

TABLE 4-6: IMPACT OF INTEREST RATES ON COMMERCIAL BORROWING COSTS

Per Unit Loan Amount (75% Financed)	Interest Rates				
	6%	7%	8%	9%	10%
\$60,000	\$506	\$539	\$574	\$608	\$645
\$67,500	\$570	\$607	\$645	\$684	\$726
\$75,000	\$633	\$674	\$717	\$761	\$806

Source: City of Redlands 5th Cycle Housing Element.

4.2.2.6 Financing Availability and Distribution

Given the increase in defaults on mortgages in Redlands and elsewhere in the region that resulted from the 2008 financial crisis, as well as the subsequent reaction from the Federal Reserve, the ability to borrow money has become more difficult. According to the 5th Cycle Housing Element, the most severe lending problem appeared to be with long-time homeowners in North Redlands who have substantial deferred maintenance on their properties. These owners often have trouble accessing capital to make improvements on their homes. Home Mortgage Disclosure Act data from 2019 supports this assertion as a continuing condition. The rate of approval for home improvement loans in North Redlands was 20 percent lower compared with approval rates for home purchase loans. In census tract 78 (Lugonia Colony area), no home improvement loans were originated in 2019.¹⁸

As for new homebuyers, there does not seem to be a problem obtaining loans from the bank, as long as the borrower has good credit. The Home Mortgage Disclosure Act data confirms that borrowing rates are fairly consistent throughout the city. On average, 72 percent of home purchase loans were approved in the city, up 2 percent from 2013; the rate in North Redlands is lower at 68.5 percent, although one census tract in the neighborhood reports approval rates at 67 percent, the same as 2013. With the recent sub-prime mortgage crisis, lenders may be unwilling or not permitted under new standards to offer mortgages to individuals with low credit ratings. On the other hand, recent cuts to short-term interest rates by the Federal Reserve may lead to a decrease in mortgage rates, encouraging borrowing for mortgages and construction loans. In addition, deferred maintenance has become an issue with resales as well, since homes being purchased must be up to code.

5 QUANTIFIED OBJECTIVES, HOUSING GOALS, POLICIES, AND PROGRAMS

The goals, policies, and programs delineated in this chapter serve to support the State of California’s overarching aim of providing “decent housing and a suitable living environment for every Californian...is a priority of the highest order” (Government Code Section 65580). This Housing Element updates the prior list of programs by removing those that no longer serve the mission of providing housing for all, and

¹⁸ Federal Financial Institutions Examination Council. Home Mortgage Disclosure Act. 2019 Mortgage Application and Approval Data by Census Tract.

includes new programs aimed at implementing meaningful and impactful change. Specifically, several of these new policies are tailored to the Transit Villages Specific Plan (TVSP) that the City is currently developing.

According to Government Code Section 65583 (b), local governments’ housing elements are required to establish quantified objectives for the maximum number of housing units which can be constructed, rehabilitated, and conserved over a five-year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583 (a)(9)(A).

Table 5-1 presents the Housing Element’s quantified housing objectives pursuant to Government Code Section 65583 (a)(9)(A).

TABLE 5-1: QUANTIFIED OBJECTIVES, 2021-2029

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Objective
New Construction	160	160	320	480	480	1,600
Rehabilitation	20	20	100	0	0	140
Preservation of Units at Risk	30	30	0	0	0	60

Note: Populated figures are estimated averages for each category.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the citizens of Redlands throughout the 2021-2029 planning period.

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values and aspirational outcomes and as a result, may not be fully attained. The goals are the foundation of the policies and actions to be implemented over the housing planning period.
- **Policies** are specific statements that guide decision-making. Policies serve as the fundamental tenets that support the overarching goal, and are statements of broad direction, philosophy, or standards to be achieved.
- **Programs** are the core of the City’s housing strategy, translating goals and policies into actions. These include ongoing programs, Zoning Ordinance changes, procedural changes, and other actions that implement the housing policies and help the City achieve its goals. Each program identifies the responsible agency, funding source, time frame for implementation, and specific objectives.

5.1 GOAL: HOUSING DEVELOPMENT AND VARIETY

A housing stock comprising of a variety of housing and tenancy types at a range of prices, within close proximity to services and opportunity, which meets the varied needs of existing and future City residents, who represent a full spectrum of age, income, and other demographic characteristics.

5.1.1 Policies

- 1.1 Provide adequate capacity to meet the Sites Inventory for Regional Housing Needs Assessment (RHNA).
- 1.2 Increase capacity and access to opportunities and services through the adoption of the Transit Villages Specific Plan.
- 1.3 Provide housing capacity near public services.
- 1.4 Realize capacity potential through minimum densities.
- 1.5 Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.
- 1.6 Support the assembly of small vacant or underutilized parcels to enhance the feasibility of infill development.
- 1.7 Ensure that residential development sites have appropriate and adequate services and facilities, including water, wastewater, and neighborhood infrastructure.
- 1.8 Incentivize the development of Accessory Dwelling Units as a means of providing a diversity in housing types in all areas within the City.
- 1.9 Incentivize efficient buildings and conservation.

5.2 GOAL: REMOVAL OF CONSTRAINTS TO THE PRODUCTION OF HOUSING

Removal of governmental policies or regulations that unnecessarily constrain the development, improvement, or conservation of market-rate or affordable housing. Also includes the sharing of information related to environmental and market constraints to identify challenges early in the development process.

5.2.1 Policies

- 2.1 Periodically review and update the Zoning Ordinance to stay abreast of updates to State law to reduce constraints to emergency shelters, low barrier navigation centers, supportive housing, and group homes.
- 2.2 Periodically review and update the Zoning Ordinance to address constraints on housing yield posed by development standards.

- 2.3 Establish objective design standards to facilitate streamlined project permitting.
- 2.4 Evaluate fee structures and permit costs to incentivize housing production.
- 2.5 Allow by-right approval of projects containing 20% or more units affordable to lower-income households.
- 2.6 Facilitate the production of mixed-use housing by clarifying development standards and evaluating the public review process for mixed-use development.
- 2.7 Continue to provide pre-application services and assistance to developers to identify non-governmental constraints early in the development process.

5.3 GOAL: PRIORITIZATION OF HOUSING FOR LOWER AND MODERATE INCOME AND SPECIAL NEEDS POPULATIONS

Adequate provision of housing for lower and moderate income and special needs populations requires special attention and prioritization from identifying sites, facilitating the development process, and maintaining and preserving housing. Includes services directed at homelessness and education for property owners and landlords.

5.3.1 Policies

- 3.1 Incentivize development of affordable housing by leveraging density bonuses.
- 3.2 Prevent displacement through the provision of replacement units at the same income level.
- 3.3 Prioritize water and wastewater service for affordable housing developments.
- 3.4 Working with the Housing Authority of San Bernardino County, provide outreach and education for tenants and landlords.
- 3.5 Working with the Housing Authority of San Bernardino County, actively address homelessness through coordination with service providers.
- 3.6 Examine an inclusionary housing ordinance as a means of providing affordable housing.
- 3.7 Prioritize surplus lands for affordable housing development.
- 3.8 Use HomeKey funds to establish supportive housing units
- 3.9 Use American Rescue Act funds to establish a Homeless Solutions Coordinator

5.4 GOAL: INCENTIVIZE AND PRESERVE HOUSING

Programs that conserve housing currently available and affordable to lower-income households, and programs that prevent or reverse deterioration in areas exhibiting symptoms of physical decline.

5.4.1 Policies

- 4.1 Coordinate with the Housing Authority of the County of San Bernardino to monitor, track and encourage preservation of affordable housing at-risk of loss or conversion to market rate housing.
- 4.2 Connect owners to resources to rehabilitate and improve the condition of existing affordable housing stock.

5.5 GOAL: AFFIRMATIVELY FURTHERING FAIR HOUSING

Promote equal opportunity for all residents to reside in the housing of their choice regardless of their special characteristics as protected under State and Federal fair housing law.

5.5.1 Policies

- 5.1 Prohibit discrimination in the sale or rental of housing with regard to characteristics protected under State and Federal fair housing laws.
- 5.2 Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.
- 5.3 Reasonably accommodate persons with disabilities who seek waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.
- 5.4 Accommodate emergency shelters, low barrier navigation center, transitional housing, supportive housing, residential care facilities, and community care facilities in compliance with State laws.
- 5.5 Improve awareness, access, and use of education, training, complaint investigation, mediation services of the fair housing service provider, particularly in areas sensitive to displacement, low-income, racial/ethnic concentration, disability or other fair housing considerations.

5.6 GOAL: VARIED AND ADEQUATE FUNDING SOURCES

Identification of funding streams from a variety of sources to provide financial assistance to service providers and to fund programs.

5.6.1 Policies

- 6.1 Identify and review opportunities for funding.
- 6.2 Share funding opportunities with the development community/service providers.

5.7 HOUSING PROGRAMS

TABLE 5-2: PROPOSED PROGRAMS

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.1		RHNA/Community Planning					
1.1-1	1.1-1	RHNA Rezoning	<p>Within three years of Housing Element adoption, rezone land to provide adequate capacity for at least 4,219 units on suitable sites.</p> <ul style="list-style-type: none"> - 1,898 very low and low income units - 782 moderate Income units - 1,538 above moderate income units <p>The rezoning program would rezone a minimum of 119 acres and provide for 30 du/ac with a minimum density of 20 du/ac for lower-income sites. Each site will be able to accommodate a minimum of 16 units. The City will incorporate a replacement housing provision for any sites with existing residential use and will permit multifamily uses without discretionary action.</p> <p>This program shall comply with all applicable provisions of</p>	October 2024	<ul style="list-style-type: none"> - 1,898 very low and low income units - 782 moderate Income units - 1,538 above moderate income units - 119 acres rezoned 	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			Government Code section 65583.2.				
1.1-2	1.1-2	Voter Measure Analysis	The City will conduct a detailed legal analysis of all aspects of Measure U, and any future voter measures, to evaluate the consistency of the Measure(s) provisions with State housing laws. The City will interpret voter measures, and take any other action as necessary, in a manner that facilitates compliance with the RHNA, addressing constraints on housing and other State housing laws, and will adopt City policies accordingly.	2023	Adopted Resolution by City Council making determinations on Measure U implementation; future resolutions as needed for any future measures.	City of Redlands Development Services Department and City Attorney's Office	City
1.1-3	1.1-3	Transit Villages Specific Plan	Adopt the Transit Villages Specific Plan by the end of 2022 to allow for greater residential development around the three new light rail stations, and implement objective design standards with a form-based code. Use the TVSP to facilitate smart-growth planning principles, downtown revitalization, and infill development. The TVSP will allow for residential densities per the 2035 General Plan and	December 2022	Adopted specific plan	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<p>6th Cycle Housing Element and allow multi-family residential uses.</p> <p>TVSP area is a total of 947 acres.</p> <p>Currently 60 acres of vacant land available for mixed-use development within TVSP area.</p> <p>Place-based improvements from the Specific Plan include:</p> <ul style="list-style-type: none"> • Pedestrian and bicycle connections between the train station and the neighborhoods located north of the freeway in the New York Street Station area • Completing the Orange Blossom Trail between the three stations and between Jennie Davis Park, Sylvan Park, and new parks, greens, and plazas in the New York Street Station Area • Tree-lined streets in the New York Street Neighborhood 				

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<ul style="list-style-type: none"> • A park in the New York Street Neighborhood • Bike lanes and new street trees planted between on-street parallel parking spaces along New York Street <p>Draft TVSP use list allows multiple housing types by-right (Permitted use) including supportive and transitional housing. This program shall comply with all applicable provisions of Government Code section 65583.2.</p>				
1.1-4	1.1-4	By-Right Approval of Projects with 20 Percent Affordable Units on "Reused" Site	Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent "reuse sites" previously identified in the 4th and 5th Cycles Housing Element, and on sites that are being rezoned to accommodate the lower-income RHNA. This program shall comply with all	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			applicable provisions of Government Code section 65583.2.				
1.1-5	1.1-5	No Net Loss Monitoring	<p>Pursuant to SB 166 (No Net Loss), the City will develop a procedure to track:</p> <ul style="list-style-type: none"> • Unit count and income/affordability assumed on parcels included in the sites inventory. • Actual units constructed and income/affordability when parcels are developed. • Net change in capacity and summary of remaining capacity in meeting remaining RHNA. 	Development of the procedure by October 2022, ongoing maintenance thereafter	Adopted code amendments	City of Redlands Development Services Department	Staff time
1.1-6	1.1-6	Minimum Densities	Amend the Zoning Ordinance to establish minimum densities for residential and mixed-use zones to ensure that residential projects are developed close to their maximum densities (70% of the maximum allowed by base-zoning).	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time
1.1-7	1.1-7	Achieving the General Plan Densities	Amend the zoning ordinance and development standards to ensure it is consistent with the Redlands 2035 General Plan. Specifically, ensure each	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			implementing zone allows up to the maximum permitted by the General Plan, pursuant to AB 3194.				
1.1-8	1.1-8	Development on Non-Vacant Sites	Establish an outreach and coordination program through the Economic Development Division to connect developers, builders, and owners of non-vacant sites. Program shall: (1) Emphasize reaching out to owners of on-vacant sites to discuss any interest in redeveloping and available incentives. (2) Marketing and advertising these sites to the development community along with any incentives that might be available. (3) Establish quarterly meetings with developers and builders.	Initiate by October 2022, and maintain throughout planning period on a quarterly basis.	Engage with 10 property owners of high-potential non-vacant sites each year.	City of Redlands Economic Development Division	Staff Time
1.1-9	1.1-9	Lot Consolidation and Small Site Development	Planning Staff will develop a menu of possible incentives for lot consolidation and bring the matter to the City Council for decision. The incentive package is intended to achieve orderly development, improve pedestrian activity, and	Develop incentives by October 2022 and adopt Zoning Ordinance Amendment	Adopted code amendments	City of Redlands Development Services Department	Staff Time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<p>implement the goals, policies, and objectives of the Housing Element.</p> <p>The resulting lot consolidation incentive program will include an annual outreach component to contact property owners and potential developers of housing affordable to lower income households.</p> <p>The following incentives will be brought forward by Staff for consideration by at the discretion of the (Planning Commission/City Council):</p> <ul style="list-style-type: none"> (1) Parking reduction (2) Alternative parking arrangements (3) Signage bonus. City shall advertise and promote lot consolidation provisions to existing property owners and prospective mixed-use developers. 	by October 2023; outreach conducted annually			
1.1-10	1.1-10	Reuse of Single-Family Dwellings	The City will perform annual outreach to property owners of single-family dwellings in multi-family districts to make them aware of the opportunity to convert the single-family	Initiate outreach in 2023. Amend developmen	Reuse/conversion of 5 properties annually, however the City will strive for reuse/ conversion of 10	City of Redlands Development Services Department	Staff Time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<p>building to a multi-family building. Specific and enhanced outreach will be targeted to residents in high opportunity areas, particularly in South Redlands. Single-family dwellings in the R-2, R-2-2000, and R-3 districts are eligible for reuse.</p> <p>City will provide technical assistance with planning and permitting.</p> <p>The City will amend development standards to prevent non-conforming situations during reuse of single-family dwellings.</p>	t standards in 2023.	properties annually; annual outreach		
1.1-11	1.1-11	Housing Overlay for Educational and Religious Properties	<p>The City will establish a housing overlay district which would permit housing as an accessory use on educational and religious parcels. The overlay includes approximately 673 acres on 171 parcels in the City.</p> <p>The overlay will have an inclusionary requirement to promote affordable housing, and will be studied in conjunction with Program 1.3-2</p>	October 2023	<p>Adopted code amendment; annual outreach</p> <p>Development on 10 percent of sites (approximately 17) throughout the planning period</p>	City of Redlands Development	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<p>The City will conduct outreach through website information and property owner outreach on an annual basis to inform property owners of the Housing Overlay.</p> <p>The City will provide technical planning and entitlement assistance to applicants.</p>				
1.2		Removal of Constraints to the Production of Housing					
1.2-1	1.2-1	Emergency Shelters	Update the zoning ordinance to amend standards for emergency shelters to comply with recent changes to state law (AB 139).	October 2023	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time
1.2-2	1.2-2	Low Barrier Navigation Centers	Update the zoning ordinance to provide opportunities for Low Barrier Navigation Centers to comply with recent changes to state law (AB 101).	October 2023	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time
1.2-3	1.2-3	Transitional and Supportive Housing	Update the zoning ordinance to comply with changes to state law regarding Transitional and Supportive Housing, including allowing supportive housing by-right in zones where multifamily and mixed uses are permitted,	October 2023	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			pursuant to Government Code section 65651. (SB 745 and AB 2162).				
1.2-4	1.2-4	SRO Ordinance	Adopt a Single Room Occupancy (SRO) ordinance to provide additional housing opportunity for low- and very low-income households near the planned Metrolink/Arrow light rail stations.	October 2022	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time
1.2-5	1.2-5	Group Homes	<p>Review zoning provisions for large group homes (7+ persons) and implement mitigating strategies to remove potential constraints on the production of large group homes. Ensure zoning standards facilitate approval certainty and objectivity in the development of large group homes.</p> <p>Amend the Zoning Ordinance to allow group homes in all zones that allow residential uses.</p> <p>Amend Zoning Ordinance to clarify group homes/ community care facilities of 6 or fewer people do not need to be licensed by the State.</p>	October 2022	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.2-6	1.2-6	FAR based development fees	Study and consider FAR based development fees (as opposed to unit based fees) to create financial incentives for the creation of additional units.	June 2025	Adopted code or free schedule amendments	City of Redlands Development Services Department / Finance Department	Staff time
1.2-7	1.2-7	Amend Development Standards	Amend parking requirements, open-space standards, and setbacks for multi-family properties to further incentivize and encourage higher density development.	December 2023	Adopted code amendments	City of Redlands Development Services Department	REAP Grant technical support, Staff time
1.2-8	1.2-8	Ballot Measures: SECBS	Ensure that Socio Economic Cost Benefit Studies are reviewed and analyzed in an objective manner. Develop objective standards and thresholds for the SECBS checklist. By October 2024, complete a City-initiated study that evaluates the effectiveness of measures and consider alternative actions if needed.	October 2023	Adopted code amendments or official interpretation	City of Redlands Development Services Department	Staff time
1.2-9	1.2-9	Ballot Measures: Environmental Impacts	Clarify and implement the "no environmental impact" provision of the ballot measures to allow and mitigate	October 2023	Adopted code amendments or official interpretation	City of Redlands Development	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			potentially significant impacts as allowed by CEQA .			Services Department	
1.2-10	1.2-10	Objective Design Standards: SB 330	Pursuant to SB 330, review and revise development standards and design guidelines by the end of 2023 to ensure City requirements are objective, neutral, and feasible. Prior to the adoption of objective standards, City will continue to apply current standards in an objective manner.	December 2023	Adopted code amendments	City of Redlands Development Services Department	Staff time
1.2-11	1.2-11	Density Bonus Update	Amend the Density Bonus Ordinance to comply with recent changes to state law (AB 2345).	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time
1.2-12	1.2-12	Mixed Uses in Commercial Zones	Amend the City's C-3, C-4, and A-P zones to create objective standards for mixed-uses and facilitate the redevelopment of commercial sites to mixed-use.	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time
1.2-13	1.2-13	Remove CUP Requirement for Multi-Family Developments	Amend the zoning ordinance to remove the conditional use permit requirement for multi-family developments of 35 units or more.	October 2024	Adopted code amendments	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.2-14	1.2-14	Waive preapplication fee for affordable housing projects	Mitigate non-governmental and financial constraints by waiving pre-application meeting fees and providing technical assistance to housing projects that propose to provide below market-rate units. Provide expedited processing for projects that propose low-income, extremely low-income, or special needs units.	October 2022	Amended fee schedule	City of Redlands Development Services Department	Staff time
1.2-15	1.2-15	Non-governmental constraints. Environmental Information Mapped.	Continue to provide information and maps of known environmental constraints at the planning and zoning counter to provide additional clarity and certainty and mitigate non-governmental constraints for project applicants.	Ongoing	Annually re-examine information and maps of known environmental constraints and update informational materials for the public.	City of Redlands Development Services Department	Staff time
1.2-16	1.2-16	Floodplain Development	Review the City's development standards (such as setbacks, lot dimensions, etc.) within the floodplain to reduce the need for variances for projects needing to elevate structures to meet FEMA floodplain requirements. Current code requires buildings to be sited near the sidewalk for urban development, however this	December 2023	Adopted code amendments; adopt and implement Transit Village Specific Plan	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			presents challenges with elevating building pads out of the flood zone.				
1.2-17	1.2-17	Definition of Family	Amend the definition of family to comply with state law.	December 2022	Adopted Code Amendments	City of Redlands Development Services Department	Staff time
1.2-18	1.2-18	Employee and Farmworker Housing	<p>Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.</p> <p>Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee</p>	December 2022	Adopted Code Amendments	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			housing in all applicable zones throughout the City.				
1.2-19	1.2-19	Streamlined Ministerial Approval Permit Procedures	The City will review its approval processes to ensure it accommodates streamlined applications, pursuant to Senate Bill 35.	Ongoing		City of Redlands Development Services Department / Facilities and Community Services Department	Staff Time
1.2-20	1.2-20	Extend Affordability Covenant Time Length	The City will extend the affordability covenant time length from 55 years to 99 years	By October 2023	Adopted Code Amendments	City of Redlands Development Services Department / Facilities and Community Services Department	Staff time
1.2-21	1.2-21	Proportional Impact Fees	The City will revise its development impact fees for residential uses so that the fee is proportional to the size of the unit. The City will also provide an explanation of each fee to comply with transparency provisions of AB 602 and AB 1483.	By December 2023	Revised impact fee schedule	City of Redlands Development Services Department / Municipal Utilities and Engineering Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.3		Prioritization of Housing for Extremely low, Low, and Moderate Income and Special Needs Populations					
1.3-1	1.3-1	Surplus Lands	Annually review and assess City-owned properties and determine if they are considered "surplus lands" pursuant to the Surplus Lands Act. Dispose of any surplus property pursuant to the act and HCD guidance. City will initiate zone changes when dispensing of surplus land to facilitate housing development for extremely low, low, and moderate income households. The City will provide technical planning assistance to the acquiring party to facilitate efficient permit processing and will inform the acquiring party of all available incentives, i.e., lot consolidation, density bonus, etc.	Annually review City-owned parcels; perform appropriate rezoning as parcels are dispensed. Seek to dispense or lease parcels twice in the planning period.	Annual report; rezoning actions; technical assistance	City of Redlands Development Services Department / Facilities and Community Services Department	Staff time
1.3-2	1.3-2	Inclusionary Housing Ordinance	Conduct a feasibility study on the financial viability and potential of an inclusionary	Complete feasibility study by	Draft report and code amendments	City of Redlands Development	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			housing ordinance. If appropriate and financially feasible, adopt an inclusionary ordinance to require the development of housing units for extremely low, low, and moderate income households.	October 2023; bring forward inclusionary ordinance within 6 months of study completion		Services Department	
1.3-3	1.3-3	Displacement Prevention (SB 330 and AB1397)	Pursuant to State law, amend the Zoning Ordinance by the end of 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State Density Bonus Law.	December 2022	No net loss of lower income units	City of Redlands Development Services Department	Staff time
1.3-4	1.3-4	Priority Water and Wastewater Service for Affordable Housing Developments	Adopt written policies and procedures consistent with State law.	Adopt by October 2022.		City of Redlands Development Services Department / Municipal Utilities and Engineering Department	Staff Time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.3-5	1.3-5	Rental Inspection Program / Landlord Registration	The Rental Inspection Program enhances the quality of rental properties and thereby the quality of life for tenants throughout the City and ensures that all rental properties are maintained in accordance with City standards. City inspectors inspect rental properties for exterior code violations and will issue corrective reports to property owners/landlords. Examples of reportable issues include: roof leaks, unsafe fire conditions, unsafe stairs, unmaintained landscaping or parking/driving areas.	Ongoing	Annually updated registry	City of Redlands Facilities and Community Services Department	Staff Time
1.3-6	1.3-6	Outreach and Education	Educate and inform landlords about AFFH through continuation of the Crime Free Program. Provide information and educational materials for Housing Choice Vouchers, foreclosure assistance programs, the state's new source of income protection (SB 329 and SB 222) on the City website and at the public counter.	Initiate by October 2022. Provide materials on an on-going basis. The website will be updated annually.	Updated website and counter materials	City of Redlands Police Department / Facilities and Community Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.3-7	1.3-7	Homeless Support	Administer CDBG funds received from the County to service providers including local nonprofits. Prioritize funds that will assist with the development of housing for the unhoused population.	Ongoing	Allocate between \$10,000 to \$12,000 of CDBG funds to provide supportive and transitional housing support to populations in need including the homeless population.	City of Redlands Development Services Department	Staff time CDBG
1.3-8	1.3-8	Homeless Assistance Program	Continue the operation of homeless assistance program through the Police Department. Assist in connecting homeless individuals to local service providers, as well as continue to fund for shelter beds with available grant funding and donations.	Ongoing	The city funds 3 shelter beds that are operated by Steps 4 Life through grant funding, as well as annual donation from an anonymous annual donation in the amount of \$18,000.	City of Redlands Police Department	General Fund, Donation
1.3-9	1.3-9	Facilitate Tenant Protection Act of 2019 (AB 1482) Compliance	Ensure compliance with new state tenant protection measures, including maximum annual rent increases, just cause evictions, and financial compensation requirements to stabilize residents living in areas at risk of displacement, including the area of high	Ongoing Post information within 6 months of housing	Make information about the Facilitate Tenant Protect Act of 2019 available at the planning counter and at two outreach events annually with at least one out reach event in a	City of Redlands Development Services Department	Staff Time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			segregation and poverty in downtown Redlands. In coordination with Program 1.5-11, provide information to landlords and tenants regarding tenant protections and post information online and in community centers.	element adoption Distribute materials at outreach events twice annually.	lower resource area. Refer inquiries to Inland Fair Housing and Mediation Board, the City's contracted fair housing service provider.		
1.3-10	1.3-10	Project HomeKey: Supportive and Affordable Housing	They City will establish 98 supportive housing units by converting an existing motel. The City has executed a Memorandum of Understanding with Shangri-La Industries (motel owner) and Step-Up on Second (supportive services operator).	Begin housing operations in 2024 or as soon after construction as possible	Establishment of 98 supportive housing units	City of Redlands Facility and Community Services Department	Project Homekey grant funding,
1.3-11	1.3-11	Homeless Solutions Coordinator	The City will establish a position for a Homeless Solutions Coordinator (HCS). The HCS will collaborate with existing non-profits and county agencies to connect both transitory and chronically homeless individuals with resources and services, including housing, education, job assistance, medical services, and substance abuse counseling.	Fill HCS position by October 2022	Hire one Homeless Solutions Coordinator	City of Redlands Facility and Community Services Department	State and Local Fiscal Recovery Funds through the American Rescue Plan Act.

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.3-12	1.2-4	Single Room Occupancy	See program 1.2-4				
1.4		Incentivize and Preserve Housing					
1.4-1	1.4-1	Preservation of at risk housing	<p>The City has an inventory of 120 publicly assisted housing units affordable to lower income households. These units are deed restricted for long-term affordability. Between October 15, 2021 and October 2029, 60 publicly assisted units at the Citrus Arms development are on a 5-year contract which has historically been renewed, however are considered at risk of converting to market rate housing.</p> <ul style="list-style-type: none"> - Monitor Project Status Annually - Ensure property owners comply with extended noticing requirements under state law. - Include preservation as an eligible use in notices of funding availability. - Proactively coordinate with qualified entities. 	Annually	No net loss of publicly assisted housing units – work with property owners and operators to extend the period of affordability.	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			-Assist with funding or support funding applications. -Educate, support and assist tenants.				
1.4-2	1.4-2	Rehabilitate and improve condition of existing affordable housing stock	Make available on the City website and at the Planning Department information on programs and resources available to property owners for assistance with home repairs and improvements. Direct information to property owners in low resource areas by conducting outreach once annually.	Ongoing	Provide information and conduct once-annually outreach to property owners, to assist the rehabilitation low-income homes. Invest 75% of outreach hours to low resource areas.	City of Redlands Development Services Department	Staff time
1.5		Affirmatively Furthering Fair Housing					
1.5-1	1.5-1	Place Based Improvements	The City applies for and receives an annual allocation of CDBG funds from the County. These funds are used to install and upgrade public facilities (sidewalks, alleyways, ADA accessibility improvements) in lower income neighborhoods or where civic services are offered. Prioritize CDBG funds for the development of low income	Annually apply for CDBG funds, specific place based CIP projects per the CIP schedule	List of priority capital improvements; Physical improvements as described in the program actions.	City of Redlands Municipal Utilities and Engineering	CDBG, CIP budgets

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<p>housing and special needs housing, with place based improvements surrounding those projects.</p> <p>Specific improvements the City plans to undertake are:</p> <ul style="list-style-type: none"> • Development of a 98-unit permanent affordable housing complex complete with supportive services (FY 23) • Citywide street repaving project prioritized based on road condition (ongoing) • Renovations to Texonia Park (north Redlands) (FY '23) • Creation of a football field at Crafton Park (FY '23) • Restroom structure replacement at Sylvan Park (north Redlands) and Ford Park (east Redlands) (FY '23) 				

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			<ul style="list-style-type: none"> • Renovations to Community Park (FY '24) <p>As noted in Program 1.1-3. Place-based improvements from the Transit Village Specific Plan include:</p> <ul style="list-style-type: none"> • Pedestrian and bicycle connections between the train station and the neighborhoods located north of the freeway in the New York Street Station area • Completing the Orange Blossom Trail between the three stations and between Jennie Davis Park, Sylvan Park, and new parks, greens, and plazas in the New York Street Station Area • Tree-lined streets in the New York Street Neighborhood • A park in the New York Street Neighborhood • Bike lanes and new street trees planted 				

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			between on-street parallel parking spaces along New York Street				
1.5-2	1.5-2	Coordinate with Inland Fair Housing and Mediation Board	Continue to utilize the County's contract with the Inland Fair Housing and Mediation Board to provide fair housing services, testing, and resources to residents of Redlands.	Ongoing	Provide fair housing services to 100 residents of Redlands over the 2021-2029 planning period.	City of Redlands Development Services Department	Staff time
1.5-3	1.5-3	Promotion of Fair Housing Information	Publicize Fair Housing Information, including information about tenants' rights, landlord requirements, and recent litigation on the City's website, social media platforms, and through physical promotional material (e.g., flyers, posters).	Ongoing	Clear and easily accessible fair housing resources	City of Redlands Development Services Department	Staff time, REAP 2.0
1.5-4	1.5-4	Expand fair housing outreach in communities with disproportionate needs	Amend and expand fair housing outreach to facilitate dialogue with communities facing disproportionate needs. Host a community feedback meeting annually to obtain resident feedback on community planning issues, fair housing topics, and ongoing City programs.	Ongoing	One fair housing workshop per year	City of Redlands Development Services Department	Staff time, REAP 2.0

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.5-5	1.5-5	Fair Housing Reporting	Acquire and analyze data from Inland Fair Housing and Mediation Board annually to review potential areas of fair housing issues.	Ongoing	Conduct analysis and report results/findings of any potential fair housing issues in Redlands annually	City of Redlands Development Services Department	Staff time
1.5-6	1.5-6	Regional Coordination	Participate in regional efforts and coordination to respond to discrimination and fair housing issues and monitor progress towards addressing impediments to fair housing choice.	Ongoing	Participate in the San Bernardino Council of Governments Planning Director's meetings and participate in the COG's Housing Trust.	City of Redlands Development Services Department	Staff time
1.5-7	1.5-7	Enforcement of Fair Housing Laws	Accept Fair Housing violation complaints and forward to the Fair Housing and Mediation Board for enforcement.	Ongoing	Track and annually report the number and nature of fair housing questions, complaints and referrals to the service provider.	City of Redlands Development Services Department / Facilities and Community Services	Staff time
1.5-8	1.5-8	Increasing Residential Development and Opportunity in Transit Accessible and Smart Growth Areas	Through the Transit Villages Specific Plan, provide additional capacity for residential development in the City's highest opportunity areas. Implement the TVSP to revitalize the City's downtown and areas around the train	2023	Target 30% of development in higher resource areas. Annual progress report on TVSP implementation.	City of Redlands Development Services Department	SB2 funds, Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			stations, and transform areas with disproportionate needs and environmental risks to areas of high opportunity and wellbeing.				
1.5-9	1.5-9	Mobile Home Park Preservation	Continue to implement the Mobile Home Rent Control ordinance to prevent displacement of lower-income and at risk populations.	Ongoing	Assist 200 mobile home unit owners per year	City of Redlands Development Services Department	Staff time
1.5-10	1.5-10	NOFA/Nonprofit Housing Development	Identify funding from federal, State, and local sources to expand affordable housing opportunities within the City and share these opportunities with local service providers and the development community. Prioritize these opportunities to identified developers of low-income housing and supportive housing.	Identify and share information by October 2022. Provide materials on a quarterly basis.	Updated list of funding resources. Send letters to affordable housing developers twice a year to inform the developers about the City's RHNA inventory. Target 300 non-profit housing units in the planning period, with 30% in lower resource areas and 30% in lower resource areas.	City of Redlands Development Services Department	Staff time
1.5-11	1.5-11	Provide training for multi-family housing landlords	Continue to provide 2-day Crime-Free Multi-Housing/Rental Property Training to multi-family	Ongoing	Minimum of once per year	City of Redlands	Staff time with

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			landlords in the City to educate landlords on a wide range of issues including eviction process, Fair Housing issues, tenant screening, acceptance of HCVs as a legitimate source of income, and others. Ensure that landlords are aware of new source of income discrimination laws.			Police Department	volunteer assistance
1.6		Accessory Dwelling Units					
1.6-1	1.6-1	Educational Campaign and Information	<p>Promote information and tools available to facilitate ADU construction. Provide easily accessible information on the City's website, at the zoning counter. Coordinate with SBCTA to utilize regional resources and adopt policies, procedures, and standards consistent with neighboring jurisdictions to streamline ADU applications.</p> <p>Encourage ADU and SB 9 production in southern Redlands and high resource areas.</p>	Identify information resources and tools by October 2022 and provide information on an ongoing basis.	<p>Increase ADU production annually and target 30% of ADU production in higher resource areas</p> <p>Revise fee structures to reduce cost for constructing ADUs.</p>	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
1.6-2	1.6-2	Pre-Approved Plan Sets	Make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs. Ensure example plans provide choices and diversity in size to accommodate a variety of household sizes and types.	October 2022	3 example or model ADU plan sets	City of Redlands Development Services Department	Staff time SBCTA REAP funded ADU program
1.6-3	1.6-3	Updated ADU Regulations to meet state law	Amend the Zoning Ordinance to address multiple recent changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an ongoing basis and revise the Zoning Ordinance as appropriate.	October 2024	Annual assessment for consistency	City of Redlands Development Services Department	Staff time
1.6-4	1.6-4	ADU Tracking and Monitoring	Annually monitor the development and affordability of ADUs. If trends indicate a potential shortfall in meeting the estimated ADUs in the sites inventory, consider additional efforts to incentivize ADU production and reassess and revise the overall sites strategy for the RHNA within one year through adjusting ADU capacity assumptions with actual permitted units, and/or identifying additional sites to	Ongoing	Annual Progress Report and ADU construction	City of Redlands Development Services Department	Staff time

Index Number	Program Number	Program Title	Program/Action Description	Completion Time Frame	Quantified Objective	Responsible Agency	Financing
			expand site capacity to the extent necessary to accommodate the RHNA.				
1.7		Efficient Buildings and Conservation					
1.7-1	1.7-1	Reclaimed Water	Continue to require the installation of reclaimed water infrastructure by new development when feasible.	Ongoing	Approve reclaimed water for 500 units.	City of Redlands Municipal Utilities and Engineering	Staff time
1.7-2	1.7-2	Lighting efficiency	Make available and distribute informational materials during the building permit process about energy-efficient lighting for residential buildings.	Ongoing activity, post information on City website by October 2022	Retrofit lighting efficiency for at least 100 residential units.	City of Redlands Building and Safety Division	Staff time
1.7-3	1.7-3	Pursue Energy Efficient/Alternative Energy Funding	Increase efficiency and pursue alternative energy opportunities.	Ongoing	100 residential units retrofitted for emergency efficiency.	City of Redlands Building and Safety Division	Staff time