts on several specific local problems, including narcotics and gang activity. For example, in 2004, approximately 2,564 hours of CPD labor were spent on narcotics, with an additional 200 hours per year for each officer assigned to the Tehama County task force for gang activity.

Gas and Electricity – Pacific Gas and Electric Company (PG&E) provides gas and electrical service. According to PG&E for the next 10 years there are no limitations placed on the construction of new homes in the City due to insufficient gas and/or electricity supplies and/or infrastructure.

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

VI. ENERGY CONSERVATION

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

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

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

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

The California Department of Housing and Community Development (HCD) is encouraging the use of Energy-Efficient/Green Building features, as identified in **Table VI.1**. 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.

Table VI.1 Energy-Efficient/Green Building Self-Certification CheckList Form 3A

Energy Efficient/Green Building Features	Current Requirement
VI. Site	
1. Use plant and tree species that require low water use in sufficient quantities and install irrigation system using only low-flow drip, bubblers, or low-flow sprinklers.	Two of three of items 1, 8, or 9 must be met for Bonus Consideration
VII. Materials and Resources	
2. Use engineered lumber a. Beams and Headers b. Wood I-Joists or web trusses for floors and ceilings	Essential for Bonus Consideration
3. Use Oriented Strand Board (OSB) a. Floor, Wall, and Roof sheathing.	Essential for Bonus Consideration
4. Provide effective air sealing. a. Seal sole plates. b. Seal exterior penetrations at plumbing, electrical, and other penetrations. c. Seal top plate penetrations at plumbing, electrical, cable, and other penetrations. d. Weather-strip doors and attic access openings. e. Seal penetrations in interior equipment closets and rooms. f. Seal around bathtub drain penetrations in raised floors.	Essential for Bonus Consideration
5. Install and flash windows in compliance with window installation protocols.	Essential for Bonus Consideration
6. Exterior Doors a. Insulated or solid core. b. Flush, paint, or stain grade shall be metal clad or have hardwood faces. c. Factory primed on six sides with a one-year warranty.	Essential for Bonus Consideration
7. Select durable non-combustible roofing materials that carry a three-year contractor installation guarantee.	Essential for Bonus Consideration
VIII. Energy Efficiency	
8. Install ENERGY STAR® ceiling fans in living areas and all bedrooms, install a whole-house fan with insulated louvers, or install an economizer.	Two of three of items 1, 8, or 9 must be met for Bonus Consideration
9. Install ENERGY STAR® appliances in each unit, including, but not limited to: a. Dishwashers b. Refrigerators c. Clothes washers	Two of three of items 1, 8, or 9 must be met for Bonus Consideration
10. Install gas storage water heater with an Energy Factor (EF) of 0.62 or greater and a capacity of at least 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.	Essential for Bonus Consideration
IX. Water Efficiency	
11. Use water-saving fixtures or flow restrictors. a. Kitchen and Service Areas < 2 gallons per minute (gpm). b. Bathroom Sinks < = 1.5 gpm. c. Showers and Bathtubs < = 2.5 gpm.	Essential for Bonus Consideration

Energy Efficient/Green Building Features	Current Requirement
X. Indoor Environmental Quality	
<p>12. Use low-volatile organic compound (VOC) paint and stain.</p> <ul style="list-style-type: none"> a. Flat interior wall/ceiling paints and stains < 50 grams per liter (gpl) VOCs. b. Non-flat wall/ceiling paints and stains <150 gpl VOCs. 	<p>Essential for Bonus Consideration</p>
<p>13. Floor coverings</p> <ul style="list-style-type: none"> a. Light and medium traffic areas shall have vinyl or linoleum at least 3/32 inches in thickness. b. Heavy traffic areas shall have vinyl or linoleum at least 1/8-inch in thickness. c. Carpet shall comply with US Department of Housing and Urban Development (HUD)/Federal Housing Administration (FHA) UM 44C, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor areas. 	<p>Essential for Bonus Consideration</p>

VII. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

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

The proper basis for any plan of action is a well-integrated set of goals. The City Council adopted a series of formal housing goals in 2009. These goals have been retained and expanded, as necessary, in preparing this updated Housing Element, while the supporting policies, implementation measures, and objectives have been revised and augmented as necessary. The framework within which these goals, policies, implementation measures, and objectives are presented reflects the seven major issue areas identified in California law. As required, this section provides the following information to describe a program and how and when it will be implemented:

- Overall Goals are sought to be attained by the community to address housing needs.
- Policies are necessary to guide the decisions to achieve the stated goals. Policies provide an organizational framework to address the provision of sufficient housing and programs to meet the needs of all City income groups.
- Responsible Agencies are responsible for measures to implement the identified policies. These Implementation Measures are specific programs or actions to address the results and analyses of the jurisdiction's local housing needs, available land and financial resources, and the mitigation of identified governmental and non-governmental constraints. It should be noted that the departments listed are expected to take some lead role towards implementing the program based on direction from the City Council. Ultimate responsibility for approving and directing all City implementation measures rests with the City Council.
- Potential Funding Sources are identified. The availability of funding resources is often beyond the control of the City. If funding resources prove not to be available, implementation of some programs and achievement of objectives will not be feasible.
- Quantified Objectives are measurements by which to determine if programs are being implemented to address the identified policies and meet the identified goals. Objectives will also estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved during the planning period. The quantified objectives often do not represent a ceiling on what is proposed to be implemented or developed, but rather sets a target goal for the City to achieve based on needs, resources, and constraints.
- The Time Frame identifies the period during which the particular program or action is expected to be implemented, completed, or continued. Again, just as the availability of funding resources are often beyond the control of the City, the implementation of some programs and the associated time frame may often be beyond the City's control.

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

A priority number is assigned for the implementation of each policy given the foreseeable resources currently available and/or easily foreseen to be available to/or within the City. With these priorities is a time frame the policy may be implemented. The priorities are defined as follows:

- Priority 1 – P1
 - The policy can and should be able to be implemented during the Planning Period and a commitment is made by the City to do so. The City does not need to rely on the federal or state government, other agencies, non-profits, or organizations to implement the policy. However, if state funding continues to be reduced, thereby requiring the City to continue to reduce staffing levels and resources, implementation of the policy during the projected time frame or during the entire Planning Period becomes questionable.
- Priority 2 – P2
 - The policy should be able to be implemented during the Planning Period provided that resources become available to the City. The City will need to rely on the federal or state government, other agencies, non-profits, or organizations to provide resources and/or partner with the City. If the resources become available and/or the partnerships can be formed, a commitment is made by the City to implement the policy.
- Priority 3 – P3
 - The policy may be implemented during the Planning Period; however, resources and/or partnerships that may be currently available may not be so in the future either at current levels or not at all. Whereas it would be advantageous to implement the policy, the ability to do so is sometimes beyond the City's control and resources.

A. Housing Goals

Goal 1. Housing Production (HP): Provide a variety of housing choices and increase the supply of new housing to meet the community's fair share of regional needs. Encourage the production of special needs housing to meet the needs of senior citizens, large families, single parents, the disabled (including the developmentally disabled), and the homeless.

- Goal 2. Housing Conservation, Maintenance, and Improvement (HC):** Maintain and improve the condition of the existing housing stock and neighborhoods to meet the needs of all residents. Support the conservation, maintenance, improvement, and rehabilitation of existing housing when feasible.
- Goal 3. Equal Housing Opportunity (EH):** Ensure fair and equal housing opportunity and environmental justice for all persons regardless of age, sex, race, religion, marital status, nationality, disabilities, family size, or other protected status and remove potential barriers that prevent choice in housing.
- Goal 4. Removal of Government Constraints (RC):** Where appropriate, address and remove unnecessary constraints to the maintenance, improvement, and development of housing. Encourage creative solutions to meet housing needs. Provide incentives for the development of affordable housing.
- Goal 5. Preserve Affordable Housing (PH):** Preserve existing affordable housing opportunities for very low, low, and moderate-income residents of the City.
- Goal 6. Energy Conservation (EC):** Ensure increased energy self-sufficiency through use of energy conservation measures in all homes, including low- and moderate-income housing.

B. Housing Policies and Implementation Measures

1. Housing Policies and Programs for Housing Production (HP)

Policy HP 1: Adequate Sites with No Net Loss:

The City shall encourage the production of a variety of housing choices. In accordance with Government Code Section 65863, the City shall ensure that adequate sites are available to meet the community's fair share of regional needs throughout the planning period. **(Goal 1)**

Implementation Measures:

The City will use the City's General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will monitor the supply of residentially zoned land to ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. The City will rezone sites to meet needs, as necessary. The City will amend the R-3 and R-4 Zoning Districts to create a density maximum of 28 units per acre in these zoning districts.

Quantified Objective:

Provide adequately zoned, available sites for homes for 47 very low-income households, 36 low-income households, 36 moderate income households, and 87 above-moderate households.

Responsible Agency:

Planning Department

Potential Funding Source:

General Fund

Priority/Time Frame:

P1 / As development proposals are received and on an ongoing basis. The City intends to implement a Zoning Code update that will be adopted concurrently with the Housing Element. As part of this update the R-3 and R-4 Zoning Districts will be amended to require a minimum lot size of 15,000 square feet and maximum density of 28 units per acre.

Policy HP 2: Coordination with Tehama County:

As funding and staff capacity allows, the City shall coordinate with the Tehama County Planning Department. The City shall collaborate with the County, if an appropriate opportunity arises to jointly pursue funding for the development of adequate housing especially for very low-, low-, and moderate-income households with special housing needs. **(Goal 1)**

Implementation Measures:

As funding and staff capacity allows, City of Corning Planning Department staff will pursue multi-jurisdictional funding opportunities, as appropriate and available.

Responsible Agency:

Planning Department

Potential Funding Source:

General Fund, state, federal, or other grant funds.

Schedule/Time Frame:

P3 – As funding and staff capacity allows.

Policy HP 3: Coordination with Developers:

The City shall work with for-profit and non-profit developers to develop housing affordable to extremely low, very low- and low-income households. **(Goal 1)** See also *Policy HP 4*.

Implementation Measures:

The City will discuss prospective development plans with for-profit and non-profit developers and encourage them to produce housing affordable to extremely low, very low- and low-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for state and federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards.

Quantified Objective:

Assist multifamily projects providing at least 100 dwelling units and 30 single-family units and associated infrastructure, as necessary to assist extremely low, very low- and low-income households.

Responsible Agency:

Planning Department

Potential Funding Source:

General Fund, federal, state, developers, and non-profits.

Schedule/Time Frame:

P2- Staff will be available to developers through the entire planning period.

Policy HP 4: Coordination with Service Providers:

The City shall support service providers that address the needs of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families by assisting them to access a variety of housing choices and services. **(Goal 1)** See also *Policy HP 3*.

Implementation Measures:

- The City will encourage development of housing for seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families, by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.
- The City will assist the County and non-profit partners with outreach that informs families in the city about housing and services available for persons with developmental disabilities. The program may include developing an informational brochure and directing people to service information on the City's website.

Responsible Agency/Role:

Planning Department

Potential Funding Source:

General Fund

Schedule/Time Frame:

P2- Staff will be available to service providers through the entire planning period. Staff will seek or support funding opportunities beginning in 2021–2022 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing.

Policy HP 5: Density Bonuses:

As part of the development entitlement process, the City shall encourage projects to contain a mix of units to accommodate extremely low-, very low-, low-income, seniors, and/or units designed to facilitate persons with disabilities. The City shall provide density bonuses and/or other incentives, pursuant to California Government Code Sections 65915-65918. **(Goal 1)**

Implementation Measures:

The City intends to adopt a Zoning Code amendment concurrently with the adoption of the Housing Element. This update will specify the process for applying for a housing density bonus or other incentives for projects including units for very low, low, or moderate income households.

The City shall continue to amend appropriate sections of the Municipal Code, as needed.

The City shall promote the density bonus through informational brochures that will be available at City Hall and on its website.

Quantified Objective:

75 units are anticipated to be created through density bonuses.

Responsible Agency/Role:

Planning Department, Planning Commission, and City Council.

Potential Funding Source:

General Fund, state, federal, non-profits.

Schedule/Time Frame:

P1 - Implement ordinance and promote density bonuses throughout planning period.

Policy HP 6: Accessory Dwelling Units (ADUs):

The City shall allow ADUs in accordance with all applicable state laws and encourage the development of ADUs as potential affordable housing stock. **(Goal 1)**

Implementation Measures:

The City intends to adopt Zoning Code amendments concurrently with the adoption of the Housing Element. These updates would define development standards for both ADUs and Junior ADUs (JADUs).

The City shall continue to amend appropriate sections of the Municipal Code, as needed.

The City shall promote ADUs through informational brochures that will be available at City Hall and on its website. The City will encourage ADUs in all existing residential neighborhoods and encourage construction of ADUs as part of new subdivisions.

Quantified Objective:

Five ADUs produced during the planning period.

Responsible Agency/Role:

Planning Department, Planning Commission, and City Council.

Potential Funding Source:

General Fund, state, federal, non-profits.

Schedule/Time Frame:

P1 - Implement ordinance and promote ADUs throughout planning period.

Policy HP 7: Funding and Partnerships to Create Housing Choices:

The City shall pursue funding when appropriate and support other entities' development of adequate housing, especially for very low-, low-, and moderate-income households with special needs. **(Goal 1)**

Implementation Measures:

HOME Program funds can be used to provide home purchase, rehabilitation finance assistance, home purchase or rehab financing assistance, development or rehabilitation of housing for rent or ownership, site acquisition or improvement, demolition of dilapidated homes to make way for new HOME developments, contributions toward relocation costs, tenant-based rental assistance for up to two years, and program planning and administration. The City will continue to pursue funding from the HOME Investment Partnership Program (HOME) and other state and federal programs, such as Community Development Block Grant (CDBG) funds to create and retain affordable housing. The City will continue to partner with organizations such as Community Housing Improvement Program (CHIP) to support the provision of their programs, including the mutual self-help housing program, which recently resulted in the creation of the Stonefox Ranch Subdivision. This project created 77 new single-family homes purchased at affordable prices by 3 very low-income households and 74 low-income households.

Quantified Objective:

New construction of at least 20 homes affordable to lower- and moderate-income households, created with grant funding or by a partner agency that received support from the City.

Responsible Agency/Role:

Planning Department

Potential Funding Source:

General Fund, state and federal funds, especially HOME and CDBG grant funds.

Schedule/Time Frame:

P2 - Throughout entire planning period when funds are available.

2. Housing Policies and Programs for Housing Conservation, Maintenance, and Improvement (HC)

Policy HC 1: Housing Rehabilitation Program:

The City shall support the conservation, maintenance, improvement, and rehabilitation of existing housing when feasible. **(Goal 2)**

Implementation Measures:

The City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by extremely very

low-, very low-, low-income households. The City will apply for CDBG funding, if enough staff time is available. The City will evaluate the availability of financial assistance in the form of grants, low-interest, and deferred payment loans. The program would be adopted by the City Council. The City will obtain input from the various housing providers during program development.

Quantified Objective:

Rehabilitation of 10 homes during the planning period owned and/or occupied by extremely very low-, very low-, low-income households.

Responsible Agency/Role:

Planning Department, Planning Commission, and City Council.

Potential Funding Source:

HCD, CDBG

Schedule/Time Frame:

P1/P2 - Evaluate the establishment of a Housing Rehabilitation during 2020 and 2021; apply for grants throughout 2021; support rehabilitations from 2022 through 2024.

Policy HC 2: Housing Conditions Survey:

The City shall undertake a housing conditions survey to obtain an updated assessment of the housing conditions throughout the City. **(Goal 2)**

Implementation Measures:

As funding and staff capacity allows, the City will undertake a housing conditions survey that identifies housing that needs minor rehabilitation, major rehabilitation, or where rehabilitation is not feasible. Establish a housing conditions database and continue to monitor housing conditions.

Responsible Agency/Role:

Planning Department

Potential Funding Source:

General Fund, CDBG

Schedule/Time Frame:

P1/P2- Apply for grants throughout 2021; conduct survey by spring 2022.

Policy HC 3: Remove and Replace Dilapidated Housing:

The City shall promote the removal and replacement of substandard "dilapidated" housing units, which cannot be feasibly rehabilitated. **(Goal 2)**
See also Policy PH 4.

Implementation Measures:

As funding and staff capacity allows, if necessary, the City will cause the removal of substandard units which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes.

Quantified Objective:

Eliminate 10 dilapidated units.

Responsible Agency:

Planning Department, Building Department

Potential Funding Source:

General Fund, HOME programs, property owners

Schedule/Time Frame:

P2 - Ongoing throughout the planning period if staff are available.

Policy HC 4: Code Enforcement:

The City shall use code enforcement to maintain and improve the condition of the existing housing stock and neighborhoods. The City shall implement the Uniform Housing Code, adopted in 2019. **(Goal 2)**

Implementation Measures:

As funding and staff capacity allows, based on the housing condition survey to be completed as identified in HC 2, complaints or other knowledge of code violations, owners of property with housing code violations will be notified to correct deficiencies. Lack of action by the owner should result in an appropriate enforcement action. Implementation of the Uniform Housing Code will assist in the rehabilitation and conservation/preservation of existing housing units. The City will provide owners in receipt of a violation with contact information for someone at the City that can assist them with navigating the abatement process and provide them with information on any known third-party programs to assist in funding abatement measures.

Responsible Agency:

Planning Department, Building Department

Potential Funding Source:

HOME programs, property owners

Schedule/Time Frame:

P1 - Ongoing throughout the planning period.

Policy HC 5: Mobile Home Park Maintenance, Improvement, and Rehabilitation:

The City shall support the maintenance, improvement, and rehabilitation of mobile home parks in the City **(Goal 2)** See also *Policy PH 3*.

Implementation Measures:

As funding and staff capacity allows, the City will coordinate with HCD for HCD to enter and inspect all mobile home parks within the jurisdiction for compliance with the Mobilehome Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2.

As funding and staff capacity allows, the City will establish procedures for the preservation and improvement of existing mobile home parks where such procedures are not in conflict with HCD oversight under the Mobilehome Parks Act. The City will conduct outreach to mobile home park owners to explore the potential for participating in HCD's Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP).

Responsible Agency/Role:

Planning and Building Departments

Potential Funding Source:

General Fund.

Schedule/Time Frame:

P3 - As staff are available to implement.

3. Housing Policies and Programs for Equal Housing Opportunity (EH)

Policy EH 1: Affirmatively Furthering Fair Housing:

The City shall encourage fair and equal housing opportunity for all persons regardless of age, sex, race, religion, marital status, nationality, disabilities, family size, or other protected status. (Goal 3)

Implementation Measures:

The City will advocate equal housing opportunities for all residents and affirmatively further fair housing, pursuant to Assembly Bill (AB) 686. The City will continue to use the housing information and referral services offered by local non-profits. The City will direct complaints of housing issues/complaints to one or all of the following agencies: Legal Services of Northern California, California Department of Fair Employment and Housing, or Fair Housing of Central California. The City will distribute fair housing throughout the City in a variety of public locations, including, but not limited to, the library, fire stations, police station, real estate offices, and non-profit offices within the City as well as post the contact information for these three agencies on the City's website.

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 to consider in the AFFH Plan include:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- If funding is available, provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and to victims of domestic violence.
- 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, in English and Spanish. Use creative solutions to reach potential victims of domestic violence, such as by posting fair housing information in places of work, and in women's restrooms in public places (grocery store, gas station, library, etc.).
- Promote workshops provided by other agencies on topics such as financial literacy, credit counseling, Earned Income Tax Credit (EITC) workshops, and First-Time Homebuyer courses.

- Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.
- Actively recruit residents from neighborhoods of concentrated poverty and multilingual residents to serve or participate on boards, committees, and other local government bodies and to apply for City employment vacancies.

Responsible Agency:

Planning and Building Departments

Potential Funding Source:

General Fund, Non-Profits.

Schedule/Time Frame:

P1/P2/P3 - Ongoing.

Policy EH 2: Barrier-Free Housing:

The City shall encourage housing that is appropriate for persons with disabilities, especially developmental disabilities. **(Goal 3)** See also Policy RC 5.

Implementation Measures:

The City will promote greater awareness of barrier-free housing, require multifamily housing developers to construct “barrier free” housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities.

Incorporate accessibility improvements in the implementation of Policies HC 1 and HC 5.

The City will implement the Reasonable Accommodation provisions of the Zoning Code, adopted concurrently with the Housing Element.

The City will enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multifamily residential projects containing four or more units.

Responsible Agency:

Planning and Building Departments

Potential Funding Source:

General Fund, CDBG, HOME Program

Schedule/Time Frame:

P1 - Ongoing as projects are submitted.

P3 - Ongoing but difficult to accomplish due to lack of staff and funds.

Policy EH 3: Housing for Large Families:

The City shall encourage the development of housing to meet the needs of large families. **(Goal 3)**

Implementation Measures:

The City will amend the City's Zoning Ordinance to require that a minimum of 10 percent of units in proposed multi-family developments containing 20 or more units, excluding elderly households, be three-bedroom units to provide for the housing needs of large families.

Responsible Agency:

Planning Department, Planning Commission, and City Council

Potential Funding Source:

General Fund, HCD Grant Funding.

Schedule/Time Frame:

P1 – Zoning amendments will be adopted through a Zoning Code update that the City intends to adopt concurrently with the adoption of the Housing Element.

Policy EH 4: Environmental Justice:

The City shall encourage environmental justice for all residents, regardless of age, sex, race, religion, marital status, nationality, disabilities, family size, or other protected status. **(Goal 3)**

Implementation Measures:

Each time a housing project is proposed that may have an effect on a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.

Responsible Agency:

Planning Department

Potential Funding Source:

Project fees, General Fund, grants

Schedule/Time Frame:

P3 - Whenever projects are proposed

4. Housing Policies and Programs for Removal of Government Constraints (RC)

Policy RC 1: Zoning for a Variety of Housing Types:

In accordance with Government Code Section 65583 and 65583.2, the City shall maintain allowed uses in the Municipal Code and periodically revise as needed, to remove constraints on the production of a variety of housing types, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. **(Goal 4)**

Implementation Measures:

- The City intends to adopt updates to the Zoning Code concurrently with the adoption of the Housing Element, including the following:

- Per Assembly Bill 101, low-barrier navigation centers for the homeless will be allowed by-right in all zones allowing mixed-uses and all nonresidential zones allowing multifamily residential, in accordance with Government Code 65660-65668.
- Per Assembly Bill 2162, supportive housing will be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.
- Per Senate Bill 2, definitions of Transitional Housing and Supportive housing will be added, and those uses will be allowed in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g., occupancy limits) not applied to similar dwellings in the zone.
- Per the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), employee/farm worker housing that serves six or fewer persons will be treated as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. In accordance with section 17021.6 employee/farm worker housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.
- Per Assembly Bill 1847, in accordance with Section 1566.3 of the Health and Safety Code, the City will process and recommend approval of applications for the establishment of residential care facilities in the City's R-4 Zoning District, provide clear guidance for the development of residential care or group home facilities and permit residential care facilities and group homes consistent with state law.

Responsible Agency/Role:

Planning Department

Potential Funding Source:

General Fund

Schedule/Time Frame:

P1 – Municipal Code amendments will be made through a Zoning Code update that the City intends to adopt concurrently with the adoption of the Housing Element.

Policy RC 2: Infrastructure Improvements:

The City shall facilitate the construction and improvement of infrastructure (sewer, water, roads, storm drainage, etc.) in appropriate locations to better serve housing and job creation opportunities. **(Goal 4)**

Implementation Measures:

As funding and staff capacity allows, the City will establish that adequate services and facilities are available. The City will identify necessary infrastructure improvements, as related to the vacant land inventory.

Responsible Agency/Role:

Planning and Public Works Departments

Potential Funding Source:

General Fund, Water and Sewer Funds

Schedule/Time Frame:

P1 - Ongoing as staff time is available.

Policy RC 3: Fee Deferrals, Streamlining, and Other Incentives:

The City shall consider multiple approaches to encouraging the development of housing affordable to extremely low-, very low-, and low-income households and implement approaches, when feasible, and/or required by state law. **(Goal 4)**

Implementation Measures:

As funding and staff capacity allows, the City will periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production. If fees are extraordinarily high, the City will evaluate readjustment of the fees, as necessary.

The City will provide incentives and/or fee deferrals for developments that provide affordable housing opportunities to extremely low-, very low-, and low-income households.

The City will streamline the approval process for affordable housing developments, in compliance with SB 35. The City will provide the public with information on the SB 35 process.

Responsible Agency

Planning Department, Planning Commission, and City Council.

Potential Funding Source:

General Fund

Schedule/Time Frame:

P1 - Ongoing and as affordable housing projects are applied for.

Policy RC 4: Off-Site Improvements:

The City shall facilitate assistance with and/or modify off-site development requirements, where appropriate, to address and remove unnecessary governmental constraints to the maintenance, improvement, and development of lower-income housing projects. **(Goal 4)**

Implementation Measures:

As funding and staff capacity allows, the City will continue to work with developers and the City's Grant Coordinator in applying for necessary off-site improvements for affordable housing projects. The City will continue the program to allocate funds to defray portions of the cost of required off-site improvements.

Responsible Agency:

Planning and Public Works Departments

Potential Funding Source:

CDBG, HCD, Rural Housing Service.

Schedule/Time Frame:

P1 - Ongoing and as funds are needed.

Policy RC 5: Reasonable Accommodations:

The City shall implement the Reasonable Accommodations process in the Zoning Code. The City shall monitor housing development and identify if there are potential standards, procedures, or fees acting as constraints to the maintenance, improvement, and development of housing that meets the needs of people with disabilities. **(Goal 4)** *See also Policy EH 2.*

Implementation Measures:

The City will identify, address, and remove, where appropriate, any City constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities, in line with Policy EH 2. The program will remove constraints to, or provide reasonable accommodations for housing where the application of zoning law or other land use regulations, policies, procedures, and conditions of approval represent a constraint to fair housing access for a person with a disability as defined by the Fair Housing Act and the American Disabilities Act. Planning staff will establish an application procedure for requesting reasonable accommodations. Planning staff will work with Fire Department staff to review existing sections of the Municipal Code and/or any other applicable codes that regulate the construction of housing and if unreasonably restrictive, amend to provide reasonable accommodations.

Responsible Agency:

Planning, Building, and Public Works Departments

Potential Funding Source:

General Fund

Schedule/Time Frame:

P1 - Review code annually and address identified constraints within a year. Process requests for reasonable accommodations as they are received.

Zoning Code amendments will be made as part of an update the City intends to adopt concurrently with the adoption of the Housing Element.

Policy RC 6: Residential By-Right for Developments with 20% Affordable

To comply with AB 1397, vacant sites identified for housing affordable to households with lower incomes in the vacant land inventory in this 6th cycle Housing Element, which also appeared in the 5th and 6th cycle Housing Elements shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). **(Goal 4)**

Implementation Measures:

The following APNs: 069-150-43; 071-250-32; 073-120-78; 073-260-21; 073-010-02; 069-150-42 shall be subject to a by-right (without discretionary review) approval process for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning.

Responsible Agency:

Planning Department

Potential Funding Source:

General Fund

Schedule/Time Frame:

P1 – As development proposal are received for these properties.

Policy RC 6: SB 2 Implementation:

The City will accomplish the objectives in the City's Senate Bill (SB) 2 grant workplan to achieve the goal of allowing and permitting more housing and a wider variety of housing. This will include the elimination of subjective development standards/policies which shall be replaced with objective design standards as required by Government Code Section 65589. **(Goal 4)**

Implementation Measures:

The City will complete the following items:

1. Housing Element update, Cycle 6
2. Code updates to comply with recent State Housing Laws
 - a. Accessory Dwelling Units
 - b. Density Bonus Ordinance
3. Increasing density in the zoning in R-3 and R-4 (Multifamily), rezone to permit by right
4. Developing objective design standards and development standards
 - a. Update multi-family design and development standards and make them available online
 - b. Modify off-street residential parking requirements

Responsible Agency:

Planning Department

Potential Funding Source:

General Fund

Schedule/Time Frame:

P2 – Housing Element will be adopted by February 2021; code updates will be implemented as part of a Zoning Code update that the City intends to adopt concurrently with the adoption of the Housing Element.

5. Housing Policies and Programs to Preserve Affordable Housing (PH)

Policy PH 1: At-Risk Assisted Housing:

The City shall proactively prevent the displacement of lower-income residents from assisted rental housing units that may convert to market-rate housing in the future. **(Goal 5)**

Implementation Measures:

The City will investigate the establishment of procedures and a monitoring tracking system to prevent the displacement of lower-income residents from assisted housing units that may convert to market-rate housing in the future. The City will continue to pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing low-income rental housing stock. The City will coordinate with private and non-profit housing providers, owners, and tenants in the event conversion is proposed.

The City will take actions to prevent the conversion of 10 units in the city, all within Tehama Village, which may be at risk for conversion during the planning period should the owner elect to pre-pay their US Department of Agriculture (USDA) loan. Without pre-payment, these units are not eligible for conversion until 2033. These actions will include:

- Meeting with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.
- Working with the Plumas County Community Development Commission, which manages the Housing Choice Voucher program for Tehama County to ensure that low-income tenants displaced because of a conversion receive priority for federal housing vouchers.
- Ensuring that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact

with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Quantified Objective:

Preservation of 342 assisted rental units that could convert to market rate housing in the future; in particular, the 10 at Tehama Village, which may be at risk for conversion during the planning period should the owner elect to pre-pay their USDA loan.

Responsible Agency/Role:

Planning Department

Potential Funding Source:

General Fund, federal, state, non-profit, CDBG, HCD

Schedule/Time Frame:

P2 - Monitor units at least annually; take action swiftly when particular units are in danger of being lost.

Policy PH 2: Housing Vouchers:

The City shall continue to support the preservation and use of rental assistance, such as Housing Vouchers. **(Goal 5)**

Implementation Measures:

The City will continue to coordinate with the Plumas County Community Development Commission and the Tehama County Community Action Agency, or other identified agencies, to maximize participation by Corning residents in the Section 8 Rental Assistance Program.

Quantified Objective:

Continued rental assistance to the 55 lower-income household in the form of Section 8 Certificates and Housing Vouchers.

Responsible Agency:

Planning Department

Potential Funding Source:

HUD Section 8

Schedule/Time Frame:

P3 - Ongoing.

Policy PH 3: Mobile Home Park Preservation:

The City shall support the preservation of existing affordable housing opportunities for extremely low-, very low-, low-, and moderate-income residents of Corning in mobile home parks. **(Goal 5)** *See also Policy HC 5.*

Implementation Measures:

As funding and staff capacity allows, the City will consider amending the City's Municipal Code or other methods for establishing procedures to

prevent the displacement of lower- and moderate-income residents from mobile home parks that may convert to other uses.

The City will establish procedures for the preservation and improvement of existing mobile home parks where not in conflict with HCD oversight under the Mobilehome Parks Act. The City will conduct outreach to mobile home park owners to explore the potential for participating in HCD's Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP).

As funding and staff capacity allows, the City will continue to meet with mobile home park owners to discuss their long-term goals for their properties and the need for and feasibility of preserving the parks as a permanent resource for affordable housing. Feasibility will be evaluated based on the current condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses. The City will consider the following actions based on the feasibility of preserving the parks:

- Assist property owners in accessing state and federal funds for park improvements by providing information to park owners on state and federal programs and/or providing referrals to nonprofit organizations that can assist in preparing funding requests.
- Facilitate a sale to park residents of those mobile home parks the City has targeted for preservation and whose owners do not desire to maintain the present use. If necessary to facilitate a sale, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management.

Quantified Objective:

If feasible, permanent affordability of the 162 mobile home spaces available within the City limits plus an additional 50 within the sphere of influence (SOI). Expected income category and feasibility for preservation of specific mobile home parks is unknown at this time. An estimate of 5 units in each of the extremely low-, very low-, low-, and moderate-income categories has been included in **Table VII.1**.

Responsible Agency/Role:

Planning and Building Departments prepare ordinances for consideration.

Potential Funding Source:

General Fund

Schedule/Time Frame:

P3 - Consider amending the City's Municipal Code or other methods for establishing procedures by 2023, meet with mobile home park owners throughout the planning period.

Policy PH 4: Relocation Assistance and Replacement Units:

The City shall prevent displacement of residents due to City assisted and/or private rehabilitation and redevelopment activities. To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. **(Goal 5)**
See also Policy HC 3.

Implementation Measures:

The City will evaluate the establishment of a Housing Relocation Program, or otherwise known as an Anti-Displacement Program. The City will provide relocation assistance, as required by law.

In accordance with Section 65583.2(g), the City also will require replacement housing units subject to the requirements of Government Code, Section 65915 (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.

Responsible Agency:

Planning Department, Planning Commission, and City Council.

Potential Funding Source:

General Fund, HCD, CDBG, non-profits.

Schedule/Time Frame:

P3 - Evaluate establishing a program by 2023, provide relocation assistance and enforce replacement unit requirements throughout the planning period.

6. Housing Policies and Programs for Energy Conservation (EC)

Policy EC 1: Energy Conservation:

Promote the use of energy conservation measures in the development and rehabilitation of all housing, but especially in housing for low- and moderate-income households. **(Goal 6)**

Implementation Measures:

- The City will:
 - Promote and encourage the “weatherization” program operated by the local Self-Help Home Improvement Agency (SHHIP) and funded by Pacific Gas and Electric Company (PG&E).
 - Encourage use of solar energy considerations in new residential construction.
 - Promote and encourage tree planting to provide shade cooling in summer.

- Emphasize and promote streetscape tree planting and encourage replacement of trees when circumstances require their removal.

Responsible Agency:

Planning, Building, and Public Works Departments

Potential Funding Source:

General Fund, HOME Programs, Property Owners, PG&E, State of California Department of Energy, Street gas tax funds

Schedule/Time Frame:

P2 - Ongoing throughout the planning period if staff are available.

C. Quantified Objectives

Identifying quantified objectives (**Table VII.1**) refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock.

Table VII.1 Quantified Objectives for the 2019–2024 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	23 ¹	24	73 ⁸	74 ⁸	87	281 ²
Rehabilitation	3 ³	3 ³	4 ³	0	0	20 ⁴
Housing Conservation	25 ^{5&7}	26 ^{5&7}	19 ^{5&7}	15 ^{6&7}	0	85

Source: City of Corning, 2020

Notes:

- 1 The projected need for extremely low-income households is based on the presumption that 50 percent of very-low income households qualify as ELI households.
- 2 The units under the objectives for Policies HP 1, HP 3, HP 6 and HP 7 are included here.
- 3 The 10 units under the objective for Policy HC 1 are included here.
- 4 The elimination of dilapidated homes rehabilitates neighborhoods and creates the opportunity for housing production. The 10 dilapidated homes to be removed under the objective for Policy HC 3 are included here.
- 5 The 55 households receiving Section 8 Housing Vouchers under the objective for Policy PH 2 are included here.
- 6 Ten housing units have been identified as at risk of conversion to market rate in Corning the sixth-cycle planning period, of 342 total assisted units in the City, under the objective for Policy PH 1. Additional detail on the potential for at-risk units is provided in the At-Risk Dwelling Units section of Chapter III. Community Profile & Housing Needs Assessment.
- 7 If feasible, permanent affordability for one or more mobile home parks will be secured. This could apply to some number of the 162 spaces within City limits and/or 50 within the SOI under the objective for Policy PH 3. Expected income category and feasibility for preservation of specific mobile home parks is unknown at this time. An estimate of 5 units in each of the lower categories has been included.
- 8 The 75 anticipated density bonus units under Policy HB 5 are included here.

Appendix A: List of Qualified Entities

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	Fax Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
CALAVERAS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development, C	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	Fax Number	Type of Organization	Confirm	Date Revised	List Added
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtree@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98

Appendix B: Federal and State Administration and Financial Resources

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 allocation process.	<ul style="list-style-type: none"> - 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 and other groups like veterans.	<ul style="list-style-type: none"> - Rental Assistance
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.	<ul style="list-style-type: none"> - Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer assistance - Rehabilitation - New construction - Rental assistance
Housing Rehabilitation and Weatherization Programs (offered by various agencies: HUD, USDA, Department of Energy, Department of Health and Human Services)	Provides financial assistance to low-income homeowners for energy, health and safety improvements.	<ul style="list-style-type: none"> - Rehabilitation
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.	<ul style="list-style-type: none"> - Homeless assistance - New construction

Program Name	Description	Eligible Activities
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Homeless Assistance - Public Services
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides direct loans to lower and moderate-income homebuyers to purchase or rehabilitate owner-occupied buildings.	<ul style="list-style-type: none"> - Homebuyer assistance - Rehabilitation
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides direct loans to very-low income homebuyers to rehabilitate owner-occupied buildings.	<ul style="list-style-type: none"> - Rehabilitation
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides loans to entities looking to provide rental housing affordable to lower-income households.	<ul style="list-style-type: none"> - New Construction - Purchase and/or Renovation of Multi-Family Rental Housing
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	<ul style="list-style-type: none"> - New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services
Federal National Mortgage Association (Fannie Mae)	<p>Fixed-rate mortgages issued by private mortgage insurers.</p> <p>Mortgages that fund the purchase and rehabilitation of a home.</p> <p>Low down-payment mortgages for single-family homes in underserved low-income and minority cities.</p>	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation - Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	<ul style="list-style-type: none"> - Homebuyer Assistance

Program Name	Description	Eligible Activities
State Programs		
Local Early Action Planning (LEAP) Grants	<p>The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that:</p> <ol style="list-style-type: none"> 1) Accelerate housing production 2) Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment. 	<ul style="list-style-type: none"> - Housing element updates - Updates to zoning, plans or procedures to increase/accelerate housing production - Pre-approved architectural and site plans - Establishing State-defined Pro-housing policies - See complete list in program materials
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> - Homebuyer Assistance
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	<ul style="list-style-type: none"> - New construction - Special needs programs
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation
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.	<ul style="list-style-type: none"> - Homebuyer Assistance
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.	<ul style="list-style-type: none"> - Rental assistance

Program Name	Description	Eligible Activities
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New construction
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	<ul style="list-style-type: none"> - 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 five-year grants to eligible applicants.	<ul style="list-style-type: none"> - Rental assistance - Homelessness service system administration - New construction
Multi-Family Housing Program (MHP)	Provides deferred-payment loans to public entities, for-profit or non-profit corporations that provide affordable housing	<ul style="list-style-type: none"> - New construction - Rehabilitation - Acquisition
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Acquisition
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including but not limited to General Plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	<ul style="list-style-type: none"> - Technical assistance - Planning document updates

Appendix C: Vacant Land Inventory

APN	GP	Zone	Acres	Maximum Allowed Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Are there any potential floodplain or slopes constraints?	Is there access to existing, or planned, water, sewer, and dry utilities infrastructure?
069-150-43	MFR	R-4-AH	0.98	28	27	18	Lower	NO	YES
071-250-32	MFR	R-4	1.96	28	55	36	Lower	NO	YES
073-120-78	MFR	R-4	2.06	28	58	37	Lower	NO	YES
073-260-21	MFR	R-3	8.00	28	224	146	Lower	NO	YES
073-010-02	MFR	R-3	8.17	28	229	149	Lower	NO	YES
069-150-42	MFR	R-4-AH	9.34	28	262	170	Lower	NO	YES
Lower Subtotal			30.51			555			
073-071-10	R	R-1-2	0.14	14	2	1	Moderate	NO	YES
071-126-15	R	R-2	0.14	14	2	1	Moderate	NO	YES
071-271-07	R	R-1-2	0.16	14	2	1	Moderate	NO	YES
073-114-05	R	R-1-2	0.16	14	2	1	Moderate	NO	YES
071-134-09	MFR	R-4	0.17	28	5	3	Moderate	NO	YES
073-083-08	R	R-1-2	0.22	14	3	1	Moderate	NO	YES
071-131-01	R	R-2	0.22	14	3	1	Moderate	NO	YES
071-202-17	R	R-1-2	0.24	14	3	2	Moderate	NO	YES
071-211-06	R	R-1-2	0.25	14	4	2	Moderate	NO	YES
073-141-09	R	R-1-2	0.25	14	4	2	Moderate	NO	YES
071-174-16	R	R-1-2	0.29	14	4	2	Moderate	NO	YES
071-134-10	MFR	R-4	0.43	28	12	8	Moderate	NO	YES

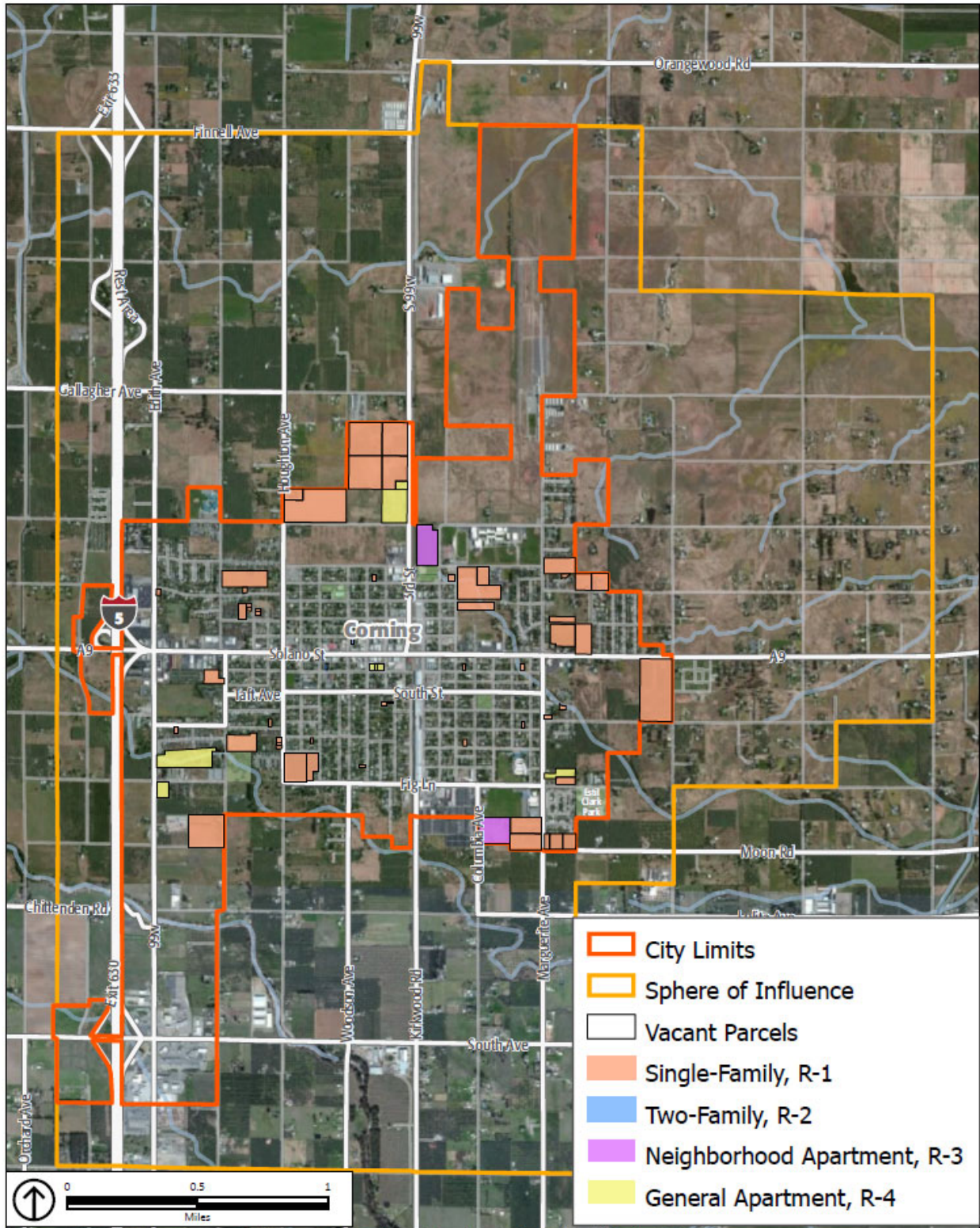
APN	GP	Zone	Acres	Maximum Allowed Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Are there any potential floodplain or slopes constraints?	Is there access to existing, or planned, water, sewer, and dry utilities infrastructure?
071-134-08	MFR	R-4	0.43	28	12	8	Moderate	NO	YES
073-010-44	R	R-1-2	2.05	14	29	13	Moderate	NO	YES
071-250-38	MFR	R-4	10.87	28	304	198	Moderate	NO	YES
Moderate Subtotal			16.02			243			
071-226-03	R	R-1	0.13	7	1	1	Above Moderate	NO	YES
071-074-16	R	R-1-8	0.17	5	1	1	Above Moderate	NO	YES
071-074-17	R	R-1-8	0.17	5	1	1	Above Moderate	NO	YES
071-212-24	R	R-1	0.18	7	1	1	Above Moderate	NO	YES
071-212-25	R	R-1	0.18	7	1	1	Above Moderate	NO	YES
071-080-48	R	R-1-8	0.19	5	1	1	Above Moderate	NO	YES
071-080-49	R	R-1-8	0.19	5	1	1	Above Moderate	NO	YES
071-053-12	R	R-1	0.22	7	2	1	Above Moderate	NO	YES
071-212-23	R	R-1	0.25	7	2	1	Above Moderate	NO	YES
071-071-06	R	R-1-8	0.25	5	1	1	Above Moderate	NO	YES
071-062-41	R	R-1	0.26	7	2	1	Above Moderate	NO	YES
073-200-57	R	R-1-10	0.26	4	1	1	Above Moderate	NO	YES
073-230-20	R	R-1	0.27	7	2	1	Above Moderate	NO	YES
073-230-40	R	R-1	0.30	7	2	1	Above Moderate	NO	YES
073-033-04	R	R-1	0.37	7	3	1	Above Moderate	NO	YES
073-260-33	R	R-1-A	1.15	7	8	4	Above Moderate	NO	YES
071-080-52	R	R-1-8	1.22	5	6	3	Above Moderate	NO	YES

APN	GP	Zone	Acres	Maximum Allowed Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Are there any potential floodplain or slopes constraints?	Is there access to existing, or planned, water, sewer, and dry utilities infrastructure?
073-020-65	R	R-1-10	1.24	4	5	2	Above Moderate	NO	YES
073-120-77	R	R-1	1.44	7	10	5	Above Moderate	NO	YES
069-150-71	R	R-1	2.00	7	14	6	Above Moderate	NO	YES
073-260-34	R	R-1-A	2.00	7	14	6	Above Moderate	NO	YES
073-260-35	R	R-1-A	2.00	7	14	6	Above Moderate	NO	YES
071-140-48	R	R-1	2.19	7	15	7	Above Moderate	NO	YES
073-020-59	R	R-1-10	2.50	4	10	5	Above Moderate	NO	YES
073-020-60	R	R-1-10	2.50	4	10	5	Above Moderate	NO	YES
073-010-24	R	R-1	2.54	7	18	8	Above Moderate	NO	YES
071-261-03	R	R-1	2.89	7	20	9	Above Moderate	NO	YES
073-020-12	R	R-1-8	4.26	5	21	10	Above Moderate	NO	YES
073-020-17	R	R-1-10	4.69	4	19	8	Above Moderate	NO	YES
073-020-73	R	R-1-8	4.85	5	24	11	Above Moderate	NO	YES
071-212-20	R	R-1	4.96	7	35	16	Above Moderate	NO	YES
073-260-22	R	R-1-A	4.99	7	35	16	Above Moderate	NO	YES
073-260-23	R	R-1-A	5.00	7	35	16	Above Moderate	NO	YES
071-261-01	R	R-1	5.77	7	40	18	Above Moderate	NO	YES
071-020-18	R	R-1-8	6.99	5	35	16	Above Moderate	NO	YES
069-150-44	R	R-1	7.62	7	53	24	Above Moderate	NO	YES
069-150-53	R	R-1	7.77	7	54	24	Above Moderate	NO	YES
073-010-46	R	R-1	8.74	7	61	28	Above Moderate	NO	YES

APN	GP	Zone	Acres	Maximum Allowed Density	Maximum Unit Capacity	Realistic Unit Capacity	Income Category	Are there any potential floodplain or slopes constraints?	Is there access to existing, or planned, water, sewer, and dry utilities infrastructure?
069-150-40	R	R-1	10.00	7	70	32	Above Moderate	NO	YES
069-150-54	R	R-1	10.00	7	70	32	Above Moderate	NO	YES
071-300-02	R	R-1-A	11.42	7	80	36	Above Moderate	NO	YES
069-150-72	R	R-1	19.18	7	134	60	Above Moderate	NO	YES
073-120-10	R	R-1-8	20.00	5	100	45	Above Moderate	NO	YES
Above Moderate Subtotal			163.30			468			
TOTAL			209.83			1266			

Source: City of Corning, 2020

Appendix D: Vacant Land Inventory Map



Source: ESRI, 2020; County of Tehama, 2020; City of Corning, 2020; PlaceWorks, 2020

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