

Jurisdiction	Redlands	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes			
1					2	3	4	5							6	7	8	9	10		11	12		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*		
Summary Row: Start Data Entry Below								207	0	0	0	0	0	0	1888	2095	700	0						
	0171-053-01, 0171-053-02, 0171-053-03, 0171-053-04, 0171-053-05, 0171-053-06, 0171-251-06, 0171-251-07, 0171-251-08, 0171-251-09, 0171-251-10	100 W. Redlands Blvd.	State Street Village mixed use project	Conditional Use Permit No. 1155, Commission Review & Approval No. 933, TTM No. 20425	5+	R	3/2/2022	0	0	0	0	0	0	0	700	700	700		No	No	N/A	Approved	SB 330 Preliminary Housing Application	
	0174-281-13, 0299-213-11, 0299-213-12, 0299-213-13, 0299-213-14, and 0299-213-21	Wabash Ave. north side of Reservoir Rd.	Crest Grove Residential Subdivision	TTM No. 20320, Conditional Use Permit No. 1148 (PRD)	SFD	O	7/16/2020	0	0	0	0	0	0	67	67	67		No	No	N/A	Approved			
	0168-132-05	Southwest corner Wabash Ave. and E. San Bernardino Ave.	Citrus Estates Residential Subdivision	TTM No. 20473, Conditional Use Permit No. 1163 (PRD)	SFD	O	10/27/2021	0	0	0	0	0	0	98	98	98		No	No	N/A	Approved			
	0167-041-01	Texas St. north of Domestic Ave.	TTM No. 20520 Residential Subdivision	TTM No. 20520, Conditional Use Permit No. 1167 (PRD)	SFD	O	1/24/2022	0	0	0	0	0	0	35	35			No	No	N/A	Pending			
	0167-171-04, 0167-171-05, 0167-171-06	Northwest corner of W. Lugonia Ave. and Karon St.	Lugonia Village	TTM No. 40490 & 40491, GPA No. 143, Amendment 48 to Specific Plan 40, CRA Nos. 940, 941, 942	5+	R	11/2/2022	21	0	0	0	0	0	415	436			No	No	N/A	Pending	SB 330 Preliminary Housing Application		
	0170-221-55	Between Judson St. and Grove St., north of Central Ave.	Village at Orange Blossom	Conditional Use Permit No. 1169 (converted to Commission Review & Approval permit)	5+	R	5/4/2022	0	0	0	0	0	0	108	108			No	Yes	Yes	Pending	Senior housing (55+)		
	0167-061-01, 0167-061-03	1180 W. Pioneer Ave.	TTM No. 20528 Residential Subdivision	TTM No. 20528	SFD	O	8/22/2022	0	0	0	0	0	0	117	117			No	No	No	Pending			
	0292-482-01	1600 Orange Ave.	Luxview Apartments Phase 2	Commission Review & Approval No. 958	5+	R	12/15/2022	164	0	0	0	0	0	0	164			No	Yes	Yes	Pending	164 total DU affordable housing w/ proposed density bonus		
	0167-171-14, 0167-171-07	1050 W. Lugonia Ave.	Tennessee Village	Amendment No. 49 to Specific Plan 40, CUP No. 1173, Commission Review & Approval No. 956	5+	R	11/7/2022	22	0	0	0	0	0	438	460			No	Yes	Yes	Pending	20% density bonus proposed		
	0167-171-04, 0167-171-05, 0167-171-06	Northwest corner of W. Lugonia Ave. and Karon St.	Lugonia Village	TTM No. 40490 & 40491, GPA No. 143, Amendment 48 to Specific Plan 40, CRA Nos. 940, 941, 942	SFA	O	11/2/2022	0	0	0	0	0	0	56	56			No	No	N/A	Pending	SB 330 Preliminary Housing Application		
	0167-171-04, 0167-171-05, 0167-171-06	Northwest corner of W. Lugonia Ave. and Karon St.	Lugonia Village	TTM No. 40490 & 40491, GPA No. 143, Amendment 48 to Specific Plan 40, CRA Nos. 940, 941, 942	SFD	O	11/2/2022	0	0	0	0	0	0	19	19			No	No	N/A	Pending	SB 330 Preliminary Housing Application		

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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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**Table A2**

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits										
1					2	3	4							5	6	7						8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	2	0	5	0	7	72		86
	016906306	831 WASHINGTON ST		B20-01430	ADU	R							0		0								3/21/2022	1
	016908405	1018 HERALD ST		B21-01848	ADU	R							0		0								4/4/2022	1
	17002106	922 E BROCKTON AVE		B21-00654	ADU	R							0		0	1							6/28/2022	1
	017005140	1305 CAMPUS AVE		B21-01787	ADU	R							0		0								2/14/2022	1
	017322118	826 ALVARADO ST UNIT 2		B21-02281	ADU	R							0		0								4/7/2022	1
	017324218	918 BANYAN DR		B22-00137	ADU	R							0		0							1	8/4/2022	1
	017402128	1340 PROSPECT DR		B21-01943	ADU	R							0		0							1	1/26/2022	1
	017529311	807 ROBINHOOD LN UNIT 2		B22-01802	ADU	R							0		0							1	12/12/2022	1
	017609310	102 WESTWOOD LN		B21-02174	ADU	R							0		0							1	3/21/2022	1
	017618209	534 E MARIPOSA DRIVE		B21-02069	ADU	R							0		0							1	3/11/2022	1
	017623205	545 FAIRWAY DR		B21-02238	ADU	R							0		0							1	8/30/2022	1
	017644121	1609 GARDEN STREET		B21-01874	ADU	R							0		0							1	1/25/2022	1
	121233131	913 E LUGONIA AVE		B21-01979	ADU	R							0		0							1	3/28/2022	1
	17214115	460 TERRACINA BLVD		B22-00612	SFD	O							0		0							1	4/26/2022	1
	17214111	470 TERRACINA BLVD		B22-01610	SFD	O							0		0							1	7/5/2022	1
	17214107	480 TERRACINA BLVD		B22-00611	SFD	O							0		0							1	4/26/2022	1
	017214108	490 TERRACINA BLVD		B22-00609	SFD	O							0		0							1	4/26/2022	1
29215221	0292-154-26	10796 NEW JERSEY STREET		B22-00139	SFD	O							0		0							1	2/3/2022	1
	29216505	27045 W CITRUS AVE		B21-01775	SFD	O							0		0							1	8/9/2022	1
	29314132	110 TERRACINA BLVD		B22-00084	SFD	O							0		0							1	2/1/2022	1
0167-091-02, 0167-091-04, 0167-091-05, 0167-091-08	016709102	1662 SUNNY HEIGHTS LANE		B21-02369	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1630 SUNNY HEIGHTS LANE		B21-02390	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1638 SUNNY HEIGHTS LANE		B21-02397	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1646 SUNNY HEIGHTS LANE		B21-02399	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1650 CAMELLIA LANE		B21-02419	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1648 CAMELLIA LANE		B21-02421	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1644 CAMELLIA LANE		B21-02436	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1647 CAMELLIA LANE		B21-02438	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1651 CAMELLIA LANE		B21-02439	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709102	1655 CAMELLIA LANE		B21-02440	SFD	O							0	6/16/2020	0							1	1/10/2022	1
"	016709104	1640 CAMELLIA AVE		B21-01454	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709104	1630 CAMELLIA LANE		B21-01455	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709104	1630 CAMELLIA LANE		B21-01455	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1643 GOLD MEDAL LANE		B21-00308	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1638 GOLD MEDAL LANE		B21-00309	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1676 GOLD MEDAL LANE		B21-01450	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1668 GOLD MEDAL LANE		B21-01451	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1636 CAMELLIA LANE		B21-01453	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016709108	1636 CAMELLIA LANE		B21-01453	SFD	O							0	6/16/2020	0							1	9/29/2021	1
"	016746202	1728 SUNNY HEIGHTS LN		B22-00327	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746203	1736 SUNNY HEIGHTS LN		B22-00328	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746204	1744 SUNNY HEIGHTS LN		B22-00329	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746205	1752 SUNNY HEIGHTS LN		B22-00330	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746206	1760 SUNNY HEIGHTS LN		B22-00331	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746207	1768 SUNNY HEIGHTS LN		B22-00333	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746208	1776 SUNNY HEIGHTS LN		B22-00334	SFD	O							0	6/16/2020	0							1	2/16/2022	1
"	016746209	1707 CAMELLIA LN		B22-00467	SFD	O							0	6/16/2020	0							1	3/22/2022	1
"	016746210	1721 CAMELLIA LN		B22-00468	SFD	O							0	6/16/2020	0							1	3/22/2022	1
"	016746212	1735 CAMELLIA LN		B22-00969	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746213	1741 CAMELLIA LN		B22-00979	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746214	1749 CAMELLIA LN		B22-00980	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746330	882 ROYAL KNIGHT TRAIL		B22-00932	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746330	866 ROYAL KNIGHT TRAIL		B22-00954	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746331	874 ROYAL KNIGHT TRAIL		B22-00953	SFD	O							0	6/16/2020	0							1	5/18/2022	1
"	016746333	858 ROYAL KNIGHT TRAIL		B22-00955	SFD	O							0	6/16/2020	0							1	5/19/2022	1
"	016746342	859 ROYAL KNIGHT TRAIL		B22-00956	SFD	O							0	6/16/2020	0							1	5/19/2022	1







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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	2										3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	967	-	-	-	-	-	-	-	-	-	-	-	3	964
	Non-Deed Restricted		1	-	2	-	-	-	-	-	-	-	-		
Low	Deed Restricted	615	-	-	-	-	-	-	-	-	-	-	-	12	603
	Non-Deed Restricted		6	1	5	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	652	-	-	-	-	-	-	-	-	-	-	-	19	633
	Non-Deed Restricted		6	6	7	-	-	-	-	-	-	-	-		
Above Moderate		1,282	332	5	102	-	-	-	-	-	-	-	439	843	
Total RHNA		3,516													
Total Units			345	12	116	-	-	-	-	-	-	-	473	3,043	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining	
Extremely Low-Income Units*		484		-	-	-	-	-	-	-	-	-	-	484	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Redlands		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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"> <li>- 1,898 very low and low income units</li> <li>- 782 moderate Income units</li> <li>- 1,538 above moderate income units</li> </ul> <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 Government Code section 65583.2.</p>	Oct-24	In progress

<p>1.1-2 Voter Measure Analysis</p>	<p>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.</p>	<p>Dec-23</p>	<p>In progress</p>
<p>1.1-3 Transit Villages Specific Plan</p>	<p>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 6th Cycle Housing Element and allow multi-family residential uses. TVSP area is a total of 947 acres. 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>	<p>Dec-22</p>	<p>Completed. Transit Villages Specific Plan adopted on 10/18/2022.</p>

<p>1.1-4 By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” Site</p>	<p>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 applicable provisions of Government Code section 65583.2.</p>	<p>Oct-24</p>	<p>Not yet started</p>
<p>1.1-5 No Net Loss Monitoring</p>	<p>Pursuant to SB 166 (No Net Loss), the City will develop a procedure to track:</p> <ul style="list-style-type: none"> <li>• Unit count and income/affordability assumed on parcels included in the sites inventory.</li> <li>• Actual units constructed and income/affordability when parcels are developed.</li> <li>• Net change in capacity and summary of remaining capacity in meeting remaining RHNA.</li> </ul>	<p>Development of the procedure by October 2022, ongoing maintenance thereafter</p>	<p>Not yet started</p>
<p>1.1-6 Minimum Densities</p>	<p>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).</p>	<p>Oct-24</p>	<p>Not yet started</p>
<p>1.1-7 Achieving the General Plan Densities</p>	<p>Amend the zoning ordinance and development standards to ensure it is consistent with the Redlands 2035 General Plan. Specifically, ensure each implementing zone allows up to the maximum permitted by the General Plan, pursuant to AB 3194.</p>	<p>Oct-24</p>	<p>In progress</p>

1.1-8 Development of 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 non-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.	Not yet started
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<p>1.1-9 Lot Consolidation and Small Site Development</p>	<p>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 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"> <li>(1) Parking reduction</li> <li>(2) Alternative parking arrangements</li> <li>(3) Signage bonus. City shall advertise and promote lot consolidation provisions to existing property owners and prospective mixed-use developers.</li> </ul>	<p>Develop incentives by October 2022 and adopt Zoning Ordinance Amendment by October 2023; outreach conducted annually</p>	<p>Not yet started</p>
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<p>1.1-10 Reuse of Single-Family Dwellings</p>	<p>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 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. City will provide technical assistance with planning and permitting. The City will amend development standards to prevent non-conforming situations during reuse of single-family dwellings.</p>	<p>Initiate outreach in 2023. Amend development standards in 2023.</p>	<p>Not yet started</p>
<p>1.1-11 Housing Overlay for Educational and Religious Properties</p>	<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. The overlay will have an inclusionary requirement to promote affordable housing, and will be studied in conjunction with Program 1.3-2. The City will conduct outreach through website information and property owner outreach on an annual basis to inform property owners of the Housing Overlay. The City will provide technical planning and entitlement assistance to applicants.</p>	<p>Oct-23</p>	<p>Not yet started</p>
<p>1.2-1 Emergency Shelters</p>	<p>Update the zoning ordinance to amend standards for emergency shelters to comply with recent changes to state law (AB 139).</p>	<p>Oct-23</p>	<p>In progress</p>

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).	Oct-23	In progress
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, pursuant to Government Code section 65651. (SB 745 and AB 2162).	Oct-23	In progress
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.	Oct-22	In progress
1.2-5 Group Homes	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. Amend the Zoning Ordinance to allow group homes in all zones that allow residential uses. Amend Zoning Ordinance to clarify group homes/ community care facilities of 6 or fewer people do not need to be licensed by the State.	Oct-22	In progress
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.	Jun-25	Not yet started

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.	Dec-23	Not yet started
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.	Oct-23	Not yet started
1.2-9 Ballot Measures: Environmental Impacts	Clarify and implement the "no environmental impact" provision of the ballot measures to allow and mitigate potentially significant impacts as allowed by CEQA .	Oct-23	Not yet started
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.	Dec-23	Not yet started
1.2-11 Density Bonus Update	Amend the Density Bonus Ordinance to comply with recent changes to state law (AB 2345).	Oct-24	Not yet started
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.	Oct-24	Not yet started
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.	Oct-24	In progress

<p>1.2-14 Waive preapplication fee for affordable housing projects</p>	<p>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.</p>	<p>Oct-22</p>	<p>In progress</p>
<p>1.2-15 Non-governmental constraints. Environmental Information Mapped</p>	<p>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.</p>	<p>On-going</p>	<p>On-going</p>
<p>1.2-16 Floodplain Development</p>	<p>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 presents challenges with elevating building pads out of the flood zone.</p>	<p>Dec-23</p>	<p>On-going; Transit Villages Specific Plan adopted on 10/18/2022 and is being implement (on-going).</p>
<p>1.2-17 Definition of Family</p>	<p>Amend the definition of family to comply with state law.</p>	<p>Dec-22</p>	<p>In progress</p>

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 housing in all applicable zones throughout the City.</p>	Dec-22	In progress
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.	On-going	On-going
1.2-20 Extend Affordability Covenant Time Length	The City will extend the affordability covenant time length from 55 years to 99 years.	Oct-23	In progress
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.	Dec-23	Not yet started

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.	On-going
1.3-2 Inclusionary Housing Ordinance	Conduct a feasibility study on the financial viability and potential of an inclusionary 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.	Complete feasibility study by October 2023; bring forward inclusionary ordinance within 6 months of study completion.	Draft feasibility study completed; Planning Commisison public hearings on-going in early 2023; City Council hearing in mid-2023.
1.3-3 Displacement Prevention (SB 330 and AB 1397)	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.	Dec-22	In progress
1.3-4 Priority Water and Wastewater Service for Affordable Housing Developments	Adopt written policies and procedures consistent with State law.	Oct-22	Not yet started

<p>1.3-5 Rental Inspection Program / Landlord Registration</p>	<p>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.</p>	<p>On-going</p>	<p>On-going</p>
<p>1.3-6 Outreach and Education</p>	<p>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.</p>	<p>Initiate by October 2022. Provide materials on an on-going basis. The website will be updated annually.</p>	<p>In progress</p>
<p>1.3-7 Homeless Support</p>	<p>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.</p>	<p>On-going</p>	<p>On-going; Redlands Home Key homeless housing center opened in December 2022.</p>
<p>1.3-8 Homeless Assistance Program</p>	<p>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.</p>	<p>On-going</p>	<p>On-going; Redlands Home Key homeless housing center opened in December 2022.</p>

<p>1.3-9 Facilitate Tenant Protection Act of 2019 (AB 1482 ) Compliance</p>	<p>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 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.</p>	<p>Ongoing. Post information within 6 months of housing element adoption. Distribute materials at outreach events twice annually.</p>	<p>Completed and on-going. Information for landlords tenants is provided on city's Housing webpage, and updated as needed (implementaiton is on-going).</p>
<p>1.3-10 Project HomeKey: Supportive and Affordable Housing</p>	<p>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).</p>	<p>Begin housing operations in 2024 or as soon after construction as possible</p>	<p>Completed. Redlands Home Key homeless housing center opened in December 2022 and began housing the target poulation in January 2023.</p>
<p>1.3-11 Housing Solutions Coordinator</p>	<p>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.</p>	<p>Fill HCS position by October 2022</p>	<p>Position is filled.</p>
<p>1.3-12 Single Room Occupancy</p>	<p>See program 1.2-4. (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.)</p>	<p>Oct-22</p>	<p>In progress</p>

<p>1.4-1 Preservation of at-risk housing</p>	<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"> <li>- Monitor Project Status Annually</li> <li>- Ensure property owners comply with extended noticing requirements under state law.</li> <li>- Include preservation as an eligible use in notices of funding availability.</li> <li>- Proactively coordinate with qualified entities.</li> <li>- Assist with funding or support funding applications.</li> <li>- Educate, support and assist tenants.</li> </ul>	<p>Annually</p>	<p>On-going</p>
<p>1.4-2 Rehabilitate and improve condition of existing affordable housing stock</p>	<p>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.</p>	<p>On-going</p>	<p>On-going</p>

<p>1.5-1 Place Based Improvements</p>	<p>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 housing and special needs housing, with place based improvements surrounding those projects. Specific improvements the City plans to undertake are:</p> <ul style="list-style-type: none"> <li>• Development of a 98-unit permanent affordable housing complex complete with supportive services (FY 23).</li> <li>• Citywide street repaving project prioritized based on road condition (ongoing).</li> <li>• Renovations to Texonia Park (north Redlands) (FY '23).</li> <li>• Creation of a football field at Crafton Park (FY '23).</li> <li>• Restroom structure replacement at Sylvan Park (north Redlands) and Ford Park (east Redlands) (FY '23). As noted in Program 1.1-3. Place-based improvements from the Transit Village Specific Plan include:</li> <li>• Pedestrian and bicycle connections between the train station and the neighborhoods located north of the freeway in the New York Street Station area</li> <li>• Completing the Orange Blossom Trail</li> </ul>	<p>Annually apply for CDBG funds, specific place based CIP projects per the CIP schedule</p>	<p>Transit Villages Specific Plan completed and adopted on 10/18/2022, and implementaiton is on-going (through individual development project proposals and various City capital improvements when feasible).</p>
<p>1.5-2 Coordinate with Inland Fair Housing and Mediation Board</p>	<p>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.</p>	<p>On-going</p>	<p>On-going</p>

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).	On-going	Completed. Fair Housing information provided on city's Housing webpage, and updated as needed (implementaiton is on-going).
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.	On-going	On-going
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.	On-going	On-going
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.	On-going	On-going
1.5-7 Enforcement of Fair Housing Laws	Accept Fair Housing violation complaints and forward to the Fair Housing and Mediation Board for enforcement.	On-going	On-going
1.5-8 Increasing Residential Development and Opportunity in Transit Accessible and Smart Growth Areas	Increasing Residential Development and Opportunity in Transit Accessible and Smart Growth Areas	2023	Completed; Transit Villages Specific Plan adopted on 10/18/2022 and being implemented (on-going).

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.	On-going	On-going
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.	Not yet started
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 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.	On-going	On-going
1.6-1 Educational Campaign and Information	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. Encourage ADU and SB 9 production in southern Redlands and high resource areas.	Identify information resources and tools by October 2022 and provide information on an ongoing basis.	Completed. ADU information provided on city's Planning Division's webpage, including current State law, and updated as needed (on-going).

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.	Oct-22	Completed. ADU information provided on city's Planning Division's webpage, including links to pre-approved building plans (on-going).
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.	Oct-24	In progress
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 expand site capacity to the extent necessary to accommodate the RHNA.	On-going	On-going
1.7-1 Reclaimed Water	Continue to require the installation of reclaimed water infrastructure by new development when feasible.	On-going	On-going
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	On-going
1.7-3 Pursue Energy Efficient/Alternative Energy Funding	Increase efficiency and pursue alternative energy opportunities.	On-going	On-going





Jurisdiction	Redlands	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











<b>Jurisdiction</b>	Redlands	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		109
<b>Total Units</b>		<b>123</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	95	78
2 to 4	0	0	0
5+	0	0	0
ADU	0	14	5
MH	0	0	0
<b>Total</b>	<b>0</b>	<b>109</b>	<b>83</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	9
Number of Proposed Units in All Applications Received:	2,095
Total Housing Units Approved:	865
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas



Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		865
Total Units		<b>865</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		109
Total Units		<b>123</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		83
Total Units		<b>83</b>