

City of Corning 2024-2029 Housing Element Update



First HCD Submittal Draft
Revised November 2024







First HCD Submittal Draft | Revised November 2024

City of Corning 2024-2029 Housing Element Update

for the City of Corning



Prepared by: PlaceWorks

101 Parkshore Drive, Suite 200
Folsom, California 95630
t 916.245.7500

ORANGE COUNTY • BAY AREA • **SACRAMENTO** • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE

www.PlaceWorks.com

Table of Contents

I.	INTRODUCTION.....	I-1
A.	Overview of State Requirements	I-1
B.	Relationship to Other Elements and Plans	I-3
C.	Document Organization	I-3
D.	Key Terms	I-4
E.	Public Outreach.....	I-9
F.	How Input Received Has Been Addressed in the Housing Element	I-11
II.	REVIEW OF PREVIOUS HOUSING ELEMENT.....	II-1
A.	Progress Toward Meeting Sixth Cycle RHNA.....	II-1
B.	Efforts to Address Special Housing Needs	II-1
III.	HOUSING NEEDS ASSESSMENT	III-1
A.	Introduction.....	III-1
B.	Demographic Profile.....	III-3
C.	Income and Employment	III-5
D.	Household Characteristics	III-9
E.	Housing Inventory and Supply	III-15
F.	Special Housing Needs Assessment	III-30
IV.	ASSESSMENT OF FAIR HOUSING	IV-1
A.	Introduction.....	IV-1
B.	Segregation and Integration	IV-1
C.	Concentrated Areas of Poverty and Affluence	IV-16
D.	Disparities in Access to Opportunity	IV-16
E.	Disproportionate Housing Needs, including Displacement.....	IV-29
F.	Enforcement and Outreach Capacity	IV-43
G.	Identified Sites and Affirmatively Furthering Fair Housing	IV-46
H.	Contributing Factors to Fair Housing Issues.....	IV-52
I.	Goals, Actions, Milestones and Metrics	IV-53
V.	CONSTRAINTS	V-61
A.	Governmental Constraints	V-61
B.	Non-Governmental Constraints.....	V-86
C.	Facilities, Services and Infrastructure	V-91
D.	Energy Conservation.....	V-98
VI.	HOUSING RESOURCES AND SITES	VI-1
A.	Fair-Share Housing Projected Need	VI-1
B.	Land Resources	VI-2
C.	Hazards and Other Potential Site Constraints	VI-11
D.	Public Facilities, Services and Infrastructure	VI-12
E.	Administrative and Financial Resources	VI-12

VII. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES	VII-19
A. Housing Goals.....	VII-20
B. Housing Policies and Implementation Measures	VII-21
C. Quantified Objectives	VII-37

TABLES

Table II.1 Sixth Cycle RHNA Allocation Compared to Permits Issued, 2019 – 2024	II-1
Table II.2 2019-2024 Housing Programs Implementation Summary	II-3
Table III.1 Population Growth Trends, 2018 - 2023.....	III-3
Table III.2 Households by Age and Tenure, 2018 - 2022.....	III-3
Table III.3 Race and Ethnicity, 2021	III-4
Table III.4 Income Limits, Tehama County, 2023	III-5
Table III.5 Household Income by Tenure, 2023	III-6
Table III.6 Income by Age of Householder, 2022	III-7
Table III.7 Employment and Median Income by Industry, 2022	III-7
Table III.8 Change in Employment by Industry, 2016-2022	III-8
Table III.9 Length of Work Commute, 2022.....	III-9
Table III.10 Growth in Households, 2016 - 2022	III-9
Table III.11 Household Size by Tenure, 2010-2016	III-10
Table III.12 Housing Tenure and Occupancy, 2021	III-10
Table III.13 Overcrowded Households, 2016	III-11
Table III.14 Households Overpaying, 2022	III-12
Table III.15 Overpayment by Income Category, 2022.....	III-13
Table III.16 Housing Problems, 2022	III-14
Table III.17 Year Built 2000-2022	III-15
Table III.18 Housing Age, 2022	III-16
Table III.19 Housing Units by Type, 2022	III-17
Table III.20 Mobile Home and Recreational Vehicle Parks Listing, 2024.....	III-18
Table III.21 Vacancy Rates, 2022.....	III-19
Table III.22 Home Values, Owner-Occupied Homes, 2022	III-20
Table III.23 Median Sold Price By Bedroom Count, 2022 - 2024.....	III-21
Table III.24 Median Home Sales Listing Price by Size, 2024.....	III-21
Table III.25 Median Gross Rent, 2018–2022.....	III-21
Table III.26 Median Rental Prices, June 2024.....	III-22
Table III.27 Housing Affordability by Income, 2023	III-23
Table III.28 Inventory of Affordable Rental Housing Complexes, 2024.....	III-25
Table III.29 Estimated Costs of Preserving At-Risk Units, 2024	III-30
Table III.30 Senior Households by Tenure, 2022	III-33
Table III.31 Economic Characteristics of Tehama County Residents with Disabilities, 2022	III-35
Table III.32 Residents with Disabilities in the City of Corning, 2022	III-36
Table III.33 Developmentally Disabled Residents by Age, June 2021	III-38
Table III.34 Large Households by Tenure, 2022	III-39
Table III.35 Female Head of Households, 2022	III-40
Table III.36: Farmworker Housing Resources	III-42
Table III.37 Homeless Facilities in Tehama County, 2023	III-46
Table IV.1 Population by Race/Ethnicity.....	IV-4
Table IV.2 Population by Disability Type	IV-7
Table IV.3 Population by Familial Status	IV-10
Table IV.4 Median Household Income	IV-12

Table IV.5 Poverty Rate.....	IV-13
Table IV.6 School Performance.....	IV-21
Table IV.7 Regional AllTransit Scores.....	IV-26
Table IV.8 Households by Overpayment.....	IV-31
Table IV.9 Households by Overcrowding.....	IV-35
Table IV.10 Compliance with Fair Housing Laws.....	IV-44
Table IV.11 Site Capacity by Income by Neighborhood.....	IV-47
Table IV.12 Housing Units by Type.....	IV-49
Table IV.13 Households by Tenure.....	IV-51
Table IV.14 Factors that Contribute to Fair Housing Issues.....	IV-52
Table IV.15 Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing.....	IV-53
Table V.1 General Plan Land Use Classifications.....	V-62
Table V.2 Residential Land Use Districts and Densities.....	V-63
Table V.3 Housing Types Permitted by Zoning District.....	V-67
Table V.4 Entitlement Application Processing Fees.....	V-75
Table V.5 Entitlement Application Processing Fees, 20 Acre Parcel.....	V-76
Table V.6 Entitlement Application Processing Fees, Maps.....	V-77
Table V.7 Comparison of Entitlement Fees.....	V-77
Table V.8 Building Department Fees, Single Family Residence ¹	V-78
Table V.9 Building Department Fees, Duplex Residence ¹	V-79
Table V.10 Department of Public Works Fees, Three Bedroom/ Two Bath Dwelling Unit ¹	V-80
Table V.11 Entitlement Application Timelines.....	V-81
Table V.12 Typical Process Timeline by Project Type.....	V-83
Table V.13 Interest Rates, 2020 and 2024.....	V-87
Table V.14 Vacant Land Asking Prices and Price per Single Family Lot, 2024.....	V-89
Table V.15 Construction Costs - Olive Grove.....	V-89
Table VI.1 Regional Housing Needs Allocation 2024–2029.....	VI-2
Table VI.2 Progress Towards RHNA, 2024.....	VI-3
Table VI.3 Realistic Capacity Project Examples in Corning.....	VI-6
Table VI.4 Vacant Sites Inventory.....	VI-7
Table VI.5 Financial Resources and Programs.....	VI-13
Table VII.1 Quantified Objectives for the 2024-2029 Housing Element.....	VII-37

FIGURES

Figure IV.1 Predominant Population, Tehama County.....	IV-5
Figure IV.2 Population with a Disability, Tehama County.....	IV-8
Figure IV.3 Children in Female-Headed Households, Tehama County.....	IV-11
Figure IV.4 Median Income, Tehama County.....	IV-14
Figure IV.5 Percent of Residents with Incomes Below Poverty Level, Tehama County ...	IV-15
Figure IV.6 TCAC Opportunity Areas, 2023, Tehama County.....	IV-18
Figure IV.7 CalEnviroScreen Score, Tehama County.....	IV-28
Figure IV.8 Homeowners Overpaying for Housing, Tehama County.....	IV-32
Figure IV.9 Renters Overpaying for Housing, Tehama County.....	IV-33
Figure IV.10 Rates of Overcrowding, Tehama County.....	IV-36
Figure IV.11 Risk of Displacement, Tehama County.....	IV-40
Figure IV.12 Fire Hazard Severity Zones, Tehama County.....	IV-41
Figure IV.13 Flood Hazard Areas, Tehama County.....	IV-42
Figure VI.1 Sites Inventory.....	VI-9

This page intentionally left blank.

I. INTRODUCTION

A. Overview of State Requirements

State housing element law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Under these requirements, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with State housing law provisions. The element must also contain goals, policies, programs, (referred to herein as implementation measures) and quantified objectives that address housing needs over the next five-year period.

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of eight mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements in particular.

Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will “certify” that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

The purpose of the housing element is to identify the community’s housing needs, to state the community’s goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This section includes analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market-rate housing during the next 10 years.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- In 2018, California passed Assembly Bill (AB) 686 to address more subtle, discriminatory methods that reinforce patterns of segregation that persist in California today. The new legislation requires cities and counties to update their housing element to include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing. The purpose of this assessment and analysis is to proactively promote the replacement of segregated living patterns with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty into areas of opportunity.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of opportunities for residential energy conservation.

The Housing Element identifies the nature and extent of Corning's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element policy document. In addition to identifying housing needs, the element also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

B. Relationship to Other Elements and Plans

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

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

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

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county General Plans. The City completed an SB 244 analysis in conjunction with its 2019-2024 Housing Element update. The City also completed a Municipal Services Review in 2022, which included an SB 244 analysis. No areas qualified as a DUC.

C. Document Organization

This document is organized into the following seven chapters.

- I. **Introduction**: includes background information on State requirements and the Housing Element’s relationship with the City’s General Plan. This chapter also includes a section that summarizes the outreach and engagement efforts, including the input received and how that input was incorporated into the Housing Element.
- II. **Review of Previous Housing Element**: summarizes the City’s progress towards meeting the sixth cycle RHNA, describes the City’s previous efforts to address special housing needs and contains a matrix that identifies the accomplishments of the sixth cycle implementation measures and examines the appropriateness of continuing each program (referred to as actions and/or implementation measures).
- III. **Housing Needs Assessment**: includes a variety of information, including population, housing stock and household characteristics, employment, income, housing costs, special-needs housing, existing affordable housing, and regional housing needs allocations.
- IV. **Fair Housing Assessment**: provides an analysis consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in

addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

- V. **Housing Constraints**: assesses the potential constraints to the development of housing, particularly affordable housing. This chapter comprises two main sections: Governmental and Non-Governmental Constraints and a shorter final section: Opportunities for Energy Conservation.
- VI. **Housing Resources**: describes Corning’s housing resources and includes information on the City’s recently developed housing projects, pipeline projects and sites for future housing development. This chapter also includes administrative and financial resources for housing that are available from local, State and federal programs.
- VII. **Housing Goals, Policies, Programs and Quantified Objectives**: presents the updated goals, policies, and programs (referred to as actions and/or implementation measures) and quantified objectives for the next eight years, with implementation timelines, assigned departments and/or agencies, and the expected funding sources.

D. Key Terms

*A broad list of key terms is defined herein. Additionally, a list of key terms that are relevant to the Housing Needs Assessment is provided at the beginning of **Chapter III. Housing Needs Assessment**. Also see **Section D. Disparities in Access to Opportunity** in **Chapter IV. Assessment of Fair Housing** for a description of TCAC/HCD’s low, moderate and high resource areas.*

Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU): An **accessory dwelling unit (ADU)** (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit. A **junior accessory dwelling unit (JADU)** is a type of ADU that is no more than 500 square feet in size and contained entirely within an existing single-family structure.

Age in Place: The ability to live in one’s own home and community safely, independently, and comfortably regardless of age, income or ability level.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): AB 686 requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income-qualified households at an affordable rent or is reserved for sale to an income-qualified household at an affordable purchase price. Housing that costs 30 percent or less of a household's income is considered to be affordable to that household whether or not the home is an "Affordable Unit".

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Tehama County

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Corning, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Extremely Low Income: A household that earns less than 30 percent of the area median income based on information provided by HCD/HUD.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Housing Element: One of the State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the County Clerk-Recorder Office.

Low Income Household: A household earning less than 80 percent of the area median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the area median income based on information provided by HCD/HUD.

Multifamily Revenue Bond: Enables affordable housing developers to obtain below-market financing because interest income from the bonds is exempt from state and federal taxes.

Multifamily Residential: Five or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Corning Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Corning City Council on planning issues.

Point in Time: A count of sheltered and unsheltered people experiencing homelessness that HUD requires each CoC nationwide to conduct in the last 10 days of January each year.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by HCD of existing and projected housing need -- the City’s fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Shared Housing Program: A living arrangement in which two or more unrelated people share a house or apartment. A home share program provides a service that helps to match a person who has an extra room or separate unit available (provider) with a seeker, who is looking for a place to live.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant Site: A site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines or oil-wells) or structures on a property that are permanent and add significantly to the value of the property.

Very Low-Income Household: A household with an annual income usually no greater than 50 percent of the area median income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building, and development standards are uniform.

E. Public Outreach

1. Stakeholder Interviews

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

- Tehama County Continuum of Care (CoC) on June February 23, 2024
- The Poor and the Homeless Tehama County (PATH) on March 15, 2024

PATH and the Tehama County CoC provide support for homeless and at-risk individuals and navigate them towards stable housing. Through consultations, these organizations expressed several concerns about barriers to housing and unmet needs in Corning. They emphasized the urgent need for expanded permanent supportive housing and highlighted the significant challenges posed by the scarcity of affordable housing. They stated that despite the recent opening of the county's first permanent supportive housing units, Olive Grove, which provides 32 units, housing availability remains an issue. They also emphasized the importance of improving access to services in underserved areas like Corning, where the absence of emergency shelters exacerbates housing insecurity. Additionally, they recommended more homelessness prevention services and support for individuals facing eviction, noting that it is more cost-effective to prevent someone from becoming homeless.

PATH offers comprehensive services to address homelessness in Tehama County. Their funding primarily comes from federal and state grants. PATH bolsters transitional housing efforts by providing a pathway to permanent housing for those experiencing homelessness or housing instability. During the consultation, PATH expressed concern about access to services in underserved areas like Corning. They mentioned that termination of the Tehama Rural Area Express (TRAX) bus service from Corning to Red Bluff presents a transportation barrier for people seeking essential services.

The Tehama County CoC is a collaborative network of organizations, agencies, and individuals dedicated to addressing homelessness and housing instability in the community. The CoC's focus is on assisting individuals experiencing homelessness in areas with significant housing insecurity. During the consultation, the CoC noted that limited access to bilingual services is a key challenge. They also expressed concerns about access to subsidized housing for undocumented individuals, who may be undercounted due to fear of repercussions related to their immigration status. Additionally, they emphasized the need for enhanced collaboration with community organizations to bridge gaps in service provision and support networks. The CoC estimates that there are around 43 homeless individuals in Corning, though the actual number may be higher.

See **Chapter III. Housing Needs Assessment, Section F. Special Housing Needs Assessment, Item 26. Homeless Individuals and Families** for more information about the services provided by PATH and Tehama CoC.

2. Community Event and Social Media Poll

Five times a year, from April through October, the City hosts a community event called Tuesday Night Market. It includes food and craft vendors, live music, a beer and wine garden and a kids' zone. At the event on April 2, 2024, City staff had a table with information about the Housing Element update. There was an interactive dot-sticker activity where community members responded to two questions. Following the community event, the City held an online poll using social media. The same questions and responses were used in the community event and the online poll. The online poll was available from April 8th to 15th. Combined results are shown herein.

The first question was, *"Which Housing Groups do you think Corning needs to focus on and provide housing for?"* Responses in order of popularity are listed below with total number of responses in parentheses:

- Low-income households (29)
- Households with Children K-12 (23)
- People who work in Corning (19)
- Seniors - independent living (16)
- First-time homebuyers (13)
- Seniors - assisted living (11)
- Homeless or recently homeless individuals (11)
- Farmworkers (10)
- Persons with disabilities (9)
- Students (6)
- Other (write-in)
 - Foster care (1)
 - Affordable, but not low income (1)

The second question was, *"What types of housing is needed in Corning?"* Responses in order of popularity are listed below with total number of responses in parentheses:

- Single Family, detached homes (35)
- Rental Apartments (20)
- Permanent supportive housing (17)
- Emergency shelter (13)
- Townhouses (11)
- Farmworker or employee housing (9)
- Mixed use (for example, ground floor commercial with apartments or condos above) (7)
- Tiny or micro homes (7)
- Accessory dwelling units (ADUs) (a.k.a. Granny Flats or Casitas) (7)
- Mobile home parks (6)
- Mobile/manufactured homes (outside of mobile home parks) (4)
- For-sale condominiums (3)

- Other (write-in)
 - Houses for people with higher incomes (1)

3. Joint Planning Commission Community and City Council Meeting

On April 16, 2024, commissioners and council members received a presentation on the Housing Element at a public meeting. Following the presentation, a discussion about a range of topics ensued, including sites available for housing, SB 35, the Housing Element review process and community needs. No comments from the public were received.

4. Public Review Drafts

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from July 3 to August 2, 2024. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

Public comments from the Tehama County Continuum of Care (TCCoC) and the Poor and the Homeless Tehama County Coalition (PATH) were received, and an additional 10 business days were allowed to consider and incorporate the comments into the draft before submitting it to HCD on August 12, 2024. One comment was related to the TCCoC's Ten-Year Plan to End Homelessness and added detail regarding the outreach that was conducted as part of the development of that draft document. Additional comments from TCCoC provided information about several homelessness programs and services that was more current than some of the information in the Public Review Draft and recommended edits to the draft's discussions of extremely low-income households, homelessness, available homeless services, rapid rehousing programs, and emergency shelters. The recommended edits were made to the draft Housing Element.

The draft Housing Element continues to be available on the City's website for additional review and comment during the HCD review period.

5. Adoption Hearings

Section will be updated in a future draft.

F. How Input Received Has Been Addressed in the Housing Element

Input received as part of the community event and social media poll described above indicated that low-income households, households with children, and people who work in Corning were considered the three most underserved groups in the city, and that single-family homes, rental apartments, and permanent supportive housing were the most needed housing types in the city. To incorporate this feedback, the City has included **Policy HP 2** and its associated implementation measures, through which the City will pursue funding when appropriate and support other entities' development of adequate housing and provision of services, especially for extremely low-, very low-, low-, and moderate-income households of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including

developmental disabilities), extremely low-income households, and homeless individuals and families.

Stakeholders have underlined the importance of preventing homelessness and assisting those at risk of eviction. In response, the City has established **Policy PH 2**, which commits the City to pursuing funding and partnerships to create housing choices. The City will continue to support service providers that address the needs of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. Under **Policy PH 2**, the City commits to supporting housing development for those groups with special housing needs. This will be achieved by collaborating with local non-profits to undertake various activities, such as reaching out to housing developers annually, offering financial or technical assistance when possible, and providing incentives and fee deferrals. In addition, as per **Policy PH 1**, the City will increase efforts to proactively prevent the displacement of lower-income residents from assisted rental housing units that may convert to market-rate housing in the future. This will involve consultations with owners or representatives of subsidized rental housing developments and collaboration with for-profit or non-profit entities to preserve these rental units. Furthermore, as per **Policy PH 2**, the City continues to support the preservation and use of rental assistance, such as Housing Vouchers, in coordination with Plumas County Community Development Commission, the Tehama County Community Action Agency, or other identified agencies to maximize the participation of residents in the Section 8 Rental Assistance Program. These planning efforts will directly support homeless individuals or those at risk of eviction or displacement.

Concerns expressed by stakeholders regarding unmet needs in housing and the scarcity of affordable housing were incorporated into various programs, but especially **Policy RC 1** regarding zoning for a variety of Housing Types. As per **Policy RC 1**, the City will maintain allowed uses in the Municipal Code and periodically revise as needed, to remove constraints on the production of a variety of housing types, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers, supportive housing, single-room occupancy units, emergency shelters, and transitional housing in accordance Statute. Not only **Policy RC 1**, but the City will also encourage affordable housing developments under **Policies HP 1, HP 3, and HP 4** to provide a variety of housing choices and increase the supply of new housing to meet the community's fair share of regional needs.

Another primary concern identified by stakeholders was the limited availability of bilingual services and information, particularly in relation to subsidized housing for undocumented individuals. This input was reflected in **Policy EH 1**, which commits the City to develop a plan to Affirmatively Further Fair Housing. Through the AFFH plan, the City will address significant disparities in housing needs and in access for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics. As per **Policy EH 1**, the City will provide financial support to community organizations that provide counseling and education to lower-income households and facilitate public education and outreach on fair housing in English and Spanish. This will not only help reduce gaps in access to information for individuals with language and education barriers, but also improve service provision and support networks among community organizations. Furthermore, as per **Policy EH-3**, the City will make efforts to distribute information on a proposed project to ensure

that a particular group that may be affected is aware of the project and has an opportunity to participate in the development process.

Stakeholders expressed concerns about the lack of transit services in Corning, where there are no emergency shelters or transportation services available from Corning to Red Bluff. To address this input, as per **Policy EH 1**, the City commits to improve active transportation, transit, or other infrastructure and community revitalization strategies by reviewing and applying for available funding opportunities at least every other year. The City will target at least 3 improvements in the planning period.

This page intentionally left blank.

II. REVIEW OF PREVIOUS HOUSING ELEMENT

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

A. Progress Toward Meeting Sixth Cycle RHNA

The 2019-2024 RHNA prepared by the California Department of Housing Community Development (HCD) determined that the City of Corning needed to accommodate 206 additional housing units. HCD disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table II.1** compares the sixth cycle RHNA to the building permits issued during 2019 to 2023.

Table II.1 Sixth Cycle RHNA Allocation Compared to Permits Issued, 2019 – 2024

Income Category	2019-2024 RHNA	2019-2023 Building Permits Issued	Percentage of RHNA Accomplished
Extremely Low and Very Low	47	20	42.5%
Low	36	104	288.9%
Moderate	36	1	2.7%
Above Moderate	87	0	0%
Total	206	125	60.7%

Source: HCD Regional Housing Needs Allocation (RHNA) Plan for Tehama County, 2023, City of Corning, 2024

B. Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2019-2024 Housing Element Programs matrix (**Table II.2**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Special-needs populations include farmworkers, large families, female-headed single-parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. The following is a brief summary of the effectiveness of special needs housing programs, policies, and actions (referred to as actions and/or implementation measures):

- Through Ordinance 694 the City adopted Reasonable Accommodation procedures as Chapter 17.63 of its zoning code and revised its zoning code to allow for a variety of housing types, including accessory dwelling units, mobile homes, transitional,

supportive, and employee and farmworker housing in all residential zones that allow single-family homes. The City also amended its code to allow low-barrier navigation centers in the R-4 zone, which can support the needs of residents experiencing homelessness.

- Through Ordinance 702, passed October 11, 2022, the City adopted a process to allow for urban lot splits and two-unit developments.
- The City approved two 100% affordable projects:
 - **Magnolia Meadows Affordable Housing Project**, 50 low-income and 3 very low-income single family, for-sale homes. Affordability is ensured through USDA RD and mortgage subsidies from CalHome. 32 (28 low-income and 4 very low-income) will have received BPs before June 30, 2024. Construction of those will be completed in 2024. 21 units (18 low-income and 3 very low-income) will receive BPs on or after June 30, 2024. Construction will be completed in 2025. Developer is Community Housing Improvement Program (CHIP).
 - **Olive Grove Apartments**, 31 rental apartments (15 very low-income Permanent Supportive Housing through the “No Place Like Home” program and 16 low-income through TCAC program). Construction was completed in 2022. Developer is Rural Communities Housing Development Corporation (RCHDC). The City provided a letter of support for RCHDC’s funding application.
- In 2021, the City used the State’s Health and Safety receivership program to abate two nuisance properties that had been abandoned for a prolonged period of time. Each property had a single-family home that was vacant for over a decade. Both structures were demolished.
- The City collaborates with and supports the Plumas County voucher program.
- All City programs are available to low- and moderate- income persons regardless of age, race, color, religion, sex, national origin, sexual orientation, marital status, or disability. The City provides contact information for those who would like to request a special accommodation.
- The City has applied for funding for numerous infrastructure improvements and completed various street and sidewalk repairs. In 2023 the City received the Statewide Park Development and Community Revitalization Program (SPP) Grant. The City anticipates completing the Downtown Revitalization efforts in the Fall of 2024. In 2025 the City will sign a contract to receive a grant from the California Department of Water Resources (DWR) for a new well, new backup generator, and waterline extension of 5,200 feet. The City will use American Rescue Plan Act (ARPA) funds to extend water and sewer to the west side of the I-5 at the Corning offramp.

Table II.2 2019-2024 Housing Programs Implementation Summary

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 1: Adequate Sites with No Net Loss:</u></p> <p>The City shall encourage the production of a variety of housing choices. In accordance with Government Code Section 65863, the City shall ensure that adequate sites are available to meet the community's fair share of regional needs throughout the planning period. (Goal 1)</p> <p><u>Implementation Measures:</u></p> <p>The City will use the City's General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will monitor the supply of residentially zoned land to ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. The City will rezone sites to meet needs, as necessary.</p> <p>The City will amend the Zoning Code and General Plan to include a minimum density of 16 units per acre and an exemption from discretionary design review for the following APNs: 069-150-43; 071-250-32; 073-120-78; 073-260-21; 073-010-02; 069-150-42.</p>	<p>The City continued to have adequate properly zoned property throughout the planning period.</p>	<p>Continue and modify to remove the implementation of a minimum density.</p>
<p><u>Policy HP 2: Funding and Partnerships to Create Housing Choices:</u></p> <p>The City shall pursue funding when appropriate and support other entities' development of adequate housing and provision of services, especially for extremely low-, very low-, low-, and moderate-income households of seniors, large families, farmworkers, female-headed households with children, persons</p>	<p>The City facilitated two 100% affordable projects during the planning period (see the description of the Magnolia Meadows Affordable Housing Project and Olive Grove Apartments in the subsection above this table called Efforts to Address Special Housing Needs).</p>	<p>Continue and modify to delete the last bullet</p>

Program	Progress	Continue/ Amend/ Delete
<p>with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. Other entities include Tehama County, for-profit and non-profit developers and service providers. The City shall support service providers that address the needs of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families by assisting them to access a variety of housing choices and services. (Goal 1)</p> <p><u>Implementation Measures:</u></p> <ul style="list-style-type: none"> City of Corning Planning Department staff will pursue multi-jurisdictional funding opportunities, particularly with Tehama County, as appropriate and available. HOME Program funds can be used to provide home purchase, rehabilitation finance assistance, home purchase or rehab financing assistance, development or rehabilitation of housing for rent or ownership, site acquisition or improvement, demolition of dilapidated homes to make way for new HOME developments, contributions toward relocation costs, tenant-based rental assistance for up to two years, and program planning and administration. The City will continue to pursue funding from the HOME Investment Partnership Program (HOME) and other state and federal programs, such as Community Development Block Grant (CDBG) funds to create and retain affordable housing. The City will continue to partner with organizations such as Community Housing Improvement Program (CHIP) to support the provision of their programs, including the mutual self-help housing program, which recently resulted in the creation of the Stonefox Ranch Subdivision. This project created 77 new single-family homes purchased at affordable prices by 3 	<p>Throughout the planning period, the City continually supported the development of housing and looked for opportunities to pursue multi-jurisdictional funding opportunities.</p> <p>The City did not receive grant funding from the HOME or CDBG programs during the planning period.</p> <p>The City is completing a Cost for Services Fee Study and anticipates adopting an updated fee schedule in June 2024.</p> <p>The City has an established process for implementing SB 35. This information is available to the public. The City provides additional information about its SB 35 process upon request, however no SB 35 applications were submitted by a developer during the planning period.</p> <p>During the planning period, the City was prepared to assist the County and non-profit partners with outreach that informs families in the city about housing and services available for persons with developmental disabilities. However, these entities did not request assistance.</p>	

Program	Progress	Continue/ Amend/ Delete
<p>very low-income households and 74 low-income households.</p> <ul style="list-style-type: none"> ▪ The City will discuss prospective development plans with for-profit and non-profit developers and encourage them to produce housing affordable to extremely low, very low- and low-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for state and federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards. ▪ The City will encourage development of housing for seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families, by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus. ▪ As funding and staff capacity allows, the City will periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production. If fees are extraordinarily high, the City will evaluate readjustment of the fees, as necessary. 		

Program	Progress	Continue/ Amend/ Delete
<ul style="list-style-type: none"> ▪ The City will streamline the approval process for affordable housing developments, in compliance with SB 35. The City will provide the public with information on the SB 35 process. ▪ The City will assist the County and non-profit partners with outreach that informs families in the city about housing and services available for persons with developmental disabilities. The program may include developing an informational brochure and directing people to service information on the City's website. 		
<p><u>Policy HP 3: Density Bonuses:</u></p> <p>As part of the development entitlement process, the City shall encourage projects to contain a mix of units to accommodate extremely low-, very low-, low-income, seniors, and/or units designed to facilitate persons with disabilities. The City shall provide density bonuses and/or other incentives, pursuant to California Government Code Sections 65915-65918. (Goal 1)</p> <p><u>Implementation Measures:</u></p> <ul style="list-style-type: none"> ▪ The City will adopt a Zoning Code amendment concurrently with the adoption of the Housing Element or within one year thereafter. This update will specify the process for applying for a housing density bonus or other incentives for projects including units for very low, low, or moderate income households. ▪ The City shall continue to amend appropriate sections of the Municipal Code, as needed. ▪ The City shall promote the density bonus through informational brochures that will be available at City Hall and on its website. 	<p>The City adopted an updated zoning code amendment, which specifies the process of applying for a density bonus.</p> <p>No applications for density bonus projects were received by the City during the planning period.</p>	<p>Continue the second and third bullets</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HP 4: Accessory Dwelling Units (ADUs):</u></p> <p>The City shall allow ADUs in accordance with all applicable state laws and encourage the development of ADUs as potential affordable housing stock. (Goal 1)</p> <p><u>Implementation Measures:</u></p> <ul style="list-style-type: none"> ▪ The City will adopt Zoning Code amendments concurrently with the adoption of the Housing Element or within one year thereafter. These updates would define development standards for both ADUs and Junior ADUs (JADUs). ▪ The City shall continue to amend appropriate sections of the Municipal Code, as needed. ▪ The City shall promote ADUs through informational brochures that will be available at City Hall and on its website. The City will encourage ADUs in all existing residential neighborhoods and encourage construction of ADUs as part of new subdivisions. 	<p>The City adopted an updated zoning code that describes the development standards for ADUs.</p> <p>The City provided information about ADUs upon request, however few ADUs were built during the planning period (none from 2018 to 2021 or in 2023; 6 were entitled in 2022).</p>	<p>Continue the second and third bullets</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy HC 1: Housing Rehabilitation Program:</u></p> <p>The City shall support the conservation, maintenance, improvement, and rehabilitation of existing housing when feasible. (Goal 2)</p> <p><u>Implementation Measures:</u></p> <p>The City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by extremely very low-, very low-, low-income households. The City will apply for CDBG funding, if enough staff time is available. The City will evaluate the availability of financial assistance in the form of grants, low-interest, and deferred payment loans. The program would be adopted by the City Council. The City will obtain input from the various housing providers during program development.</p>	<p>The City Council passed Ordinance 695, a nuisance abatement to update and streamline the nuisance abatement process requiring properties declared as nuisance detrimental to public health, safety, or general welfare. Public nuisances ordered to be abated must comply through rehabilitation, repair, demolition, or other appropriate action. The updated process is achieving its intended results.</p> <p>The City did not have the staff time needed to apply for CDBG funding to establish a Housing Rehabilitation Program.</p>	Continue
<p><u>Policy HC 2: Remove and Replace Dilapidated Housing:</u></p> <p>The City shall promote the removal and replacement of substandard “dilapidated” housing units, which cannot be feasibly rehabilitated. (Goal 2).</p> <p><u>Implementation Measures:</u></p> <p>As funding and staff capacity allows, if necessary, the City will cause the removal of substandard units which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes.</p>	<p>In 2021, the City used the State’s Health and Safety receivership program to abate two nuisance properties that had been abandoned for a prolonged period of time. Each property had a single-family home that was vacant for over a decade. Both structures were demolished.</p>	Continue
<p><u>Policy HC 3: Code Enforcement:</u></p> <p>The City shall use code enforcement to maintain and improve the condition of the existing housing stock and neighborhoods. The City shall implement the Uniform Housing Code, adopted in 2019. (Goal 2)</p>	<p>Corning City Council passed Ordinance 695, a nuisance abatement ordinance to help streamline the process.</p>	Continue

Program	Progress	Continue/ Amend/ Delete
<p><u>Implementation Measures:</u></p> <p>As funding and staff capacity allows, based on staff's knowledge of the housing conditions, complaints or other knowledge of code violations, owners of property with housing code violations will be notified to correct deficiencies. Lack of action by the owner should result in an appropriate enforcement action. Implementation of the Uniform Housing Code will assist in the rehabilitation and conservation/preservation of existing housing units. The City will provide owners in receipt of a violation with contact information for someone at the City that can assist them with navigating the abatement process and provide them with information on any known third-party programs to assist in funding abatement measures.</p>		
<p><u>Policy HC 4: Mobile Home Park Preservation, Maintenance, Improvement, and Rehabilitation:</u></p> <p>The City shall support the preservation, maintenance, improvement, and rehabilitation of mobile home parks in the City (Goal 2)</p> <p><u>Implementation Measures:</u></p> <p>As funding and staff capacity allows, the City will consider amending the City's Municipal Code or other methods for establishing procedures to prevent the displacement of lower- and moderate-income residents from mobile home parks that may convert to other uses.</p> <p>As funding and staff capacity allows, the City will continue to meet with mobile home park owners to discuss their long-term goals for their properties and the need for and feasibility of preserving the parks as a permanent resource for affordable housing. Feasibility will be evaluated based on the current condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and</p>	<p>The City did not have the staff time needed to implement this program.</p>	<p>Continue</p>

Program	Progress	Continue/ Amend/ Delete
<p>surrounding land uses. The City will consider the following actions based on the feasibility of preserving the parks:</p> <ul style="list-style-type: none"> ▪ Assist property owners in accessing state and federal funds for park improvements by providing information to park owners on state and federal programs and/or providing referrals to nonprofit organizations that can assist in preparing funding requests. ▪ Facilitate a sale to park residents of those mobile home parks the City has targeted for preservation and whose owners do not desire to maintain the present use. If necessary to facilitate a sale, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management. <p>As funding and staff capacity allows, the City will coordinate with HCD for HCD to enter and inspect all mobile home parks within the jurisdiction for compliance with the Mobilehome Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2.</p> <p>As funding and staff capacity allows, the City will establish procedures for the preservation and improvement of existing mobile home parks where such procedures are not in conflict with HCD oversight under the Mobilehome Parks Act. The City will conduct outreach to mobile home park owners to explore the potential for participating in HCD's Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). The City will continue to study the adequacy of services at mobile home parks in the City and in the SOI. The City will reach out to HCD to request assistance in addressing identified needs.</p>		

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 1: Affirmatively Furthering Fair Housing:</u></p> <p>The City shall encourage fair and equal housing opportunity for all persons regardless of age, sex, race, religion, marital status, nationality, disabilities, family size, or other protected status.</p> <p>(Goal 3)</p> <p><u>Implementation Measures:</u></p> <p>The City will advocate equal housing opportunities for all residents and affirmatively further fair housing, pursuant to Assembly Bill (AB) 686. The City will continue to use the housing information and referral services offered by local non-profits. The City will direct complaints of housing issues/complaints to one or all of the following agencies: Legal Services of Northern California, California Department of Fair Employment and Housing, or Fair Housing of Central California. The City will distribute fair housing throughout the City in a variety of public locations, including, but not limited to, the library, fire stations, police station, real estate offices, and non-profit offices within the City as well as post the contact information for these three agencies on the City's website.</p> <p>The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:</p> <p>Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.</p>	<p>All City programs are available to low- and moderate- income persons regardless of age, race, color, religion, sex, national origin, sexual orientation, marital status, or disability. The City provides contact information for those who would like to request a special accommodation.</p> <p>The City did not receive any fair housing complaints during the planning period.</p>	<p>Continue and modify to address AB 686</p>

Program	Progress	Continue/ Amend/ Delete
<ul style="list-style-type: none"> ▪ If funding is available, provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and to victims of domestic violence. ▪ Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website, in English and Spanish. Use creative solutions to reach potential victims of domestic violence, such as by posting fair housing information in places of work, and in women's restrooms in public places (grocery store, gas station, library, etc.). ▪ Promote workshops provided by other agencies on topics such as financial literacy, credit counseling, Earned Income Tax Credit (EITC) workshops, and First-Time Homebuyer courses. ▪ Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary. ▪ Actively recruit residents from neighborhoods of concentrated poverty and multilingual residents to serve or participate on boards, committees, and other local government bodies and to apply for City employment vacancies. 		
<p><u>Policy EH 2: Barrier-Free Housing and Reasonable Accommodations:</u></p> <p>The City shall encourage housing that is appropriate for persons with disabilities, especially developmental disabilities. The City will amend the Zoning Code to include a Reasonable Accommodations process. (Goal 3)</p>	<p>The City has adopted an updated zoning code to meet all state standards, including a Reasonable Accommodation process.</p> <p>The City did not receive any reasonable accommodations requests during the planning period.</p>	<p>Continue and modify</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Implementation Measures:</u></p> <p>The City will promote greater awareness of barrier-free housing, require multifamily housing developers to construct “barrier free” housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities.</p> <p>The City will implement the Reasonable Accommodation provisions of the Zoning Code, adopted concurrently with the Housing Element or within one year thereafter.</p> <p>The City will enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multifamily residential projects containing four or more units.</p> <p>The City will identify, address, and remove, where appropriate, any City constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program will remove constraints to, or provide reasonable accommodations for housing where the application of zoning law or other land use regulations, policies, procedures, and conditions of approval represent a constraint to fair housing access for a person with a disability as defined by the Fair Housing Act and the American Disabilities Act. Planning staff will establish an application procedure for requesting reasonable accommodations. Planning staff will work with Fire Department staff to review existing sections of the Municipal Code and/or any other applicable codes that regulate the construction of housing and if unreasonably restrictive, amend to provide reasonable accommodations.</p>		

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EH 3: Environmental Justice:</u></p> <p>The City shall encourage environmental justice for all residents, regardless of age, sex, race, religion, marital status, nationality, disabilities, family size, or other protected status. (Goal 3)</p> <p><u>Implementation Measures:</u></p> <p>Each time a project is proposed that may have an effect on a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.</p>	<p>City staff is working on a process to distribute the proper information to any neighborhood that could be affected.</p>	<p>Continue</p>
<p><u>Policy RC 1: Zoning for a Variety of Housing Types:</u></p> <p>In accordance with Government Code Section 65583 and 65583.2, the City shall maintain allowed uses in the Municipal Code and periodically revise as needed, to remove constraints on the production of a variety of housing types, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Goal 4)</p> <p><u>Implementation Measures:</u></p> <p>The City will adopt updates to the Zoning Code concurrently with the adoption of the Housing Element or within one year thereafter, including the following:</p> <ul style="list-style-type: none"> ▪ Per Assembly Bill 101, low-barrier navigation centers for the homeless will be allowed by-right in all zones allowing mixed-uses and all nonresidential zones allowing multifamily residential, in accordance with Government Code 65660-65668. ▪ Per Assembly Bill 2162, supportive housing will be a permitted use without discretionary review, in zones where 	<p>The city has adopted an updated zoning code amendment to reflect all the new assembly bills passed. As part of the 7th cycle Housing Element, the City will amend the zoning code to clarify permitting for residential care or group home facilities.</p>	<p>Continue and modify</p>

Program	Progress	Continue/ Amend/ Delete
<p>multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.</p> <ul style="list-style-type: none"> ▪ Per Senate Bill 2, definitions of Transitional Housing and Supportive housing will be added, and those uses will be allowed in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g., occupancy limits) not applied to similar dwellings in the zone. ▪ Per the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), employee/farm worker housing that serves six or fewer persons will be treated as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. In accordance with section 17021.6 employee/farm worker housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. ▪ Per Assembly Bill 1847, in accordance with Section 1566.3 of the Health and Safety Code, the City will process and recommend approval of applications for the establishment of residential care facilities in the City's R-4 Zoning District, provide clear guidance for the development of residential care or group home facilities and permit residential care facilities and group homes consistent with state law. 		
<p><u>Policy RC 2: Infrastructure Improvements:</u></p> <p>The City shall facilitate the construction and improvement of infrastructure (sewer, water, roads, storm drainage, etc.) in appropriate locations to better serve housing and job creation opportunities. (Goal 4)</p>	<p>During the planning period, the City completed various street and sidewalk repairs, including a project in the City's main street and sidewalk connectivity projects around schools. The City has been planning for several additional upcoming</p>	<p>Continue</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Implementation Measures:</u></p> <p>As funding and staff capacity allows, the City will establish that adequate services and facilities are available. The City will identify necessary infrastructure improvements, as related to the vacant land inventory. The City has existing water and sewer mains in all areas zoned for residential development. The City will continue to provide connections to the mains for affordable housing developments, without delay.</p>	<p>street and sidewalk repairs.</p> <p>In 2023 the City received the Statewide Park Development and Community Revitalization Program (SPP) Grant. As of Spring 2024, the City has the design drawings for the Downtown Revitalization efforts, the next steps are to submit for plan check review and issue an RFP. The City anticipates this project to break ground in the Fall of 2024.</p> <p>In 2024 the City signed a contract to receive a grant from the California Department of Water Resources (DWR) for a new well, new backup generator, and waterline extension of 5,200 feet. The City will use American Rescue Plan Act (ARPA) funds to extend water and sewer to the west side of the I-5 at the Corning offramp.</p>	
<p><u>Policy RC 3: Off-Site Improvements:</u></p> <p>The City shall facilitate assistance with and/or modify off-site development requirements, where appropriate, to address and remove unnecessary governmental constraints to the maintenance, improvement, and development of lower-income housing projects. (Goal 4)</p> <p><u>Implementation Measures:</u></p> <p>As funding and staff capacity allow, the City will continue to work with developers and the City's Grant Coordinator in applying for necessary off-site improvements for affordable housing projects. The City will continue the program to allocate funds to defray portions of the cost of required off-site improvements.</p>	<p>The City facilitated two 100% affordable projects during the planning period (see the description of the Magnolia Meadows Affordable Housing Project and Olive Grove Apartments in the subsection above this table called Efforts to Address Special Housing Needs).</p> <p>The City is proactive in assisting developers to initiate and complete their projects and will seek funding when it's available to ensure that the necessary off-site improvements are not a constraint to residential development.</p>	<p>Continue and combine with Policy HP 2: Funding and Partnerships to Create Housing Choices</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy RC 4: SB 2 Implementation:</u></p> <p>The City will accomplish the objectives in the City's Senate Bill (SB) 2 grant workplan to achieve the goal of allowing and permitting more housing and a wider variety of housing. This will include the elimination of subjective development standards/policies which shall be replaced with objective design standards as required by Government Code Section 65589. (Goal 4)</p> <p><u>Implementation Measures:</u></p> <p>The City will complete the following items:</p> <ol style="list-style-type: none"> 1. Housing Element update, Cycle 6 2. Code updates to comply with recent State Housing Laws <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Density Bonus Ordinance 3. Increasing density in the zoning in R-3 and R-4 (Multifamily), rezone to permit by right. 4. Developing objective design standards and development standards <ul style="list-style-type: none"> ▪ Update multi-family design and development standards and make them available online. ▪ Modify off-street residential parking requirements 	<p>The City completed all goals within the SB 2 Implementation, reflected in Ordinance 694.</p>	<p>Delete</p>
<p><u>Policy PH 1: At-Risk Assisted Housing:</u></p> <p>The City shall proactively prevent the displacement of lower-income residents from assisted rental housing units that may convert to market-rate housing in the future. (Goal 5)</p> <p><u>Implementation Measures:</u></p> <p>The City will investigate the establishment of procedures and a monitoring tracking system to prevent the displacement of lower-</p>	<p>No affordable housing units have been lost. The City has not received information that indicates that the owner of Tehama Village intends to pre-pay their US Department of Agriculture (USDA) loan. Throughout the planning period, the City remained ready to respond appropriately to such an indication.</p>	<p>Continue</p>

Program	Progress	Continue/ Amend/ Delete
<p>income residents from assisted housing units that may convert to market-rate housing in the future. The City will continue to pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing low-income rental housing stock. The City will coordinate with private and non-profit housing providers, owners, and tenants in the event conversion is proposed.</p> <p>The City will take actions to prevent the conversion of 10 units in the city, all within Tehama Village, which may be at risk of conversion during the planning period should the owner elect to pre-pay their US Department of Agriculture (USDA) loan. Without pre-payment, these units are not eligible for conversion until 2033. These actions will include:</p> <ul style="list-style-type: none"> ▪ Meeting with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements. ▪ Working with the Plumas County Community Development Commission, which manages the Housing Choice Voucher 		

Program	Progress	Continue/ Amend/ Delete
<p>program for Tehama County to ensure that low-income tenants displaced because of a conversion receive priority for federal housing vouchers.</p> <ul style="list-style-type: none"> Ensuring that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed. 		
<p><u>Policy PH 2: Housing Vouchers:</u></p> <p>The City shall continue to support the preservation and use of rental assistance, such as Housing Vouchers. (Goal 5)</p> <p><u>Implementation Measures:</u></p> <p>The City will continue to coordinate with the Plumas County Community Development Commission and the Tehama County Community Action Agency, or other identified agencies, to maximize participation by Corning residents in the Section 8 Rental Assistance Program.</p>	<p>The City continued to support the use of the Plumas County voucher program.</p>	<p>Continue</p>

Program	Progress	Continue/ Amend/ Delete
<p><u>Policy EC 1: Energy Conservation:</u></p> <p>Promote the use of energy conservation measures in the development and rehabilitation of all housing, but especially in housing for low- and moderate-income households. (Goal 6)</p> <p><u>Implementation Measures:</u></p> <p>The City will:</p> <ul style="list-style-type: none"> ▪ Promote and encourage the “weatherization” program operated by the local Self-Help Home Improvement Agency (SHHIP) and funded by Pacific Gas and Electric Company (PG&E). ▪ Encourage use of solar energy considerations in new residential construction. ▪ Promote and encourage tree planting to provide shade cooling in summer. ▪ Emphasize and promote streetscape tree planting and encourage replacement of trees when circumstances require their removal. 	<p>The City continued to be proactive in implementing energy conservation measures on new projects. Staff continued to encourage solar energy ready units and promote tree planting and the use of drought tolerant plantings.</p>	<p>Continue</p>

III. HOUSING NEEDS ASSESSMENT

A. Introduction

To effectively determine the present and future housing needs of the City of Corning, demographic and socioeconomic variables such as population, numbers of households, current housing stock, and household incomes are analyzed. This chapter begins with a demographic profile of Corning's residents, followed by income and employment information. These are followed by sections on household characteristics and housing inventory and supply. Finally, the chapter then discusses population groups with special housing needs, as defined in State law.

Data for Corning is presented, wherever possible, alongside data for Tehama County and California for comparison. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

1. Key Terms

Household: The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Data on households does not include people living in group quarters, including group homes.

Group Quarters: The US Census defines group quarters as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

Family: The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. However, to facilitate fair housing, and remove constraints (for example housing for people with disabilities) under State Housing Element law, local jurisdictions are required to define "family" in a manner that does not distinguish between related and unrelated persons and does not impose limitations on the number of people that may constitute a family.

Family Household: The US Census defines a family household as a household maintained by a householder who is in a family (as defined previously) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. In US Census data, the number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. In US Census data, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Tenure: Tenure is a measure of the rates of homeownership in a jurisdiction. Tenure for a type of unit and the number of bedrooms can help estimate demand for a diversity of housing types. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing typically having a much lower turnover rate than rental housing.

Home equity is the largest single source of household wealth for most Americans. According to the National Builders Association in 2021, on average, homeowners had a median net worth of \$255,000, which is approximately 40 times the median net worth of renters (\$6,300), which reflects the value of homeownership.

Overcrowding: U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens, porches, balconies, foyers, halls, half-rooms, or bathrooms. For example, if there were more than five people living in a home with five rooms (three bedrooms, living room, and dining room), it would be considered overcrowded. Units with more than 1.5 persons per room are considered severely overcrowded and should be recognized as a significant housing problem. Overcrowding is typically more of a problem in rental units than owner-occupied units.

Housing Affordability: Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). State law (California Government Code Section 65583(a)(2)) requires "an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition." Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

Housing Cost Burdens: This refers to the proportion of households "overpaying" for housing. An "excessive cost burden" is defined by the US Department of Housing and Urban Development (HUD) as gross housing costs exceeding 30 percent of gross monthly income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross monthly income.

2. Data Sources

The following information was obtained from the United States Census reports, the California Department of Housing and Community Development (HCD) and Department of Finance, the 2018-2022 American Community Surveys (ACS), Tehama County, the City of Corning (City), and various other sources.

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

slightly different estimates for the same data. Due to the small size of the sample taken in Corning, the estimates reported by some data sources can have large margins of error.

B. Demographic Profile

3. Population

The State of California Department of Finance identifies the population of Corning as of January 1, 2023, to be 7,993. **Table III.1** identifies the population growth rate and identifies an average annual increase of 1.3 percent.

Table III.1 Population Growth Trends, 2018 - 2023

County/City	Population		Average Annual Change	
	1/1/2018	1/1/2023	Number	Percent
Tehama County				
Corning City	7,515	7,993	478	1.3%
Red Bluff City	13,858	14,439	581	0.8%
Tehama City	430	425	-5	-0.2%
Unincorporated County	42,236	41,414	-822	-0.4%
County Total	64,039	64,271	232	0.1%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2018-2022. Sacramento, California, May 2023.

4. Age and Tenure

As shown in **Table III.2**, based on 2022 ACS data, 42.4 percent of residents are aged 44 years and younger. Younger residents also tend to be renters, with over a quarter of renters (38.8 percent) between 25 and 34 years. Among homeowners, the largest age group is slightly older than that of renters, with 18 percent of homeowners between 35 and 44 years. The next two largest age brackets of homeowners are those 60 to 64 years (17.2 percent) 65 to 74 years (15.2 percent). There are slightly more homeowners overall, with 1,379 householders owning their homes and 1,261 householders who own their homes.

Table III.2 Households by Age and Tenure, 2018 - 2022

Householder Age	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
15 to 24	0	0.0%	51	4.0%	51	1.9%
25 to 34	175	12.7%	489	38.8%	664	25.2%
35 to 44	248	18.0%	157	12.5%	405	15.3%
45 to 54	121	8.8%	66	5.2%	187	7.1%
55 to 59	137	9.9%	153	12.1%	290	11.0%
60 to 64	237	17.2%	158	12.5%	395	15.0%
65 to 74	209	15.2%	154	12.2%	363	13.8%

Householder Age	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
75 to 84	80	5.8%	33	2.6%	113	4.3%
85+	172	12.5%	0	0.0%	172	6.5%
Total	1,379	100%	1,261	100%	2,640	100%

Source: American Community Survey, 2018-2022 5 year estimates, B25007

5. Race and Ethnicity

The 2017-2021 ACS (**Table III.3**) identifies that 4,125 residents (50.6 percent) are Hispanic or Latino of any race and 3,329 residents (42.2 percent) are Caucasian, not Hispanic or Latino. Other major ethnic groups do not have large populations; Asian alone total 328 (4.8 percent). According to the ACS from this period, no residents of Corning identify as Black or African American, American Indian and Alaska Native, or Native Hawaiian or Other Pacific Islander.

Table III.3 Race and Ethnicity, 2021

Racial or Ethnic Group	Total Population	Percent of Total Population
Caucasian, not Hispanic or Latino	3,439	42.2%
Black or African American, not Hispanic or Latino	0	0.0%
American Indian and Alaskan Native, not Hispanic or Latino	74	0.9%
Asian, not Hispanic or Latino	328	4.0%
Native Hawaiian/Other Pacific Islander, not Hispanic or Latino	0	0.0%
Some other race, not Hispanic or Latino	0	0.0%
Two or more races, not Hispanic or Latino	190	2.3%
Hispanic or Latino of Any Race	4,125	50.6%
Total	8,156	100%

Source: American Community Survey 2017-2021, DP05

C. Income and Employment

6. Income

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

As shown in **Table III.4**, in 2020, Tehama County’s median income for a household of four people was \$70,700.¹ Based on this, household income that is less than 30 percent of AMI (\$30,000 or less) is considered extremely low-income; income between 31 and 50 percent of AMI (\$30,001 to \$41,250) is considered very low-income, income between 51 and 80 percent of AMI (\$41,251 to \$65,950) is considered low-income, income between 81 and 120 percent of AMI (\$65,951 to \$100,550) is considered moderate, and above moderate is \$100,551 and above.

Table III.4 Income Limits, Tehama County, 2023

Income Group	2023 Maximum Income, Four-Person Household
Extremely low income: 0-30% of AMI	\$30,000
Very low income: 31% to 50% of AMI	\$41,250
Low income: 51% to 80% of AMI	\$65,950
Median Income: 100% of AMI	\$83,800
Moderate income: 81% to 120% of AMI	\$100,550

Source: HCD, 2023

Household incomes in Tehama County and Corning are somewhat similar. In 2021, the median household income in Tehama County was \$52,901, while the median household income in Corning was slightly lower at \$48,313 (ACS 2021, 5-year estimates, Table DP03). Though the income categories in the ACS do not precisely follow the HCD income thresholds, similar groupings by income can be approximately mapped to these income groups.

As shown in **Table III.5**, 15.5 percent of households in the city are considered extremely low income, with household incomes of \$24,999 or below. Nearly a quarter of renters (24.0 percent, or 303 households) fit into this income category. Households with incomes between \$25,000 and \$41,250, which approximately maps to the very low-income income range, count for 17.8 percent of all households, while households between \$35,000 and \$49,999 generally map into the low-income range, and account for 11.5 percent of all households. This suggests that among households with incomes below the median, those households tend to be more concentrated in the extremely low-income range. A similar but slightly smaller percentage of households (40.3 percent) had earned moderate incomes, or between 81 and 120 percent of the AMI. This income group represents approximately half of owner-occupied households (677 households, or 49.1 percent).

¹ June 6, 2023 State HCD State Income Limits for 2023.

Table III.5 Household Income by Tenure, 2023

HCD Income Limits, Tehama County, 2018		Income by Tenure, Corning, 2023						
Income Group	Income	American Community Survey	Owner-Occupied	Percentage	Renter-Occupied	Percentage	Total	Percentage
Extremely Low (30% AMI or Below)	<\$30,000	\$0 - \$24,999	106	7.7%	303	24.0%	409	15.5%
Very Low (31% to 50% of AMI)	\$30,001 - \$41,250	\$25,000 - \$34,999	214	15.5%	256	20.3%	470	17.8%
Low (51% to 80% of AMI)	\$41,251 - \$65,950	\$35,000 - \$49,999	95	6.9%	209	16.6%	304	11.5%
Moderate (81% to 120% of AMI)	\$65,951 - \$100,550	\$50,000 to \$99,999	677	49.1%	387	30.7%	1064	40.3%
Above Moderate (Greater than 120% AMI)	>\$100,550	> \$100,000	287	20.8%	106	8.4%	393	14.9%
		Total	1,379	100%	1,261	100%	2,640	100%

Source: HCD 2023; 2018–2022 American Community Survey Five-Year Estimates (Table B25118)

As is typical in most communities, incomes in Corning tend to be lower among young adults entering the workforce, rise as people enter middle age, and decrease around the time of retirement. Among households with householders 25 years or younger, 19.6 percent have incomes below \$24,999, as shown in **Table III.6**. Similarly, 25.9 percent of households 65 years and over make less than \$24,999 per year. In households with a householder 25 years or younger, over half (64.7 percent) have income between \$50,000 – \$74,999. This income bracket is also the most common for households with householders between 25 and 44. This age group is the largest of the four, with 1,069 total households. Among households with householders 45 to 64 years, the second most-common age group, the largest income bracket was those with incomes between \$75,000 and \$99,999.

Table III.6 Income by Age of Householder, 2022

	Householder Under 25 Years		Householder 25 to 44 Years		Householder 45 to 64 Years		Householder 65 Years and Over	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
\$0 - \$24,999	10	19.6%	141	13.2%	90	10.3%	168	25.9%
\$25,000 - \$34,999	0	0.0%	108	10.1%	142	16.3%	220	34.0%
\$35,000 - \$49,999	0	0.0%	86	8.0%	175	20.1%	43	6.6%
\$50,000 - \$74,999	33	64.7%	363	34.0%	114	13.1%	109	16.8%
\$75,000 to \$99,999	8	15.7%	147	13.8%	247	28.3%	43	6.6%
> \$100,000	0	0.0%	224	21.0%	104	11.9%	65	10.0%
Total	51	100%	1,069	100%	872	100%	648	100%

Source: 2018-2022 American Community Survey, B19037

7. Employment

Trends in income by industry, as shown in **Table III.7**, influence residents' ability to afford the housing available in the City. Across all industries, the median annual employee income was \$33,365. In a sampling of industries in Corning, employees working in transportation, warehousing and utilities had the highest median income, at \$57,098. Corning residents employed in retail lowest median annual income (\$20,093). The median for wholesale trade and other services was not calculated as the number of employees was too small. There were no employees in the information sector.

Table III.7 Employment and Median Income by Industry, 2022

Industry	Number	Median Income
Educational services, healthcare, and social assistance	630	\$29,216
Professional, scientific, management, and administrative	307	\$33,895
Arts, entertainment, recreation, and accommodation	547	\$23,399
Retail trade	358	\$20,093
Construction	98	\$32,348
Transportation, warehousing, and utilities	210	\$57,098

Industry	Number	Median Income
Finance, insurance, and real estate	91	\$45,982
Public administration	252	\$48,980
Manufacturing	719	\$40,114
Other services, except public administration	39	-
Wholesale trade	25	-
Information	-	-
Agriculture, forestry, fishing and hunting, and mining	333	\$22,917
Total employed population, all industries	3,609	\$33,365

Source: American Community Survey 2018 - 2022, S2405 & B24031

As shown in **Table III.8**, statistics from the 2018-2022 ACS – indicate that the industry with the highest percentage of employees is the manufacturing field, with 19.9 percent (719 employees) working in this field. Educational services, healthcare, and social assistance is the second most common field, with 17.5 percent of the population (630 residents) working in this field. Employment in the arts and entertainment field is the third most-common employment industries in Corning, with 15.2 percent of the City’s workforce (547 employees) working in this field.

Table III.8 Change in Employment by Industry, 2016-2022

Employment Sector	2016		2022		Percentage Change
	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	95	3.8%	333	9.2%	251%
Construction	177	7.1%	98	2.7%	-45%
Manufacturing	250	10.0%	719	19.9%	188%
Wholesale trade	115	4.6%	25	0.7%	-78%
Retail trade	394	15.7%	358	9.9%	-9%
Transportation and warehousing, and utilities	58	2.3%	210	5.8%	262%
Information	125	5.0%	-	0.0%	-100%
Finance and insurance, and real estate and rental and leasing	144	5.7%	91	2.5%	-37%
Professional, scientific, and management, and administrative and waste management services	115	4.6%	307	8.5%	167%
Educational services, healthcare, and social assistance	476	19.0%	630	17.5%	32%

Employment Sector	2016		2022		Percentage Change
	Number	Percentage	Number	Percentage	
Arts, entertainment, and recreation, and accommodation and food services	351	14.0%	547	15.2%	56%
Other services, except public administration	124	4.9%	39	1.1%	-69%
Public administration	85	3.4%	252	7.0%	196%
Total	2,509	100%	3,609	100%	44%

Source: American Community Survey 2012-2016, 2018 – 2022 DP-03

Most working residents in Corning have a commute of less than 30 minutes. As shown in **Table III.9**, 75.1 percent of the working population (1,644 residents) has a commute of this length. Approximately a fifth of the population, 21.2 percent (477 residents) have a commute between 30 to 59 minutes, and the remainder have a commute of 60 or more minutes.

Table III.9 Length of Work Commute, 2022

Travel Time to Work	Percentage
Less than 30 minutes	75.1%
30 to 59 minutes	21.2%
60 or more minutes	3.8%
Total	100%

Source: 2018-2022 American Community Survey, B08303

D. Household Characteristics

8. Size and Tenure

Household formation rate is the prime determinant for housing demand. Households can form or decrease in number even in periods of static population growth, as adult children leave home, through divorce, and with the aging of the general population. As shown in **Table III.10**, between 2016 and 2022, the overall number of households in Corning has remained relatively stable, rising by 0.6 percent (16 households) in that time.

Table III.10 Growth in Households, 2016 - 2022

	Number		Percentage Change 2016 - 2022
	2016	2022	
Corning	2,624	2,640	0.6%

Source: American Community Survey, 2018-2022, B25003

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household. The average number of persons per household has increased for both owner-occupied and renter-occupied households between 2016 and 2022, as shown in **Table III.11**. This increase was greater in owner-occupied households.

Table III.11 Household Size by Tenure, 2010-2016

Year	Persons Per Household	
	Owner-Occupied	Renter-Occupied
2016	2.7	2.5
2022	3.5	2.7

Source: American Community Survey, 2018-2022, B25010

According to the 2018-2022 ACS, 47.8 percent of all households in Corning are renters, a total of 1,261 units. Owner-occupied households make up 52.5 percent, or 1,379 units. **Table III.12** illustrates that these values were moderately to Red Bluff, but very different according to the City of Tehama and Tehama County.

Table III.12 Housing Tenure and Occupancy, 2021

	City of Corning		City of Red Bluff		City of Tehama		Tehama County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Housing Units	2,640	100%	5,838	100%	202	100%	24,623	100%
Owner-occupied Units	1,379	52.2%	2,495	42.7%	137	67.8%	16,520	67.1%
Renter-occupied Units	1,261	47.8%	3,343	57.3%	65	32.2%	8,103	32.9%

Source: 2017-2021 American Community Survey, Table B25003

9. Overcrowding

Overcrowding is defined as households with more than 1.01 persons per room. Severe overcrowding is defined as households with more than 1.5 persons per room. Overcrowding and severe overcrowding is approximately twice as common in Corning than in Tehama County as a whole (included the incorporated cities). As shown in **Table III.13**, 248 (9 percent) of the 2,640 occupied households were considered overcrowded and 123 (5 percent) were considered severely overcrowded. Whereas, in Tehama County as a whole, 1,104 households (5 percent) of the 24,623 occupied were considered overcrowded and 343 (1 percent) were considered severely overcrowded. **Table III.13** also shows data for owners and renters. In Corning, 8 percent of owner-occupied households were overcrowded, and 11 percent of renter-occupied households were overcrowded.

Table III.13 Overcrowded Households, 2016

	Tehama County (Estimate)		City of Corning (Estimate)	
Total Households	24,623	100%	2,640	100%
Owner-occupied				
0.50 or less occupants per room	12,172	74%	779	56%
0.51 to 1.00 occupants per room	3,715	22%	492	36%
1.01 to 1.50 occupants per room	369	2%	14	1%
1.51 to 2.00 occupants per room	166	1%	83	6%
2.01 or more occupants per room	98	1%	11	1%
Total	16,520	100%	1,379	100%
Renter-occupied				
0.50 or less occupants per room	4,486	55%	675	54%
0.51 to 1.00 occupants per room	3,146	39%	446	35%
1.01 to 1.50 occupants per room	392	5%	111	9%
1.51 to 2.00 occupants per room	60	1%	29	2%
2.01 or more occupants per room	19	0%	0	0%
Total	8,103	100%	1,261	100%
Overcrowded (1.01 or More)				
Owner occupied	633	57%	108	44%
Renter occupied	471	43%	140	56%
Total Overcrowded	1,104	100%	248	100%
Severely Overcrowded (1.5 or More)				
Owner occupied	264	77%	94	76%
Renter occupied	79	23%	29	24%
Total Severely Overcrowded	343	100%	123	100%

Source: ACS 2018 -2022 Table B25014

10. Overpayment

According to the U.S. Census and the State HCD, household is considered “overpaying” if its monthly housing cost or gross rent exceeds 30 percent of its annual gross income. **Table III.14**, based on the 2018 - 2022 ACS, provides a breakdown between owner and rental households and for all households in the City.

Table III.14 Households Overpaying, 2022

	Paying 30%-34.9%		Paying Over 35%		Total (paying 30% or more)	
	Number	Percent	Number	Percent	Number	Percent
Owner Households						
Less than \$10,000 income	0	0.0%	42	16.8%	42	11.4%
\$10,001-\$19,999 income	0	0.0%	0	0.0%	0	0.0%
\$20,000-\$ 34,999 income	14	11.7%	65	26.0%	79	21.4%
More than \$ 35,000 income	106	88.3%	143	57.2%	249	67.3%
Total	120	100%	250	100%	370	100%
Renter Households						
Less than \$10,000 income	0	0.0%	67	13.7%	67	12.0%
\$10,001-\$19,999 income	0	0.0%	66	13.5%	66	11.8%
\$20,000-\$ 34,999 income	70	100%	208	42.4%	278	49.6%
More than \$ 35,000 income	0	0.0%	149	30.4%	149	26.6%
Total	70	100%	490	100%	560	100%
Summary - All Households						
Less than \$10,000 income	0	0.0%	109	14.7%	109	11.7%
\$10,001-\$19,999 income	0	0.0%	66	8.9%	66	7.1%
\$20,000-\$ 34,999 income	84	44.2%	273	36.9%	357	38.4%
More than \$ 35,000 income	106	55.8%	292	39.5%	398	42.8%
Total	190	100%	740	100%	930	100%

Source: 2018-2022 American Community Survey, Tables B25095 and B25074

Table III.15 illustrates that over 40 percent of all households (930) spent more than 30 percent of their gross income for housing. 42.7 percent of all renters (560 households) and 27.7 percent of all owner households (370 households) in the City “overpay.”

Overpayment is a significant problem for renter households, especially for very low-income households earning less than 50 percent of the 2023 median household income for Tehama County (i.e., less than \$41,250 for a family of four).

In the City, 91.6 percent of all households with income similar to those classified as extremely low (327 households) pay more than 30 percent of their income for housing. For households with income levels similar to the very low classification, 78.5 percent of these households (419 households) are paying 30 percent or more. Among households with income near above the median of \$82,500 for a family of four, the rate of overpayment is much lower, with only 6.9 percent of households (58) overpaying.

Table III.15 Overpayment by Income Category, 2022

Household	Less than \$20,000¹	\$20,000 to \$34,999²	\$35,000 to \$49,999³	\$50,000 to \$74,999⁴	\$75,000 or more⁵	Total	Lower income
Ownership Households	106	214	95	337	627	1,379	415
Overpaying owner households	42	79	18	175	56	370	139
Percentage of overpaying owners	39.6%	36.9%	18.9%	51.9%	8.9%	26.8%	33.5%
Renter Households	253	319	209	269	211	1,261	781
Overpaying renter households	133	278	99	0	50	560	510
Percentage of overpaying renters	52.6%	87.1%	47.4%	0.0%	23.7%	44.4%	65.3%
Total Households	359	533	304	606	838	2,449	1,196
Overpaying households	327	419	134	35	58	973	880
Percentage of overpaying households	91.1%	78.6%	44.1%	5.8%	6.9%	39.7%	73.6%

Source: 2018-2022 American Community Survey, B25106

1. Similar to extremely low-income households, which are defined as having a maximum income of \$27,750 per year for a family of four in Tehama County in 2022. Total includes households with no cash rent or with zero or negative income.
2. Similar to very low-income households, which are defined as having a maximum income of \$38,950 per year for a family of four in Tehama County in 2022
3. Similar to low-income households, which are defined as having a maximum income of \$62,300 per year for a family of four in Tehama County in 2022
4. Similar to median-income households, which are defined as having a maximum income of \$80,300 per year for a family of four in Tehama County in 2022
5. Similar to moderate-income households, which are defined as having a maximum income of \$96,350 per year for a family of four, and above-moderate income households, which are defined as having an income greater than \$96,350 per year for a family of four in Tehama County in 2022

11. Housing Problems

Table III.16 identifies a dataset typically referred to as the Comprehensive Housing Affordability Strategy (CHAS) data.² The data, compiled by HUD, includes a variety of housing need variables split by HUD area median family income (HAMFI) limits and household tenure. CHAS is used to analyze the housing needs of lower-income households. CHAS data includes housing problems, which are incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As shown in **Table III.16**, 645 households in the extremely very low- and 815 households in the very low-income categories and 1,030 households in the low-income category have at least one of these housing problems.

According to HUD, a household is considered severely cost burdened if they are paying more than 50 percent of their income for housing. **Table III.16** shows that 72.9 percent of households in the extremely very low-income category, while 31.3 percent of households in the very low-income and 6.3 percent of households in the low-income categories are severely cost burdened.

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

Table III.16 Housing Problems, 2022

Median Family Income (MFI)	Total Renters	Total Owners	Total Households
Extremely Very Low Income 30% or less of HAMFI	330	315	645
<i>Percent with any housing problems¹</i>	<i>77.3%</i>	<i>79.4%</i>	<i>78.3%</i>
<i>Percent Cost Burden greater than 50%</i>	<i>69.7%</i>	<i>76.2%</i>	<i>72.9%</i>
Very Low Income Between 31% and 50% of HAFMI	390	425	815
<i>Percent with any housing problems¹</i>	<i>62.8%</i>	<i>64.7%</i>	<i>63.8%</i>
<i>Percent Cost Burden greater than 50%</i>	<i>32.1%</i>	<i>29.4%</i>	<i>31.3%</i>
Low Income Between 51% and 80% of HAFMI	395	635	1030
<i>Percent with any housing problems¹</i>	<i>62.0%</i>	<i>37.0%</i>	<i>46.6%</i>
<i>Percent Cost Burden greater than 50%</i>	<i>11.4%</i>	<i>3.1%</i>	<i>6.3%</i>

2012–2016 CHAS

- 1 Housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent

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

E. Housing Inventory and Supply

12. Age

Table III.17 identifies the number of units constructed from 2000 through 2022 and the percentage increase. The data is based on California Department of Finance data and City Building Department monthly building permit reports. As shown in **Table III.18**, the City has 2,235 housing units that were built prior to 1990. These 30-plus-year-old structures comprise 77.4 percent of the City's housing stock. The housing stock in the City can be considered relatively old, particularly with 346 housing units (approximately 12.0 percent) being built before 1950 (approximately 70 years and older).

Table III.17 Year Built 2000-2022

Year	Total Number of Housing Units	Housing Units Constructed	Percentage Increase
2000	2,618	4	0.15%
2001	2,629	11	0.42%
2002	2,651	22	0.83%
2003	2,664	13	0.49%
2004	2,713	49	1.81%
2005	2,801	88	3.14%
2006	2,818	17	0.60%
2007	2,843	25	0.88%
2008	2,922	79	2.77%
2009	2,928	6	0.20%
2010	2,933	5	0.17%
2011	2,933	0	0.00%
2012	2,933	0	0.00%
2013	2,933	0	0.00%
2014	2,933	0	0.00%
2015	2,944	1	0.034%
2016	2,951	7	0.24%
2017	2,835	-116	-3.9%
2018	2,863	28	1.0%
2019	2,863	0	0.0%
2020	2,752	-111	-3.9%
2021	2,849	97	3.5%
2022	2,854	5	0.2%
Total		128	

Source: Census 2000, American Community Survey DP04 (Five Year Estimates 2014-2017 through 2018-2022)

Table III.18 Housing Age, 2022

Year Structure Built	Number	Percent
Built 2020 or later	33	1.1%
Built 2010 to 2019	159	5.6%
Built 2000 to 2009	286	5.5%
Built 1990 to 1999	174	9.9%
Built 1980 to 1989	680	6.0%
Built 1970 to 1979	343	23.6%
Built 1960 to 1969	349	11.9%
Built 1950 to 1959	517	12.1%
Built 1940 to 1949	158	17.9%
Built 1939 or earlier	188	5.5%
Total	2,854	100%

Source: American Community Survey 2018-2022, table B25034; data for 2020-2024 adjusted to Department of Finance data, 2024

13. Condition

In many communities, there is a correlation between the age of a community's housing stock and the relative condition of that housing stock—as housing ages, its condition deteriorates. There is also typically a very good correlation between the exterior appearance of a residence and the condition of the interior. Homes which are well-maintained on the outside are generally also well-maintained on the inside. Housing units over 30 years of age are the most likely to need both moderate and major rehabilitation work to elevate them to a “standard” condition. It is unlikely that units constructed in the past 28 years would require more than a minimum level of ongoing maintenance.

As of May 2024, the City’s Building Official estimates that six percent of the City’s homes are in need of rehabilitation, and none are in need of replacement. Houses in the central areas of the city and on the city’s east side tend to be older than in the census tract that contains the northwest side of the city. However, according to City staff the need for home rehabilitation for either safety or accessibility is distributed throughout the city rather than concentrated. In some cases, newer homes have a need for rehabilitation where maintenance has been deferred, possibly due to cost. In 2021, the City used the State’s Health and Safety receivership program to abate two nuisance properties that had been abandoned for a prolonged period of time. Each property had a single-family home that was vacant for over a decade. Both structures were demolished.

The City does not currently have an established housing rehabilitation program. Housing code enforcement occurs when a housing unit is clearly an open and notorious health and safety hazard, or when complaints are received. The Building Official assists property owners desiring to make improvements to their structures. Landlords participating or desiring to participate in the Section 8 rent subsidy program are required to bring units up to a basic standard of condition. Per **Policies HP 2** and **HC 1**, the City will continue to apply for grants under HCD’s HOME Investment Partnership Program and Community Development Block Grant (CDBG) funding

programs for housing replacement and rehabilitation. The City is working to take a more proactive approach to code enforcement..

14. Housing Types

As shown in **Table III.19**, most dwelling units in Corning are single-family detached houses (68.5 percent, or 1,956 homes). The second-largest home type in the City is multifamily units in buildings with five or more units (13.3 percent, or 381 homes). There are few single-family attached homes in Corning, and this home type represents only 2 percent of the homes in the City (58 homes).

Table III.19 Housing Units by Type, 2022

City of Corning	Number	Percent
Single-Family Detached	1,956	68.5%
Single-Family Attached	58	2.0%
Multifamily (2–4 Units)	195	6.8%
Multifamily (5+ Units)	381	13.3%
Mobile Home	264	9.3%
Total	2,854	—

Source: 2018-2022 American Community Survey, DP04

Mobile and Manufactured Homes

Table III.20 identifies that, as of 2024, there are a total of 162 mobile home spaces available within the City limits plus an additional 50 in the SOI. Also identified is that there are 92 recreational vehicle spaces with drains within the City and 62 spaces within the SOI that are more than likely used as permanent housing since the spaces are equipped with drains. A total of 13 recreational vehicle spaces within the City do not have drains, whereas there are none in the SOI. A total of 267 mobile home and recreational vehicle spaces (with and without drains) provide housing opportunities to existing City residents and another 112 spaces exist within the SOI.

Conditions in mobile home and recreational vehicle parks vary. The Blossom Trailer Park and Lazy Corral Trailer Court both exhibit significant substandard conditions needing to be addressed. “Health and safety code enforcement in mobile home parks is the responsibility of the HCD, which also has agreements with approximately 70 local agencies to conduct inspection of parks in their jurisdictions.” The City does not have such an agreement with HCD. “There are two kinds of inspections, the Mobile Home Park Maintenance (MPM) inspections which involve full inspection of a park and all spaces, and the inspections that are mainly in response to complaints from park residents, park owners or the public about possible health and safety violations. According to a 2008 hearing by the Senate Select Committee of Manufactured Homes and Communities, only five percent of the parks in the state are inspected under the MPM each year.”³ There is a need for HCD to inspect existing mobile home and recreational vehicle parks in the City and to initiate enforcement action, as necessary, to provide residents using this type of

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

housing with safe and sanitary conditions. As part of Implementation Measure HC-4.1, the City will establish procedures for the preservation and improvement of existing mobile home parks as funding and staff capacity allows and where such procedures are not in conflict with HCD oversight under the Mobilehome Parks Act. Additionally, as part of this Implementation Measure the City will conduct outreach to mobile home park owners to explore the potential for seeking funding under HCD's Manufactured Housing Opportunity & Revitalization Program (MORE).

Table III.20 Mobile Home and Recreational Vehicle Parks Listing, 2024

Name and Park Identification	Park Information	Operated By
Within the City Limits		
Lazy Corral Trailer Court	Jurisdiction: HCD	Lazy Corral Manufactured Housing Community LLC
(52-0007-MP)	Mobile Home Spaces: 37	6653 Embarcadero Dr. Suite # C
2120 Fig Lane	RV Spaces with Drains: 0	Stockton, CA 95219
Corning, CA 96021	RV Spaces w/o Drains: 13	
(209) 932-8747		
Palms Mobile Home Village	Jurisdiction: HCD	Olive Palms LLC
(52-0048-MP)	Mobile Home Spaces: 84	220 Summit Rd
1667 Marguerite Avenue	RV Spaces with Drains: 0	Walnut Creek, CA 94596
Corning, CA 96021	RV Spaces w/o Drains: 0	
(530) 824-1500		
Olive Grove Estates	Jurisdiction: HCD	Olive Palms LLC
(52-0058-MP)	Mobile Home Spaces: 30	220 Summit Rd
1867 Marguerite Avenue	RV Spaces with Drains: 0	Walnut Creek, CA 94596
Corning, CA 96021	RV Spaces w/o Drains: 0	
(530) 824-1500		
Heritage RV Park	Jurisdiction: HCD	Billy Phong
(52-0065-MP)	Mobile Home Spaces: 0	2362 Maritime Dr Ste 100
975 Hwy 99W	RV Spaces with Drains: 91	Elk Grove, CA 95758
Corning, CA 96021	RV Spaces w/o Drains: 0	
(949) 405-8172		
Blossom Trailer Park	Jurisdiction: HCD	Greenville Rancheria
(52-0016-MP)	Mobile Home Spaces: 11	P.O. Box 279
2175 Blossom Avenue	RV Spaces with Drains: 1	Greenville, CA 95947
Corning, CA 96021	RV Spaces w/o Drains: 0	
530-284-7990		

Name and Park Identification	Park Information	Operated By
Within the Sphere of Influence		
Maywood Mobile Home Park	Jurisdiction: HCD	Miguel Carrio
(52-0042-MP)	Mobile Home Spaces: 49	P.O. Box 634
4740 Barham Avenue	RV Spaces with Drains: 4	Corning, CA 96021
Corning, CA 96021	RV Spaces w/o Drains: 0	
530-624-9824		
Corning RV Park	Jurisdiction: HCD	CRV Park LLC
(52-0066-MP)	Mobile Home Spaces: 1	145 Corte Madera Town Ctr # 461
4720 Barham Avenue	RV Spaces with Drains: 58	Corte Madera, CA 94925
Corning, CA 96021	RV Spaces w/o Drains: 0	
530-824-2410		

Source: State HCD Mobile home and Specialty Occupancy Parks Program – Mobile home & RV Parks Listing

<https://cahcd.my.site.com/s/mobilehomeparksearch>, 2024

15. Vacancy Rates

The relative affordability of housing is also dependent on the availability of vacant housing that is of the appropriate size and type for a given family. The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low-vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units. In a healthy market, the vacancy rate is between 5 and 8 percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

Information in the 2018 - 2022 ACS, as presented in **Table III.21**, shows the overall housing vacancy rate in the City is zero. By comparison, Tehama County had an overall housing vacancy rate of 2 percent (55 housing units). These rates indicate that there is no surplus of available housing stock in Corning.

Table III.21 Vacancy Rates, 2022

Vacant Units	Corning		Tehama County	
	Number	Percentage	Number	Percentage
Total Vacant Units	214	100%	2,817	100%
For seasonal, recreational, or occasional use	89	41.6%	1,174	41.7%
For rent	42	19.6%	118	4.2%
Rented or sold, not occupied	0	0.0%	140	5.0%
For-sale only	0	0.0%	176	6.2%
Other vacant	83	38.8%	1,154	41.0%
For migrant workers	0	0.0%	55	2.0%

Vacant Units	Corning		Tehama County	
	Number	Percentage	Number	Percentage
Total Vacancy Rate (percentage of all housing units that are vacant for any reason)	-	9.5%	-	13.4%
Rental Vacancy Rate (percentage of rental inventory which is vacant)	-	9.4%	-	5.9%
Homeowner Vacancy Rate (percentage of ownership inventory which is vacant)	-	3.2%	-	2.4%

Source: 2018-2022 American Community Survey, B25002

16. Housing Costs

Home Values – According to the 2018 – 2022 ACS, the median value of a single-family home in the City was \$248,300. The median home value in the City was substantially lower than the median home value in the County, which was \$290,400, as shown in **Table III.22**.

Table III.22 Home Values, Owner-Occupied Homes, 2022

Number of Units		
Home Value	Corning	Tehama County
Less than \$ 50,000	96	1,029
\$50,000 to \$ 99,999	22	472
\$100,000 to \$149,000	107	1,186
\$150,000 to \$199,999	248	1,675
\$ 200,000 to \$ 299,999	549	4,383
\$ 300,000 to \$ 499,999	333	5,156
\$ 500,000 to \$ 999,999	24	2,303
\$1,000,000 or more	0	316
Median Value	\$248,300	\$290,400

Source: 2018-2022 American Community Survey, DP04

Sale Prices – While home values are one meaningful measure of housing affordability, depending on the overall number of units recently for sale, there can be a disparity between home values and home sale prices. In a recent survey of listings shown in **Table III.24**, the median sale price for most single-family homes is significantly higher than that of the median home value shown in **Table III.22**. Mobile homes with both two and three bedrooms had a median sales price that was below the median home value in the City.

Table III.23 shows the median sales price for homes by bedroom count in Corning, including the percent change from December 2022 to May 2024. Between 2022 and 2024, the median sold price of a 5-bedroom home has increased significantly by 93.8 percent, while the price of a 2-bedroom home has decreased by 5.3 percent.

Table III.23 Median Sold Price By Bedroom Count, 2022 - 2024

Number of Bedrooms	December 2022	May 2024	Change, 2022 to 2024
1 Bedroom	\$184,000	\$220,000	19.6%
2 Bedrooms	\$245,000	\$232,000	-5.3%
3 Bedrooms	\$297,000	\$315,000	6.1%
4 Bedrooms	\$325,000	\$355,000	9.2%
5+ Bedrooms	\$384,500	\$745,000	93.8%

Source: Rocket Homes 2022 and 2024 Corning Housing Market Report, Buyers Report.

Some home types were also not listed for sale at the time of the survey, including single-family or mobile homes with one bedroom or mobile homes with four or more bedrooms. According to Zillow and Realtor.com, the median sales price of a two-bedroom single-family home is \$300,000, and for a three-bedroom single-family home, it is \$375,000 as of June 2024.

Table III.24 Median Home Sales Listing Price by Size, 2024

	Single-Family	Mobile Home
1BR	-	-
2BR	\$300,000\	\$149,000
3BR	375,000	\$169,500
4BR	\$355,000	-

Source: Zillow.com, Realtor.com, June 11, 2024

Current Rents – As shown in **Table III.25**, 38.7 percent of renter households have rents under \$649 or between \$650 and \$899. 44.1 percent have rents between \$900 and \$1,499, while the remaining 13.3 percent of renter households have rents between \$1,500 and \$1,999 or \$2,000 or more.

Table III.25 Median Gross Rent, 2018–2022

Rent	Number of Households	Percent
\$0 to \$649	226	17.9%
\$650 to \$899	262	20.8%
\$900 to \$1,499	556	44.1%
\$1,500 to \$1,999	118	9.4%
\$ 2,000 or More	50	4.0%
No Cash Rent	49	3.9%
Total Renter Households	1,261	100%
Median Rent	\$1,060	

Source: 2018–2022 American Community Survey, B25063 and B25064

Rental Listings - **Table III.26** identifies median rental rates for homes in Corning as of June 2024. According to rental listings from Zillow, the median rental price in the city is \$1,675 overall and \$1,800 for a three-bedroom home. However, as of June 2024, there was only one 2-bedroom rental home and a few 3-bedroom rental homes available in the city. On Craigslist's website, there is a post advertising three remodeled units available for rent, with prices ranging between \$850 and \$1,200 for a 2-bedroom unit in downtown Corning. It's important to note that due to the limited number of rental market listings, these figures may not accurately reflect the true median rental prices.

Table III.26 Median Rental Prices, June 2024

	Corning	Red Bluff
All Beds	\$1,675	\$1,395
1 BR	-	\$1,100
2 BR	\$975	\$1,495
3 BR	1,800	1,900

Source: Redfin and Zillow accessed June 11, 2024

17. Housing Affordability

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

Affordability for Homebuyers - **Table III.27** indicates that at an interest rate of 4.5 percent, a four-person household earning the City median family income per month could qualify for the median home value but may struggle to qualify for homes at current list prices. Mortgage interest rates are a prime determinant of home affordability. The average interest rate on a 30-year mortgage in the 96021 zip code is currently 3.40 percent.⁴ This suggests that maximum affordable sale prices may be slightly higher at present but may shift lower in the future, if interest rates rise. As shown in **Table III.24**, most single-family homes in a recent survey of list prices would be out of reach for lower-income households, but mobile homes may provide a more accessible alternative. A small number of single-family homes with two bedrooms were listed at the time of the survey that had a median list price of \$92,500. This sale price may be affordable to some households at the upper end of the extremely low-income range. However, due to challenges these households might face in affording current rents, saving for a down-payment for these houses might prove to be a challenge.

⁴ June 11, 2020, interest rate provided at *Bankrate.com*.

Affordability for Renters - Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, affordable monthly rents by income group are shown in **Table III.27**. Based on the 2020 countywide income limits, the median rent for all homes indicated in **Table III.26** was affordable to households earning at least \$34,360 a year. The median rent for any of these homes would not be affordable for a four-person household with an extremely low income but could be affordable to households at the upper end of the very low-income bracket. An affordable monthly rental payment for a four-person household with an income at the upper end of the extremely low-income range would be \$655 per month, as shown in **Table III.27**. This household would not be able to afford the median rent for a one-bedroom apartment without spending more than 30 percent of their income on rent, which indicates that households in this income bracket may be prone to both overcrowding and a housing cost burden. Four-person households at the upper end of the very low-income bracket would be more likely to find one or two-bedroom apartments with rents affordable at their income level but may also experience overcrowding.

Table III.27 Housing Affordability by Income, 2023

Income Group	Income Range	Affordable Monthly Payment¹	Maximum Affordable Sale Price²
Extremely Low (30% of AMI or Below)	<\$30,000	\$0- \$750	\$116,000
Very Low (31% to 50% of AMI)	\$30,001 - \$41,250	\$751 - \$1,031	\$159,500
Low (51% to 80% of AMI)	\$41,251 - \$65,950	\$1,032 - \$1,649	\$255,000
Moderate (81% to 120% of AMI)	\$65,951 - \$100,550	\$1,650 - \$2,514	\$388,700
Above Moderate (Greater than 120% of AMI)	>\$100,550	\$2,514 and Up	\$388,700 and Up

Source: HCD, 2023

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

18. Assisted Housing

The California Government Code (Section 65583) requires housing elements to contain an inventory of each jurisdiction's multifamily rental housing developments that receive governmental assistance including certain types of HUD and state-sponsored projects, and any locally financed projects with specified time and use restrictions ("assisted housing developments"). This statute also requires the identification of any low-income rental housing units that may convert to market-rate through the expiration of affordability restrictions during the ten years following the start of the jurisdiction's housing element planning period. The current planning period for the City of Corning is 2024 through 2029, therefore, this housing element must identify and analyze units that are at risk of converting from affordable to market-rate before 2034. The analysis must contain the following components as required by HCD:

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

Inventory of Affordable Rental Housing Units

Table III.28 identifies the 420 assisted low-income rental units within housing complexes in the City. Over time, this will serve as a list to be regularly monitored, to evaluate the possible loss of affordable units, and as planning information for use in analyzing the distribution and concentrations of lower-income units in the City. Per **Implementation Measure PH-1.1**, the City will proactively prevent the displacement of lower-income residents from assisted rental housing units that may convert to market-rate housing in the future.

In addition to the deed-restricted affordable housing options listed in **Table III.28**, many households use the Housing Choice Voucher (HCV) Program (formerly known as Section 8). This program allows households to receive a subsidy that can be used for units in market-rate developments. While at times users of this program have experienced discrimination from property owners unwilling to accept HCVs, in 2019, the California Legislature approved Senate Bill (SB) 329, which specified HCVs as a protected source of income and made this discrimination illegal. According to the Plumas County Community Development Commission, which manages the HCV program for Tehama County jurisdictions, 57 households in Corning had active HCVs during February 2024. This agency is the housing authority for four different Northern California Counties and uses a combined waiting list that is not able to disaggregate data by jurisdiction, therefore the number of people on the waiting list for Corning is unavailable. As of February 2024, the waitlist was open. Per **Implementation Measure PH-2.1**, the City will continue to support the preservation and use of rental assistance, such as HCVs.

Table III.28 Inventory of Affordable Rental Housing Complexes, 2024

Corning Apartments	
(530) 824-4303	USDA – RHS Section 515 Multifamily Rental
674 Toomes Avenue	Built 1975
Corning, CA	44 Units, Family
Owner/Manager:	Corning Apartments California Limited Partnership/Professional Apt Management Inc.
Affordability Restrictions:	The complex is 100 percent rental-assisted housing and receives assistance from the USDA - RHS.
Unit Mix:	44 units: One, two, and three bedrooms.
Comments:	Applicant cannot exceed the moderate-income limit based on the family size. The contracts are automatically renewed unless specified otherwise. Tenants receive a utility allowance dependent on bedroom size of the unit.
Description:	The one-bedroom units are 660 square feet, two bedrooms are 840 square feet, and the three bedrooms are 1,040 square feet. There are two disabled units offered. The RHS contract is not due to expire until 2025. The Corning Apartments signed for a 50-year loan. The building is at low risk of conversion; the earliest date of conversion is 2039.
Corning Garden Apartments	
(530) 824-1087	USDA – Rural Housing Service (RHS) Section 515 Multifamily Rental
250 Divisadero Ave.	Built 1997
Corning, CA	38 Units, Large Family
Owner/Manager:	CBM Group Inc.
Affordability Restrictions:	USDA – RHS Section 515 and Tax Credits. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix	38 units: 8 one bedroom, 24 two bedroom, and 6 three bedrooms.
Comments	Tenants receive a utility allowance dependent on the number of bedrooms. Eligible for Housing Choice Vouchers (HCV) (formerly known as Section 8). Thirty-seven units are currently assisted. The building is at low risk of conversion; the earliest date of conversion is 2049.
Description	The Corning Garden Apartments complex has traditional basic amenities. Two disabled units are available.

Maywood Apartments	
(530) 824-4142	USDA – RHS Section 515 Multifamily Rental
2151 Fig Lane	Built 1990
Corning, CA	124 Units, Large Family
Owner/Manager:	Dean Greenwalt
Affordability Restrictions:	Maywood Apartments is 100 percent rental-assisted housing that receives USDA – RHS funding as well as tax credits. The loan terminates in 2040. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	124 units: One, two, and three bedrooms.
Comments:	Tenants receive a utility allowance dependent on the number of bedrooms. The earliest date these units could become “at-risk” is 2040. Maywood Apartments signed a 50-year loan in 1990. Forty units are assisted by USDA Section 521 Rental Assistance.
Description:	There are two disabled units currently offered.
Olive Grove Apartments	
(530) 413-5790	LIHTC; CalHFA
250 Divisadero Avenue	Built 2022
Corning, CA	31 Units, plus a Manager’s Unit
Owner/Manager:	Rural Communities Housing Development Corporation (RCHDC)
Affordability Restrictions:	The complex is 100 percent rental-assisted housing (15 very low-income Permanent Supportive Housing through the “No Place Like Home” program and 16 low-income through TCAC program)
Unit Mix:	31 units: One, two, and three bedrooms.
Comments:	Affordability ensured through 2074
Description:	The apartment complex has 15 units for those who are homeless, chronically homeless or at risk of homelessness and in need of mental health services. Sixteen units are reserved for low-income individuals or families. The manager has a unit.

Salado Orchards Apartments	
(530) 925-3509	Low-Income Housing Tax Credit
250 Toomes Avenue	Built 2008
Corning, CA	47 Units plus Manager's Unit (3-bedroom). Family – 16 two bedrooms and 31 three-bedrooms.
Owner/Manager:	Pacific West Communities Inc.
Affordability Restrictions:	Salado Orchard Apartments has a 55-Year Use/Rent Restriction Adjustment of 120 percent. Rents for 10 two-bedroom units restricted to 50 percent of median income. Rents for six two-bedroom units restricted to 60 percent of median income. Rents of 31 three-bedroom units restricted to 60 percent of median income.
Unit Mix:	Two- and three-bedroom apartments.
Comments:	A 48-unit on 5.17 acres using tax exempt bonds, HOME funding, deferred developer fee, and investor financing. Total project cost of approximately \$10 million. Cost per unit of \$210,000. Construction cost of \$109 per square foot. Low risk for conversion, as the affordability restriction is estimated to end in 2062.
Description:	All units include hook-ups for washers and dryers as well as covered patio or balcony. The complex includes a 2,500-square-foot recreation building consisting of an office, maintenance room, computer learning center, laundry facilities, exercise room, and a community/TV room. Barbecue areas with tables and benches are throughout the development and surrounded by open space. Provides for family gatherings. Also included is a 2,500-square-foot playground area for children and a swimming pool. Three handicap-accessible units with one unit designed and constructed specifically for individuals with sensory impairments.
Tehama Village	
(530) 824-2377	USDA – RHS Section 515 Multifamily Rental and Section 8
651 Toomes Avenue	Built 1978
Corning, CA	90 Units Senior
Owner/Manager:	Richfield Properties
Affordability Restrictions:	Tehama Village is 100-percent rental-assisted housing. Their contract is renewed automatically every five years. The complex receives HUD Section 8 rental assistance for 80 of the total 90 units, which are eligible for conversion in 2041. Rural Development subsidies assist the other 10 units. These units are potentially eligible for conversion if the owner of the building elects to apply to pre-pay their loan at any time, which would put these units at risk. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	Single-story one bedrooms.
Comments:	This is complex for elderly tenants 62 years of age and older or disabled. A utility allowance is provided to each unit. Fifty percent of the tenants must be in the very low-income level.

Description:	There are two separate complexes, one with 80 units and the other has 10 units. Currently there is one disabled unit offered.
Valley Terrace Apartments	
(530) 824-4805	USDA – RHS Section 515 Multifamily Rental, Tax Credits
982 Toomes Avenue	Built 1981
Corning, CA	48 Units Family and Elderly, including Manager's Unit
Owner/Manager:	Fpi Management Inc.
Affordability Restrictions:	The complex receives rental assistance from USDA and was constructed with tax credits and bonds. Applicant cannot exceed the moderate-income limit based on the family size.
Unit Mix:	48 units - One, two, and three bedrooms.
Comments:	Currently receives HCVs. A utility allowance is provided for tenants with a very low or no income. USDA and tax credit affordability restrictions are set to expire in 2060.
Description:	The Valley Terrace complex offers housing to families, the elderly, and disabled. Currently, there are four disabled units offered.

Sources: California Housing Partnership (CHPC), 2024; California Department of Housing and Community Development (HCD) AFFH Data Viewer 2.0, 2023; and City of Corning, 2024

At-Risk Assisted Housing

Based on information gathered from CHPC and HCD's AFFH Data Viewer 2.0, ten units in the city, all within Tehama Village, may be at risk for conversion before 2034. Tehama Village is 100-percent rental-assisted housing with 90 units. Eighty of the 90 units receive HUD Section 8 rental assistance and are not potentially at risk until 2041. However, rural development subsidies assist the other 10 units. These units are potentially eligible for conversion at any time, if the owner of the building elects to apply to pre-pay their loan. See **Table III.28** for additional information.

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

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

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

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market).

In June 2024, only one multifamily building with more than two units was available for sale in Corning, according to both Realtor.com and Zillow.com. The property for sale contains 12 bedrooms, in four units comprised of two duplexes. The property was listed for \$450,000, or \$112,500 per unit or \$37,000 per bedroom. The ten units potentially at risk at Tehama Village are all one-bedroom units of senior-restricted housing. For comparison purposes, with 12 bedrooms, the property currently for sale for \$450,000, would be potentially adequate for the ten seniors in the at-risk units. If the property for sale needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the HCV program described previously. Under the HCV program, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. As shown in **Table III.29**, the affordable rent for a two-person household in Tehama County with an income at 50 percent of AMI would be slightly lower than the fair-market rent for a one-bedroom apartment, and so

would receive a \$68 subsidy. For larger households at this income level seeking larger homes, HCVs would provide larger rent subsidies.

The ten units potentially at risk at Tehama Village are all one-bedroom units of senior-restricted housing. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years. For the one-bedroom example scenario listed in **Table III.29**, at current fair-market rents, the total cost to subsidize rental costs for ten one-bedroom units over 20 years would be \$163,200.

Table III.29 Estimated Costs of Preserving At-Risk Units, 2024

Unit Size	Fair-Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy
One Bedroom	\$948	\$35,200	\$880	\$68
Two Bedrooms	\$1,245	\$39,600	\$990	\$255
Three Bedrooms	\$1,695	\$43,950	\$1,099	\$596

Source: HCD 2024, HUD 2024. Assumes two-person household in a one-bedroom home, three-person household in a two-bedroom home, and four-person household in a three-bedroom home. Affordable monthly rent assumes 30 percent of income is spent on rent.

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

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. As shown in **Table V.15**, the Olive Grove project, featuring 31 low-income units and 1 manager’s unit, had a total cost of \$12,329,888. Of this amount, construction costs accounted for \$7,091,799 of the total (57.5 percent). In addition, another \$404,000 was spent on architectural services, \$150,000 was spent on engineering/surveying, \$698,282 was spent on construction interest/fees, and \$912,599 was reserved for construction cost contingencies, for a total of \$2,164,881 (17.5 percent). This led to a total project cost per unit of \$385,309.

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

F. Special Housing Needs Assessment

Household groups with special needs include households with extremely low income, seniors, mentally and physically disabled persons, large-family households, female-headed households, farmworkers, and homeless persons. Households with special housing needs often have greater

difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

19. Extremely Low-Income Households

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Corning was \$83,800 in 2023. Based on the above definition, an extremely low-income household of four earns less than \$30,000 a year. Employees earning the minimum wage in California (\$15.50 per hour) and working 40 hours a week would not be considered extremely low income, as their total annual earnings would be \$32,240.

The City must provide an estimate of the projected extremely low-income housing needs. Based on HCD guidelines, 50 percent of the City's very low-income households qualify as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 50 very low-income housing units needed, the City is estimating 25 units for extremely low-income households.

Most, if not all, extremely low-income households will require rental housing. Approximately 24 percent of all renter-occupied households were considered extremely low-income. The extremely low-income households will likely face housing problems, such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. For instance, **Table III.16** shows that 72.9 percent of households in the extremely very low-income category are severely cost burdened. The high proportion of extremely low-income renter households experiencing severe overpayment challenges indicates that existing affordable housing opportunities in the city are not sufficient to meet the demand, combined with waiting lists for housing assistance programs, potentially placing these households at risk of displacement and homelessness. In addition, while these households may be able to find an affordable housing opportunity, in cases of large households or single, female-headed households with children, renting an appropriately sized unit may result in overpayment, overcrowding, or both.

Households with extremely low incomes have a variety of housing situations and needs. This population includes part-time employees. Many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or single-parent, female-headed households) and require supportive housing). Some extremely low-income individuals and households are homeless.

For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

Resources available to meet the needs of extremely low-income households include:

- The Tehama County Social Services Department offers essential public assistance programs including CalFresh for food security, Medi-Cal and Covered California for health coverage, and CalWORKs for temporary cash aid and supportive services, including housing assistance. Additionally, they provide aid to refugees, non-citizens, and victims of trafficking or severe crimes through various cash assistance programs such as RCA, TCVAP, and CAPI, aiming to uplift vulnerable populations and promote community well-being.
- The Tehama Community Action Agency connects low-income families with resources designed to help get safe, permanent housing. Working together with HUD and other agencies, when available, we may be able to refer people to programs that help with security deposits, rent, utility payments and low-income housing.
- 2-1-1 Tehama offers referrals to a variety of resources through its website and a phone or text service which can serve extremely low-income households. Services listed include, but are not limited to, discounted internet service for lower-income households, food pantries, job search assistance, and information about legal aid clinics. In addition to services for extremely low-income households, 2-1-1 Tehama offers resources that can assist community members experiencing homelessness.
- Community Housing Improvement Program: CHIP is a private, non-profit 501(c)(3) corporation serving Butte, Glenn, Tehama, Shasta, Sutter, Yuba and Colusa counties. They assist low-income and rural disadvantaged residents, seniors and others who lack financial resources or knowledge to improve or provide adequately for their housing.
- Northern Valley Catholic Social Services: Northern Valley Catholic Social Service provides low-cost or free mental health, housing, vocational and support services to individuals and families in California's Northern Sacramento Valley.
- Plumas County Community Development Commission: The Plumas County Community Development Commission assists low income residents meet their housing needs, provides energy assistance and weatherization services, builds and improves infrastructure, supports the creation and retention of jobs, and supports human service organizations, thereby making our communities better places to live. We do this in a professional and caring manner.
- Tehama County Food Bank-The Gleaners: Distributes USDA Commodities (surplus food) each month for Tehama County residents. One may pick up food at their closest location once per month. It is open to individuals and families who meet low income guidelines and those with CalFresh (Food Stamps).
- Corning Christian Assistance - Provides food pantry every Monday.
- Health & Human Services Agency (HHSA): HHSA offers an array of services, from food stamps and employment training, to counseling and immunizations.
- Legal Services of Northern California: Serves low-income clients in Lassen, Modoc, Shasta, Siskiyou, Tehama counties.

- Job Training Center Tehama County: They provide wide-ranging workforce development and business services that foster business growth and development; cultivate a skilled and educated workforce; and provide workers access to successful employment opportunities.

As part of Implementation Measure HP-2.1, the City will continue to encourage development of housing for extremely low-income households by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

20. Seniors

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

As shown in **Table III.6**, according to the 2018 - 2022 American Community Survey (ACS), of the 2,640 households in Corning, 648 are occupied by one or more people over the age of 65. This represents 24.5 percent of households. Of households with a householder in this age range, 25.9 percent (168 households) have income under \$25,000 and 34 percent (220 households) have income between \$25,000 and \$34,999. Senior households are less prevalent in Corning than in Tehama County (**Table III.30**), but a greater share of households in Corning are senior renter households than compared to the county as a whole. Senior households also make up a smaller percentage of all households in Corning when compared to all of Tehama County. This may suggest a need for more housing in the city that is accessible to seniors but can also be a result of household preference or may be an indication that senior households are aging in place elsewhere in the county.

Table III.30 Senior Households by Tenure, 2022

	Tehama County		Corning	
	Number	Percent of all Households	Number	Percent of all Households
Total:	24,623		2,640	
Owner occupied:	6,773	27.5%	461	17.5%
Renter occupied:	1,286	5.2%	187	7.1%
Senior Total	8,059	32.7%	648	24.5%

Source: American Community Survey, 2018-2022 5 year estimates, Table B25007

There are four elderly independent-living facilities within Corning and/or the sphere of influence (SOI), including Woodson Bridge, Leisure Acres, Olive City Care Home, and Wanda's Boarding House. There are an additional six subsidized family and senior citizen rental housing projects in the City. In addition, the U.S. Department of Agriculture (USDA) Rural Housing Service (RHS) apartment projects in Corning have rental-assisted units for very low-income senior citizens.

Units in the Tehama Village complex are set aside specifically for senior citizens. The six family and senior citizen rental housing projects are Corning Garden Apartments, Corning Apartments, Maywood Apartments, Valley Terrace Apartments, Tehama Village, and Salado Orchards Apartment. The City recognizes that the elderly have special access and affordability limitations, and therefore, has identified policies in this document to address those issues. **Policies HP 2** and **HP 3** have been included to address this housing need by encouraging development of housing for seniors and providing incentives for developing these housing types.

Resources for seniors include the following:

- Tehama County Department of Social Services Adult Protective Services aims to maintain the health and safety of elderly and dependent adults who are victims of abuse or neglect. APS investigates reports of abuse involving elder adults (ages 60 and older) and dependent adults (ages 18-59 with disabilities). Their In-Home Supportive Services program is for eligible Medi-Cal elderly and disabled individuals who need assistance with activities so they can remain safely in their home.
- Corning Healthcare District Elder Services provides information about senior health and safety, nutrition, caregiver referrals, advance directives and physical activities. Referrals to local services. HICAP (Health Insurance Counseling and Advocacy Program).
- Tehama County Community Action Agency Senior Nutrition Program provides nutritious meals Monday through Friday at senior centers in Red Bluff and Corning by appointment. Seniors (ages 60 and up) unable to attend one of the dining sites may qualify for home delivered meals (Meals on Wheels) in Red Bluff, Corning or Los Molinos.
- Self-Help Home Improvement Project (SHHIP) is a non-profit organization providing housing improvement opportunities to Shasta & Tehama Counties. They manage the Self Help Rehab Program, Home Energy Assistance Program, and offer heating and cooling repair assistance. Through these programs, SHHIP helps individuals save money on their utility bills by installing energy efficient weatherization measures. Services may include, but are not limited to, water heater blankets, low-flow shower heads, door weatherstripping, attic insulation, caulking, duct testing and sealing, window replacement, minor home repair, energy education, information, and energy audit driven measures.

As part of **Implementation Measure HP-2.1**, the City will continue to encourage development of housing for seniors by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

21. Persons with Disabilities

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

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

The six rental-assisted apartment complexes within Corning have 11 dwelling units for disabled persons. In addition, Spring Mountain Apartments has an additional two units.

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

Most persons with disabilities live on an income that is significantly lower than the non-disabled population. The ACS typically measures the poverty level and employment characteristics for civilian, noninstitutionalized population (refers to people 16 years and older who are not inmates of institutions (penal, mental facilities, homes for the aged), and who are not on active duty in the Armed Forces). Income thresholds used to determine the poverty level are set annually at the federal level and do not vary geographically but do vary by household size and based on the number of children under 18 in the family. For example, in 2023, the federal poverty income threshold for a family of four with two children was \$30,000. As is shown in **Table III.31**, in Tehama County, persons under 16 with a disability are almost twice as likely as non-disabled persons to earn incomes below the poverty level (20.4 percent vs 12.8 percent).

One factor in these income discrepancies is related to the proportion of the population that is currently working. Persons with disabilities may experience discrimination in hiring and training or may be more likely to find work that is unstable and at low wages. As compared to the population without disabilities, a significantly higher percentage of Tehama County residents with disabilities are not in the labor force; 77.8 percent of residents with disabilities are not in the labor force, while only 37 percent of residents without disabilities are not in the labor force. Those who are not in the labor force may receive income through Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor’s Insurance (SSA). Just over 55 percent of residents without disabilities are currently employed, while just over 20 percent of residents with disabilities are employed. The remainder of these groups are in the labor force but are not currently employed (e.g., those who are actively looking for jobs).

Table III.31 Economic Characteristics of Tehama County Residents with Disabilities, 2022

	With a Disability	Without a Disability
Poverty Status		
Population age 16 and over for whom poverty status is determined	11,243	39,906
Below the poverty level	20.4%	12.8%
Above the poverty level	79.6%	87.2%

	With a Disability	Without a Disability
Employment Characteristics		
Employed	18.6%	58.9%
Not in labor force	77.8%	37.0%

Source: 2018-2022 American Community Survey, S1811

The 2018-2022 ACS indicated that there was a total of 1063 persons in the City⁵ who identified as having a disability, which represents approximately 13.3 percent of the population. As is shown in **Table III.32**, the most reported disabilities were cognitive difficulty and ambulatory difficulty, which represented 5.1 and 6.1 percent of the city's total population, respectively. This suggests a potential need for supportive housing as well as for housing that has been designed or modified to accommodate mobility devices such as wheelchairs.

Through **Implementation Measure HC-1.1**, the City will evaluate the feasibility of a home rehabilitation financial assistance program that serves lower-income residents and may potentially include accessibility adjustments in financed projects. Through **Implementation Measure HP-2.1**, the City will also continue to pursue funding from programs such as HOME and CDBG to provide this financial assistance. Just under 6 percent of residents reported having difficulties with independent living, which also suggests a need for supportive housing.

Table III.32 Residents with Disabilities in the City of Corning, 2022

	Number	Percent of Total City Population
Total Civilian Non-Institutionalized Population	1,063	13.3%
With a Hearing Difficulty	150	1.9%
With a Vision Difficulty	241	3.0%
With a Cognitive Difficulty	408	5.1%
With an Ambulatory Difficulty	484	6.1%
With a Self-Care Difficulty	208	2.6%
With an Independent Living Difficulty	356	4.5%

Source: 2018-2022 American Community Survey, S1810

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

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

In 1984, Title 24 of the California Uniform Building Code mandated that all multiple-family residential construction projects containing more than five units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In

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

1988, the federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Section 17.54.010 of the City's code allows for conditional use permit requirements to be waived for minor building alterations or small expansions to existing facilities if they are proposed to meet the requirements of the ADA, and reasonable accommodations requests are processed under Chapter 17.63 of the City's Municipal Code.

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

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

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

The City actively works to remove barriers to housing for persons with disabilities by ensuring that group homes and care homes are allowed and that occupancy standards and the definition of family are not prohibitive. Implementation Measure RC-1.1 will address these requirements, including amending development guidelines for residential care facilities within the Municipal Code as required. In addition, a minimum distance between two or more special-needs housing developments is not required. The City does not restrict the siting of group homes with less than six persons.

22. Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

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

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. As of 2022, 8,990 persons with developmental disabilities were served by this center. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table III.33** provides information about the population of developmentally disabled persons.

Table III.33 Developmentally Disabled Residents by Age, June 2021

Zip	0–17 Years	18+ Years	Total
96021	136	93	229

Source: DDS, Quarterly Data on People with Developmental Disabilities Housing Needs, 2021

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

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

23. Large Households

Large households are defined as those of five or more persons. Large households are considered a special needs group because they require larger homes to avoid overcrowding, but don't necessarily earn enough to afford the available larger homes. Large families may also have needs that differ from other households because of housing stock constraints if larger homes are not available in the area. Thus, a large family may struggle to find suitable affordable housing. According to the 2018 to 2022 ACS, 468 households, or 17.7 percent of the total number of occupied households in the city, contained five or more persons, as identified in **Table III.34**. Of those households, 35.7 percent (or 167 households) were renters. In contrast, in the county, 2,763 households, or 11.2 percent, of the total number of occupied households consisted of five or more persons. Similar to the city, of the large households, 37.1 percent (or 1,025 households) were renters. Corning and Tehama County both had a substantial share of owner-occupied large households, but the city had a higher proportion of total large households compared to the county. Among both owners and renters, a higher share of all households in Corning had seven or more persons than the share of households of this type in the County, which underscores the need for larger housing stock to accommodate these households. Housing needs for large households are usually associated with overcrowding and affordability.

Within Corning, 10.7 percent of homes had four or more bedrooms as of the 2018 to 2022 ACS. Among owner-occupied housing units, 18.5 percent of units had four or more bedrooms, while among renter-occupied housing units, only 2.1 percent of homes were of this size. In contrast, 6.5 percent of rental units in the county as a whole had four or more bedrooms. This may indicate a need for rental units of this size within the city.

The City has adopted policies and identified programs (referred to as actions and/or implementation measures) to encourage and facilitate the development of housing to meet the needs of large households, including working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance; or providing other incentives (see **Chapter VII. Housing Goals, Policies, Programs and Quantified Objectives**).

Table III.34 Large Households by Tenure, 2022

Household Size	Corning		Tehama County	
	Households	Percent of All Households	Households	Percent of All Households
Total Large Owner Households	301	11.4%	1,738	7.1%
5 persons	179	6.8%	857	3.5%
6 persons	0	0.0%	426	1.7%
7 or more persons	122	4.6%	455	1.8%
Total Large Renter Households	167	6.3%	1,025	4.2%
5 persons	11	0.4%	437	1.8%
6 persons	98	3.7%	360	1.5%
7 or more persons	58	2.2%	228	0.9%
Total Large Households	468	17.7%	2,763	11.2%

Source: 2018–2022 American Community Survey, B25009

24. Female Head of Households

Of the 1,989 family households in Corning, 22.5 percent (447) are female-headed households. Family households are defined as any household including two or more related people. There is a subset of these households comprising 12 percent (209), which are headed by females with children, and 5.6 percent (111) female-headed households under the poverty level. A summary of this information is contained in **Table III.35**.

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

The City recognizes these problems and has included **Policy HP 2** and its associated implementation measures to address affordability, overcrowding, and discrimination to all segments of the population.

Table III.35 Female Head of Households, 2022

Total Family Households	Female Head of Households	Female Head of Households with Children	Percent of Family Households	Female Head of Households under Poverty Level
1,989	447	209	10.5%	111

Source: 2018-2022 American Community Survey, B17012

25. Farmworkers

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

Tehama County is known for its olive and nut crops. Both the State of California Employment Development Department and 2022 Census of Agriculture provide information on migrant and permanent farmworkers by county but do not provide city-specific detail. According to the 2022 USDA Census of Agriculture, there were 2,222 farmworkers in Tehama County. This represents a decrease of 518 from the 2017 Census of Agriculture figure of 2,740 farmworkers. This decrease in farmworkers occurred while the total number of farms in the county also decreased, from 398 in 2017 to 319 in 2022.

Farmworker's special housing needs arise from their limited income and the seasonal nature of their employment. Because of their low incomes, farmworkers have limited housing choices and are often forced to double-up to afford rents. The seasonal and often migrant nature of farm labor and prevalence of undocumented workers suggest that this data likely underrepresents the actual farmworker population. According to the Bureau of Labor Statistics, the most recent data from May 2022 measured median wage for farmworkers at \$17.87 per hour. This equates to approximately \$37,000 per year, which is considered very low income. However, this income estimate includes households with a single person working as well as households with two wage earners, therefore a two-wage earning household would have the potential to purchase a home affordable to a low-income household. Seasonal workers without a year-round income could have even lower incomes, and less than 25.0 percent reported they earn above \$37,500 annually. The pay rate for H-2A workers in 2020 was \$14.77 in 2020, raised to \$16.05 in 2021, and is updated annually and adjusted for economic conditions, with an anticipated increase to over \$18.00 per hour.

Permanent resident farmworker households are included in ACS estimates and are therefore part of the CHAS housing needs estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. With 9.2 percent of Corning's labor force reported to be employed in agricultural-related operations, farmworkers may comprise a large proportion of extremely low- and very low-income households experiencing one or more of these problems. The median income in Corning is \$33,365, while the median income for those employed in the agricultural sector is \$22,917. The combination of indicators suggests that it is likely that many of Corning's labor force employed in agricultural industries have incomes below the poverty threshold and could have challenges securing affordable housing.

It has been found that when locating farmworker housing, proximity to services and resources, educational and medical facilities, and other opportunities available in an incorporated rather than isolating affordable and/or farmworker housing in unincorporated communities at the employment site is preferred to ensure the best possible quality of life outcomes for farmworkers.

Most of the land within Corning is or will be developed for urban uses; however, agricultural land surrounds the city on all sides, and some is located within the SOI. There is an active olive, fruit, and nut industry, which demands seasonal labor. The growers provide housing for migrant workers and support services are provided by Tehama County. The housing needs of permanent and seasonal farmworkers are primarily addressed through the provision of permanent housing rather than employer-provided housing. However, farmworker/employee housing is permitted by-right in the A-2, R-1 and R-2 zones and with a conditional use permit in the R-3 zone. Therefore, the City complies with the Employee Housing Act (EHA), Health and Safety Code, Sections 17000–17062.5, specifically Sections 17021.5 and 17021.6 for housing permitted pursuant to the EHA.

Although there is a need for both temporary and permanent housing for farmworkers, the City's limited resources contribute to the lack of facilities to meet this need. To meet the housing needs for farmworkers in the City, funding and participation by outside agencies will be essential. Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. However, based on whether the federal Section 214 assistance is administered by USDA or HUD, households headed by an undocumented worker may be excluded from eligibility from

public housing, HCV, Section 8 project-based rental assistance programs, and rural rental assistance administered by HUD and the USDA).

The special housing needs of farmworkers are addressed by the City through the assistance provided to nonprofit corporations, such as the Self-Help Home Improvement Project (SHHIP). Self-help housing has become a major source of affordable housing in the city. Since 2005, approximately 140 homes have been constructed under the assistance of SHHIP. The USDA also provides low-interest financing for homeownership and rental housing construction. Through **Policy HP 2** and its associated implementation measures the City will coordinate with service providers to encourage the development of housing that serves farmworkers.

As part of Implementation Measure HP-2.1, the City will continue to encourage development of housing for farmworkers by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

Table III.36: Farmworker Housing Resources

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Tapia Farm Labor Camp	3261 Orchard Ave Corning, Ca 96021	3	Employee Housing	40
J. Garcia Olive Company, LLC	4900 Lobinger Ave. Corning, Ca 96021	15	Employee Housing	200
Oobus Orchards	21890 South Ave. Corning, Ca 96021	3	Employee Housing	96
Herrick Nursery	24375 Eldrid Avenue Red Bluff, Ca 96080	3	Employee Housing	21
Herrick Nursery	19820 King Road Red Bluff, Ca 96080	1	Employee Housing (H-2a)	7
Classic Inn	1142 Main St Red Bluff, Ca 96080	0	Employee Housing	0
Gateway Inn	250 S Main St Red Bluff, Ca 96080	28	Employee Housing	56
Arrowsmith & Sons Apiaries Inc	15125 & 15119 Mccoy Rd Red Bluff, Ca 96080	2	Employee Housing (H-2a)	10
Travelodge	38 Antelope Bl Red Bluff, Ca 96080	36	Employee Housing	73
Americas Best Value Inn	210 S Main St Red Bluff, Ca 96080	40	Employee Housing	80
Integrity Ag Solutions #1	945 Hwy 99 W Corning, Ca 96021	3	Employee Housing (H-2a)	10

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Arrowsmith & Sons Apiaries Inc - Pioneer	15600 Pioneer Ct Red Bluff, Ca 96080	1	Employee Housing (H-2a)	6
Tehama County Fairgrounds	650 Antelope Blvd Red Bluff, Ca 96080	2	Employee Housing (H-2a)	130

Source: HCD Employee Housing Facilities Permit Services database, April 2024

26. Homeless Individuals and Families

There are a number of different situations in which people may find themselves homeless. Each situation is different, requiring different housing needs. The housing types that serve individuals experiencing homelessness can be broken down into two basic categories of shelter: short-term housing, which includes emergency shelter and transitional housing; and permanent housing, which includes permanent supportive housing and rapid re-housing assistance. Individuals and families needing emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and the need for shelter. Some moving out of homelessness may benefit more from transitional housing, permanent supportive housing, or rapid re-housing assistance, three types of housing which provide varying degrees of supportive services in coordination with housing, depending on the other issues being faced by the homeless individuals and families.

For a variety of economic, social, and/or personal reasons, individuals and families either choose or are forced to be homeless. Their homelessness can be a temporary situation or a semi-permanent way of life. Because of the county-level resources available in Red Bluff, it is likely that most people or families needing assistance will find it there rather than in Corning.

The Poor and the Homeless Tehama County Coalition (PATH) is a non-profit organization dedicated to addressing the needs of the homeless and those at risk of homelessness in the community. PATH assists a diverse clientele with separate facilities for men, women, and families, including specialized accommodations for single women and women with children involved in CPS cases. They currently offer comprehensive services, including shelter, transitional housing, rapid rehousing, and a day center providing meals and case management. PATH also provides referral services for mental health, behavioral health, and substance abuse treatment, addressing the underlying issues contributing to homelessness. The organization expanded their capacity with a new 64-bed shelter facility, PATH Plaza Navigation Center, which opened May 1, 2024.

Another service, the Tehama Coordinated Entry System (TCE) system, links clients experiencing homelessness to a variety of housing assistance services. These can include rapid re-housing and permanent supportive housing. Supportive services include case management and limited financial assistance.

The Tehama County Continuum of Care (CoC) is a collaboration of organizations that coordinate housing and services for homeless families and individuals. Their responsibilities include managing the Coordinated Entry System, strategic planning, performance monitoring and public education. The CoC also manages various funding streams, including Homeless Housing, Assistance and Prevention (HHAP), and federal grants such as the Housing and Urban Development Emergency Solutions Grants Program and Continuum of Care Program.

California law requires that Housing Elements estimate the need for emergency shelter for homeless people. The CoC is responsible for assessing this need for Tehama County by developing and implementing a Ten-Year Plan to End Homelessness. As of March 2024, the most current draft of the Update to the Tehama County 10-Year Plan to End Homelessness was the 3rd Draft for the Joint Study Session of the Board of Supervisors and City Councils on January 11, 2024. The draft includes the following summary of findings from community-based research conducted in 2022-23, including interviews with people with lived experience, interviews with stakeholders, Homeless Housing Assistance and Prevention (HHAP) Local Homelessness Action Plan (LHAP) data, and geographic research.

- Lack of services/resources and bilingual language access in Corning/South County.
- Five-year goals for Corning and South County:
 - Establishing new Affordable/Permanent Supportive Housing in Corning or Red Bluff.
 - Forming a Working Group, conducting an Audit, and Needs Assessment in South County.
- Ten-year goals for Corning and South County:
 - Implementing new Bilingual and Rural/Remote Services in South County.
 - Ensuring Racial/Ethnic Representation in community organizations.
 - Providing Mobile Services from Existing Services Hub in South County.
- Community-Based Research:
 - South County's low resource score compared to the rest of the county.
 - High concentrations of people of color, especially around Gerber and parts of Corning.
 - Numerous mobile home parks along Highway 99/Interstate 5 and the Sacramento River.
 - Higher poverty rates (20-30 percent) throughout the South County, especially in West Corning.
- Gaps and Racial Disparities Analysis:
 - Few resources, high poverty rates, and a concentration of people of color and farmworkers in South County.
 - Lack of basic needs services and services for people experiencing homelessness.
 - Significant poverty and lack of local resources in small rural communities like El Camino, Gerber, Proberta, Vina, and Woodson Bridge RV Park.
 - Over half of Corning residents speak Spanish at home.
- Goals and Objectives:
 - Establishing Working Groups, conducting Audits, and Needs Assessments in South County.
 - Ensuring Racial/Ethnic Representation in organizations.
 - Implementing new Bilingual and Rural/Remote Services.

In March 2024, the Round 5 (HHAP-5) Regionally Coordinated Homelessness Action Plan for Tehama County, the Tehama County CoC, and the cities of Corning, Red Bluff, and Tehama was submitted to the California Interagency Council on Homelessness (Cal ICH) for approval. This joint initiative aims to enhance service delivery, develop housing, and support individuals experiencing or at risk of homelessness through coordinated actions and resource sharing.

Key components of this plan include defining outreach and site coordination roles, developing interim and permanent housing solutions, and using System Performance Measures to track progress. The Plan also addresses racial and ethnic disparities, reduces homelessness duration, and prevents recidivism through equitable service delivery, housing placements, and retention efforts. Additionally, strategies are outlined to reduce homelessness upon exiting institutional settings through pre-release planning and support. The Plan leverages local, state, and federal funds, including Homekey and No Place Like Home programs, to provide comprehensive support and connect individuals with benefits like CalWORKs, CalFresh, and Medi-Cal.

Total numbers and sheltering - The total number of people experiencing homelessness has increased from 288 in 2019 to 304 in 2023. More than three quarters (75 percent) are unsheltered.

Race/ethnicity - The majority of people counted in the PIT Counts identified as White, non-Hispanic/non-Latino. The percentage of people who identified as Hispanic/Latino increased from 18 percent in 2019 to 23 percent in 2023. The percentage of people who identified as American Indian or Alaska Native has remained consistent at 6-7 percent since 2019.

Mental illness and substance use disorders - The percentage of adults who are experiencing significant mental illness has remained consistent between 16-18 percent in 2019 and 2023. Likewise, the percentage of adults who are experiencing substance use disorders has remained consistent between 11-13 percent in 2019 and 2023. This indicates the need for trauma-informed approaches and the integration of behavioral health services and substance use disorder services in housing and shelter.

Youth/familial status - The percentage of youth (under 25) has remained consistent between 4-6 percent since 2019. This may not accurately reflect the demographics and instead may reflect a lack of specialized services for homeless youth in Tehama County.

LGBT*Q+ - In the 2019, 2021, and 2023 PIT Counts, there were no transgender or gender non-conforming people counted. This may not accurately reflect the demographics and instead may depict an opportunity to connect with more lesbian, gay, bisexual, transgender, and queer (LGBT*Q+) people and organizations to identify and serve the population.

Domestic violence survivors - The percentage of adults who are survivors of domestic violence remained consistent from 2019 to 2023 at about one quarter (25 percent). This indicates that there is a need for trauma-informed resources and services for those who have experienced domestic violence at some point in their life.

One factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients. In response to this tension California state law has been amended to require jurisdictions to permit emergency shelter, transitional housing, and permanent supportive housing by-right in an expanded range of zones. **Policy RC 1** addresses the need to update the Municipal Code in order to permit supportive housing, navigation centers, and other alternative housing types to serve community members experiencing potential or

current homelessness. Another challenge in providing this housing is the need to subsidize not only the cost of the housing but the ongoing provision of supportive services. Through Implementation Measure HP-2.1, the City will coordinate with supportive service providers to provide financial assistance or assist in applying for outside funding in order to ensure that these services can be provided.

Table III.37 shows the types of homeless facilities in Tehama County and the number of family units, family beds, adult only beds and seasonal beds available at each facility. More information about these types of facilities is provided after the table.

Table III.37 Homeless Facilities in Tehama County, 2023

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter	4	21	3	0
Transitional Housing	7	24	24	0
Permanent Supportive Housing	0	0	0	0
Total	11	25	27	0

Source: Continuum of Care or HUD; CA-527, Tehama County, 2023.

https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-527-2023_CA_2023.pdf

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

Emergency Shelter

Emergency shelters are needed to take care of an individual or family that is experiencing homelessness. California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Community members may access emergency shelters for a wide variety of reasons. For example, individuals and families experiencing domestic violence may require emergency shelter where they can stay without fear of their abuser prior to identifying longer-term housing. Individuals and/or families that have been evicted from other housing may need short-term housing, usually until they can find another residence. Disaster victims’ housing needs vary depending on the type of disaster. Destructive events, which completely destroy their residence and belongings, may force the victims to live in an emergency shelter until they can find long-term housing or replace what they have lost. Some disaster victims can return to their homes after the disastrous event passes but require over-night or short-term emergency shelter.

According to the City’s law enforcement division, in March 2024, the typical number of homeless individuals observed throughout the city is approximately 10-12. Occasionally there will be a flow of transients through the area that brings temporarily increased numbers of homeless people. The parts of the city where homeless people are seen most frequently are the west side of the city, near creeks and the bridges by highway 99, as well as the truck stops and near Safeway supermarket.

As is shown in **Table III.37**, seasonal emergency shelter beds are not available in Tehama County. There are 21 family beds, 3 adult-only beds, and 4 units of family housing in emergency shelter facilities. Emergency shelters are typically motels, hotels, homeless shelters,

gymnasiums, churches, barracks, and other similar facilities. Their use is short-term and typically accommodations are sparse. As part of Implementation Measure RC-1.1, the City remove barriers to development of emergency shelters by amending its definition of emergency shelter in the zoning to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code Section 65583, subdivision (a)(4).

Through the Tehama County Social Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program assists those eligible for Temporary Assistance for Needy Families. This program provides 16 days of temporary homeless assistance (or 30 days if fleeing a domestic violence situation). Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the Tehama County Social Services Department will provide the last month's rent (if necessary) and security deposit on an apartment.

Pursuant to the adoption of the 2014 to 2034 General Plan Update, the City created an Alternative Housing Zoning District (AH) that permits by-right the establishment of Emergency Shelters and Transitional and Supportive Housing. Two parcels, one 9.34-acres and the other .98 acres, with development densities of 20 units per acre were rezoned with the AH Zoning District. Of these, the 9.34 acre parcel is still available for development, so the City has more than adequate acreage to construct shelters for the existing homeless population. This parcel is centrally located on the north end of the city, more specifically, along the north side of Blackburn Avenue at the northwest corner of the Blackburn Avenue/Highway 99W intersection. It is immediately surrounded by vacant and agricultural (orchard) land uses but near existing residential uses, and is therefore deemed suitable for human habitation. It is located approximately a half mile from the nearest elementary school and 0.13 miles from the nearest high school. The nearest grocery store is approximately 0.8 miles away. The parcel is located on the bus route. This parcel has been identified as having capacity to meet the lower-income RHNA and was included in the inventory as Site 4; however, the sites could be developed with both multi-family and emergency shelter uses. To ensure that the city maintains adequate capacity for emergency shelter development, if a project with uses other than an emergency shelter is approved on site 4, the City will rezone other parcel(s) in accordance with Government Code Section 65583(a)(4) within 180 days as part of Implementation Measure HP-1.2. Emergency Shelters, Transitional Housing, and Supportive Housing can be approved by-right, without the need for a Conditional Use Permit or Planning Commission approval. It is a ministerial review.

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

- Maximum number of beds;
- Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone;
- Size and location of on-site waiting and intake areas;
- Provision of on-site management;
- Proximity to other shelters;

- Length of stay;
- Lighting; and
- Security during hours when the shelter is open.⁶

The need for coordinated housing and services that supports the needs of Corning's homeless population is addressed in Implementation Measure HP-2.1, in which the City will coordinate with service providers to provide outreach to local housing developers and otherwise providing assistance and incentives to support the development of housing.

Transitional Housing, and Permanent Supportive Housing

Transitional housing means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. As is shown in **Table III.37**, there are 24 family beds and 24 adult-only beds in transitional housing facilities, as well as four units of family housing. The county has no permanent supportive housing as of 2019.

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

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

Rapid re-housing programs are similar to Permanent Supportive Housing in its lack of time barrier but differs in that the supportive housing component tends to be concentrated in the housing search, relocation and leasing process as well as short or medium-term rental assistance. Rapid rehousing programs work by helping to get community members into traditional rental units in the community rather than having a single location with a fixed number of beds or units, as a transitional housing or permanent supportive housing program might. These programs provide financial assistance with move-in costs such as security deposits, and short- (up to 6 months) to medium-term (6 to 24 months) rental assistance, along with targeted supportive services and case management. Participants in rapid rehousing programs enter into lease agreements directly with property owners or managers, and the program pays all or a portion of the participants' move-in costs and rent for a limited amount of time until participants are able to pay their own rent. There are 185 persons or households enrolled in rapid rehousing programs in the county. The City does not prohibit transitional or supportive housing. Both housing types are permitted in all Residentially Zoned Districts as an outright permitted use and the newly created AH, Alternative Housing Combining District. Transitional and supportive housing are considered as residential uses and are subject only to the same restrictions that

⁶ HCD. *Building Blocks for Effective Housing Elements – Zoning for Emergency and Transitional Housing*.

apply to similar housing types in all residentially zoned districts. The need for additional transitional and supportive housing within Corning is addressed by Implementation Measure RC-1.1, through which the City will update the definition of “emergency shelter” within the Municipal Code to facilitate the development of this housing type.

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

- **Sale Orchards:** PATH also provides transitional housing out of three structures located on a large property just outside of Red Bluff city limits. The three structures on that property are:
 - **PATH Sale House:** Open to homeless single women and women with children. The house can hold a total of 15, including children. There is a 1.5-year maximum stay based on the individuals’ needs and issues.
 - **The Mobile:** An extension of Sale House that includes a 2 bed mobile home housing single women or a larger family if needed.
 - **The Mid-Century:** A house located on the other side of the Sale Orchards property that houses men.
- **PATH Pathways:** Pathways is a transitional living program, specifically designed to provide a safe and sober living environment to help homeless men become stable and self-sufficient. Each client has the opportunity to participate in the program for up to two years. The house can hold up to 10 persons.
- **Empower Tehama** (formally Alternatives to Violence): Provides emergency and transitional housing services to victims of domestic violence and sexual assault. Currently, the site has two duplexes, which can hold up to four families.

Single-Room Occupancy Units

Single-room occupancy (SRO) units, which are often converted hotels and motels, may be an appropriate type of housing for extremely low-income persons. Extremely low-income households may comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. Seasonal workers, including migrant farmworkers, need short-term low-cost housing for various durations throughout the year and may benefit from the availability of SRO units.

This page intentionally left blank.

IV. ASSESSMENT OF FAIR HOUSING

A. Introduction

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

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Regional assessments were conducted comparing Corning to Red Bluff, the City of Tehama, unincorporated areas of Tehama County and Tehama County including its cities, as well as to neighboring Trinity County. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Corning identified factors that contribute to fair housing issues. These contributing factors are in **Table IV.14. Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs (referred to as actions and/or implementation measures) to affirmatively further fair housing are in **Chapter VIII. Housing Goals, Policies, Programs and Quantified Objectives**.

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

B. Segregation and Integration

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

1. Race

As shown in **Table IV.1** and **Figure IV.1**, the population of Tehama County is less demographically diverse than the statewide average. However, the county has become more diverse in recent years; as shown in **Table IV.1**, each jurisdiction in the region has seen an overall increase in proportion of residents of color (residents who do not identify as White non-Hispanic/Latino) during the ten-year period between 2011 and 2021. This shift is most pronounced in the City of Tehama (13.6 percent increase) and the City of Corning (12.5 percent increase). Overall, Tehama County has seen a greater increase (6.0 percent) than in neighboring Trinity County (3.9 percent), though both are generally consistent with the state average during this time (4.9 percent). Overall, the region is less demographically diverse than the state

average, particularly regarding the proportion of Black/African American and Asian residents, which form a substantially smaller proportion of the region's population than the state average.

The increase in diversity among Tehama County residents is primarily due to growth in the proportion of residents identifying as Hispanic or Latino. In the City of Tehama, the proportion of Hispanic/Latino residents increased by 8.4 percentage points, while Corning saw an increase of 8.6 percentage points. It should be noted that during this ten-year period, the City of Tehama's population increased by 100 residents (from 383 to 483), representing an increase of 26 percent. Because of the City's relatively small population, proportional changes in demographic composition in the City of Tehama over this period represent a relatively small number of residents. While the demographic composition both of the City of Tehama and the City of Red Bluff closely track with that of Tehama County, the City of Corning represents an outlier, with a substantially larger proportion of Hispanic/Latino residents (50.6 percent) than elsewhere in the County. While the population of Red Bluff is nearly twice as large as Corning's, Corning is home to a larger overall number of Hispanic/Latino residents, emphasizing the significance of this jurisdiction as a regional center for Hispanic and Latino residents. According to the 2018-2022 American Community Survey, 41.3 percent of households in the city are Spanish-speaking, and 13.8 percent of Spanish-speaking households have limited English proficiency. However, there are no known areas of the city where any one ethnic or racial group is concentrated. In stakeholder interviews with local service providers conducted as part of Tehama County's 2024 update to its 10-Year Plan to End Homelessness, participants suggested that an estimated 80 percent of children in Corning are Hispanic or Latino, and that more culturally competent community education and outreach may help connect residents from this community with services. The 2017-2021 ACS estimates a lower percentage, but still indicates that in that period of time, more than half of children under 18 in Corning were Hispanic or Latino (56.5 percent).

The City of Tehama has a notably higher proportion of Native American or Alaskan Native residents than other parts of the County; 3.7 percent of City of Tehama residents identified as members of this group in 2021, with no other jurisdiction in Tehama County seeing a rate above 1.8 percent in either survey year. This may be due to Tehama's proximity to the Paskenta Rancheria, but Tehama is not the closest incorporated city to the Rancheria. Tehama is located within the traditional home of the Nomlaki Indians, as is much of the west and central areas of the County⁷.

In comparison, Trinity County saw a relatively smaller increase in the proportion of residents identifying as Hispanic and Latino (0.8 percent), with a pronounced decrease (7.3 percent) in Weaverville CDP. In Trinity County, increased demographic diversity is instead primarily the result of an increase in the proportion of residents identifying as Other (Non-Hispanic or Latino) and Native American or Alaska Native (Non-Hispanic or Latino).

In order to facilitate access to housing programming across the community, as part of **Implementation Measure EH-1.1**, the City will Conduct outreach to Spanish-speaking community members to identify language barriers to program participation and implement identified strategies to improve the accessibility of city-run programming. Additionally, the City will provide information about housing programming in both English and Spanish and conduct outreach to inform the community of the availability of translation for city meetings upon request.

⁷ Tehama County Public Works. "Honoring the Nomlāqa Winthun of Tehama County". <https://tcpw.ca.gov/documents/nomlaki.pdf>

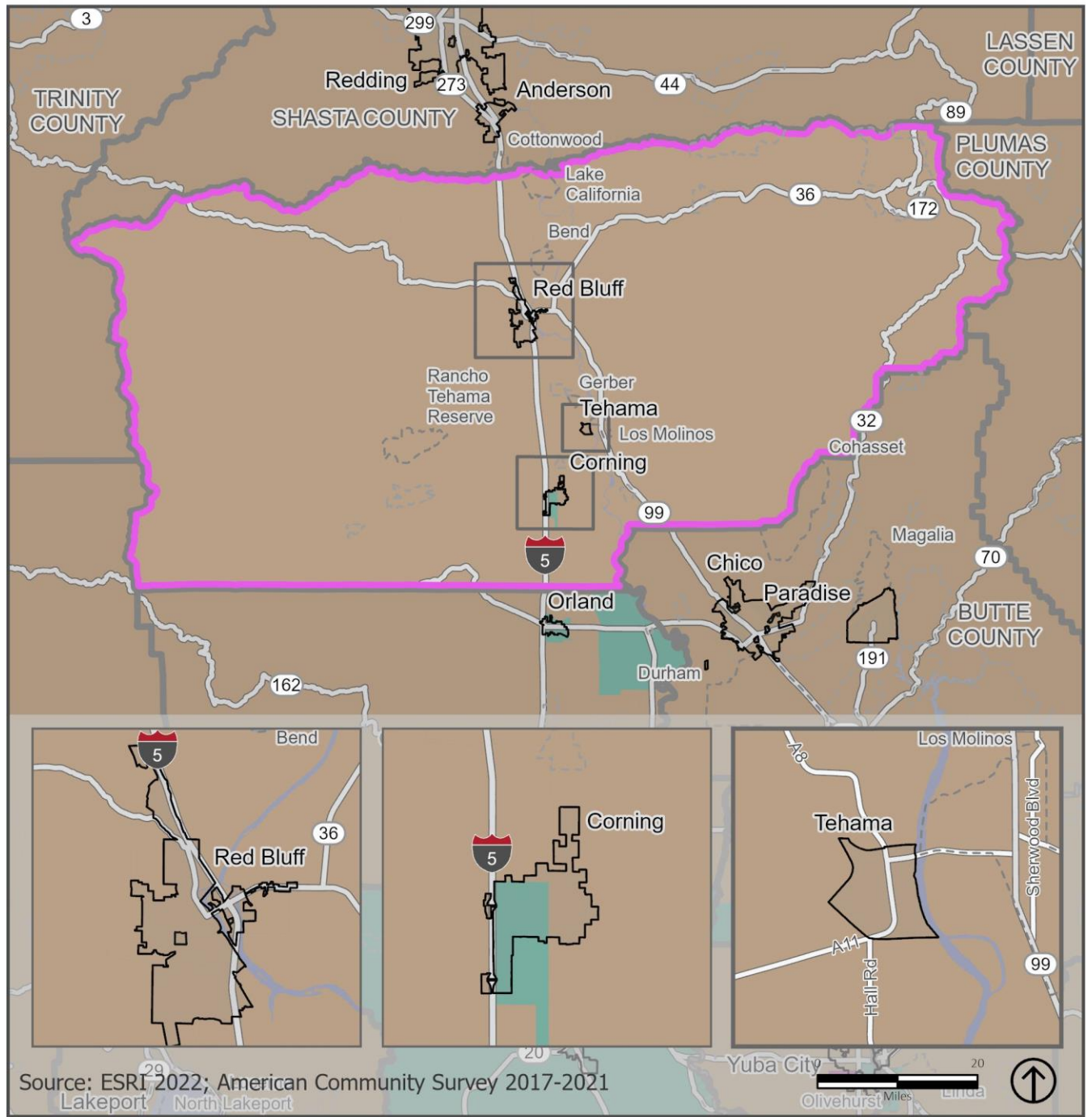
As part of this Implementation Measure, the City will also actively recruit residents from neighborhoods of concentrated poverty (including the lower-resource west side of the city) and multilingual residents from the Hispanic or Latino community to serve or participate on boards, committees, and other local government bodies.

Table IV.1 Population by Race/Ethnicity

Race/Ethnicity	Tehama City		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
White (Non-Hispanic or Latino)	80.7%	67.1%	73.4%	66.9%	54.6%	42.2%	75.3%	70.9%	72.4%	66.4%	83.5%	79.6%	40.7%	35.8%
Hispanic/Latino of Any Race	13.3%	21.7%	21.2%	22.8%	42.0%	50.6%	17.8%	22.8%	21.4%	26.3%	6.7%	7.5%	37.2%	39.5%
Black or African American (Non-Hispanic or Latino)	0.0%	0.0%	0.4%	2.7%	0.0%	0.0%	0.9%	0.3%	0.7%	0.8%	0.4%	0.6%	5.8%	5.4%
Native American or Alaska Native (Non-Hispanic or Latino)	0.0%	3.7%	1.8%	1.3%	1.1%	0.9%	1.9%	1.1%	1.8%	1.1%	1.6%	3.1%	0.4%	0.3%
Asian (Non-Hispanic or Latino)	0.0%	1.2%	0.9%	2.1%	0.8%	4.0%	1.2%	1.2%	1.1%	1.8%	1.1%	2.1%	12.9%	14.7%
Other (Non-Hispanic or Latino)	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%	3.7%	0.3%	0.4%
Two or More Races (Non-Hispanic or Latino)	6.0%	6.2%	2.4%	3.8%	1.3%	2.3%	2.8%	3.5%	2.5%	3.4%	6.2%	3.2%	2.4%	3.6%

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

Figure IV.1 Predominant Population, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

White alone, not Hispanic or Latino

Hispanic or Latino

Black or African American alone, not Hispanic or Latino

Asian alone, not Hispanic or Latino

American Indian and Alaska Native alone, not Hispanic or Latino

Two or more races, not Hispanic or Latino

Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino

Some other race alone, not Hispanic or Latino

2. Disability

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

The most common disabilities in Tehama County are ambulatory difficulties (15.3 percent), independent living difficulties (12.5 percent), and cognitive difficulties (11.6 percent). Ambulatory difficulties (serious difficulty walking or climbing stairs) are generally the most common disability in Tehama jurisdictions, which is also true of neighboring Trinity County. However, the City of Corning sees a lower rate of ambulatory difficulty (7.6 percent) more closely aligned with the State average (5.7 percent). Cognitive difficulties (difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem) and hearing difficulties are, respectively, the next most common disabilities in Tehama County jurisdictions after ambulatory difficulties. In Tehama County, rates of residents living with cognitive difficulties are highest in City of Tehama (15.3 percent), Red Bluff (12.4 percent) and Unincorporated Tehama County (12.1 percent). As described previously, rates in Corning (7.8 percent) are more similar to the state average (4.4 percent).

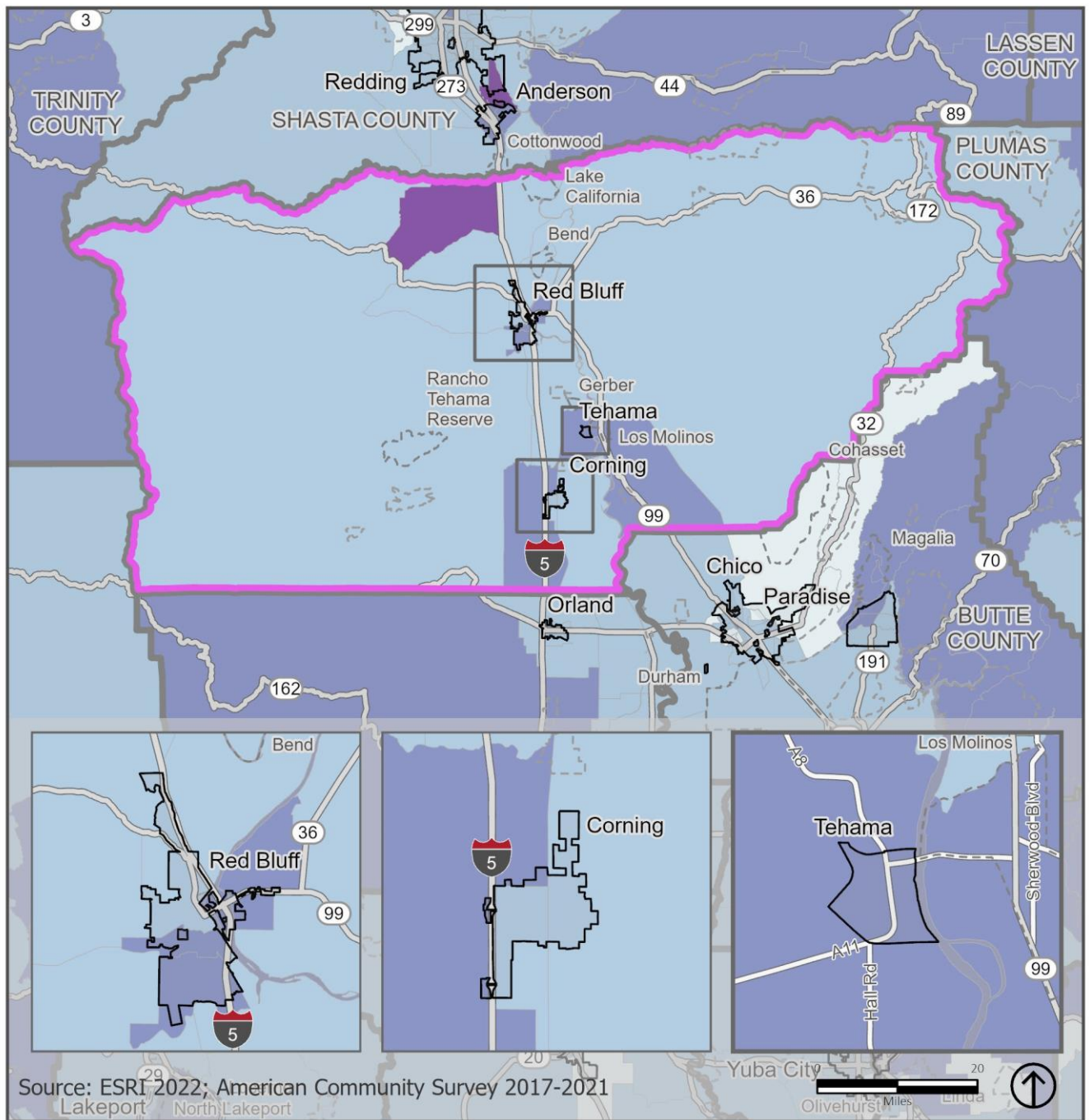
Locally, the City facilitates the development of housing that accommodates persons with disabilities by offering a reasonable accommodation request process, and by offering reductions to residential parking standards as needed. The City has not recently received any requests for reasonable accommodation, and there is no known area in the city where residents with disabilities are concentrated. In order to facilitate the development of housing that is appropriate for residents with disabilities, the City has included **Policy HP 2**, through which the City will fund when appropriate and support other entities' development of adequate housing and provision of services, especially for extremely low-, very low-, low-, and moderate-income households of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. Through **Implementation EH-2.1**, the City will also promote greater awareness of barrier-free housing, require multifamily housing developers to construct "barrier free" housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities.

Table IV.2 Population by Disability Type

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

Source: ACS 2012 and 2021 5-year Estimates

Figure IV.2 Population with a Disability, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

3. Familial Status

The proportion of family households is 70.0 percent in Tehama County and 68.6 percent statewide. Regionally, in Trinity County, only 51.5 percent of households are family households. Compared to other jurisdictions in the county, Corning has a higher percentage of households with five or more members (12.7 percent of households in Corning, compared to 10.5 percent of households in unincorporated Tehama County, the next highest rate). While it's possible that some of these households may be made up of unrelated adults, it also may suggest that those households in Corning that do have children have more children per household than households elsewhere in the County. Rates of family households are highest in Unincorporated Tehama County (73.8 percent) and Corning (72.7 percent), and lowest in the City of Tehama (55.0 percent). Due to their reliance on one income, and compounded by gender-based pay disparity, female-headed single-parent households tend to face disproportionately greater housing insecurity in comparison with other household types. Rates of this household type in Tehama County (6.0 percent) are generally consistent with the statewide average (6.0 percent) and higher than rates in other counties in the region, including Trinity County (2.8 percent). The highest rate is found in Red Bluff (13.8 percent) followed by Corning (9.5 percent, down from 16.9 percent in 2012) (**Figure IV.3**). As in other counties in the region, rates of single-parent households, and single-parent female-headed households, are higher in more densely populated urban areas and in low-resource areas. Rates outside of the region's population centers are consistent with other low-density rural and semi-rural areas in neighboring counties.

Head Start and Early Head Start programming in Tehama County is provided by Northern California Child Development, Inc (NCCDI). According to NCCDI's 2024 Community Assessment, between 2019 and 2021 Tehama County has seen a decrease of 7 percentage points in the percent of children under 12 with parents in the labor force for whom a licensed childcare space is available, from 31 percent in 2019 to 24 percent in 2021, which may be due to pandemic-related reductions in class sizes⁸. Three NCCDI Head Start centers are located in Corning, one on the west side of the city, one downtown, and one on the southeast side of the city. Columbia State Pre-School, located in Corning, also provides pre-school for students starting at four years old, or three years if in a low-income family and referred by Child Protective Services. The city has one Head Start program located on the southeast side of the city near Maywood Middle School, and several other daycare centers concentrated along Solano Street.

To promote housing opportunities and essential services to support lower-income households which may include female-headed households with children, the City has included **Policy HP 2**, through which it will support service providers that address the needs of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families by assisting them to access a variety of housing choices and services. Additionally, through this program will encourage the development of housing for these community groups by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

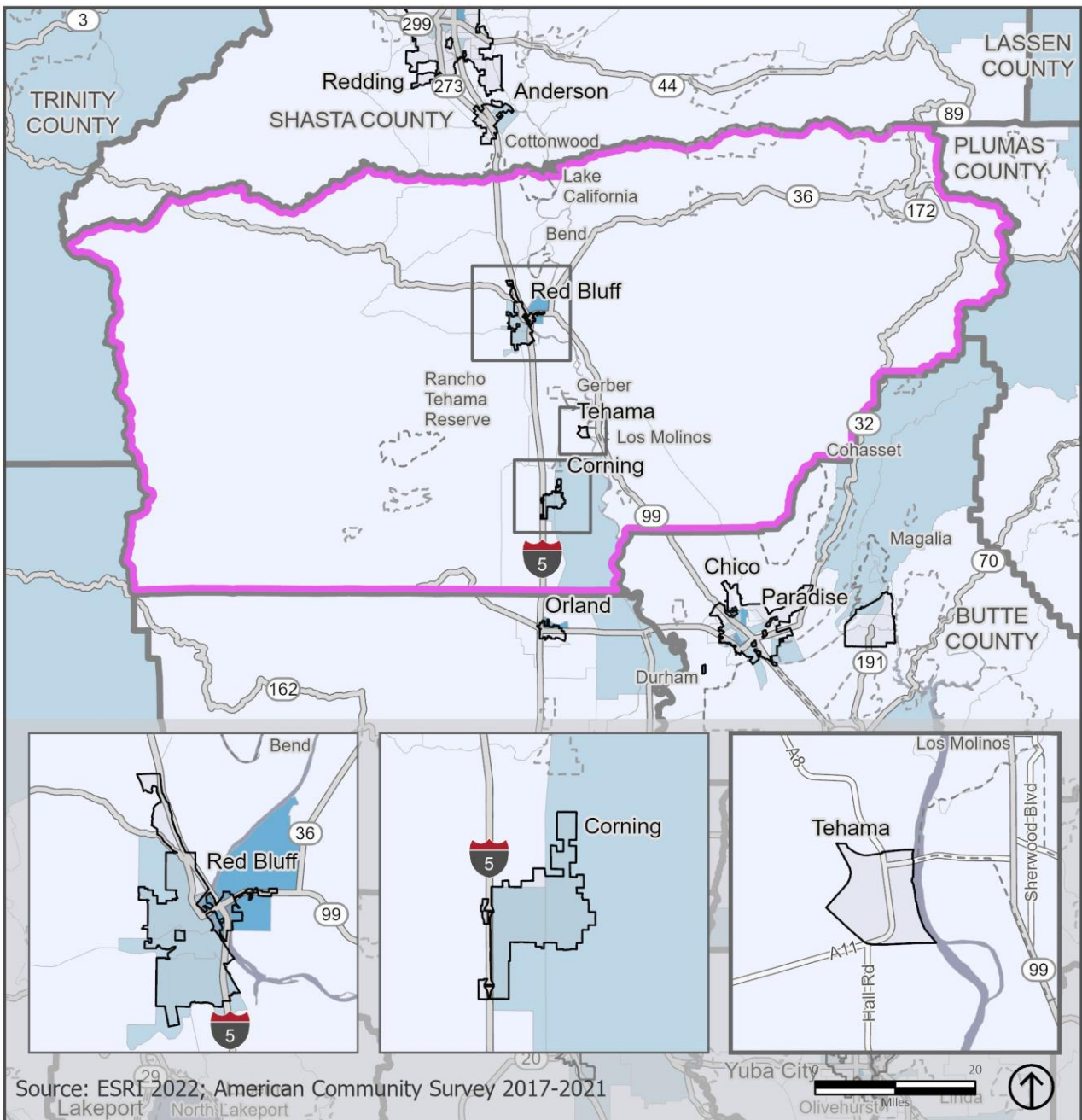
⁸ Northern California Child Development, Inc. *Community Assessment Update*. (2024). https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

Table IV.3 Population by Familial Status

Familial Status	Tehama City		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Family Households	73.4%	55.0%	56.1%	58.9%	75.8%	72.7%	69.3%	73.8%	66.9%	70.0%	61.2%	51.5%	68.6%	68.6%
Non-family Households	26.6%	45.0%	43.9%	41.1%	24.2%	27.3%	30.7%	26.2%	33.1%	30.0%	38.8%	48.5%	31.4%	31.4%
Percent Female-headed Single-Parent Households	9.1%	1.0%	13.4%	13.8%	16.9%	9.5%	4.3%	2.6%	7.7%	6.0%	2.2%	2.8%	7.2%	6.0%

Source: ACS 2011 and 2021 5 year estimates

Figure IV.3 Children in Female-Headed Households, Tehama County



4. Income

As is shown in **Table IV.4**, the median household income in Tehama County (\$52,901) is substantially lower than the state average household income (\$84,097). Relative to the average California household, households in Tehama County earn 37.1 percent lower incomes. Over the ten-year period between 2011 and 2021, median household income in Tehama County jurisdictions remained relatively consistent in relation to the statewide average, after accounting for wage growth and inflation. Across California, wages increased by 36.5 percent, while in Tehama County overall, wages also increased by 36.5 percent. However, this growth is not evenly distributed – household income in City of Tehama increased by 36.2 percent, outpacing income growth in Red Bluff (29.4 percent) and Corning (26.4 percent). Growth in median household incomes is greater than other counties in the region; for example, in neighboring Trinity County the median household income has only grown by 12.0 percent. (See **Figure IV.4**.)

As is shown in **Table IV.5**, the rates of households experiencing poverty (households with incomes below the poverty level in the previous year) are higher in Tehama County (18.7 percent) than the rate statewide (11.8 percent). Within the county, the jurisdiction with the highest rates of poverty is Red Bluff (25.1 percent). Corning's poverty rate is the lowest in the county at 14.1 percent but is higher than the statewide average. (See **Figure IV.5**.)

Most affordable housing in Corning is located on the far west side of the city, but these buildings are not all in close proximity to each other. Housing Choice Vouchers can provide opportunities for lower-income households to move to higher-resource areas. As of February 2024, there were 57 households in Corning with active vouchers. There is no known concentration of voucher users in any neighborhood within the city.

To promote housing mobility opportunities for lower income families, the City has included **Implementation Measure HP-2.1**, through which it will continue to coordinate with the Plumas County Community Development Commission and the Tehama County Community Action Agency, or other identified agencies, to maximize participation by Corning residents in the Housing Choice Voucher Program. Additionally, as part of **Implementation Measure HC-4.1** the City will use several strategies to secure the affordability of mobile home parks, which can be a more affordable housing option for lower-income households.

Table IV.4 Median Household Income

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

Source: ACS 2011 and 2021 5 year estimates

Table IV.5 Poverty Rate

Geography	Poverty Rate	
	2011	2021
Tehama City	8.4%	16.3%
Red Bluff	24.3%	25.1%
Corning	19.6%	14.1%
Tehama County (Unincorporated)	15.7%	17.2%
Tehama County	18.1%	18.7%
Trinity County	14.9%	16.8%
California	12.7%	11.8%

Source: ACS, 2011 and 2021 5 year estimates

Figure IV.4 Median Income, Tehama County

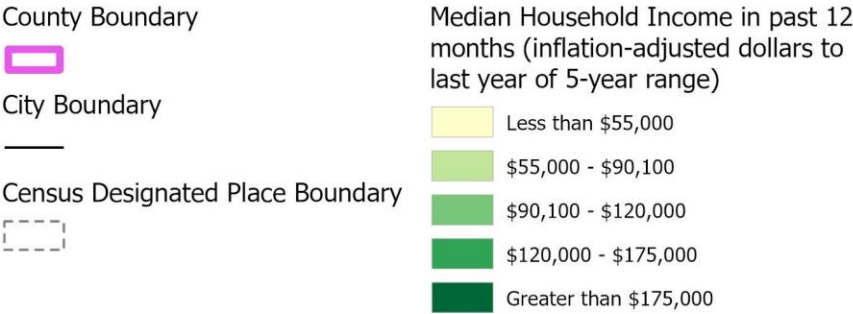
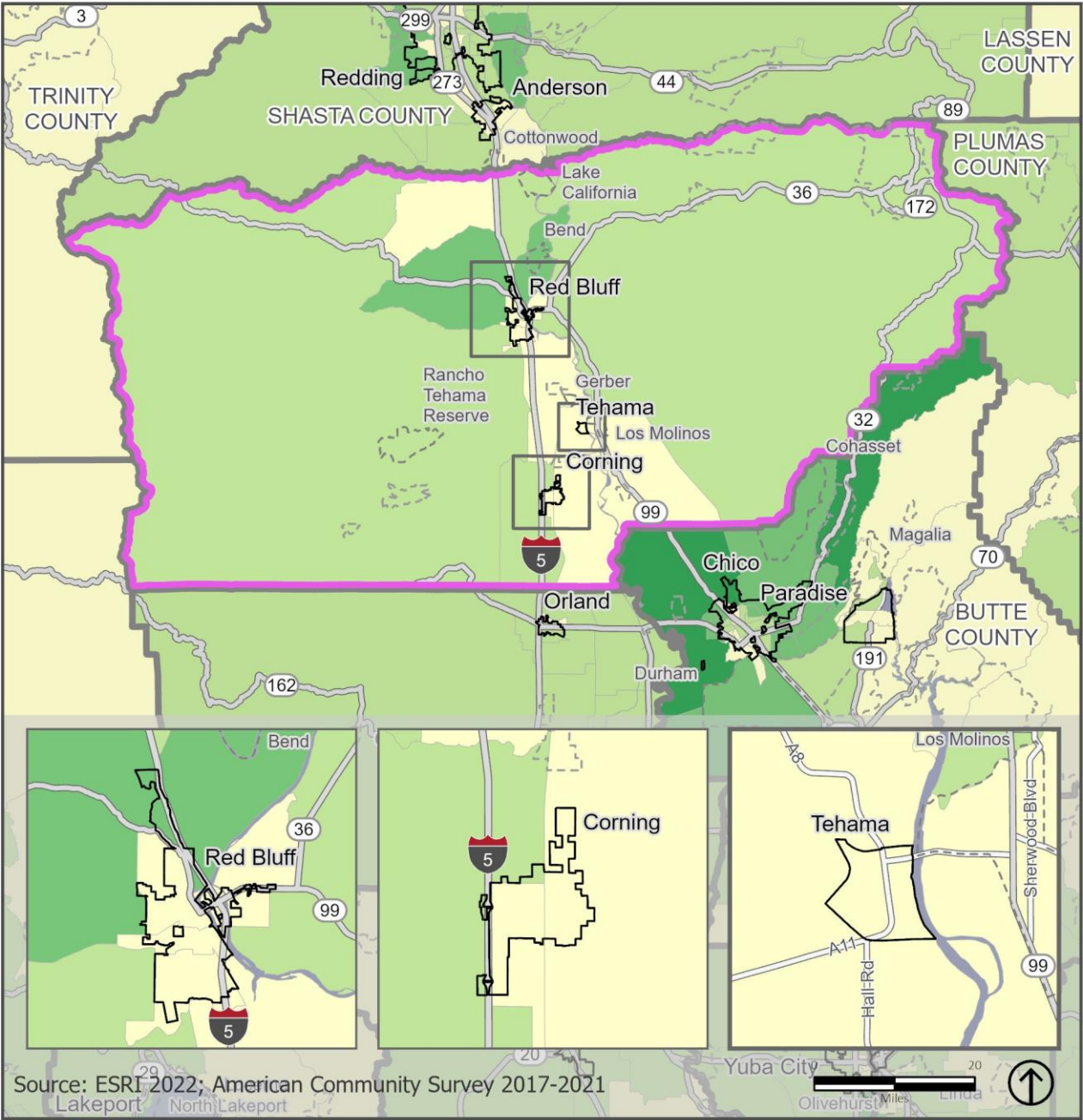
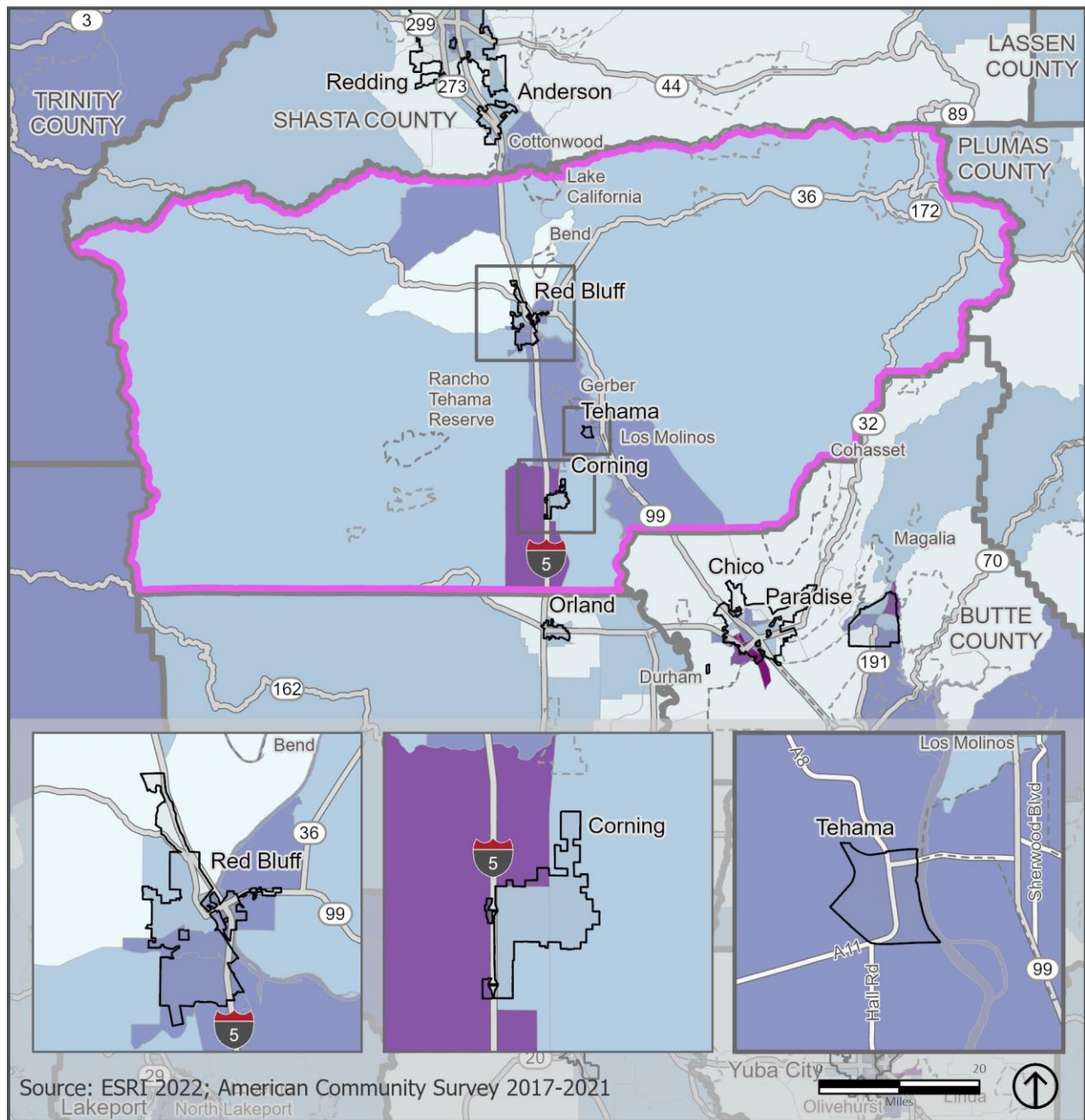


Figure IV.5 Percent of Residents with Incomes Below Poverty Level, Tehama County



County Boundary



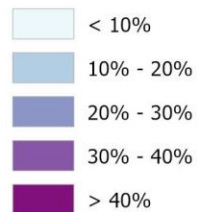
City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level



C. Concentrated Areas of Poverty and Affluence

5. Racially/Ethnically Concentrated Areas of Poverty

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

6. Racially Concentrated Areas of Affluence

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

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

D. Disparities in Access to Opportunity

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

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs (also referred to as actions and/or implementation measures) that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region.

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

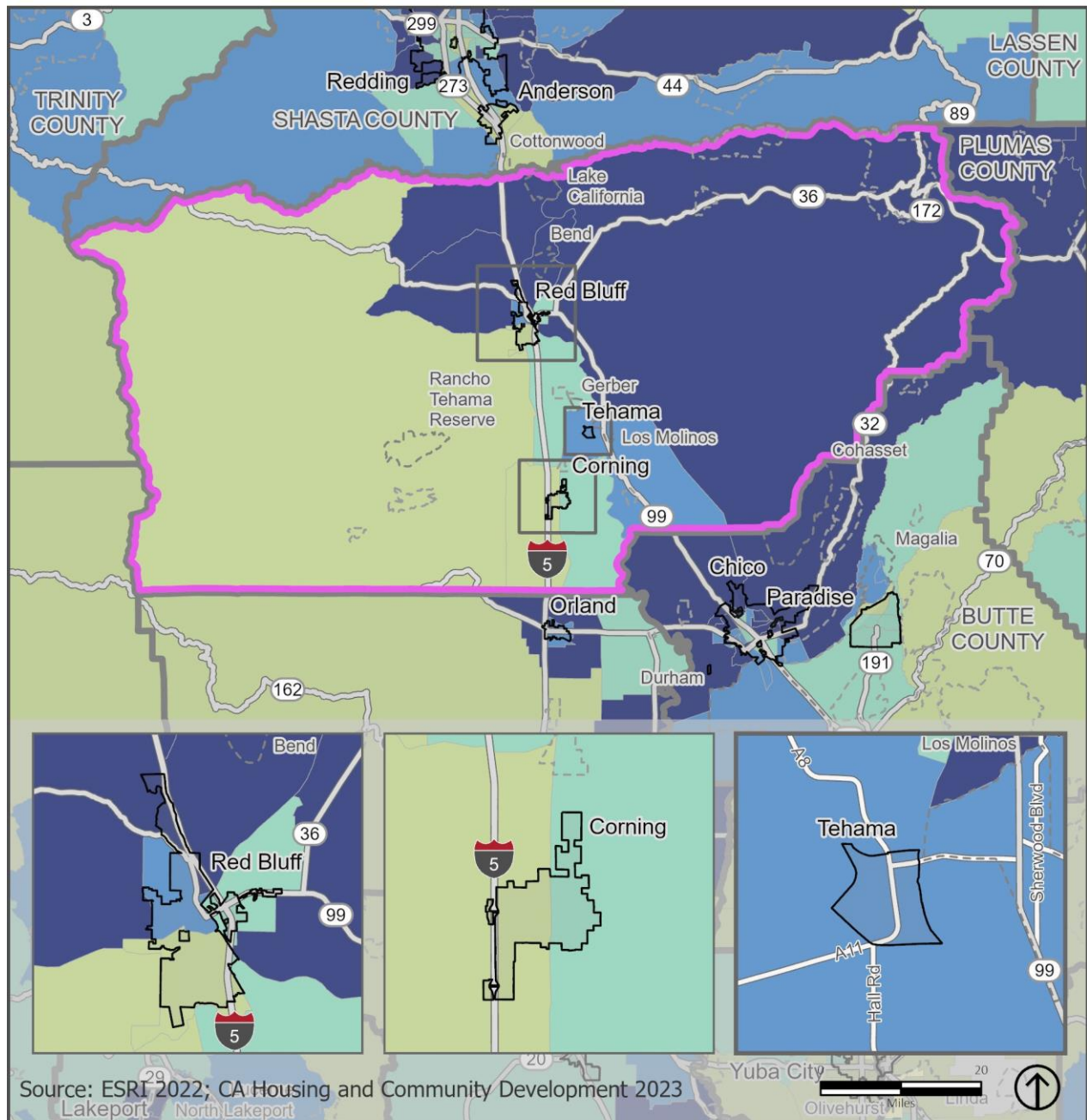
“**Moderate resource**” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job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

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

As shown in **Figure IV.6**, in Tehama County, low-resource areas are found in the region’s more rural census tracts and wilderness areas, including those in western Tehama County. Regionally, low-resource areas are also found in southwestern and northwestern Trinity County. Low-resource census tracts in more densely populated areas include tracts in and around the western side of the City of Corning and in the central and southern sections of the City of Red Bluff. Moderate and high-resource tracts are found in Tehama County along the I-5 corridor, including the City of Tehama, which is a high-resource area. Regionally, moderate and high-resource tracts are also located in central Trinity County, encompassing Hayfork. The county’s highest-resource areas are found in the north/northwestern areas of the county, including most of the western portion of the County. Regionally, they are also found in northern Trinity County, including the Weaverville CDP.

Within Corning, the city is divided between three census tracts, with one covering the east side of the city, another on the west side covering much of the west side of the city, and a third wrapping around the west side of the city to cover small sections of the northwest and southwest sides of the city. TCAC has designated the two census tracts on the west side of the city as low-resource areas, whereas the east side of the city is designated as a moderate resource area. This matches the City’s understanding of differences between the communities, as higher-income households are typically located on the east side of the city, and many schools are located in this area as well.

Figure IV.6 TCAC Opportunity Areas, 2023, Tehama County



County Boundary









City Boundary



Census Designated Place Boundary



TCAC Opportunity Areas

-  Highest Resource
-  High Resource
-  Moderate Resource
-  Low Resource
-  High Segregation & Poverty
-  No Data

7. Education

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

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

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

Table IV.6 shows performance on standardized testing along with other education outcome indicators by school district in Tehama County. As shown in the table, many districts in Tehama County have student performance scores on standardized tests that are below standard for the grade level. Lassen View Elementary and Evergreen Middle School are two exceptions: students in these schools scored above the standard for English Language Arts, and just below the standard in Mathematics. Vina Elementary is another exception, with scores above the state standard in both English Language Arts and Mathematics. Across the region, most districts have a majority of students that are considered socioeconomically disadvantaged, and several schools in Tehama County, including Corning Union Elementary, Los Molinos Unified, Richfield Elementary, Gerber Union Elementary, and Corning Union High, have high percentages of students that are English Language Learners. Both socioeconomic disadvantage and being an English Language Learner are characteristics which can influence student performance on standardized tests.

As with many schools in the region, schools that serve Corning have standardized test scores below the State standard. The majority of students in all of Corning's schools are considered socio-economically disadvantaged, and in many of Corning's schools there is a particularly high percentage of students who are English-language learners, both of which can influence student performance on standardized tests. While community members are allowed to choose their school within the district, there are no schools that are in higher demand than any other, and there are no private or charter school options in the city. Corning also has three schools that serve students who require a separate learning environment for students who do not perform well in traditional schools and may need additional assistance, may need the flexibility of studying from home, or may be placed in these schools due to behavioral issues: these include Columbia Academy, Corning Independent Study, and Centennial Continuation High. However, according to NCCDI's 2024 Community Assessment, Corning Union High School graduates are more likely to attend a four-year college than any other Tehama County high school⁹. Corning High School also provides adult education opportunities.

To promote access to improved education opportunities, as part of **Implementation Measure EH-1.2**, the City will meet with school district representatives to analyze whether housing security poses a barrier to student achievement, and as affordable projects are developed, will require developers to coordinate with the school district to conduct marketing to district households.

⁹ Northern California Child Development, Inc. *Community Assessment Update*. (2024). https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

Table IV.6 School Performance

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Woodson Elementary	Corning	-86.3	-99.2	20.2%	4.4%	90.4%	0.7%	43.1%
West Street Elementary	Corning	-80.1	-85.3	25.2%	0.9%	90.1%	0.6%	38.6%
Olive View Elementary	Corning	-65	-72.3	18.3%	1.8%	89.2%	0.4%	47.3%
Maywood Middle	Corning	-74.2	-104	17.3%	10.8%	87.8%	0.7%	35.3%
Rancho Tehama Elementary	Corning	-120	-84.6	39.4%	3.7%	100%	2.2%	34.4%
Columbia Academy	Corning	n/a	n/a	54.4%	48.3%	81.8%	18.2%	9.1%
Corning Independent Study	Corning	n/a	n/a	n/a	0.0%	64.3%	0.0%	14.3%
Centennial Continuation High	Corning	-187.4	-206.4	n/a	24.4%	86.1%	2.5%	31.6%
Corning High	Corning	-38.5	-136.7	n/a	8.7%	76.9%	1.1%	26.9%
Kirkwood Elementary	Corning	-35.4	-25.3	2.9%	2.8%	45.1%	0.0%	5.9%
Richfield Elementary	Corning	0	-27.1	4.9%	0.0%	43.3%	0.0%	27.7%
Evergreen Community Day School (K-5)	Cottonwood	n/a	n/a	n/a	n/a	100%	0.0%	0.0%
Evergreen Community Day School (5-8)	Cottonwood	n/a	n/a	n/a	n/a	80.0%	0.0%	0.0%
Evergreen Institute of Excellence	Cottonwood	-31	-86.6	0.0%	0.0%	54.8%	0.0%	0.7%
Evergreen Elementary	Cottonwood	-9.9	-0.5	26.0%	0.4%	59.2%	1.9%	5.5%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Evergreen Middle	Cottonwood	7	-16.9	25.3%	8.8%	56.5%	1.5%	4.8%
Flournoy Elementary	Flournoy	-35.9	-107.5	18.4%	0.0%	60.0%	0.0%	8.9%
Gerber Elementary	Gerber	-74.9	-110	24.8%	2.5%	83.7%	0.0%	35.1%
Lassen View Elementary	Los Molinos	8.9	-0.7	12.8%	0.0%	48.6%	0.8%	4.7%
Los Molinos High	Los Molinos	-7.5	-85.2	n/a	5.4%	66.7%	0.5%	10.8%
Los Molinos Elementary	Los Molinos	-33.2	-53.4	26.4%	3.1%	81.8%	0.8%	33.9%
Plum Valley Elementary	Paynes Creek	n/a	n/a	n/a	0.0%	94.7%	5.3%	10.5%
Tehama Oaks High	Red Bluff	n/a	n/a	n/a	0.0%	100%	12.5%	12.5%
Lincoln Street	Red Bluff	-58.7	-97.9	6.8%	0.0%	77.5%	1.4%	7.0%
Tehama eLearning Academy	Red Bluff	-55.2	-165.4	26.9%	0.0%	75.9%	0.9%	1.7%
Antelope Elementary	Red Bluff	-9	-16.8	21.8%	0.0%	58.8%	1.3%	6.1%
Lassen-Antelope Volcanic Academy (LAVA)	Red Bluff	-30.5	-100.8	3.7%	0.0%	75.5%	0.0%	0.0%
Berrendos Middle	Red Bluff	-6.5	-23.8	20.8%	15.4%	57.4%	0.4%	2.0%
Bend Elementary	Red Bluff	-6.1	-25.9	17.0%	2.0%	53.1%	0.0%	6.1%
Bidwell Elementary	Red Bluff	-49.3	-64.7	29.9%	3.3%	76.2%	0.5%	6.0%
Jackson Heights Elementary	Red Bluff	-53.5	-55.2	33.3%	7.2%	82.6%	0.7%	14.6%
Vista Preparatory Academy	Red Bluff	-68.8	-124.8	33.7%	16.0%	83.8%	1.1%	14.0%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
William M. Metteer Elementary	Red Bluff	-70	-82.3	22.9%	3.3%	88.1%	0.9%	22.2%
Red Bluff Community Day	Red Bluff	n/a	n/a	n/a	36.4%	100%	0.0%	0.0%
Salisbury High (Continuation)	Red Bluff	-125	-219.7	n/a	5.8%	79.1%	0.0%	15.5%
Red Bluff High	Red Bluff	-15.3	-80.8	n/a	4.6%	66.1%	0.9%	5.1%
Reeds Creek Elementary	Red Bluff	-7.7	-58.2	10.9%	0.5%	58.0%	1.7%	0.6%
Vina Elementary	Vina	16.7	28	20.2%	0.0%	63.6%	0.0%	15.2%

Source: California School Dashboard, 2023

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

8. Economic

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less favorable economic conditions, while scores exceeding 0.8 indicate more favorable economic conditions. The factors that are incorporated into the economic domain score are median home values, poverty levels, employment levels, and the proximity of residents to job opportunities.

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

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

The city is relatively compact, and commercial areas, grocery stores, and restaurants are equally accessible to residents across the city. Solano Street, which functions as the city's Main Street, runs from east to west through the middle of the city and is the main commercial corridor for the city. Other commercial areas in the city include Highway 99 (Edith Avenue), which runs north to south on the west side of the city parallel to I-5, and the southern end of the city that extends south along I-5, which terminates in a commercial area with several truck stops. Major employers outside of these commercial areas include Bell-Carter Foods on the east side of the city, the School District, and the City. Outside of the city, other major employers are the Rolling Hills Casino, Sierra Pacific Industries lumber mill, and the Walmart Distribution Center.

Cellular service is available throughout the city, and there are no known issues with signal availability. Wireless internet is also available, and the school district recently invested in internet access for all students living in Corning.

To discourage displacement and address limited local employment opportunities, as part of **Implementation Measure EH-1.1**, the City will partner with the Corning Chamber of Commerce and other community business leaders to identify ways to encourage small business development in the city. Additionally, as part of this Implementation Measure the City will partner with organizations such as Shasta College and the Job Training Center to identify opportunities to provide job training within the community, particularly on the west side, which is a lower-resource area.

9. Transportation

Corning is served by Tehama Rural Area eXpress (TRAX). Route 5 operates in Corning, and stops at significant commercial, social, and residential sites, including the Senior Center, Garden Apartments, and City Hall. Stops are primarily located on major streets, including Highway 99-W, Solano Street, and Toomes Avenue. The majority of streets in Corning are within 0.5 miles of a stop, with the exception of a small collection of streets on the north side of the city. The route completes seven weekly runs between 7 a.m. and 5 p.m. The route also continues south to Rolling Hills Casino and north to Spring Mountain Apartments, providing access to resources for residents of these areas. TRAX also provides a dial-a-ride transit service called ParaTRAX for seniors 55 years and older and persons with disabilities. ParaTRAX operates Monday through Saturday. Many individuals aged 65 and older choose to use their senior passes and ride TRAX for free. There is an additional TRAX service that provides medical transportation, Medical Transportation Service (METS), which employs volunteer drivers to transport eligible residents to and from medical appointments, which serves residents of Tehama County and transports residents within Tehama County and to Shasta, Glenn, and Butte Counties.

Tehama County's regional GIS viewer shows an inventory of collisions in the city between 2013 and 2023. None of the collisions in Corning that were included in this dataset were fatal or caused severe injuries. However, collisions that caused either visible injuries or complaints of pain were primarily concentrated on higher-traffic roads, such as Highway 99-W, Solano Street, Marguerite Ave, and Fig Lane.

There is a general need for updated infrastructure citywide, including streets and water infrastructure, but it is not concentrated in any area of the city. The City recently completed sidewalk connectivity projects around two elementary schools. There is currently a bike lane on Solano Street from West Street to Chicago Avenue. Additional bike lanes are proposed to continue east along Solano Street as far as Marguerite Avenue, as well as on Colusa Street, Blackburn Avenue, South Street, Toomes Avenue, Fig Lane, and 1st Street. Tehama RTPA's 2019 Active Transportation Plan (ATP) for the county identifies a lack of curb ramps and bike lanes in central Corning as an area for future investment¹⁰. The ATP lists several projects that have been programmed for future investment, including crosswalk enhancements on Marguerite Avenue. The ATP also has programmed Class 1 bike lanes into the Blackburn Moon Drain and along Jewett Creek; Class 2 bike lanes along South Street, West Street, and 1st Street. The ATP also includes a regional bike route on Highway 99 from South Avenue to Gallagher Avenue, near the Rolling Hills Casino via Highway 99W and Liberal Avenue, to Woodson Bridge Recreation Area, and to Black Butte Lake via Corning Road, which will better connect the city with adjacent unincorporated areas as well as recreation and open space opportunities.

To promote place-based revitalization, as part of **Implementation Measure EH-1.2** the City will review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies at least every other year. This will include, but is not limited to, the construction of curb ramps and sidewalks as well as implementing planned bike lanes.

¹⁰ <https://tehamartpa.org/wp-content/uploads/2020/06/final-atp-2020.pdf>

All Transit

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

In Tehama County, AllTransit Scores are generally low, with most areas seeing scores around 1.0. The City of Red Bluff, the highest in the area, scores 2.5. Because AllTransit performance scores represent a ranked rating of all block groups in the country, low scores in Tehama County reflect the state of transit access compared to both high-density urban areas and other rural areas. As shown in **Table IV.7**, a small proportion of residents in Corning commute by public transportation, a finding consistent with AllTransit scoring. This is typical for other communities in the region, which have seen decreasing rates of residents commuting by public transportation. However, commute rates do not account for non-commute trips, such as trips for shopping.

Table IV.7 Regional AllTransit Scores

Jurisdiction	AllTransit Score	Percent of workers commuting by public transportation	
		2012	2022
Tehama City	0.8	0.0%	0.0%
Red Bluff	2.5	2.3%	0.0%
Corning	1.5	0.0%	0.1%
Trinity County	0.9	2.3%	1.0%
Tehama County	1.0	0.0%	0.0%

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

10. Other Infrastructure and Open Space Investments

The City has received a grant through the Statewide Park Development and Community Revitalization Program (SPP), funded through Prop 68, to construct a recreation center, city plaza, splash pad, and amphitheater, and complete a downtown streetscape improvement project. The City is looking for an additional three million dollars to complete this project (see **Implementation Measure EH-1.2**). However, the project is on track, and it is estimated that the project will break ground in fall 2024.

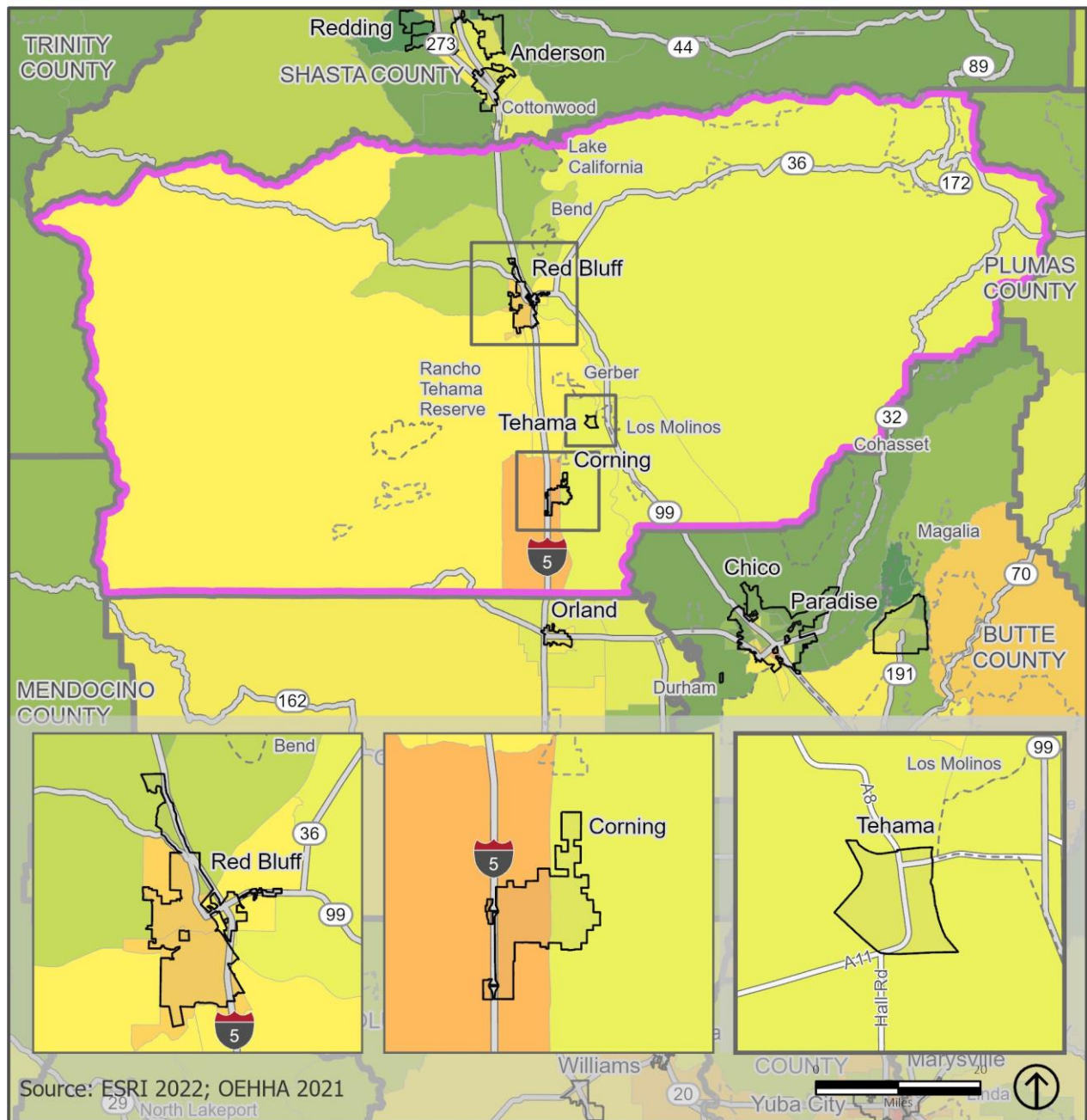
The City also recently received a California Department of Water Resources (DWR) grant for a new well, a new backup generator, and an extension of the waterline approximately 5,200 ft. The City will be using American Rescue Plan Act (ARPA) funds to extend water and sewer to the west side of I-5 at the Corning offramp.

11. Environment

The CalEnviroScreen environmental health evaluation system indexes social and environmental factors to evaluate potential effects of environmental conditions on health outcomes. In Tehama County, outcomes as reported through CalEnviroScreen are consistent with other comparable counties in the region. As shown in **Figure IV.7**, higher scores, which indicate more negative

factors, are found in the region's more densely developed areas, including in and around the City of Corning and City of Red Bluff, a pattern consistent with other areas of the region and state. In more sparsely populated rural areas, scores indicate generally moderate to positive environmental conditions. Tehama County does not have as positive of scores as much of the region, but also does not contain any tracts scoring above the 70th percentile (and therefore no Disadvantaged Communities under SB 535), indicating relatively positive conditions in comparison with many other counties in the state. The environmental factors that had the highest-ranking level of concern citywide include pesticide exposure, groundwater threats, and impaired drinking water, all of which are common in communities near agricultural operations, as were a high rate of asthma. On the west side of the city, lead from housing was also indicated as a factor of concern. As part of **Implementation Measure EH-1.2**, the City will collaborate with the County of Tehama and the Tehama County Air Pollution Control District on pollution prevention and mitigation programs to address potential environmental concerns, particularly on the city's west side. The City will also seek funding from HUD and other agencies as available to provide financial assistance for lower-income households to pursue lead abatement.

Figure IV.7 CalEnviroScreen Score, Tehama County



County Boundary



Census Designated Place Boundary



City Boundary



CalEnviroScreen 4.0 - Percentile Score

1 - 10% (Lowest Scores)

11 - 20%

21 - 30%

31 - 40%

41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

E. Disproportionate Housing Needs, including Displacement

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

12. Overpayment

Renters

Housing represents a significant percentage of the total cost of living for many households in California. Households which spend more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in Tehama County face elevated rates of overpayment.

As shown in **Figure IV.9**, in Tehama County, the census tracts with the highest rates of renters overpaying for housing are all found in and around the Cities of Red Bluff and Corning. The tract with the highest rate (64 percent) is found in the northwest section of Red Bluff, in a high-resource area that also sees relatively higher rates of single-parent, female-headed households, consistent with other findings on adverse housing conditions for this household type, as previously described. While most residents of unincorporated Tehama County see rates of overpayment ranging between 20 and 40 percent, tracts along the I-5 corridor see rates between 40 and 60 percent, reflecting higher development and population density in these areas, including the Cities of Corning, Tehama, and Red Bluff, and several CDPs, including Vina, Richfield, Los Molinos, Las Flores, Gerber, Proberta, and Lake California. Tehama County has similar or lower rates of renter overpayment when compared to neighboring areas outside the county. The City of Corning has lower rates of renter overpayment than the unincorporated County area as well as Red Bluff and has similar overpayment rates to the City of Tehama. Though rates of renter cost burden are high overall, there is no known area of concentration of renter cost-burden in the city, nor of higher rates of eviction in a particular area of the city.

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

To encourage the development of new affordable housing opportunities for renters who may be overpaying for housing, as part of **Implementation Measure HP-2.1**, the City will continue to discuss prospective development plans with for-profit and non-profit developers and encourage them to produce housing affordable to extremely low, very low- and low-income households. Through this Implementation Measure the City will also facilitate affordable housing development by conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; incentives and/or fee deferrals; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

Owners

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

In Tehama County, the percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 15 and 54 percent by census tract. Three census tracts see rates of cost-burdened homeowners higher than 50 percent, found on the low-resource south side of the City of Red Bluff (54 percent), a small portion of which extends into unincorporated Tehama County (see **Figure IV.8**, Homeowners Overpaying for Housing). The next highest rate (52 percent) is in a tract entirely in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west. As previously described, this highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, and 33 percent of whom live with one or more disability. Senior residents on fixed incomes are vulnerable to fluctuation in housing and repair costs and are at elevated risk of displacement. The third tract is immediately east of the City of Corning and includes the east side of the city (51 percent), in an area where residents face several other housing-related issues, as described elsewhere in this section. As is shown in **Table IV.8**, rates of overpayment among homeowners in Tehama County jurisdictions have decreased between 2012 and 2020, while rates of renter overpayment have increased in Red Bluff, City of Tehama, and Tehama County have increased during the same period. The City of Corning has the highest rate of owner cost-burden in Tehama County at 34.8 percent. There is no known area of concentration of homeowner cost-burden in the city, nor of higher rates of foreclosure in a particular area of the city.

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

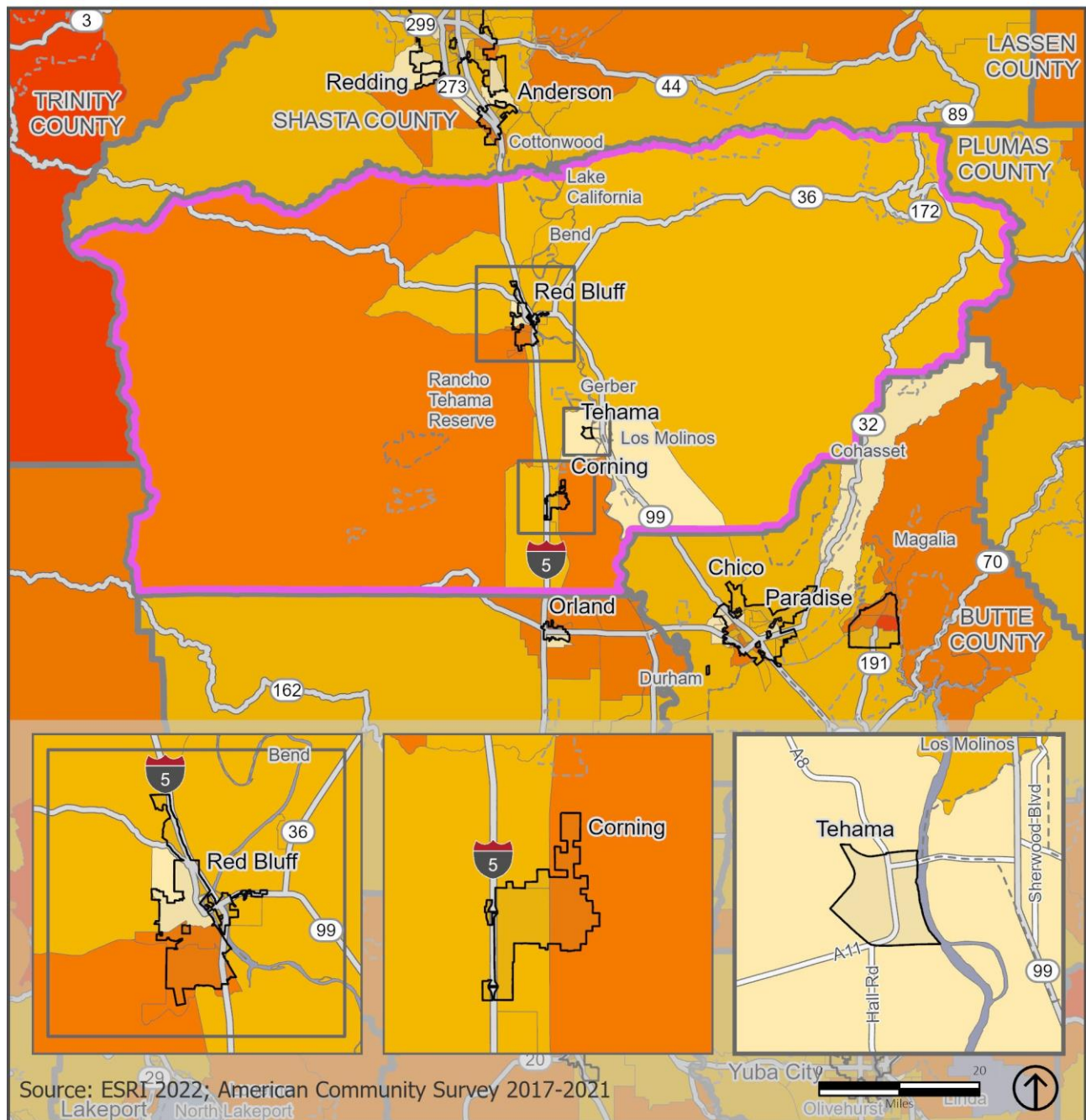
To encourage the development of housing ownership opportunities, as part of **Implementation Measure HP-2.1**, the City will continue to pursue funding from the HOME Investment Partnership Program (HOME) and other state and federal programs, such as Community Development Block Grant (CDBG) funds, which can be used to provide home purchase financing assistance as well as to fund development or rehabilitation of ownership housing. The City will also continue to partner with organizations such as Community Housing Improvement Program (CHIP) to support the provision of their programs, including the mutual self-help housing program.

Table IV.8 Households by Overpayment

Households Paying >30% of Income for Housing Costs	Tehama City		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Owner Households	35.5%	17.8%	32.2%	16.7%	38.3%	34.8%	33.6%	27.6%	33.9%	26.6%	23.8%	26.0%	41.2%	29.3%
Renter Households	30.0%	36.0%	51.5%	56.9%	44.9%	34.6%	41.9%	46.3%	45.8%	48.9%	42.0%	48.5%	50.4%	49.5%
Total Households	32.6%	23.7%	43.1%	40.3%	41.3%	34.6%	35.7%	32.0%	38.0%	34.1%	28.6%	33.1%	45.1%	38.3%

Source: CHAS 2016 - 2020, 2006 - 2010

Figure IV.8 Homeowners Overpaying for Housing, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

< 20%

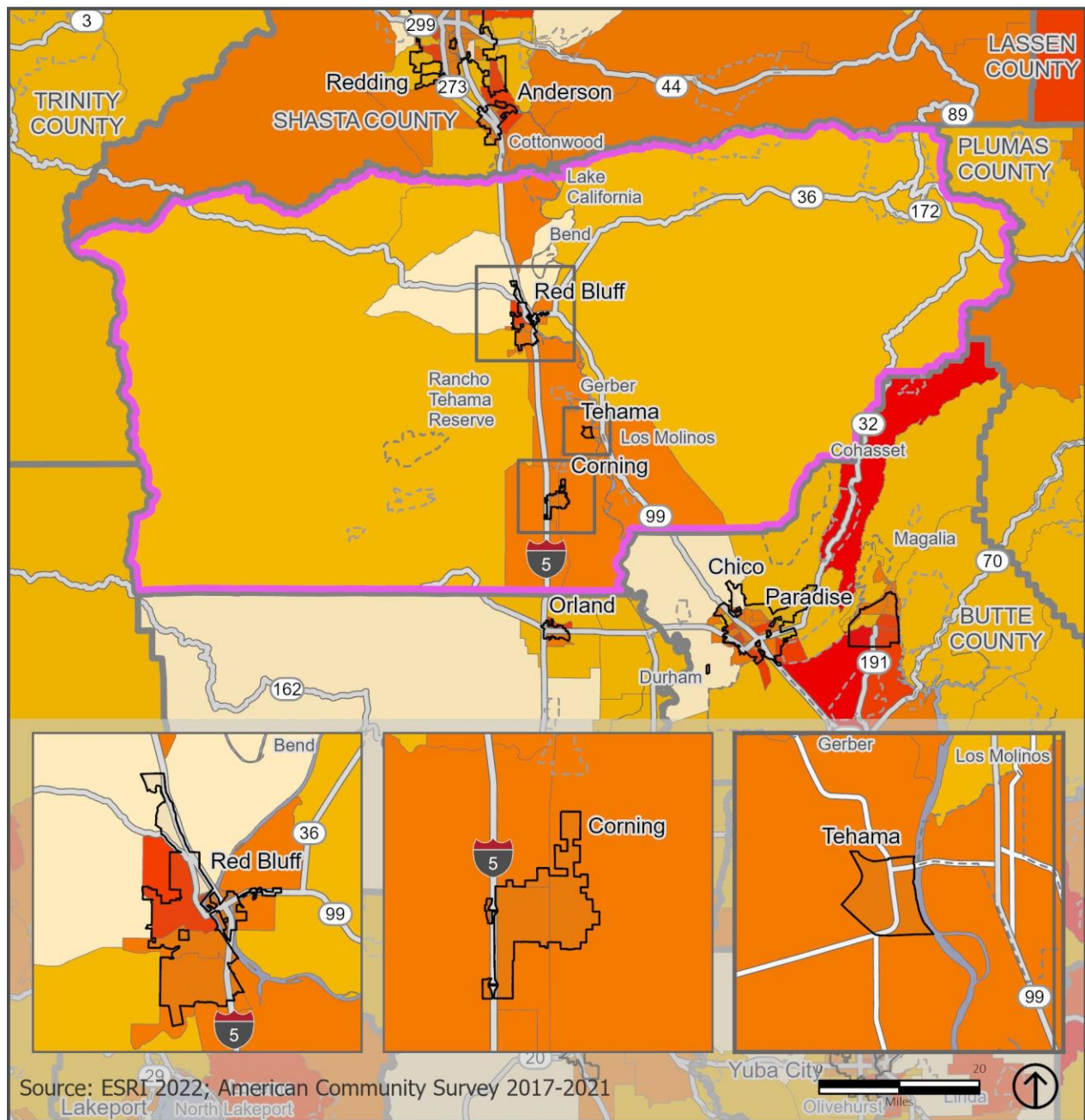
20% - 40%

40% - 60%

60% - 80%

> 80%

Figure IV.9 Renters Overpaying for Housing, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



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

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

13. Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration. Rates of overcrowding in Tehama County are generally low; tracts that do not intersect with incorporated jurisdictions all see rates of less than 5 percent (see **Figure IV.10**, Rates of Overcrowding). As shown in **Table IV.9**, Tehama County has seen an overall reduction in renter overcrowding between 2011 and 2021. In comparison, neighboring Trinity County has seen an increase during the same period. Overcrowding among homeowners has remained relatively stable during this time in both Counties. Several communities have seen particularly notable reductions in rates of overcrowding over the preceding ten years, including Corning and Weaverville, while others have seen distinct increases, including among homeowners in Red Bluff, as well as renters in Trinity County overall.

The spatial distribution of overcrowded units in the region generally tracks with TCAC/HCD Opportunity Area resource designations. Most census tracts see a proportion of overcrowded units of less than 5 percent. Tracts with overcrowding rates of 5 percent or more are found in low-resource areas around and including the south side of the City of Red Bluff (5.5 percent) and the area immediately west of the City of Corning which includes the northwest side of the city (11.4 percent), the latter encompassing the Paskenta Rancheria, home to the Paskenta Band of Nomlaki Indians. Nationally, Native Americans living on tribal lands face some of the worst housing conditions in the United States, including overcrowding. Nearly 16 percent of households on tribal lands nationwide live in overcrowded conditions, compared to 2 percent nationally, a pattern consistent with data on overcrowding on unincorporated Tehama County's tribal lands¹¹. However, it is also worth noting that the Native American population in Tehama County is relatively small and, in some cases, local data had margins of error higher than the total count, so these statistics may require additional research to verify. Regionally, rates of overcrowding over 5 percent are also found in the southwestern section of Trinity County (5.9 percent),

The spatial distribution of severely overcrowded units is consistent with the pattern of overcrowded units. The spatial distribution and demographic trend of residents living in severely overcrowded conditions within unincorporated Tehama County is consistent with many other low-density rural and semi-rural areas in the region, including Trinity, Shasta, Glenn, and Butte Counties. Within Tehama County, only two tracts see rates of 5 percent of units or more experiencing severe overcrowding, one of which is the same low-resource tract encompassing two small sections of the City of Corning found west of I-5, as well as the Paskenta Rancheria (6.5 percent). The other area with a relatively higher rate of severe overcrowding (5 percent) is adjacent to the first, located immediately to the east of the Paskenta Rancheria. This moderate-resource tract is bounded by Kirkwood Road to the west and the Sacramento River to the east and includes the eastern half of the City of Corning. Incorporated areas generally see higher population densities and are subsequently subject to higher rates of overcrowding. Additionally, these two tracts are among Tehama County's more diverse areas. Residents of these two census tracts with elevated rates of severe overcrowding identify as having Hispanic or Latino origin at rates of 43 percent and 45 percent, respectively.

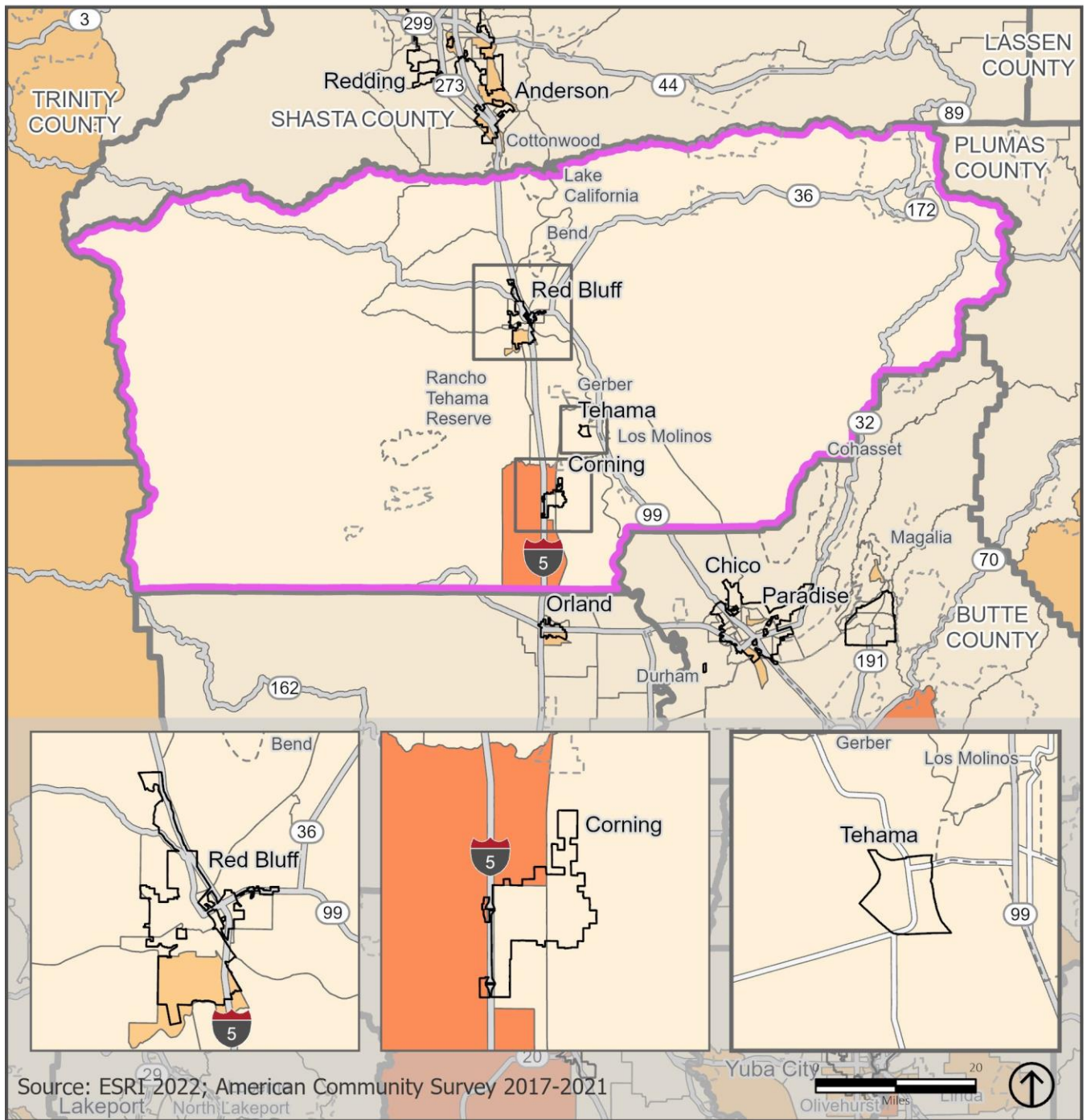
¹¹ National Low Income Housing Coalition. "Housing Needs on Native American Tribal Lands". (2022.) <https://nlihc.org/sites/default/files/Native-Housing.pdf>

Table IV.9 Households by Overcrowding

Households Experiencing Overcrowding	Tehama City		Red Bluff		Corning		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Percent of Owner Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	0.0%	1.4%	3.5%	4.6%	4.7%	0.9%	2.4%	2.3%	2.0%	2.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	0.0%	0.0%	0.6%	0.0%	0.0%	6.4%	0.1%	1.5%	0.3%	0.5%	0.7%	0.8%
Percent of Renter Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	0.0%	0.0%	6.9%	4.4%	12.8%	3.7%	9.0%	3.0%	4.0%	7.2%	8.0%	7.7%
Percent of Renter Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	0.0%	0.0%	2.6%	0.2%	3.3%	2.4%	3.0%	1.1%	3.7%	0.0%	5.2%	5.5%
Percent of All Households Overcrowded	0.0%	1.0%	7.4%	4.6%	10.4%	6.7%	5.9%	4.0%	3.9%	4.2%	8.1%	8.2%

Source: ACS 2011 and 2021 5 year estimates

Figure IV.10 Rates of Overcrowding, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Overcrowded Units

Less than 5%

5% - 10%

10% - 15%

15% - 20%

More than 20%

14. Housing Conditions

Houses in the central areas of the city and on the city's east side tend to be older than in the census tract that contains the northwest side of the city. In the census tract on the near west side of the city, the largest percentage of homes were built in the 1950s, and on the east side the largest percentage of homes were built in the 1970s. On the far west side, in the census tract that includes the northwest side of the city, the largest percentage of homes were built between 2000 and 2009. In recently built subdivisions, typical lot sizes ranged between 4,000 and 6,000 square feet, which in many zones is the smallest lot size permitted.

There is no area of the city with a higher than average rate of homes in need of rehabilitation, however older homes are more prevalent in the central areas of the city and on the city's east side. Older homes tend to be the most commonly in need of rehabilitation, though owners of some newer buildings defer maintenance and create a need for rehabilitation. Code enforcement complaints are most commonly related to garbage or other messy properties. The City is working to take a more proactive approach to code enforcement.. The City has a receivership program based on State law that applies to dilapidated properties where the owner is absent or unwilling to address issues. The City started to use the program in approximately 2023 and has so far processed two properties this way. Both were demolished. Each property had a single-family home that was vacant for over a decade.

To support the conservation, maintenance, improvement, and rehabilitation of existing housing, as part of **Implementation Measure HC-1.1**, the City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by lower-income households, and will evaluate the availability of financial assistance in the form of grants, low-interest, and deferred payment loans.

15. Persons Experiencing Homelessness

According to the City's law enforcement department, an average of 10 to 12 homeless residents are estimated to live in the city at any given time, though this number fluctuates. Homeless community members are most frequently seen on the west side of the city near creeks, bridges on Highway 99, at truck stops, and near Safeway. The Tehama County Continuum of Care conducted a Point in Time (PIT) count in January 2023, during which volunteers counted and surveyed homeless community members countywide. According to the 2024 draft update to the County's 10-Year Plan to End Homelessness, at that point there were 304 homeless persons in Tehama County. The majority of persons counted identified as White, and the majority identified as Non-Hispanic/Non-Latino. The PIT count reported 43 unsheltered persons in Corning¹².

Northern California Child Development, Inc (NCCDI) manages the Home Address Program, which provides families with housing search assistance and connects them to other housing resources. The program also provides emergency financial support to families to assist with application fees, rental deposits, and some limited rental assistance¹³. Poor and the Homeless (PATH), located in Red Bluff, also provides assistance with housing searches, deposit assistance, and up to six months of rental assistance for eligible homeless community members

¹² Johnston, George. "Survey Finds Homelessness Slightly Up in Tehama County". (October 20, 2024). Red Bluff Daily News. <https://www.redbluffdailynews.com/2024/01/20/survey-finds-homelessness-slightly-up-in-tehama-county/>

¹³ Northern California Child Development, Inc. *Community Assessment Update*. (2024). https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

seeking housing in Tehama County. Tehama County Community Action Agency, also located in Red Bluff, also provides deposit assistance for extremely low income households.

In stakeholder interviews with local service providers conducted as part of Tehama County's 2024 update to its 10-Year Plan to End Homelessness, participants noted that the city has a need for more low-income affordable housing as well as more housing available to those who are undocumented, and that it would be helpful to have more community services located in Corning. Additionally, they noted that it would be helpful to have more bilingual English/Spanish services available in the city.

To facilitate the development of housing and shelter opportunities for community members experiencing homelessness, as part of **Implementation Measure RC-1.1**, the City will amend its definition of emergency shelter in the zoning to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

16. Displacement

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

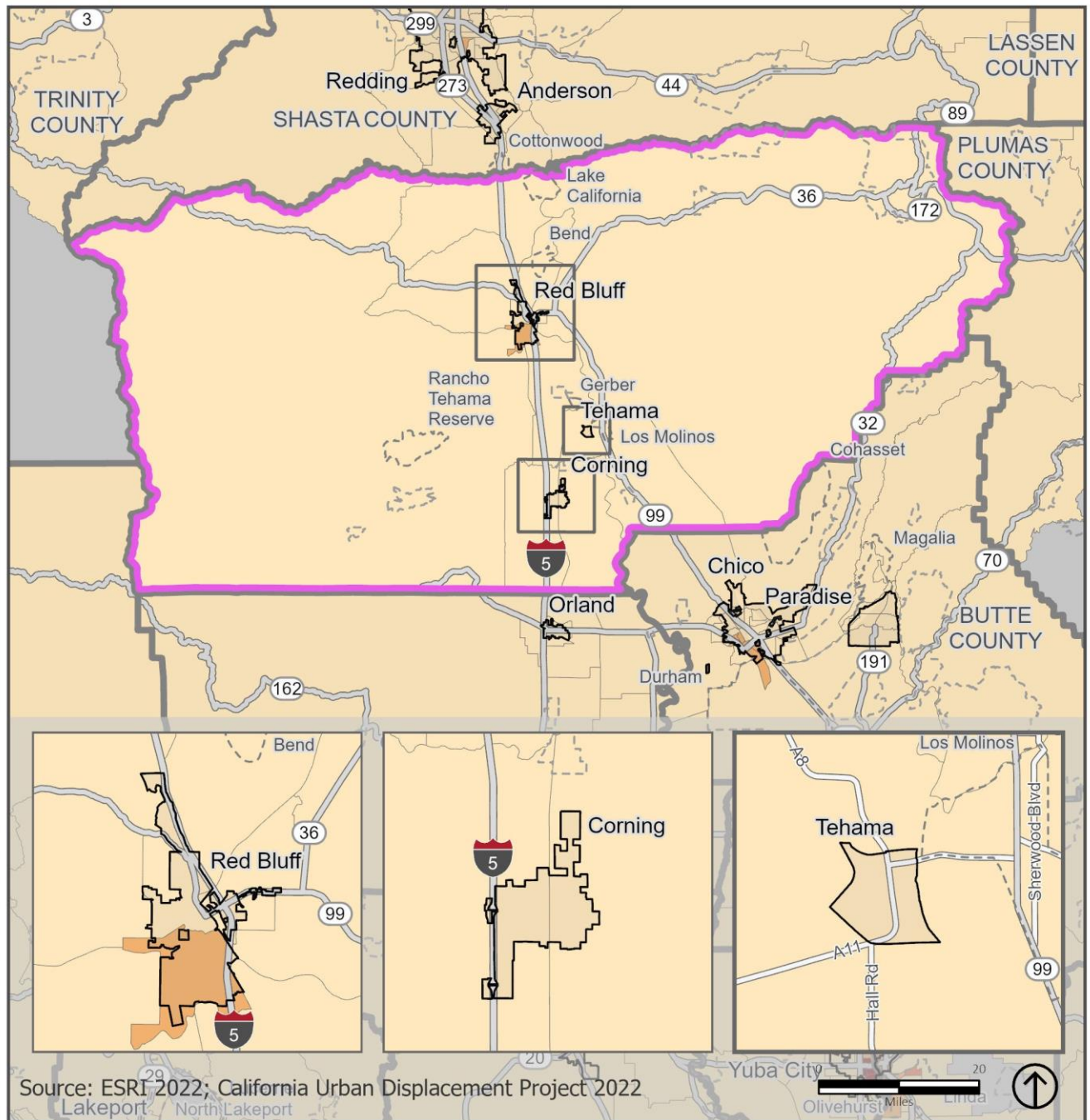
- **Lower Displacement Risk:** the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** the model estimates there is potential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

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

Figure IV.12 shows the region's fire hazard severity zones and demonstrates the widespread distribution of high and very high fire hazard severity zones in rural, unincorporated areas of Tehama County. This is typical for much of rural northern California. In Tehama County, most urban areas in the I-5 and Highway 99 corridors, including Corning, are in moderate or lower fire hazard severity zones. While formal defensible space inspections are not performed, the City Fire Chief does regularly check for overgrown fields to mitigate burn risk. The nearest high and very high fire hazard severity zones are located just southwest of Corning in the unincorporated county area.

Figure IV.13 shows the region's FEMA flood areas. There are very few 1 percent or 0.2 percent flood hazard areas in Trinity County, all located in the immediate vicinity of rivers. In Tehama County, wider sections of the region along the Sacramento River and its tributaries are categorized as being in these flood hazard areas, including sections of the area between I-5 and Highway 99. The southwestern end of Corning is in a flood zone, as are areas along creeks on the east side of the city and near Kirkwood Road. While much of the city's residential areas are not in flood zones, the large flood area on the city's southwest side includes the Lazy Corral Trailer & RV Park.

Figure IV.11 Risk of Displacement, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Overall Displacement Risk

Low Data Quality

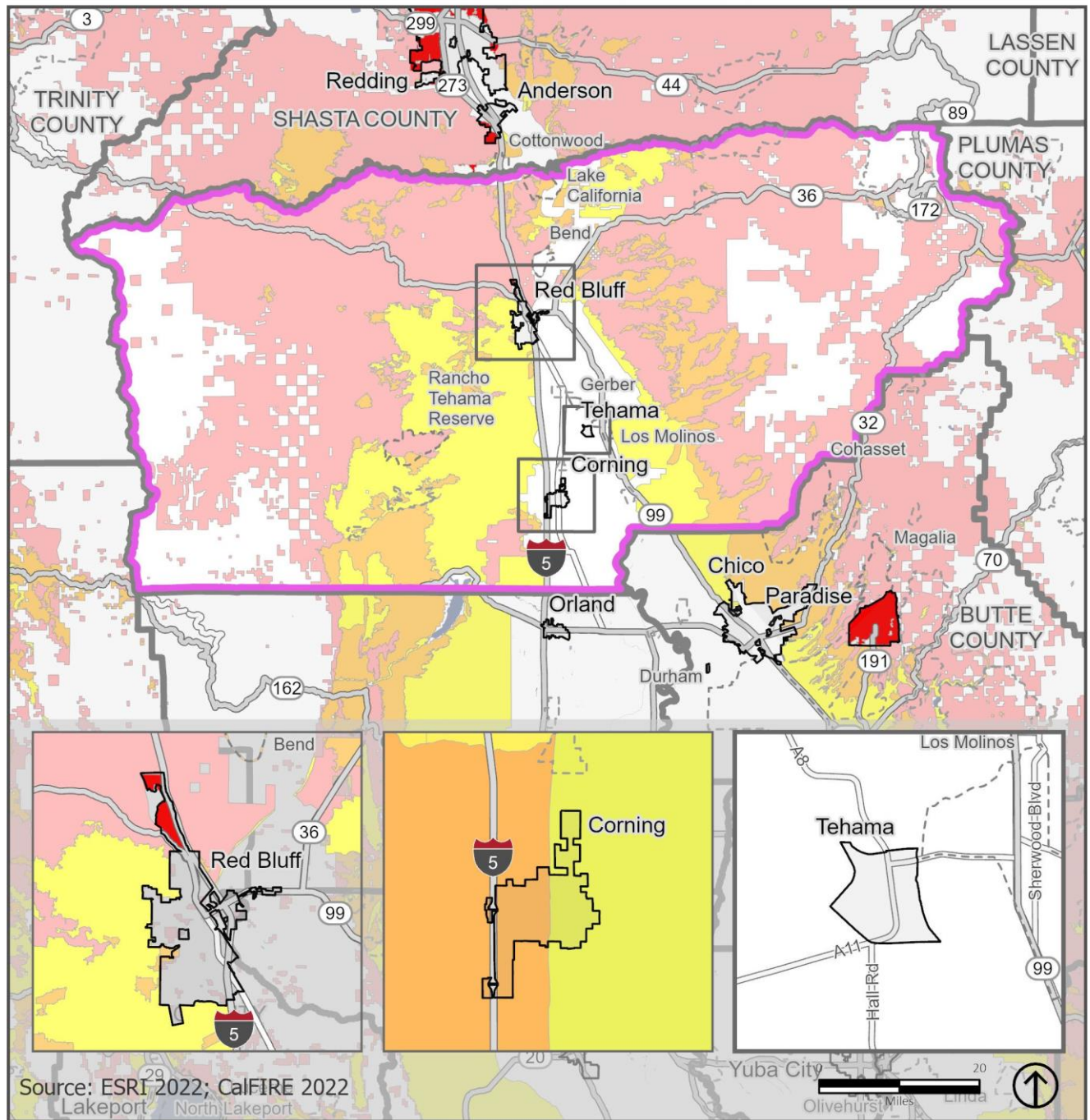
Lower Displacement Risk

At Risk of Displacement

1 Income Group Displacement

2 Income Groups Displacement

Figure IV.12 Fire Hazard Severity Zones, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Fire Hazard Severity Zones

State Responsibility Areas

Moderate

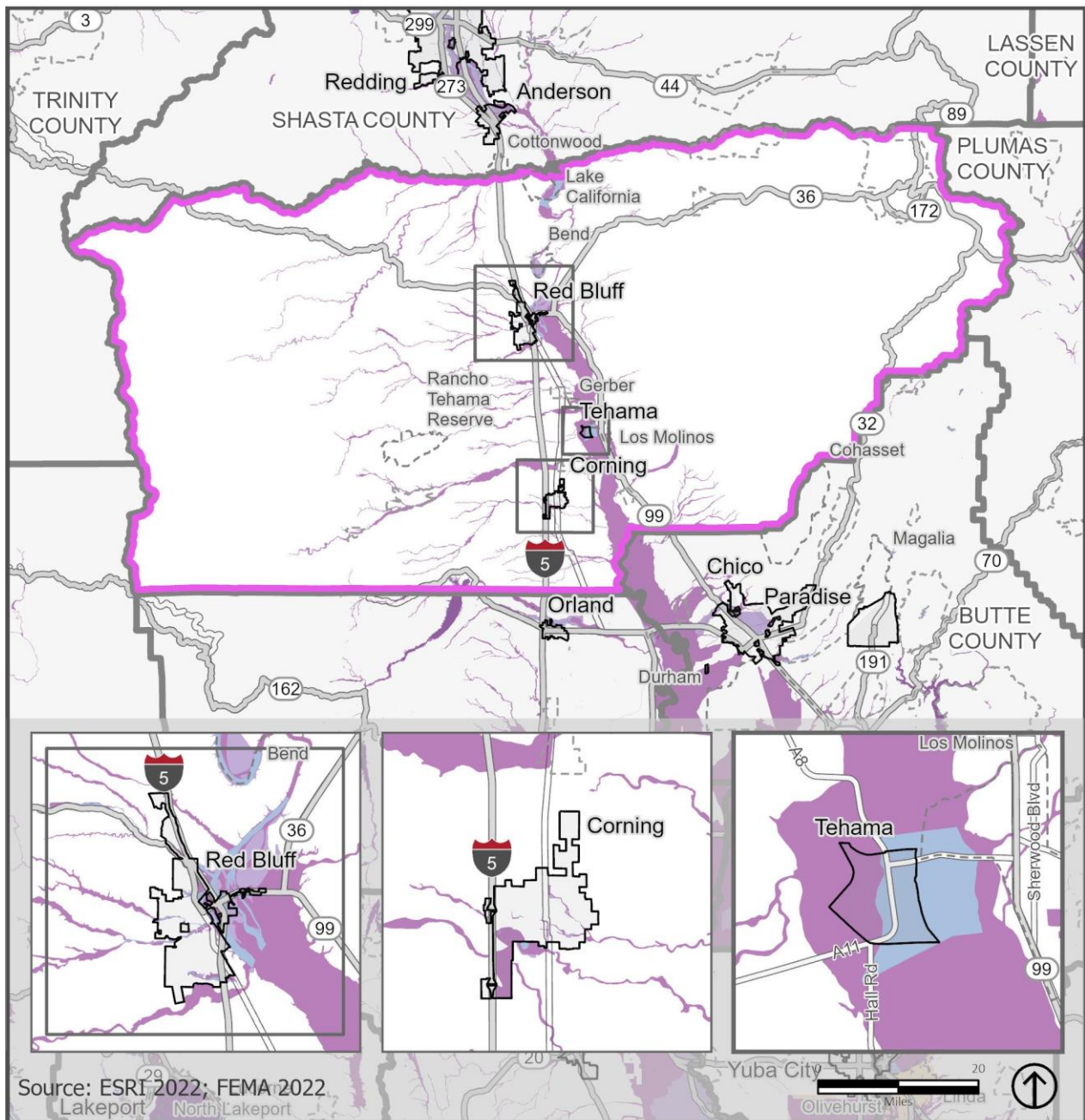
High

Very High

Local Responsibility Areas



Figure IV.13 Flood Hazard Areas, Tehama County



County Boundary









City Boundary



Census Designated Place Boundary



Special Flood Hazard Areas (FEMA)

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

F. Enforcement and Outreach Capacity

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

17. Local Outreach and Fair Housing Issues

As part of the Housing Element update process, the city set up a table at a night market to obtain feedback and provide information, took a poll on social media, and hosted joint presentations with the Planning Commission and City Council. Input received as part of the community event and social media poll indicated that low-income households, households with children, and people who work in Corning were considered the three most underserved groups in the city, and that single-family homes, rental apartments, and permanent supportive housing were the most needed housing types in the city. To incorporate this feedback, the City has included **Policy HP 2** and its associated implementation measures, through which the City will pursue funding when appropriate and support other entities' development of adequate housing and provision of services, especially for extremely low-, very low-, low-, and moderate-income households of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families.

18. Fair Housing Outreach Capacity

The City posts fair housing resources in public buildings, and as part of **Implementation Measure EH-1.1** the City will post this information on the city's website. The City's website has a translation feature, and if translation is requested for meetings, the City accommodates this request. Some printed materials are also published in both English and Spanish. According to the 2018-2022 ACS, 43.8 percent of Corning residents speak a language other than English at home, and of these, 31.9 percent speak English less than "very well". Spanish is the most common non-English language spoken in Corning, and 32.2 percent of residents who speak Spanish at home speak English less than "very well". Other common languages spoken in the city are languages spoken in India, but there are not many limited English speakers within this community. There have been no recent outreach efforts specific to fair housing issues within the city.

19. Fair Housing Enforcement

Between 2013 and 2022, there were a total of 20 fair housing inquiries made in Tehama County according to the United States Department of Housing and Urban Development's (HUD's) Fair Housing and Employment Office. Of these, 3 were in Corning. No basis was given in any of these inquiries. The City has not received any fair housing complaints or questions but would first refer any questions to the city's legal counsel.

20. Compliance with Fair Housing Laws

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

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

Table IV.10 Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code Section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	The City currently permits density bonuses compliant with Government Code Section 65915 et seq. through Chapter 17.62.040 of its municipal code.
No Net Loss Law	Government Code Section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	City is in compliance.
Housing Accountability Act	Government Code Section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The City permits emergency shelters by-right without discretionary review in the R-4 zone and does not condition the approval of affordable housing differently from other housing projects of the same type.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	The City currently has a process in place to process projects under SB 35. However, as part of Implementation Measure HP 2.1 the City will provide the public with information on the SB 35 process.

Title	Statute	Description	Compliance Efforts
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	The City defers to State law SB 330.
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations.	In compliance
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	In compliance
Assembly Bill 686	Government Code Section 8899.50	The City has completed this AFH analysis and has identified programs to address identified fair housing issues.	This analysis has been completed
Equal Access	Government Code Section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	In compliance

G. Identified Sites and Affirmatively Furthering Fair Housing

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

One pipeline project and 66 sites were selected as part of the RHNA inventory, including four sites identified as being likely to develop at rents or sales prices affordable to lower-income households. The pipeline project is also planned to develop at rental prices affordable to lower-income households. **Table IV.11**, Site Capacity By Income By Neighborhood, presents the RHNA capacity by census tract. Socioeconomic conditions in each census tract are summarized below.

East Side (Census Tract 10): The tract is considered a Moderate Resource area by TCAC. The area has a median household income of \$49,383, and just over 10 percent of households have incomes under the poverty line. Just under one-third of households are renters. Residents are predominantly Hispanic or Latino of Any Race, but there is a significant White, non-Hispanic or Latino minority. Within the two block groups in this tract where RHNA sites are located, the block group closer to the center of the city between 3rd Street and Marguerite Avenue has a higher concentration of White, non-Hispanic residents than Hispanic residents, while in the block group east of Marguerite Avenue, the inverse is true. The largest share of homes in this tract were built in the 1970s. The area has a very low rate of overcrowding. More than half of renter and owner households are cost-burdened, and housing and transportation costs combined constitute more than half of the average household's income.

This side of the city includes the largest share of the city's RHNA sites capacity (44.3 percent), including more than two thirds (71.5 percent) of the lower-income unit capacity and over half (57.9 percent) of the moderate-income unit capacity. The sites identified for lower-income housing in this area are in close proximity to essential resources such as schools and parks. This census tract is also the highest-resource area by TCAC's analysis, so the development of lower-income housing in this area is expected to improve housing mobility for lower-income households.

Northwest Side (Census Tract 11.01): The tract is considered a Low-Resource area by TCAC, and primarily includes unincorporated areas around Corning along with a small section within the northwest side of the city. The area has a median household income of \$55,053, and 31 percent of households in this tract had incomes below the poverty level. Though the tract has a significant percentage of lower-income families, the tract also has a higher percentage of households with incomes above \$150,000 per year than the other two tracts (8.7 percent of households, compared to 5.5 percent of households in tract 10 and 1.7 of households in tract 11.02). Tract 11.01 also has a higher percentage of households with incomes between \$50,000 and \$74,99 than the other two tracts, which influences the relationship between the high level of poverty compared to the median household income. More than half of renters are cost-burdened, and just under one third of homeowner households are cost-burdened. The rate of overcrowding is higher than on the east side (11.4 percent, compared to 2.7 percent on the east side). Houses in this area tend to be newer, with the largest percentage of homes built between 2000 and 2009. Along with Tract 11.02, this tract has a less positive CalEnviroScreen score than Tract 10 (with scores in the 70th percentile on the west side vs the 46th percentile on the east side), though

it is worth noting that the CalEnviroScreen scoring system combined Tracts 11.01 and 11.02 during that analysis, and older homes with lead paint in Tract 11.02 may influence that score.

Just under one-quarter of the city's RHNA housing unit capacity was identified in this census tract. This includes 28.5 percent of the lower-income unit capacity and 26.1 percent of above moderate-income unit capacity. This census tract has the highest median household income of any of the three tracts, so it's not assumed that the development of lower-income housing in this area will create a concentration of lower-income households on this side of the city. The site identified to accommodate lower-income households is also close to Corning Union High School, which could be a benefit to families living in these housing units.

West, Middle, and South Sides (Census Tract 11.02): The tract is considered a Low-Resource area by TCAC and is a predominantly Hispanic or Latino area of the city. The median household income is \$49,634, and 10.7 percent of households in the census tract have incomes below the poverty level. Renter overpayment is a notable issue in this tract, with 54.5 percent of renters experiencing cost burden. The largest share of homes in this census tract were built in the 1950s. As noted above, this tract has a CalEnviroScreen score in the 70th percentile, which may be influenced by the presence of lead paint in older buildings in this area.

No lower-income unit capacity was identified in this census tract. This tract includes 42.1 percent of the moderate income unit capacity and 45.2 percent of the above moderate-unit capacity. Therefore, it is not expected that a concentration of lower-income households will be created or exacerbated by future development in this area. Additionally, the development of moderate and above moderate-income households in this area has the potential to encourage more income-integrated neighborhoods in close proximity to local services.

Table IV.11 Site Capacity by Income by Neighborhood

Neighborhood/ Area	Number of Households in Census Tract*	RHNA			
		Lower Income	Moderate Income	Above Moderate Income	Total
East Side (Census Tract 10)	2,369	98	22	78	198
Northwest Side (Census Tract 11.01)	740	39	0	71	110
West, Middle, and South Sides (Census Tract 11.02)	1,755	0	16	123	139
TOTAL		137	38	272	447

*Note: Includes all households in each Census Tract, which includes unincorporated areas outside of Corning. Data based on ACS 2017-2021.

21. Other Relevant Factors

Conditions of the development market have played a significant role in the availability of affordable housing in the city. Costs to developers compared to the potential return on investment are lower in Corning than in Chico or Red Bluff. Other factors that increase housing costs include requirements to install solar panel systems, as well as other mechanical systems. To help facilitate the development of affordable housing, the City has included **Policy HP 2**, through which the City will pursue funding when appropriate and support other entities' development of adequate housing. Through this policy, the City shall also facilitate assistance with and/or modify off-site development requirements to remove unnecessary governmental constraints to the maintenance, improvement, and development of lower-income housing projects, which may improve the potential return on investment for this housing type. Additionally, as part of **Implementation Measure EC-1.1**, the City will seek funding from State and Federal agencies as available to provide financial incentive to developers of affordable housing to address the cost of solar installation requirements.

22. Relevant Demographic Information

Housing Units by Type

The overwhelming majority of housing in Tehama County are single-family detached units, which is typical for the region. These rates are consistent with other comparable counties in the state, where rural and semi-rural housing predominates. A greater variety of housing types are generally found in incorporated areas and census-designated places in the region, while unincorporated areas see a higher rates of single-family housing. Tehama County has seen a slight increase in the proportion of 2-4 unit types, a moderate increase in single-family units, and a slight decline in all other unit types over the 2011-2021 period (**Table IV.12**).

While the distributions of housing units by type in Tehama County are comparable to other rural and semi-rural counties, they diverge from the statewide average. Across California, the rate of multifamily residences with 5 or more units is 23.7 percent, far greater than anywhere in the region aside from Red Bluff (23.1 percent). In Tehama County, the proportion of housing that is categorized as mobile homes (18.0 percent) is higher than much of the region and comparable to Trinity County, and far higher than the statewide average (3.6 percent). This is particularly true in unincorporated Tehama County, where 23.8 percent of residences are mobile homes. While marking a significant divergence from the state average, these findings are consistent with other comparable rural and semi-rural counties. Within Corning, rates of single-family homes as a percentage of all housing stock are typical for most jurisdictions in the area, with the exception of the City of Tehama. The percentage of homes that are mobile homes are higher than in Red Bluff while there are fewer multi-family units, particularly in buildings that have five or more units. This may be indicative of lower potential return on investment on this unit type as compared to that of similar projects in Red Bluff

Table IV.12 Housing Units by Type

Housing Unit Type	Tehama City		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Single Family Detached	76.9%	93.7%	59.8%	56.8%	63.1%	66.7%	66.0%	71.8%	64.4%	68.1%	73.5%	74.1%	58.2%	57.6%
Single Family Attached	6.7%	0.0%	3.8%	3.2%	1.2%	1.6%	1.6%	1.7%	2.1%	2.0%	0.8%	0.5%	7.1%	7.2%
2-4 Units	3.6%	0.9%	12.2%	13.3%	8.6%	9.8%	1.4%	1.6%	4.6%	5.0%	3.7%	3.0%	8.1%	7.8%
5+ Units	9.2%	0.0%	17.3%	23.1%	20.6%	10.3%	1.4%	0.2%	7.0%	6.3%	2.3%	2.7%	22.7%	23.7%
Mobile homes	3.6%	5.4%	6.6%	3.6%	6.4%	11.7%	28.6%	23.8%	21.2%	18.0%	18.0%	18.3%	3.9%	3.6%
Other	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	1.0%	0.8%	0.7%	0.6%	1.7%	1.4%	0.1%	0.1%

Source: 2011-2021 American Community Survey, DP04

Households by Tenure

The proportion of residents who own their homes in Tehama County (67.2 percent) is higher than the statewide average (55.5 percent), which is not true of Corning (see **Table IV.13**). While relatively high rates of homeownership are found throughout the region, renting households are concentrated in and around incorporated communities and higher-density areas, including the Cities of Red Bluff (57.1 percent renters) and Corning (49.5 percent renters), distinguishing these communities as being closer to the statewide average of 45.5 percent of households renting their homes. The spatial distribution of renting households coincides with lower and moderate-resource areas in these jurisdictions. Outside of these jurisdictions, the proportion of renters to owners generally lies within the range of 20-40 percent renter-occupancy and 60-80 percent owner-occupancy, aside from a group of three census tracts to the north of Red Bluff, where rates of homeownership exceed 80 percent. As described previously, these high-resource tracts also see a relatively higher proportion of senior residents, and it is likely that the elevated rate of homeownership in these areas coincides with a generally older population. Regionally, rates of homeownership are lower in Tehama County than in the unincorporated areas of neighboring Shasta and Butte Counties, though the overall rates in Tehama County are still comparable to other rural and semi-rural counties.

Table IV.13 Households by Tenure

Tenure	Tehama City		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Percent of Households, Homeowners	65.6%	67.9%	39.4%	42.9%	51.7%	50.5%	75.2%	78.8%	64.4%	67.2%	82.7%	70.3%	56.7%	55.5%
Percent of Households, Renters	34.4%	32.1%	60.6%	57.1%	48.3%	49.5%	24.8%	21.2%	35.6%	32.8%	17.3%	29.7%	43.3%	44.5%
Total Number of Households	154	209	5,537	5,806	2,469	2,644	15,650	15,892	23,810	24,551	4,893	5,492	12,433,172	13,217,586

Source: ACS, 2011 and 2021 5 year estimates

H. Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the jurisdiction identified factors that contribute to fair housing issues, as shown in **Table IV.14**, Factors that Contribute to Fair Housing Issues. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions and rising housing costs as well as barriers to homeownership.

Prioritized contributing factors are **bolded** in **Table IV.14** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

Table IV.14 Factors that Contribute to Fair Housing Issues

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
High rate of renter cost burden	Limited affordable housing available Relatively low incomes in many households	High	<i>Implementation Measure HP-2.1</i> Implementation Measure HC-4.1
More negative environmental ratings on the west side	Higher rates of asthma Potential pesticide exposure and groundwater Lead exposure, especially in houses on the west side	Moderate	Implementation Measure EH-1.2
Low-performing schools	Socioeconomically disadvantaged students	Moderate	<i>Implementation Measure EH-1.2</i> Implementation Measure EH-1.1
Limited transportation access for non-drivers	Rural character Limited transit access Limited number of bike lanes currently installed	Low	Implementation Measure EH-1.2

I. **Goals, Actions, Milestones and Metrics**

Programs (referred to as actions and/or implementation measures) to affirmatively further fair housing that are included in **Chapter VII, Goals, Policies, Programs and Quantified Objectives** are summarized below, organized by the action area that the program seeks to address.

Table IV.15 Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
HOUSING MOBILITY AND NEW OPPORTUNITIES IN HIGHER OPPORTUNITY AREAS				
HP-1.1	The City will use the City’s General Plan and Zoning Ordinance to provide suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will monitor the supply of residentially zoned land to ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period.	Ongoing throughout the planning period.	Projects with lower income units will be prioritized on the city’s east side.	Provide adequately zoned, available sites for homes for 50 very low-income households, 24 low-income households, 30 moderate income households, and 82 above-moderate households.
HP-2.1	<ul style="list-style-type: none">▪ The City will pursue funding from the HOME Investment Partnership Program (HOME) and other state and federal programs, such as Community Development Block Grant (CDBG) funds at least twice during the planning period to create and retain affordable housing.▪ The City will continue to partner with organizations such as Community Housing Improvement Program (CHIP) to support the provision of their programs, including the mutual self-help housing program.▪ The City will continue to discuss prospective development plans with for-profit and non-profit developers and encourage them to produce housing affordable to extremely low, very low- and low-income households. The City will annually invite non-profit developers to discuss the City’s plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for state and federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards.▪ The City will proactively encourage development of housing for seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families, by working with local non-profits on a variety of activities. The City will conduct outreach to housing developers on an annual basis; review funding opportunities annually and apply at least twice during the planning period in order to be able to provide financial assistance, provide in-kind technical assistance , such as assistance with funding applications, at least once during the planning period; provide expedited processing; provide incentives and/or fee deferrals;review and prioritize local funding at least twice in the planning period. offer additional incentives beyond the density bonus.	<ul style="list-style-type: none">▪ Review and prioritize local funding at least twice in the planning period. Apply for HOME, CDBG, or other funding at least twice during the planning period. Provide in-kind technical assistance at least once during the planning period. Staff will reach out to entities annually at a minimum and more frequently if staff capacity allows. Complete Cost for Services Fee Study and update City fee schedule by June 2024. Staff will implement a SB 330 process and post information about the SB 35 and SB 330 processes on the City website within 1 year of Housing Element adoption.	Projects will be prioritized on the city’s east side to promote housing mobility.	New construction of at least 1820 homes affordable to lower- and moderate-income households, created with grant funding or by a partner agency that received support from the City. Assist multifamily projects providing at least 90100 dwelling units and 2530 single-family units and associated infrastructure, as necessary to assist extremely low, very low- and low-income households, through coordination with developers.

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
HP-3.1	The City shall promote the density bonus through informational brochures that will be available at City Hall and on its website.	Ongoing throughout the planning period.	As feasible, projects will be encouraged on the city's east side to promote housing mobility.	75 units are anticipated to be created through density bonuses
HP-4.1	The City shall continue to promote ADUs through informational brochures that will be available at City Hall and on its website. The City will encourage ADUs in all existing residential neighborhoods and encourage construction of ADUs as part of new subdivisions. At least twice during the planning period the City will pursue funding through regional, State, and/or Federal programs to develop pre-approved ADU plans, including designs that include universal design principles and/or are wheelchair-accessible. When funding is obtained, implement a pre-approved plan program and make plans available online. As projects are proposed actively encourage developers to design floor plans for all new market-rate residential units to accommodate future additions of ADUs/JADUs. By December 2025, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU. Within 30 days of Housing Element adoption, the City will submit the ADU ordinance to HCD for review.	Update ADU regulations every two years as needed to stay consistent with State law, starting in 2025. P1 - Implement ordinance and promote ADUs throughout planning period. Reach out to owners who may be interested in developing an ADU on the city's east side at least once every other year. Apply for funding for the development of pre-approved plans at least twice during the planning period and implement a pre-approved plan program when funds are awarded. Identify ADU construction incentives by December 2025. Submit ADU ordinance to HCD within 30 days of Housing Element adoption.	ADUs will be encouraged on the city's east side to promote housing mobility via outreach to owners at least once every other year.	Ten ADUs produced during the planning period, of which at least five will be located on the city's east side to promote housing mobility.
EH-2.1	<ul style="list-style-type: none"> The City will promote greater awareness of barrier-free housing, require multifamily housing developers to construct "barrier free" housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities. The City will implement the Reasonable Accommodation provisions of the Zoning Code. The City will enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multifamily residential projects containing four or more units. 	<p>Continue to implement the Reasonable Accommodation ordinance.</p> <p>Ongoing outreach. Promote barrier-free housing via outreach at least once annually.</p>	Citywide	-
RC-1.1	<p>The City will take the following actions:</p> <ul style="list-style-type: none"> Residential care facilities. Residential care facilities or group home facilities that serve six or fewer residents will be permitted subject to the same requirements as single-family homes, and residential care facilities or group home facilities that serve seven or more residents will be permitted in residential zones without a conditional use permit. Emergency shelter. The City will amend its definition of emergency shelter in the zoning to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code Section 65583, subdivision (a)(4). Additionally, the City will revise parking requirements for emergency shelters to require the provision of sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not 	Municipal Code amendments will be made through a Zoning Code update that the City will adopt concurrently with the adoption of the Housing Element.	Citywide	-

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
	<p>require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <ul style="list-style-type: none"> Clarifying Reasonable Accommodations Text. Review Section 17.63.080 and amend to correct the current reference to “Section X”, which should refer to Section 17.54.050. Reviewing Reasonable Accommodations Appeal Procedure. Review the appeals procedure as it applies to reasonable accommodations requests to identify any potential constraints and if constraints are found, remove them. Employee and Farmworker Housing. Amend the zoning code to clarify that farmworker and employee housing up to 12 units or 36 beds is considered an agricultural use that is permitted Agricultural Combining District without a conditional use permit, zoning variance, or other zoning clearance that is not required of any other agricultural activity in the zone. Conditional Use Permit Findings. Evaluate the required findings for conditional use permits and ensure that only objective standards are applied to residential uses by revising the zoning if needed. In particular the following finding will be evaluated: <ul style="list-style-type: none"> That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare. 			
PH-2.1	To encourage housing mobility, the City will continue to coordinate with the Plumas County Community Development Commission and the Tehama County Community Action Agency, or other identified agencies, to maximize participation by Corning residents in the Section 8 Rental Assistance Program. Conduct outreach to property owners in coordination with these agencies regarding the benefits of accepting Housing Choice Vouchers at least twice during the planning period. Target additional outreach in higher-opportunity areas such as the east side.	Coordinate with agencies at least once annually and ongoing. Outreach to property owners at least twice during the planning period.	Target property owner outreach on the east side.	Continued rental assistance to the 57 lower-income household in the form of Section 8 Certificates and Housing Vouchers. Encourage at least 5 new property owners to participate in the Housing Choice Voucher program.
PLACE-BASED STRATEGIES FOR COMMUNITY REVITALIZATION				
HC-1.1	The City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by extremely very low-, very low-, low-income households. The City will apply for CDBG funding, if enough staff time is available. The City will evaluate the availability of financial assistance in the form of grants, low-interest, and deferred payment loans.	Evaluate the establishment of a Housing Rehabilitation Program during 2025; apply for grants throughout 2026; support rehabilitations from 2027 through 2029.	Rehabilitation of at least two homes which will be located on the lower-resource west side.	Rehabilitation of 10 homes during the planning period owned and/or occupied by extremely very low-, very low-, low-income households.
HC-2.1	If necessary, the City will cause the removal of substandard units which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes and consistency with City Ordinance 695.	Ongoing throughout the planning period as necessary.	N/A – Location dependent on dilapidated housing location.	Eliminate 2 dilapidated units.

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
HC-3.1	Based on staff's knowledge of the housing conditions, complaints or other knowledge of code violations, owners of property with housing code violations will be notified to correct deficiencies. Lack of action by the owner should result in an appropriate enforcement action. Implementation of the Uniform Housing Code will assist in the rehabilitation and conservation/preservation of existing housing units. The City will provide owners in receipt of a violation with contact information for someone at the City that can assist them with navigating the abatement process and provide them with information on any known third-party programs to assist in funding abatement measures.	Ongoing throughout the planning period.	N/A – Dependent on location of code violations.	Address code violations on 10 residential units.
RC-2.1	The City will identify necessary infrastructure improvements, as related to the vacant land inventory. The City has existing water and sewer mains in all areas zoned for residential development. The City will continue to provide connections to the mains for affordable housing developments, without delay.	Ongoing as staff time is available.	Citywide	-
EH-1.1	<p>Specific actions to consider in the AFFH Plan include:</p> <ul style="list-style-type: none"> ▪ Provide dedicated staff that investigate fair housing complaints and enforce fair housing laws. ▪ If funding is available, provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and to victims of domestic violence. ▪ Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website, in English and Spanish. Use creative solutions to reach potential victims of domestic violence, such as by posting fair housing information in places of work, and in women's restrooms in public places (grocery store, gas station, library, etc.). ▪ Conduct outreach and stakeholder focus groups to Spanish-speaking community members to identify language barriers to program participation and implement identified strategies to improve the accessibility of city-run programming. Additionally, provide information about housing programming in both English and Spanish and conduct outreach to inform the community of the availability of translation for city meetings upon request. ▪ To discourage displacement and address limited local employment opportunities, partner with the Corning Chamber of Commerce and other community business leaders to identify ways to encourage small business development in the city. Meet with the Chamber of Commerce and other partner organizations by June 2025 and at least once every year following; implement opportunities within six months as they are identified. Additionally, partner with organizations such as Shasta College and the Job Training Center to identify opportunities to provide job training within the community, particularly on the west side, which is a lower-resource area. Meet with job training partners by June 2025 and at least once every other year following; implement opportunities within six months as they are 	Refer to each bulleted action for specific timeframes.	Citywide	Reduce displacement risk for 20 individuals or families resulting from language barriers and 10 from discrimination by landlords or property owners.

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
	<p>identified.</p> <ul style="list-style-type: none">▪ Promote workshops provided by other agencies on topics such as financial literacy, credit counseling, Earned Income Tax Credit (EITC) workshops, and First-Time Homebuyer courses.▪ Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.▪ Actively recruit residents from neighborhoods of concentrated poverty (including the lower-resource west side of the city) and multilingual residents from the Hispanic or Latino community to serve or participate on boards, committees, and other local government bodies and to apply for City employment vacancies and conduct additional public input outreach on the west side of the city when generating the Capital Improvement Plan.			
EH-1.2	<p>The City shall take the following actions to encourage place-based revitalization and improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:</p> <ul style="list-style-type: none">▪ The City will seek funding from HUD and other agencies as available to provide financial assistance for lower-income households to pursue lead abatement. The City will review funding availabilities and apply at least once during the planning period, then establish a program to distribute funding once funds are received. Outreach will be conducted citywide, but additional outreach will be conducted in lower-resource areas such as the city's west side.▪ The City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.▪ The City will collaborate with the County of Tehama on pollution prevention programs annually starting in 2025 to minimize negative effects to drinking water and air quality for Corning residents due to agricultural operations in the areas of Tehama County near the City. The City will explore approaches for mitigating exposure to air borne pollutants due to Interstate 5. Options may include adding landscaping adjacent to the highway, providing air filters to lower-income households, and/or other approaches.▪ Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. Work with the	Refer to each bulleted action for specific timeframes.	Refer to each bulleted action for specific geographic targeting.	In addition to objectives mentioned under the bulleted actions, improve access to resources and reduce displacement risk resulting from a variety of factors for at least 30 residents including for neighborhoods on the city's west side.

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
	<p>school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (not including projects that are exclusive to senior residents) with the goal of connecting at least 5 district households with affordable housing opportunities. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period.</p> <ul style="list-style-type: none"> At least every other year, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies, including, but not limited to, the construction of curb ramps and sidewalks as well as implementing planned bike lanes. Implement projects as funds are received. The City will target at least 3 improvements in the planning period. This may include, but will not be limited to, identifying funding to construct a recreation center, city plaza, splash pad, and amphitheater, and a downtown streetscape improvement project. 			
DISPLACEMENT				
HC-4	<ul style="list-style-type: none"> The City will consider the following actions based on the feasibility of preserving mobile home parks: Assist property owners in accessing state and federal funds for park improvements by providing information to park owners on state and federal programs and/or providing referrals to nonprofit organizations that can assist in preparing funding requests. Facilitate a sale to park residents of those mobile home parks the City has targeted for preservation and whose owners do not desire to maintain the present use. If necessary to facilitate a sale, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management. The City will coordinate with HCD for HCD to enter and inspect all mobile home parks within the jurisdiction for compliance with the Mobile home Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2. City staff will respond to requests for information and complaints from the mobile home community and refer park maintenance issues to the HCD Division of Codes and Standards. As funding and staff capacity allows, the City will establish procedures for 	<p>The City will conduct outreach to mobile home park owners within one year and continue to implement the program in an ongoing manner. Following outreach to mobile home park owners, the City will apply for MORE funds within 6 months if it is determined to be a feasible path in Corning.</p>	<p>Mobile home parks within Corning and its SOI.</p>	<p>Permanent affordability of the 162 mobile home spaces available within the City limits plus an additional 50 within the sphere of influence (SOI).</p>

Implementation Measure	Specific Commitment	Timeline	Geographic Targeting	Metrics
	the preservation and improvement of existing mobile home parks where such procedures are not in conflict with HCD oversight under the Mobile home Parks Act. The City will conduct outreach to mobile home park owners to explore the potential for seeking funding under HCD's Manufactured Housing Opportunity & Revitalization Program (MORE) [formerly MPRROP]. The City will continue to study the adequacy of services at mobile home parks In the City and in the SOI. The City will reach out to HCD to request assistance in addressing identified needs.			
PH-1.1	The City will investigate the establishment of procedures and a monitoring tracking system to prevent the displacement of lower-income residents from assisted housing units that may convert to market-rate housing in the future. The City will continue to pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing low-income rental housing stock. The City will coordinate with private and non-profit housing providers, owners, and tenants in the event conversion is proposed.	Monitor units at least annually; take action swiftly when particular units are in danger of being lost. Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months, in compliance with state and federal regulations.	Tehama Village	Prevent the conversion of 90 at-risk units in Tehama Village. Preservation of 307 assisted rental units that could convert to market rate housing in the future.

This page intentionally left blank.

V. CONSTRAINTS

A. Governmental Constraints

Since governmental actions can constrain development and affordability of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). Potential constraints are discussed herein, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and the local processing and permit process.

1. Land Use Controls and Development Standards

The Land Use Element of the General Plan sets forth the City's policies for guiding local development, which, together with existing zoning, establish the amount and distribution of permitted land uses within each zone, and sets forth development standards with which the permitted land uses must comply. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning, and development standards for all parcels within the City are available on the City's website. The City's zoning map is available on the City's website through a link to an interactive web map hosted by the Tehama County Transportation Commission.¹⁴ The City's municipal code is available on the City's website through a link to the municode website.¹⁵

The General Plan Land Use Element objective is to promote the best use of land through protection of desirable existing uses, orderly development, and consideration of the City's future needs. General Plan Land Use Classifications are shown in **Table V.1**. Residential development is permitted in accordance with the Zoning Code, under the districts shown in **Table V.2**. **Table V.3** identifies the type of residential housing that is permitted by right, permitted subject to a use permit, or are not currently permitted in the various residential zone districts.

The City's development standards and practices are not more restrictive than those of the surrounding communities and will not inhibit the development of a range of housing types within the City. Furthermore, using tools such as Specific Plans and Planned Unit Development Ordinances, the City encourages innovative planning design that, among other benefits, has recently translated into lower housing costs for projects.

¹⁴ City of Corning. Interactive Zoning Map. Accessed March 12, 2024. <https://www.corning.org/interactive-zoning-map/>

¹⁵ https://library.municode.com/ca/corning/codes/code_of_ordinances

Table V.1 General Plan Land Use Classifications

Symbol	Land Use	Description	Maximum Density
LLR	Large Lot Residential	Provides living environments receiving minimal urban services and located in areas characterized by one of more of the following conditions: previously classified as the Agriculture Land Use Classification, lands containing agricultural characteristics, located within or in close proximity to lands categorized as floodplain and flood hazard areas, and subject to accessibility via substandard publicly maintained roads	2 Acres/DU
SFR	Residential	Provides single-family and two-family residential living environments receiving a full range of urban services.	14 DUs/ Acre
MFR	Multi-Family Residential	Provides Neighborhood and General Apartment high density living and office commercial environments, or a combination thereof, receiving a full range of urban services.	28 DUs/ Acre
C	Commercial	Provides for commercial uses. Specific categories are determined by Zoning which include Neighborhood and Central Business Districts, General and Highway Service Commercial Districts.	<i>Not specified</i>
I	Industrial	Provides for Industrial uses. Specific categories are determined by Zoning which include Light and, General Industrial, Limited Manufacturing and Industrial Frontage Districts.	<i>Not specified</i>
HWY-99-W	Hwy 99-W Specific Plan	Provides for residential, commercial, industrial and recreation uses to be designed and developed under a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W Corridor with a full complement of services, facilities and utilities.	<i>Not specified</i>
PM	Public/Municipal	Provides for public facilities including but not limited to government facilities, schools, and public utilities and facilities.	<i>Not specified</i>
P	Park	Provides for community recreation facilities and also for the protection of significant wildlife, plant, fisheries, and wetland habitat resources.	<i>Not specified</i>

Source: City of Corning, 2014-2034 General Plan. September 8, 2024. Table LU-1

Table V.2 Residential Land Use Districts and Densities

Land Use Districts, Densities, and Building Coverage				Setbacks, Building Heights, and Floors						
Zoning	Sq. Ft. Per Lot	DUs Per Acre	Maximum Building Coverage	Minimum					Maximum	
				Unit Width	Lot Width	Front Yard	Rear Yard	Side Yards	Height	Floors
LLR	87,120	1	45%	20	100	20	30	25	35	2.5
Single-Family (R-1)	6,000– 7,000 ¹	7	45%	20	60 ⁶	20	10	6 ¹⁰	35	2.5
Single-Family (R-1-2)	6,000 ²	14	45%	20	60 ⁶	20	10	6 ¹⁰	35	2.5
Single-Family (R-1-4,000)	4,000–4,500 ¹¹	10	60%	-	40 ¹²	10	10	5 ¹⁰	35	2.5
Single-Family (R-1-8,000)	8,000	5	45%	20	60 ⁶	20	10	6 ¹⁰	35	2.5
Single-Family (R-1-10,000)	10,000	4	45%	20	60 ⁶	20	10	6 ¹⁰	35	2.5
Two-Family (R-2)	6,000-9,000 ^{1,3}	14	55%	20	60 ⁶	20	10 ⁸	6 ¹⁰	35	2.5
Neighborhood Apartment (R-3)	15,000	28	65%	20	100 ⁷	20	10 ⁸	6 ¹⁰	35	3
General Apartment (R-4)	443,560	28	65%	20	100 ⁷	20	10 ⁹	6 ¹⁰	35	3
Alternative Housing (AH) Combining District	43,560	-	65%	-	100	20	10 ⁸	6 ¹⁰	35	2.5
Planned Development (PD)	6,000 ⁴	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵	Varies ⁵

Notes:

- 1 Corner lots require a minimum of 7,000 sq. ft. of lot area.
- 2 One two-family dwelling unit (duplex) is subject to use permit approval by the Planning Commission.
- 3 One two-family dwelling unit (duplex) is permitted on a minimum lot size of 6,000 sq. ft. A triplex is allowed with a minimum of 9,000 sq. ft. of lot area. For each additional three thousand square feet of lot area, an additional dwelling unit shall be allowed, with building type limited to either a duplex or triplex construction.
- 4 Allows all uses permitted in the R, C, and M districts subject to use permit approval by the Planning Commission. R district uses require a minimum building site area of 6,000 sq. ft.
- 5 Same as required for the particular uses in the residential districts.
- 6 70 feet minimum on corner lots.
- 7 Minimum lot size of one acre.
- 8 An additional 5 feet shall be required for each story over the first story of any building.
- 9 An additional 5 feet shall be required for each story over the first story of any building. Distances between main buildings on the same lot is 10 feet. Depending on the arrangement of buildings, other side yard distance requirements are applicable per Section 17.60.030.G.

-
- 10 Three feet added to each side yard for each story above the first story of any building. Side yard on the street side of each corner lot shall not be less than 10 feet. A 20-foot minimum side yard is required where a two-story residential structure abuts the rear yard of a single-family lot.
- 11 Corner lots require a minimum of 4,500 sq. ft. of lot area.
- 12 45 feet minimum on corner lots.
- 13 Requires two-foot overhang on each side. Three feet shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall not be less than 10 feet. A 20-foot minimum side yard shall be required where a two-story residential structure will be located on a lot that abuts the rear yard of a single-family lot.

Source: City of Corning Municipal Code, 2024.

Local Ordinances that Impact Housing Supply

Housing elements must identify locally adopted ordinances that could possibly constrain development. Examples of these ordinances include growth management ordinances, inclusionary housing ordinances, or short-term rental ordinances. As of October 2024, the City does not have any ordinances that constrain development in these manners. There are no areas of the city that are subject to a growth control ordinance or a moratorium on growth. There are no restrictions on short-term rentals, nor are short-term rentals required to file for a permit or pay a registration fee.

Parking Standards

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

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

For multi-family dwellings, 1.5 parking spaces per unit are required for studios or one-bedroom apartments, including one enclosed space for each dwelling unit. Two parking spaces are required for each apartment with two or more bedrooms, of which one must be enclosed. Locked storage space measuring four feet by eight feet must also be provided in either the dwelling unit or within the garage. For housing developments restricted to senior citizens this requirement is reduced to eight parking spaces for every ten dwelling units (or one parking space for every 0.8 dwelling units). For boardinghouses and rooming houses, one parking space per bedroom is required, including any bedrooms that are not rented. No guest parking is required in multifamily dwellings. The requirement for 1.5 parking spaces for studio and one-bedroom multifamily units may be in excess of need. As part of Implementation Measure RC 1.3, the City will evaluate whether these parking standards are a constraint to development of these housing types and will reduce the parking requirements for these housing types if found to be a constraint.

Per Section 17.46.070, emergency shelters are required to include a minimum of one covered parking space for every two bedrooms, two for every group quarters, and one covered parking space for each employee of the facility. As part of Program R-C 1.1, the City will revise parking requirements for emergency shelters to require the provision of sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Small-Lot Development

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

These new parcel size standards allow for densities of approximately 10.89 units per acre, which is within the current maximum density defined within the Land Use Element of the 2014–2034 Corning General Plan (14 units per acre). The update of these standards facilitated the development of 53 units of affordable for-sale housing as part of the Magnolia Meadows project, which were rezoned to allow for the use of this lot size.

Open Space and Park Requirements

Multifamily projects providing more than 10 units are required to provide common open space at a rate of 100 square feet of open space per dwelling unit. Common open space is open space used by residents of a building, has a minimum dimension of fifteen feet in any direction and a minimum area of 300 square feet.

In addition, private open space is required for all multi-family projects seeking approval through the objective standards process. Private open space may be provided at ground level (which requires a minimum of 120 square feet of space adjacent to each unit), or above ground level (which requires a minimum of 60 square feet of space adjacent to each unit).

Typical Densities of Development

As shown in **Table VI.3**, projects in Corning typically come in at lower densities than the maximum allowed, however, that has not been an impediment to providing affordable housing. Several lower density projects have provided affordable homeownership opportunities with larger, single-family homes that can accommodate larger families. There is ample vacant land that is adequately zoned for higher-density housing.

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

Cumulative Impacts of Development

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

The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed developable envelope given the lot coverage, setback, open space, and parking requirements. Private open space was accommodated within the developable envelope and was not assumed to encroach into setback areas. Parking was subtracted from the maximum building footprint to determine the occupiable area on the first floor. Occupiable area on the second floor, and additional floors, was set equal to the first floor building footprint. Average unit size was calculated by dividing the total occupiable building area by the permitted number of units (site acreage multiplied by density). Density bonus units are not factored into the calculations.

For all residential zones, the City analyzed development feasibility on the minimum parcel size, which ranges from 4,000 square feet to one acre. Larger sites were not evaluated, as development standards do not become more restrictive as parcel size increases.

Density Bonuses

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. The City currently permits density bonuses compliant with Government Code Section 65915 through Chapter 17.62.040 of its municipal code.

2. Zoning for a Variety of Housing Types

The residential uses permitted in Corning are shown in **Table V.3**.

Table V.3 Housing Types Permitted by Zoning District

Residential Use	Zoning District					
	R-1, Including Small Lot Designations	R-2	R-3	R-4	AH	PD
Single Family – Detached	P	P	CUP	NCP	*	CUP
Single Family – Attached	P	P	CUP	NCP	*	CUP
Duplex	NCP	P	CUP	NCP	*	CUP
Triplex	NCP	P	CUP	NCP	*	CUP
Multifamily	NCP	NCP	P	P	*	CUP
Accessory Dwelling Units	P	P	P	P	*	CUP
Small Residential Care Facility – 6 or fewer	NCP	NCP	NCP	NCP	*	NCP
Large Residential Care Facility – 6 persons or more	NCP	NCP	NCP	NCP	*	NCP
Group Residential, Including Boarding and Lodging Houses but not Residential Care Facilities	NCP	NCP	NCP	P	*	CUP

Residential Use	Zoning District					
	R-1, Including Small Lot Designations	R-2	R-3	R-4	AH	PD
Emergency Shelter	NCP (Except with AH Combining Zone)	NCP* (Except with AH Combining Zone)	NCP (Except with AH Combining Zone)	NCP* (Except with AH Combining Zone)	P	NCP (Except with AH Combining Zone)
Single-Room Occupancy	NCP	NCP	NCP	P	*	CUP
Low-Barrier Navigation Centers	NCP	NCP	NCP	P	*	CUP
Mobile and Manufactured Homes ¹	P	P	CUP	NCP	*	CUP
Transitional Housing	P	P	P	P	*	CUP
Farmworker/Employee Housing Serving 6 or Fewer Persons	P	P	CUP	NCP	*	CUP
Supportive Housing	P	P	P	P	*	CUP
Second Unit Per Lot (Not Including ADUs)	NCP	P	CUP	NCP	*	CUP

P-Permitted CUP-Conditional Use Permit NCP-Not Currently Permitted

Notes

*Uses permitted in the AH Combining Zone are those otherwise permitted in the respective district with which the AH district is combined.

¹ Mobile and manufactured homes on permanent foundations are treated like single-family homes.

Source: City of Corning Municipal Code, 2024.

Accessory Dwelling Units

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

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

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

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

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

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

- The minimum size for a detached or attached ADU is 220 sq. ft. However, cities may reduce the minimum size to encourage smaller ADUs to encourage less expensive living areas that could be ideal for one-person households.
- The maximum size for a detached or attached ADU that a city must allow is 850 sq. ft., or 1,000 sq. ft. if the unit provides more than one bedroom. For local agencies without an ADU ordinance, maximum unit sizes are 1,200 square feet for a new detached ADU and up to 50 percent of the floor area of the existing primary dwelling for an attached ADU (at least 800 square feet). This increased size would not create more affordable ADUs but could be more appealing for an extended family living on the same property.
- If there is an existing dwelling, an attached ADU may not exceed 50 percent of the existing unit. State law requires that the City allow ADUs that are 16 feet in height or less to be approved with a building permit.

In June 2020, consistent with new State law, the City further updated its ADU regulations, including eliminating development impact fees for ADUs less than 750 square feet (sf), eliminating sidewalk requirements where none exist on connecting sides, allowing ADUs on multi-family lots under certain conditions, allowing up to three ADUs on a single-family lot under certain conditions, and establishing a de facto amnesty program for unauthorized ADUs. ADUs are permitted in all zoning districts that allow for residential uses. The City has adopted an ADU ordinance, but has not yet submitted it to HCD for compliance review. As part of Implementation

Measure HP-4.1, the City will submit the ordinance for review within 30 days of Housing Element adoption.

To encourage the development of this housing type, as part of **Implementation Measure HP-4.1** the City will continue to promote ADUs through informational brochures that will be available at City Hall and on its website. The City will also encourage ADUs in all existing residential neighborhoods and encourage construction of ADUs as part of new subdivisions.

Multifamily Housing

Multifamily housing is permitted by right in the R-3 and R-4 zones at densities between 5 and 28 units per acre. In the R-2 zone, duplexes and triplexes are permitted. In this zone, one two-family dwelling (duplex) is permitted on a lot with a minimum size of six thousand square feet (or seven thousand on corner lots) and one triplex is allowed on a lot with a minimum size of nine thousand square feet of lot area. For each additional three thousand square feet of lot area, an additional dwelling unit is permitted with building type limited to either a duplex or triplex construction.

Manufactured Housing and Mobile Homes

Manufactured and mobile homes on a permanent foundation are permitted in the R-1 and R-2 zones and subject to a CUP in the R-3 zone and in Planned Developments. Mobile homes are subject to objective standards related to building materials, width, and roof pitch as defined in section 17.10.20(E)(5). However, consistent with state law, factory built homes on permanent foundations are treated like single-family homes and are permitted by-right in the R-1 and R-2 zones.

Housing for Farmworkers and Employee Housing

The Employee Housing Act (California Health and Safety Code Section 17021.5) requires employee housing for six or fewer employees to be treated as a single-family use and permitted in the same manner as other dwellings of the same type in the same zone. The City of Corning municipal code permits farmworker and employee housing in the R-1 and R-2 zones, and in the R-3 zone with a CUP. In these zones, each individual unit must serve six or fewer persons; employee/farmworker housing for more than six employees must be constructed as group quarters or in multiple units or spaces.

California Health and Safety Code Section 17021.6 requires farmworker and employee housing up to 12 units or 36 beds to be considered an agricultural use and permitted in any zone that permits agricultural uses. Though farm labor housing is currently permitted in the A-2 agricultural district, as part of Implementation Measure RC 1.1 the City will amend the zoning code to clarify that farmworker and employee housing up to 12 units or 36 beds is considered an agricultural use and is also permitted in the Agricultural Combining District.

Residential Care Facilities

Residential care facilities are defined in section 17.06.443 as follows:

“A facility licensed by the State of California to provide living accommodations, twenty-four-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes those both for and not-for-profit institutions but excludes supportive housing and transitional housing.

Small - A facility that is licensed by the State of California to provide care for six or fewer persons eighteen years or older.

Large - A facility that is licensed by the State of California to provide care for more than six persons eighteen years or older.”

Per Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, small residential care facilities must be permitted in the same manner and using the same development restrictions as single-family homes and large facilities. Residential care facilities are defined by the Corning zoning code but not included in its lists of permitted uses by zone. As part of Implementation Measure RC 1.1, residential care facilities or group home facilities that serve six or fewer residents will be permitted subject to the same requirements as single-family homes, and residential care facilities or group home facilities that serve seven or more residents will be permitted in residential zones without a conditional use permit and subject only to objective standards.

Definition of Family

Under Section 17.06.220 of the Municipal Code, the City currently defines a family as:

“One person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.”

This definition complies with State law.

Transitional Housing

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

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

“Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

The City of Corning municipal code permits transitional housing by-right in the R-1, R-2, R-3, and R-4 zones. Therefore, transitional housing is allowed in the city wherever single-family and multifamily residential is allowed. The City’s code does not constrain development of transitional housing.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness or health challenges

such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished co-living apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

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

“Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community.”

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

The City of Corning municipal code permits supportive housing by-right in the R-1, R-2, R-3, and R-4 zones. There are no mixed-use zones that permit residential uses or non-residential zones that allow multifamily uses. The City’s code does not constrain development of supportive housing and complies the requirements of AB 2162.

Emergency Shelters/Low Barrier Navigation Centers

California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Section 17.06.215 of the Corning Municipal Code defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.” As part of Implementation Measure RC-1.1, the City will amend its definition of emergency shelter to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code Section 65583, subdivision (a)(4).

Per state law, Low-Barrier Navigation Centers (which are a type of emergency shelter), must be allowed by-right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential. At present, there are no zones in Corning that allow for mixed-use developments or nonresidential zones that permit residential uses. Low-Barrier Navigation Centers are currently permitted without a conditional use permit in the R-4 zone and with a conditional use permit in Planned Development zones. As part of Implementation Measure RC-1.1, the City will amend its definition of emergency shelter in the zoning to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code Section 65583, subdivision (a)(4).

Following the adoption of Ordinance 662 that created the AH, Alternative Housing Combining District, the City Council approved Rezone 2016-04, Ordinance 688. The results were the rezoning of approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents the Multifamily

Housing and the AH, Alternative Housing Combining District, allowing by-right, without any discretionary review or hearings, the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The AH combining district exists to identify sites that would be suitable for the development of these housing types, and therefore according to Section 17.46.010 of the Municipal Code, “should be in the proximity to transit, job centers, and public and community services”. As of June 2024, the rezoned site is still developable. Additionally, the combining district zoning could be applied to another site if needed. Thus, the City’s code does not constrain development of emergency shelters or low barrier navigation centers.

Single-Room Occupancy Units/Boarding Houses/Extremely Low Income Households

Housing elements must also identify zoning to encourage and facilitate single-room occupancy (SRO) units. SRO units are often an affordable option for people with extremely low incomes. In addition, Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. There are 95 extremely low-income owner households and 360 extremely low-income renter households in the city, for a total of 455 extremely low-income households in the city.¹⁶

Extremely low-income households may comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. In addition to analyzing needs, elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs) to house extremely low-income persons. The City’s Zoning Code permits SRO units in the R-4 zoning district, per Corning Municipal Code Section 17.16.020. The development standards for SROs are the same as other uses in the R-4 zone and do not constrain the development of SRO housing.

3. Building Codes and Enforcement

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

The City has adopted the 2021 Model Codes, including the 2022 California Building Standards Code (CBC), California State Housing Law, Uniform Code for the Abatement of Dangerous Buildings, California Fire Code, California Mechanical Code, California Plumbing Code, and the California Electric Code. No local amendments have been made. The CBC is designed to ensure both the structural integrity of all buildings and the safety of their occupants. California state housing law, on the other hand, provides requirements for the conservation and rehabilitation of homes and is used to abate substandard property that endangers the health, property, safety, or welfare of the public or its occupants. “Abatement” means and includes, but is not limited to, demolition, removal, repair, vacation, maintenance, construction, replacement, reconditioning of structures, buildings, appliances or equipment, and to the correction or elimination of any substandard condition upon substandard property.¹⁷ The City has also

¹⁶ CHAS 2015-2019.

¹⁷ As defined in the *1997 Uniform Housing Code*

adopted the Model Water Efficient Landscape Ordinance prepared by the California Department of Water Resources. One exception that was made to the adopted codes was to indicate that the use of the terms “plumbing official”, “chief electrical inspector”, or similar terms occur in the uniform building code should be deemed to mean the building official of the City. A supplemental amendment has also been adopted to require vapor barriers for all residential concrete slabs. This amendment is not considered to be a constraint.

The Corning Municipal Code was updated on January 26, 2021, through Ordinance 695. This Ordinance replaced Chapter 8.08 (Public Nuisances) of Title 8 (Health and Safety) of the Corning Municipal Code with new text. The revised Chapter primarily concerns itself with damaged and dilapidated buildings, or hazardous conditions related to buildings, walls, fences, or landscaping. The revised chapter is in compliance with Assembly Bill 1418, which prohibits local governments from adopting or enforcing Crime-Free Housing Policies. In addition, the new Public Nuisances chapter does not pose a constraint on those with disabilities (including alcohol and drug addiction), renters, low income households, and those disproportionately affected by any type of municipal enforcement activities. The new Public Nuisances chapter does not pose a constraint on development and does not pose a constraint for special needs groups to find adequate housing in the City of Corning.

The Corning Municipal Code vests building and housing code enforcement duties on the Building Official. The Building Official, upon referral from the Fire, Public Works, or Planning Departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the building or housing codes. In the past, there has been no systematic enforcement of building codes in the City. Existing units were inspected either when complaints were received by the Building Official or when an owner sought a permit for additional construction. Building and Housing Code enforcement is not considered a significant constraint to housing development. However, a housing rehabilitation program is an identified need to not only provide safe and sanitary housing but provide additional housing opportunities for very low- and low-income households. Utilization of the Uniform Housing Code will be used to identify necessary improvements. As part of **Implementation Measure HC-1.1**, the City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by extremely very low-, very low-, low-income households, and will apply for CDBG funding, if enough staff time is available. Additionally, as part of **Implementation Measure HC-3.1**, the City will notify owners of property with housing code violations so that they can correct deficiencies and will provide owners in receipt of a violation with contact information for someone at the City that can assist them with navigating the abatement process and provide them with information on any known third-party programs to assist in funding abatement measures. If necessary, the City will cause the removal of substandard units as part of **Implementation Measure HC-2.1**.

4. Development Fees

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

Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, fees are available on the City's website.¹⁸

Table V.4 identifies fees associated with entitlements.

Entitlement Fees – If a land division is proposed whereby more than two or more parcels are to be created, or if an apartment project is proposed on an individual parcel, entitlement application processing fees are imposed. The amount of the fees is dependent on the complexity of the project, which could range from a site requiring a General Plan amendment, rezone, and tentative subdivision map where the preparation of a California Environmental Quality Act (CEQA) EIR is required to only splitting a parcel into two lots where all that is required is a tentative parcel map application and a CEQA categorical exemption. As an example, assume a 25-acre parcel being subdivided into 120 parcels where a General Plan amendment, rezone, and EIR are required due to potential traffic and wetland issues. In addition, due to the complexity of the project, 80 hours of staff time will be required. The cost for such an application is identified in **Table V.5**. However, if just a parcel map were proposed dividing one lot into two, **Table V.6** identifies those fees.

Table V.4 Entitlement Application Processing Fees

Planning Application Fees	
General Plan Amendment ¹	\$800
Rezone or Prezone ¹	\$750
Tentative Parcel Map ¹	\$480+\$50/Lot
Tentative Subdivision Map ¹	\$580+\$50/Lot
Final Map or Subdivision Map	\$200+\$25/Lot
Planned Development ¹	\$500+\$25/DU
Pre-application/Preliminary Map	\$200
Use Permit ¹	\$500
Use Permit Extension	\$100
Use Permit – One Duplex or Onsite Sign	\$350
Variance ¹	\$500
Lot Line Adjustment	\$350
Appeals	\$200
Map Extension	\$150
Excess Staff Costs ²	\$47/Hour

¹⁸ City of Corning. Development Fee Schedule. December 10, 2013. <https://www.corning.org/documents/development-fee-schedule/>

CEQA Environmental Fees	
Initial Study/Negative Declaration (ND)	\$150
Mitigated Negative Declaration ³	\$350
Environmental Impact Report (EIR) Review ⁴	\$5%
Environmental Review – Categorical Exemption	\$60
Outside Agency Fees	
California Department of Fish and Wildlife – EIR ⁵	\$3,078
California Department of Fish and Wildlife – ND/MND ⁵	\$2,216
Tehama County CEQA Notice of Determination Filing ⁵	\$50

Notes:

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

City of Corning. Development Fee Schedule. December 10, 2013.

<https://www.corning.org/documents/development-fee-schedule/>

Table V.5 Entitlement Application Processing Fees, 20 Acre Parcel

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

Notes:

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

Table V.6 Entitlement Application Processing Fees, Maps

Planning Application Fees	
Tentative Parcel Map	\$480.00 Plus \$50.00/lot
Tentative Subdivision Map	\$580.00 Plus \$50.00/lot.
Final Parcel or Subdivision Map	\$200.00 Plus \$25.00/lot
CEQA Environmental Fees	
Environmental Review – Categorical Exemption	\$60
Outside Agency Fees	
Tehama County Categorical Exemption Filing	\$50
Total Entitlement Processing Fees	Varies

The entitlement cost to create one residential lot varies depending on the number of lots created. Not factored in are the engineering and surveying costs associated with the 120-lot entitlement; however, entitlement processing fees are not a constraint to the development of parcels for affordable housing in the City, as the processing fee for a parcel or subdivision map scales linearly with the number of units. This is very strongly evidenced when compared to entitlement fees imposed by the City of Red Bluff and Tehama County, as identified in **Table V.7**. The City entitlement process fees are significantly less.

Table V.7 Comparison of Entitlement Fees

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

Source: Tehama County Planning Department Fee Schedule, 2019 and City of Red Bluff Fee Schedule, 2012, City of Corning Fee Schedule, 2013

Building Permit: **Tables V.8** and **V.9** identify the fees associated with obtaining a building permit for a single-family residence and a duplex, respectively. In addition, **Table V.10** identifies the infrastructure and service fees the Department of Public Works imposes.

Tables V.8 and **V.9** reflect that the cost to obtain a building permit for an approximate 1,440 sq. ft., two-bath home with a two-car garage is approximately \$19,250.¹⁹ The fees for a duplex unit would total \$32,920 or \$16,460 per dwelling unit. Based on a construction cost of \$90 to \$102 per foot, the 1,440 sq. ft. home would cost approximately \$129,600 to \$146,880 to construct.

¹⁹ It needs to be recognized that \$3,090 of the fee, or 16 percent, is paid to the school district.

Adding a land cost of \$35,000 to \$85,000 plus the fees would result in a total cost of approximately \$183,900 to \$251,100. The 2,200 sq. ft. duplex would cost approximately \$265,900 to \$342,300, or \$132,950 to \$171,160 per dwelling unit. Granted that the amount of square footage is 340 sq. ft. less than the single-family residence and has a one-car garage instead of a two-car garage, the duplex dwelling unit is about \$51,000 to \$80,000 less than the cost for a single-family home.

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

Table V.8 Building Department Fees, Single Family Residence¹

Building Permit Fee	
Plan Check and Inspection	\$5,651
Other Building Fees	
Plumbing Permit	\$83
Electrical Permit	\$101
Mechanical Permit	\$50
SB 1473 Fee ²	\$8
Strong Motion Fee (Earthquake) ³	\$19
School Impact Fee ⁴	\$3,090
Total Other Building Fees	\$3,351
Total Building Department Fees, Single Family Residence	\$9,002

Notes:

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

Source: City of Corning. Development Fee Schedule. December 10, 2013.

<https://www.corning.org/documents/development-fee-schedule/>

Table V.9 Building Department Fees, Duplex Residence¹

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

Note:

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

Source: City of Corning. Development Fee Schedule. December 10, 2013.
<https://www.corning.org/documents/development-fee-schedule/>

**Table V.10 Department of Public Works Fees, Three Bedroom/
Two Bath Dwelling Unit¹**

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

Note:

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

Source: City of Corning. Development Fee Schedule. December 10, 2013.

<https://www.corning.org/documents/development-fee-schedule/>

5. Development Permit and Approval Processing

The development review and permitting process is used to receive, evaluate, and consider approval of new development applications. This process ensures that new residential developments reflect the goals and policies of the City's General Plan and meet the requirements of the City's Zoning Code. Although application review and approval adds time to the development process, the City's review periods are consistent with typical review periods in other jurisdictions. **Table V.11** lists typical review times and approval bodies for various planning entitlement approval actions. In many cases, the City review and approval period is less than other jurisdictions. If a General Plan amendment, zone change and subdivision tract map were processed concurrently for a residential project, all of those entitlements could be obtained over a four- to six-month processing period, provided the application is complete.

Table V.11 Entitlement Application Timelines

Type of Approval or Permit	Typical Processing Timeline	Approval Body
Ministerial Review	14 to 21 days	Planning Department Staff
Conditional Use Permit	3 to 4 months	City Council
Zone Change	3 to 4 months	City Council
General Plan Amendment	4 to 6 months	City Council
Site Plan Review	14 to 21 days	Planning Department Staff
Design Review	21 to 30 days	Planning Commission
Tract Maps	3 to 4 months	City Council
Parcel Maps	3 to 4 months	City Council
Initial Environmental Study	2 to 4 months	Environmental Review Commission
Environmental Impact Report	6 to 12 months	City Council

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

Source: City of Corning Planning and Building Department, 2024

Approval Process

Applications are made in writing to the City's Planning Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings, such as conditional use permits, General Plan amendments, rezones, and tentative subdivision maps. Determination of approval is based on consistency with the General Plan, compliance with objective design standards, adequate size and shape of lots, zoning compliance, and conformance with land division standards.

Residential uses that are permitted without a use permit are reviewed ministerially, including a review of site and building plans. Multi-family residential development is also subject to ministerial design review by the City Building Officer, subject to the objective design standards defined in Chapter 17.11 of the Municipal Code. Multi-family projects are only subject to discretionary design review when part of a subdivision or planned development, or when a zoning change occurs. Under Chapter 17.64 of the City's municipal code, approval or denial of an accessory dwelling unit or junior accessory dwelling unit is a ministerial action and is subject to compliance with the objective design standards in that section and all other applicable codes. For single-family, multi-family, and ADU projects that are in zones that permit the use without a conditional use permit, do not require a rezone or lot line adjustment, and that are compliant with all objective design standards, steps for this review process are as follows:

Step 1: Submit site plan and building plans to City Building Official

Step 2: Site plan review by City Building Official

Step 3: Building permit issuance once any required fees have been paid

Mobile homes are also subject to a ministerial design review process, during which the Planning Department staff confirm that the mobile home has the following characteristics:

1. Covered with an exterior material, customarily used on conventional dwellings, which shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation, and
2. Has roof with a pitch of not less than two-inch vertical rise for each twelve inches of horizontal run and consisting of shingles or other material customarily used for conventional dwellings, and
3. Which shall have porches and eaves, or roofs with eaves, when, in the opinion of the planning department of the City of Corning, it is necessary to make it compatible with the dwellings in the area.

The Highway 99W Corridor Specific Plan has separate objective visual design guidelines from other areas of the city. However, the review time period is not significant in length since the action is ministerial and limited to City Staff review to ensure that the architectural design, landscaping, and parking requirements are consistent with the established Specific Plan design review guidelines. The design review time will be 21 to 30 days, which includes coordination with the applicant. This review is undertaken concurrently with the applicant's submission of the site plan and building plans to the City Building Official, possibly adding an additional seven days to the time periods identified. Therefore, development application timelines and procedures are not considered a significant constraint on housing development, even within the Highway 99W Corridor Specific Plan Area.

Subdivisions and planned developments are also subject to a design review approval process, but this design review process is reviewed by the Planning Commission and City Council in addition to City Staff. The use of a planned development district is optional. Planning department staff are responsible for the analysis of the tentative map as to conformity with the general plan and the zoning ordinance of the city, and for the analysis of the environmental impact of the proposed project, and for the expeditious processing of tentative maps and reports. Environmental studies are completed at this time, subject to the requirements of CEQA. Final and parcel maps are also approved by the City Engineer as well as other City Departments as required. Projects are then reviewed by the Planning Commission and approved by City Council. As shown in **Table V.12**, the typical timeline for subdivision approval is 3 to 4 months.

Table V.12 identifies the typical process timeline by project type. Similar to the entitlement application timelines identified in **Table V.11**, the typical process procedure is similar and, in many instances, less than that of other jurisdictions. As shown, for projects that are completed in zones where the use is permitted without a conditional use permit, residential approval timeframes are between 2 weeks (for single-family homes or multi-family buildings) to 4 months (for subdivision developments). Additionally, as shown in **Table V.12**, the typical time between project approval and the issuance of a building permit is 30 days for both single-family and multi-family projects, and is one week for ADUs. For subdivision projects, the time between approval and building permit request can be slightly longer, between 30 and 45 days. These timelines are not considered to be a constraint for any project type.

Table V.12 Typical Process Timeline by Project Type

Project Type	Typical Timeline for Approval	Approval Body	Typical Time Between Approval and Building Permit Issuance
Single-Family	14 to 21 days	City Building Official	30 days
Multi-Family	14 to 45 days	City Building Official	30 days
ADU	Within 60 calendar days	City Building Official	1 week
Subdivision	3 to 4 Months	City Council	30-45 days

Source: City of Corning, 2024

Environmental Review

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

Permit Streamlining Act

In accordance with Government Code Section 65943, the City provides a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and applicant.

In accordance with PRC 21080.1 & 21080.2, the City determines if a housing project is exempt from CEQA within 30 days of receiving a complete application.

In compliance with Government Code Section 65950, the City approves or disapproves projects within the timelines specified by statute. Projects are approved or denied within whichever timeframe is applicable to the project, in accordance with requirements defined in Government Code section 65950:

- A. Where an environmental impact report (EIR) is prepared, within 180 days from the date of the certification of the EIR by the lead agency, or within 120 days for a “development project”. A “development project” refers to a project that is either entirely residential or is a mixed-use project where non-residential uses are less than 50 percent of the total square footage of the development and non-residential uses are limited to first-floor neighborhood commercial uses in a building of two or more stories.

- B. Where an EIR is prepared for a “development project”, projects will either be approved or disapproved within 90 days from the date of certification by the lead agency where at least 49 percent of units are affordable to very low or low-income households and these units are deed-restricted affordable units for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, such as tax credits, bond authority, or other financial assistance from a public agency or federal agency, where this notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, that a prerequisite for funding includes approval of the development by the lead agency, and that the financial assistance is necessary for the project to be affordable. Applicants must confirm that the application has been made to the public or federal agency prior to certification of the EIR.
- C. Where a negative declaration is completed and adopted for the development project, within 60 days from the date of adoption by the lead agency.
- D. Where a project is determined to be exempt from CEQA, within 60 days of determination of exemption by the lead agency.

As part of Program RC-1.2, the City will track project processing to ensure that an environmental determination is made pursuant to PRC 21080.1, within the timeframes of the PRC §21080.2 and Gov’t Code 65920.

Building Permit

Typically, the amount of time between entitlement and building permit application is about two weeks for new construction.

Conditional Use Permits

The purpose of any conditional use permit is to ensure that the proposed use will be rendered compatible with other existing, and permitted uses, located in the general area of the proposed use. Conditional use permits are required for single-family homes in the R-3 district, and are not required for multifamily districts, except in Planned Development zones. Minor building alterations and/on small expansions to existing facilities, which are proposed for the sole purpose of meeting the requirements of the Americans with Disabilities Act (ADA), are waived from a conditional use permit requirement. Specific instances may require a public hearing if it is determined by the planning officer that the proposed building modifications involve more substantial work than mere compliance with ADA requirements. Required findings for conditional use permits are as follows:

- A. That the site for the proposed use is adequate in size, shape, topography and circumstances; and
- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and

- C. That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

As part of Implementation Measure RC-1.1, the City will evaluate the required findings for conditional use permits and ensure that only objective standards are applied to residential uses.

Reasonable Accommodations

Reasonable accommodations are processed under Chapter 17.63 of the City's municipal code. No noticing or public hearings are required for a reasonable accommodation request, and fees are not charged as part of the reasonable accommodation request process. The city manager or designee shall make a written determination within forty-five days of the application being deemed complete and either approve, modify, or deny a request for reasonable accommodation. The required findings are as follows:

- A. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the acts; and
- B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the acts; and
- C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city; and
- D. Whether the requested reasonable accommodation would require a fundamental alteration of a city program or law, including, but not limited to, land use and zoning.

As stated in the City's zoning code, section 17.63.080, "Reasonable accommodation decisions may be appealed as provided for in Section X to the planning commission." Section X here refers to Section 17.54.050. As part of **Implementation Measure RC-1.1**, the City will update code section 17.63.080 to clarify this reference by replacing "X" with "17.54.050". The appeals process allows the applicant or any other person who owns real property or resides within three hundred feet of the property lines and who is aggrieved by the decision of the Planning Commission in conjunction with action taken on a reasonable accommodation decision to file a written letter of appeal with the City Clerk. The appeal will then be considered by the City Council, which will then determine whether or not a de novo hearing is required. Appeals may be decided without a de novo hearing. The Council may also elect to refer the matter back to the Planning Commission for reconsideration. As part of **Implementation Measure RC-1.1**, the City will review the appeals procedure as it applies to reasonable accommodations requests to identify and remove any potential constraints.

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

As part of **Implementation Measure EH-2.1**, the City will continue to implement the Reasonable Accommodation provisions of the Zoning Code and will enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multifamily residential projects

containing four or more units. Additionally, as part of this Implementation Measure the City will promote greater awareness of barrier-free housing, require multifamily housing developers to construct “barrier free” housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities.

Senate Bill 330

The City Currently defers to State law to comply with SB 330. However, as part of **Implementation Measure HP 2.1** the City will provide the public with information on the SB 330 application review process.

Senate Bill 35

The City currently has a process in place to process projects under SB 35. However, as part of Implementation Measure HP 2.1 the City will provide the public with information on SB 35 as it relates to project applications.

The City currently posts applications on its website which include detailed lists of components required for the application to be considered complete. A current schedule of fees, exactions, and affordability requirements is available online, as are all zoning ordinances and development standards adopted by the city.

B. Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions that local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs and availability of land, labor, and financing.

6. Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the city. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower-interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table V.13** illustrates interest rates as of April 2024 compared to 2020. As of January 18th, 2024, the average APR on a 30-year fixed-rate mortgage rose 7 basis points to 6.700%²⁰. The average APR on a 15-year fixed-rate mortgage rose 7

²⁰ NerdWallet's Mortgage Rate Insight. <https://www.nerdwallet.com/mortgages/mortgage-rates/5-1-arm#explore-more-quotes>

basis points to 5.820% and the average APR for a 5-year adjustable-rate mortgage (ARM) rose 7 basis points to 7.784%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 5 basis points higher than one week ago and 51 basis points higher than one year ago. A basis point is one one-hundredth of one percent. Rates are expressed as annual percentage rate, or APR.

The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment. Since 2020, interest rates have increased across all loan types dramatically. This is seen as a housing constraint because interest rate increases for home loans can have a complex and multifaceted impact on both housing production and costs. While the immediate effects might vary depending on specific circumstances, the overall trend is likely to be a decrease in production and a long-term decline in affordability for some segments of the market.

Table V.13 Interest Rates, 2020 and 2024

	2020		2024	
	Interest	APR ¹	Interest	APR ¹
30-year fixed	3.375%	3.447%	6.62%	6.70%
15-year fixed	2.625%	2.736%	5.68%	5.82%
5-year Adjustable Rate Mortgage	3.250%	3.382%	7.78%	3.38%
Federal Housing Administration Rates				
30-year fixed	4.625%	5.557%	6.25%	6.99%
Veterans Loans				
30-year fixed	2.750%	2.913%	5.61%	5.89%

1 Source: ©Zillow, Inc. 2006 – 2021 via NerdWallet. <https://www.nerdwallet.com/mortgages/mortgage-rates/5-1-arm>, accessed January 18, 2024 Based on a \$200,000 loan amount.

2 A 5-year ARM is an adjustable-rate mortgage with an interest rate that stays the same for the first five years. After five years are up, the interest rate can change periodically with the broader market.

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

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

However, demand for new homes generally decreases as monthly payments balloon, prompting developers to slow rates of construction. Existing homeowners, hesitant to trade their low-rate mortgages for pricier loans, stay put, further reducing the number of homes on the market. This supply pinch can prop up prices in the short term, though the affordability burden continues to rise for first-time buyers and lower-income families. Higher interest rates also cast a shadow over construction projects, as developers grapple with pricier financing. They may prefer smaller, more affordable homes or rentals, reshaping the landscape of new housing options. Ultimately, rising rates act like a dampener on both the production and affordability of housing, with the echoes felt across the entire market.

The pandemic initially sent interest rates tumbling as the economy slumped. However, massive government stimulus and surging inflation fueled by supply chain disruptions kept rates artificially low. As the economy recovered, the Federal Reserve stepped in to combat inflation by raising rates, marking a shift from pandemic-era emergency measures. This complex interplay of COVID-19 and Federal Reserve policy, both initially suppressing and then driving up rates, has shaped the current interest rate environment and its impact on housing production and costs.

Although interest rates can be seen as artificially driven in order to avoid a recession, predicting a definitive drop in rates for 2024 is impossible. The outcome hinges on a complex interplay of economic data, Federal Reserve policy decisions, and unforeseen events. While a recession could prompt rate cuts in 2024, the path remains uncertain. Inflation control, geopolitical stability, and a sturdy labor market all influence the market. Persistently high inflation and global uncertainties could keep rates steady or even push them higher. Predicting the timing and magnitude of any potential drop is a guessing game. Therefore, high interest rates should be seen as a constraint to housing in this Housing Element Cycle.

7. Land Cost

Land costs vary substantially and are based on several factors, primarily location and zoning. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable, and thus more expensive, than a remote piece of land zoned for agricultural uses. Based on a March 2024 survey of local real estate on Zillow.com, vacant residential lots in the vicinity of the City of Corning are offered for sale for between \$49,900 and \$5,550,000, depending on size and location, with a median price of \$790,000 and a median per-acre price of \$26,333. The 5 parcels included in the survey are detailed in **Table V.14**. Hypothetical calculations shown in the table indicate that, among all 5 lots, if subdivided where feasible, and developed at 6 units per acre, prices per single family lot would range from \$2,692 to \$8,317. A rule of thumb among many developers is that land costs should not exceed 25 percent of the overall cost of the residence. Based on the median sale price of \$310,000 according to February 2024 analysis conducted by the real estate listing aggregator Rocket Homes, the value of a single-family home should be no more than approximately \$77,500. Land costs are therefore not considered to be a constraint in Corning. However, the availability of land on the market at any given time that is suitable for single family or multifamily development is not guaranteed.

Table V.14 Vacant Land Asking Prices and Price per Single Family Lot, 2024

Parcel	Price	Acreage	Price per Acre	Potential Units (@ 6/acre)	Price Per Single Family Lot
1	\$280,000	17.44	\$16,055	104	\$2,692
2	\$49,900	0.5	\$99,800	3	\$8,317
3	\$350,000	10	\$35,000	60	\$5,833
4	\$5,550,000	263.61	\$21,050	1,581	\$3,510
5	\$790,000	30	\$26,333	180	\$4,389

Source: Zillow.com, March 2024

8. Construction and Labor Costs

According to the California Tax Credit Allocation Committee (TCAC) application for Olive Grove project, featuring 31 low-income units and 1 manager's unit, the total cost of this affordable housing development was \$12,329,888. Of this amount, construction costs accounted for \$7,091,799 of the total (57.5 percent). In addition, another \$404,000 was spent on architectural services, \$150,000 was spent on engineering/surveying, \$698,282 was spent on construction interest/fees, and \$912,599 was reserved for construction cost contingencies, for a total of \$2,164,881 (17.5 percent). This led to a total project cost per unit of \$385,309.

Table V.15 summarizes the projected construction costs.

Table V.15 Construction Costs - Olive Grove

Cost Type	Total Cost
Total Land Cost / Acquisition Cost	\$474,190
Total New Construction Costs	\$7,091,799
Total Architectural Costs	\$404,000
Total Survey & Engineering	\$150,000
Total Construction Interest & Fees	\$698,282
Total Permanent Financing Costs	\$35,000
Total Attorney Costs	\$70,000
Total Reserve Costs	\$234,350
Total Contingency Costs	\$912,599
Total Other Costs	\$859,668
Developer Overhead/Profit	\$1,400,000
TOTAL PROJECT COST	\$12,329,888
Average Cost Per Unit	\$385,309

Source: City of Corning, Olive Grove TCAC Application, 2020.

Note: 'Total Other Costs' includes \$391,567 in local development impact fees and \$200,000 permit processing fees.

Though recent single-family home construction costs in Corning were not available, an estimate from CosttoBuild.net estimates that a basic, one-story 2,000 square foot single-family home with a 500 square foot garage space may cost \$393,091, not including land, depending on design choices.

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

Development costs for denser, multifamily housing also vary regionally, but in general, are more expensive. In July 2020, one builder of a duplex in the City reported a cost of approximately \$150 per sq. ft. to add a duplex onto a building. Development impact fees were also assessed as part of this construction at a total cost of \$11,000. In the case of the Olive Grove project, development impact fees totaled \$391,567 (or \$12,236 per unit), while the costs to process these permits were \$200,000, for a total of \$591,567 (or \$18,486 per unit).

9. Vacancy Rates

As discussed, in ***Chapter III. Housing Needs Assessment***, the residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low-vacancy rate sometimes drives the cost of housing upward and increases tolerance for substandard units. In a healthy market, the vacancy rate is between 5 and 8 percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

According to the 2018 to 2022 American Community Survey (ACS), the homeowner vacancy rate was 9.4 percent, whereas the rental vacancy rate was 9.5 percent. The ownership and rental vacancy rates indicate there is an ample selection of rental housing. However, this may also become a constraint to residential development, particularly multifamily rental housing development that provides housing opportunity to very low- and low-income households. This is because high-vacancy rates will dissuade additional multifamily rental housing from being developed if the perception among developers is that the need is already met.

10. Environmental Issues

Active earthquake faults are found throughout California; however, the City is in an area that is considered relatively free of seismic hazards. The most significant seismic activity that can be anticipated in the area is ground shaking generated by seismic events on distant faults. The California Earthquake Authority includes Corning in the Shasta Cascade region²¹. While a number of faults are located in the county, including one on the west side of Corning, the city has

²¹ “California Earthquake Risk Map and Faults by County”. California Earthquake Authority.
<https://www.earthquakeauthority.com/california-earthquake-risk/faults-by-county>

historically had only one earthquake with its epicenter in the city²² and is considered to have only a low to moderate risk for shaking²³.

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

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

C. Facilities, Services and Infrastructure

11. On and Off-Site Improvements

The City's residential on-site development standards are less restrictive than all surrounding communities, except for the front and side yard requirements of the City of Tehama. Furthermore, the City allows higher densities for comparable zoning classifications. The City's residential off-site development standards are not overly or unnecessarily restrictive, when compared to surrounding communities. The low- to high-density standards are higher than those found in select surrounding communities and are not so onerous as to be considered a constraint on the development of housing.

²² "Shasta-Cascade Epicenters Map". (2024). Statewide California Earthquake Center.
https://www.shakeout.org/california/images/Shasta_Cascade_epicenters_map.jpg

²³ "Shasta-Cascade ShakeOut Area: Probability of Shaking". (2024). Statewide California Earthquake Center.
https://www.shakeout.org/california/images/Shasta_Cascade_Probability_map.jpg

The City's Public Works department is responsible for all streets and sidewalks, water and sewer services, storm drain system, park maintenance, and public facilities maintenance. Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the City may require payment for various off-site improvements as part of project mitigation measures (e.g., payment towards an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. The ensuing evaluation of specific public services and facilities provides information regarding their adequacy. The evaluation clearly identifies that there is sufficient water and wastewater treatment capacity, in addition to other services and facilities, necessary for the development of affordable housing, in particular for low- and lower-income households.²⁴

12. Existing or Planned Utilities

After conducting an assessment of the Sites Inventory above and infrastructure needs, it was determined that the City of Corning has adequate infrastructure to support the development of the new residential units included in the Adequate Sites Inventory. More information about infrastructure and capacity is described below.

Dry Utilities

Dry utilities are available in all parts of the City. Several providers serve Corning with cable and internet services, including Xfinity, while AT&T provides landline phone service. DM Tech is a secondary internet provider that services the City. None of these service providers have noted any problems serving new growth.

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

Wastewater Collection and Treatment

The wastewater (sewer) system is a sanitary sewer system that collects wastewater from all City residents and businesses and transports it to the Wastewater Treatment Plant (WWTP) southeast of the City. The City's wastewater treatment plant (WWTP) is situated between Corning and Sacramento River off Gardiner Ferry Road, approximately 3.5 miles east of the City. The WWTP is operated privately under contract with the City to maintain the sewer collection system and coordinate with the Regional Water Quality Control Board (RWQCB) and Air Resources Board. Inframark is a private contractor that operates and manages the city's Wastewater Treatment Plant (WWTP); the sewer system throughout the City is installed, maintained, and repaired by the City. Sewer main maintenance, such as annual sewer line and storm drain cleaning, is also provided by contract with Inframark.

²⁴ The majority of the information is derived from the *2022 Municipal Services Review of the City of Corning, Tehama County, California* as well as the 2005 Municipal Services Review.

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

Corning has been proactive in maintaining its sewer system – it replaced most of the old sewer lines between 1997 and 2000 to avoid costly repairs and replacements in the future, and in anticipation of growth. This also reduced problems with infiltration and inflow. A number of future capital improvements are also needed that include the extension of sewer main lines, improvements to the lift stations, and future sewer expansion engineering. The sewer collection system is composed largely of lines measuring six or eight inches in diameter. While these lines appear to be suitable for the current City population, increased flows may require the replacement with larger-diameter collector and trunk lines to serve new areas.

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

In anticipation of the growth and development within the SOI, the City prepared estimates for the design and construction of new trunk sewer and water mains in the northwest and southwest areas of Corning. Current projections indicate that the northwestern area of Corning (Blackburn Avenue to Gallagher and I-5 to Highway 99-W) will require \$622,000 for sewer improvements. The southwestern area (Fig Lane to Viola Avenue, and I-5 to the Northern Pacific Railroad) will need \$2,542,500 in funding according to the 2005 *Northwest and Southwest Corning Area Drainage Study and Assessment of Related Water, Sewer, and Street Needs*. The sources of funding for these projects will include impact and annexation fees. As of June 2024, the improvements have not yet been constructed.

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

Assuming future development of the City results in approximately 24,300 new residents, this population in addition to the existing population of 7,000, yields an estimated future population of 31,300, which is equivalent to approximately 11,300 households. At a rate of 220 gpd per household, the WWTP will expect to receive 2.5 mgd. The City will be required to expand the WWTP by 1.1 mgd again in the future. There is adequate wastewater treatment capacity to accommodate the RHNA. As part of Implementation Measure RC-2.2, the City will establish a

written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7.

Water Service

The City supplies domestic water to residents located within the City limits. City water originates from 11 well locations, of which 7 are currently on-line, which consist of deep well turbine pumps that pump groundwater from the deep, unconfined aquifer located beneath the City. Water quality is generally good, but several wells remain off-line due to detected or imminent contamination by Tetrachloroethylene (TCE) or Methyl Tertiary Butyl Ether (MTBE). The RWQCB is currently monitoring the contamination and is facilitating remediation. The wells source their water from a deep unconfined aquifer ranging from 265 and 740 feet below the surface with a pumping capacity of between 230 and 920 gallons per minute. All residential and commercial water service customers in the city are metered for water use. A fixed monthly rate includes the first 4,000 gallons of water, plus \$1.66 per thousand gallons above the base amount. These fees fund the operation and maintenance of the water system. As of 2022, 2,378 connections to the water distribution system were present in the City. All connections are operated on a metered rate system, and all agricultural irrigation water is provided from outside sources. There are approximately 23 miles of water mains (121,200 linear feet). Water lines in the City are typically 8 inches in diameter, with a range from 4 to 15 inches.

Currently, the water distribution lines maintained by the City do not extend beyond the City limits into the areas proposed for future annexation. Distance varies from 200 feet to 0.25 mile. Future developments will be required to extend water lines and loop into the distribution system whenever feasible to provide required fire flows and minimize dead-end water lines. As described in the City's 2022 Municipal Services Report (MSR), the City made improvements to the water distribution system a priority in recent years. Annual expenditure increased by \$517,949 over the past year. The increased allocation of funding was for water capital improvements to the water system, including funding a consultant for well telemetry repairs and the replacement of telemetry equipment. The deficiencies that the MSR described include the need for additional wells as the city grows, and the need for extended waterlines to reach into the SOI. The MSR also notes that expansion of the water system will require additional resources for the associated increase in equipment and staffing capacity for maintenance and responding to emergencies. Costs would be addressed through the fees for connection or monthly user fees.

According to the 20-year plan, the City will need to add nine new well sites, to be acquired during the subdivision process. Developers will also be required to dedicate land for future well sites, and may be required to construct new wells, pumps, controls, and other appurtenances to City standards. Additionally, while current City distribution lines are currently adequate in size, some water lines may need to be replaced completely with larger pipes to serve residents in the expanded sphere. The cost of these improvements related to increased development will be borne upon the developers through impact fees or required construction or replacement of facilities. Master drainage, wastewater collection, and roadway system plans will be needed to efficiently handle additional development surrounding the existing City. There is adequate water capacity to accommodate the RHNA. As part of Implementation Measure RC-2.2, the City will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7. Additionally, as part of Implementation Measure RC-2.1, the City will implement the project funded by a recent Department of Water Resources (DWR) grant. The project will include the installation of a new well, new backup generator, and an extension of the waterline by approximately 5,200 feet.

Stormwater Drainage

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

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

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

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

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

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

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

adjacent to the roads are developed. The cost of this improvement will be borne by the developers of the adjacent land.

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

According to the General Plan, the Planning Commission identified some overall concerns and important issues for future development. These include: (1) the need to protect future east to west and north to south rights-of-way for an efficient circulation system; (2) residential driveway access to arterial roadways; (3) the lack of access to land east of Union Pacific Railroad and west of the airport; (4) the high accident rate at Toomes and Solano Street; (5) the traffic count program initiated by the City; and (6) the need for a contiguous bicycle path system.

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

Transportation Center

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

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

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

The City currently owns and maintains six parks and a small plaza totaling approximately 33 acres: Estil C. Clark Park, Woodson Park, Yost Park, Flournoy Memorial Park, Children's Memorial Park, North Side Park, Lennox Park, Corning Community Park and Martini Plaza.

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

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

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

Fire Protection

The City of Corning Fire Department provides fire protection services and emergency medical services within a five-square-mile area of the City, including the business district, two shopping centers, and several large truck stops. The Fire Department is a volunteer fire department, with the exception of the Fire Chief and dispatch staff, and is centrally headquartered in the City at 814 Fifth Street, resulting in an average response time of three to five minutes. Backup services for areas proposed for annexation to the City are provided by the Tehama County Rural station, which has a three- to five-minute response time to the outlying areas. The Department maintains a fleet of equipment in good to excellent condition. This includes; 2, Type 1 engines with 1500 gallon per minute pumps, 1, Type 2 engine with 1500 gpm pump, 1, Type 3 with 400 gpm pump, a rescue squad, a 75' Quint with 300 gallon tank and 1500 gpm pump and an initial attack/utility truck with 200 gallon tank and 50 gpm pump.

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

Police Protection – The Corning Police Department (CPD) provides continuous law enforcement and emergency assistance services to areas located within the City limits of Corning. Their main objective is to ensure the safety and security of residents by enforcing laws, preventing crime, and responding to emergencies. The department operates 24/7 to provide continuous law enforcement services, including emergency assistance, to the community. Through proactive patrolling, investigation, and collaboration with the community, the Corning Police Department strives to maintain a safe environment for all residence and visitors. The department maintains a fleet of 15 vehicles, including one Citizens on Patrol volunteer vehicles and one Community Service Officer/Animal Control vehicle. The Corning Police Department currently has one Chief, four Sergeants, 9 patrol officers and one detective.

School Facilities

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

D. Energy Conservation

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

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

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

energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

The Self-Help Home Improvement Program (SHHIP) manages a weatherization program in Tehama County for lower-income households under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement. As part of Implementation Measure EC-1.1, the City shall actively pursue working with SHHIP and PG&E to institute a weatherization program as previously identified.

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

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

This page intentionally left blank.

VI. HOUSING RESOURCES AND SITES

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites. This chapter provides both an overview of the resources available to facilitate housing access and includes factors that may constrain housing access, particularly as related to housing affordable to lower-income households. This chapter also highlights the City's progress towards meeting its share of the regional housing need.

A. Fair-Share Housing Projected Need

The City's future housing need is based on population and employment growth projections over a 2024 to 2029 planning period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). Through the California Department of Housing and Community Development (HCD), the state establishes the total housing unit needs for each region of California. For areas such as the City and Tehama County with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas.

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and County unincorporated areas their "fair share" of the projected housing need, based upon household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of the California Department of Finance. The department applied a small percentage adjustment to accommodate an additional number of vacant and replacement housing units needed. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

The RHNA identifies and quantifies the existing housing needs for each jurisdiction based on a planning period from June 30, 2024, to June 30, 2029. The City may reduce its respective allocation by the net units developed during the interim period; that is, from June 30, 2024, to the date of preparation of the Housing Element. The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table VI.1** provides the adjusted RHNA target for the planning period 2024 to 2029

Table VI.1 Regional Housing Needs Allocation 2024–2029

Income Group	Allocation	Percent
Extremely Low (0–30% of AMI)	25	13.4%
Very Low (31%–50% of AMI)	25	13.4%
Low (51%–80% of AMI)	24	12.9%
Moderate (81%–120% of AMI)	30	16.1%
Above Moderate (over 120% of AMI)	82	44.1%
Total	186	100%

AMI = above-moderate income

Source: HCD Regional Housing Needs Plan, 2024–2029

B. Land Resources

Government Code Section 65583(c)(1) requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites that are available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Corning’s seventh-cycle inventory consists solely of vacant parcels. The inventory only contains residentially zoned land for this Housing Element; however, there are vacant parcels located in non-residential zones where housing may also be built.

1. Summary of Capacity to Accommodate the RHNA

There is a surplus of land available to meet the City’s share of the RHNA at all income levels. **Table V.4** contains a list of the vacant parcels identified for this seventh-cycle Housing Element, identified by Assessor’s Parcel Number (APN). **Figure V.1** displays these parcels on a map. In addition to parcels included in the vacant land inventory, the City has numerous subdivisions that are only partially built out, which represents a significant capacity for more housing that is not shown here.

A summary of the City’s progress towards meeting its share of the RHNA is provided in **Table VI.2**. The 21 units shown in the Pipeline Project column are part of the Magnolia Meadows development, which is discussed in greater detail below. The City also has capacity on its vacant sites for 426 units at varying income levels. In addition, the City projects the development of 10 ADUs. As such, the City has a demonstrated total capacity of 457 units, leading to a surplus of 271 units compared to the City’s RHNA.

Table VI.2 Progress Towards RHNA, 2024

Income Category	RHNA	Pipeline Project	Vacant Site Capacity	Projected ADUs	Total Capacity	Surplus	Percent of RHNA
Extremely Low Income	25	21	116	3	140	66	189%
Very Low Income	25						
Low Income	24						
Moderate Income	30	0	38	3	41	11	137%
Above Moderate Income	82	0	272	4	276	194	337%
Total	186	21	426	10	457	271	246%

Source: HCD Regional Housing Needs Plan, 2024–2029, City of Corning, 2024

2. Pipeline Project

Magnolia Meadows is a new housing development in Corning, located on 9.58 acres along Marguerite Avenue. House plans include 3-, 4- and 5-bedroom models with no down payment, affordable monthly payments, and low fixed interest rates.

The project consists of 53 units total, all of which will be reserved for lower-income households. 32 of these units (28 low-income and 4 very low-income) received building permits prior to June 30, 2024, and were counted during the prior RHNA cycle. Construction of those units will be completed this year. The 21 remaining units (18 low-income and 3 very low-income) will count toward the current RHNA cycle. As of November 2024, construction of the first 32 homes has been completed. Construction of the remaining homes is projected to be completed at the end of March 2025. The development as a whole is used as a representative project in **Table VI.3**.

The developer of the project is Community Housing Improvement Program (CHIP). Under CHIP's self-help program, families build their homes in groups of five to nine under the supervision of CHIP's construction staff. Affordability is ensured through USDA Rural Development, while mortgage subsidies are provided by CalHome.

3. Sites Identified in Previous Housing Elements

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent of units affordable to lower-income households. All sites in the land inventory are vacant. All four sites used to accommodate the City's 7th cycle lower-income RHNA were also identified in the 6th and 5th cycle Housing Elements. These sites are:

- APN 073-120-78, a 2.06-acre site located in the R-3 zone.
- APN 073-260-21, an 8-acre site located in the R-3 zone.

- APN 073-010-02, an 8.57-acre site located in the R-3 zone.
- APN 069-150-42, a 9.34-acre site located in the R-4-AH zone.

To account for these sites, **Implementation Measure HP-1.2** is included to address the requirements of Assembly Bill (AB) 1397.

4. Zoning For Residential Uses And Realistic Capacity

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Corning is 15 dwelling units per acre. All sites in the inventory that are used to accommodate the City's lower-income RHNA meet the default density standard for Corning.

The City has included several sites in the inventory, listed in **Table VI.4** that allow for densities up to 28 units per acre in the R-3 and R-4-AH zones. Maximum densities are set by the underlying zoning. Based on the existing development standards, market trends, the following assumptions were used to determine the income categories according to the allowed densities for each site:

Lower-Income Sites. Sites between 0.5 and 10 acres in size that allow at least 15 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3 and R-4-AH (allows up to 28 units per acre). Multifamily development is allowed by-right in these zones.

Moderate-Income Sites. Sites that are zoned R-1, R-1-2, R-1-4, R-2, and R-4 have been inventoried as feasible for moderate-income residential development. Typical dwelling units include small- and medium-sized apartments, other attached homes and smaller single-family detached homes. Sites that are smaller than 0.5 acres were deemed too small to be feasible for lower-income development and have instead been assumed to be suitable for moderate-income development.

Above Moderate-Income Sites. Sites within the R-1, R-1-8, R-1-10, R-1-A, LLR, and R-2 zones were inventoried as above moderate-income units.

5. Realistic Capacity

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls site improvements, and the track record of recent developments in the city and assumed a realistic capacity of 15 percent. As shown in **Table VI.3**, recent developments in Corning each yielded slightly more than half of the allowed units under each zone's maximum density. On-site improvements, including landscaping, sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater) are also accounted for in the realistic capacity assumption. All sites in the inventory have access to dry utilities and existing or planned water and sewer service provided by the City's Public Works Department. All sites in the inventory are free of environmental constraints that would reduce capacity beyond the 15 percent realistic capacity. Based on the trends of representative projects, such as Magnolia Meadows, this realistic capacity may be considered conservative.

For Site 15 (APN 071-250-38) the realistic capacity was further modified due to unique characteristics. Site 15 is a 9.34-acre parcel located in the R-4 zone. However, because a creek runs through the middle of this parcel, this site was determined to have a buildable area of 2.28 acres. This led to a maximum capacity of 64 units, and a realistic capacity of 10 units.

Table VI.3 Realistic Capacity Project Examples in Corning

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Max. Density du/ac	Max. Allowable Units	Total Project Units	Developed Density du/ac	Realistic Capacity
Magnolia Meadows	50 low income and 3 very-low income for-sale homes. USDA RD and mortgage subsidies from CalHome.	9.58	Construction of 32 will be completed in 2024 and 21 in 2025.	MFR/ R-1-4 and PD	10	95.8	53	6	55.3%
Olive Grove Apts.	31 rental apartments (15 very low-income Permanent Supportive Housing through the "No Place Like Home" program and 16 low-income through TCAC program)	1.96	Construction completed in 2022.	MFR/ R-4	28	55	31	16	56.5%
Stonefox Ranch	77 units total, including 3 units reserved for very low-income households and 74 units reserved for low-income households. Mutual Self-Help ("sweat equity") program facilitated by Community Housing Improvement Project (CHIP) with technical assistance from Self-Help Home Improvement Project (SHHIP).	22	Construction completed in 2021.	R/R-1	7	154	77	4	50.0%
Average									54.0%

Source: City of Corning, 2024

6. Vacant Sites

The City prepared an inventory of vacant sites available to accommodate the City's RHNA.

Table VI.4 provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities.

Figure VI.1 maps the location of each site in the city. Vacant sites are estimated to accommodate all 426 units, including 116 units for lower-income households, 38 units for moderate income households, and 272 units for above moderate income households. As shown in **Table VI.2**, the City has a large surplus of vacant land to meet its RHNA. Many of the sites identified for moderate- and above-moderate income housing are considered "small" since they are less than a half-acre. However, the City has a robust track record for building homes on small sites and recently passed the small-lot ordinance (Ordinance 688, passed June 23, 2020).

Table VI.4 Vacant Sites Inventory

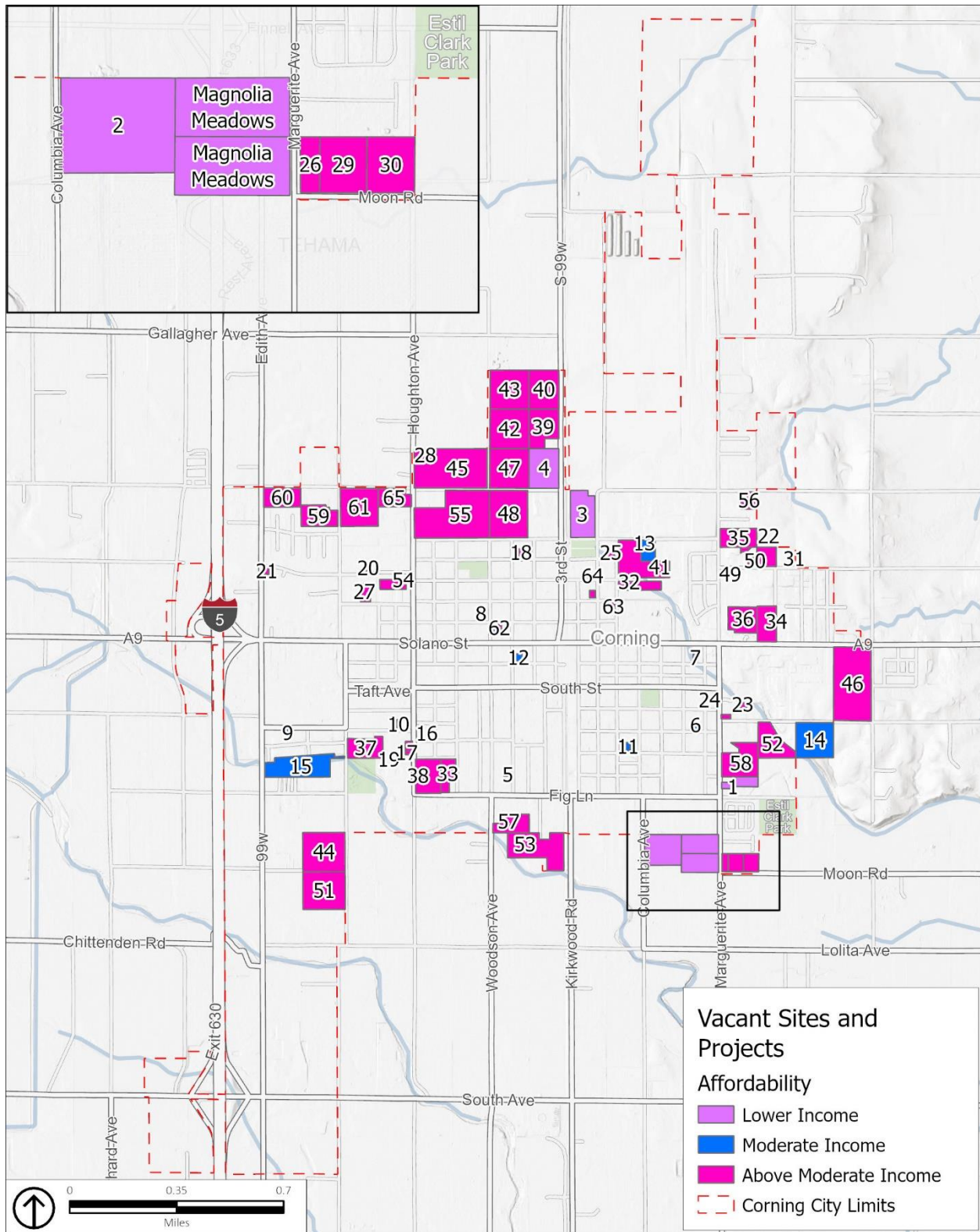
Site Number	APN	General Plan	Zone	Max. Density	Acres	Max. Capacity	Total Realistic Capacity
Low Income							
1*	073-120-78	MFR	R-3	28	2.06	58	9
2*	073-260-21	MFR	R-3	28	8	224	34
3*	073-010-02	MFR	R-3	28	8.57	229	34
4*	069-150-42	MFR	R-4-AH	28	9.34	262	39
Subtotal							116
Moderate Income							
5	071-271-07	R	R-1-2	14	0.16	2	1
6	073-114-05	R	R-1-2	14	0.16	2	1
7	073-083-08	R	R-1-2	14	0.22	3	1
8	071-131-01	R	R-2	14	0.22	3	1
9	071-202-17	R	R-1	14	0.24	3	1
10	071-211-06	R	R-1-2	14	0.25	4	1
11	073-141-09	R	R-1-2	14	0.25	4	1
12	071-134-10	MFR	R-4	28	0.43	12	2
13	073-010-44	R	R-1-2	14	2.05	29	4
14	073-120-18	R	R-1-4	10	10	100	15
15	071-250-38	MFR	R-4	28	2.28	64	10
Subtotal							38
Above Moderate Income							
16	071-212-24	R	R-1	6	0.18	1	1
17	071-212-25	R	R-1	6	0.18	1	1
18	071-053-12	R	R-1	12	0.22	9	1
19	071-212-23	R	R-1	22	0.25	6	1
20	071-071-06	R	R-1-8	22	0.25	7	1
21	071-062-41	R	R-1	6	0.26	11	1
22	073-200-57	R	R-1-10	22	0.26	89	1
23	073-230-20	R	R-1	7	0.27	1	1
24	073-230-40	R	R-1	7	0.3	1	1
25	073-033-04	R	R-1	7	0.37	2	1

Site Number	APN	General Plan	Zone	Max. Density	Acres	Max. Capacity	Total Realistic Capacity
26	073-260-33	R	R-1-A	7	1.15	2	1
27	071-080-52	R	R-1-8	5	1.22	1	1
28	069-150-71	R	R-1	7	2	2	2
29	073-260-34	R	R-1-A	4	2	1	2
30	073-260-35	R	R-1-A	7	2	2	2
31	073-020-59	R	R-1-10	7	2.5	2	2
32	073-010-24	R	R-1	7	2.54	3	3
33	071-261-03	R	R-1	7	2.89	8	3
34	073-020-12	R	R-1-8	5	4.26	6	3
35	073-020-17	R	R-1-10	7	4.69	14	3
36	073-020-73	R	R-1-8	7	4.85	14	4
37	071-212-20	R	R-1	7	4.96	14	5
38	071-261-01	R	R-1	4	5.77	10	6
39	069-150-44	R	R-1	7	7.62	18	8
40	069-150-53	R	R-1	7	7.77	20	8
41	073-010-46	R	R-1-2	5	8.74	21	18
42	069-150-40	R	R-1	4	10	19	11
43	069-150-54	R	R-1	5	10	24	11
44	071-300-02	R	R-1-A	7	11.42	35	12
45	069-150-72	R	R-1	7	19.18	40	20
46	073-120-10	R	R-1-8	7	20	53	15
47	069-150-41	R	R-1	7	10.75	54	11
48	071-030-16	R	R-1	14	11.51	122	12
49	073-200-62	R	R-1-10	7	0.23	70	1
50	073-200-63	R	R-1-10	7	0.23	70	1
51	071-300-03	R	R-1	7	11.42	80	12
52	073-120-31	R	R-1	7	7	134	7
53	071-300-63	R	LLR	5	10.53	100	11
54	071-074-10	R	R-1-8	7	1.9	75	2
55	071-030-06	R	R-1	7	21.65	81	23
56	073-020-26	R	R-1	4	2.009	1	2
57	071-291-11	R	LLR	4	4.09	1	4
58	073-120-24	R	R-1	7	7.91	80	8
59	071-020-74	R	R-1	7	4.78	49	5
60	071-020-01	R	R-1	7	4.79	74	5
61	071-020-03	R	R-1	5	10.17	10	11
62	071-131-02	R	R-2	7	0.22	152	1
63	073-046-05	R	R-1	7	0.16	14	1
64	073-043-05	R	R-1	7	0.29	29	1
65	071-020-73	R	R-1	7	3.67	55	4
Subtotal							272
Total							426

Source: City of Corning, 2024

*Identified in prior two Housing Element cycles. See **Implementation Measure HP-1.2**.

Figure VI.1 Sites Inventory



Source: City of Corning, 2024

7. Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for ADUs based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 7th cycle Housing Element planning period.

The City issued 2 building permits for ADUs in 2020, 2 in 2021, and 5 in 2022, for a total of 9 ADU building permits during the previous planning period. Based on these trends, the City anticipates that 10 ADUs will be built by June 30, 2029. To promote ADUs, the City has included **Implementation Measure HP-4.1** to comply with State law and make construction of ADUs feasible for more property owners.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. While Corning is not in the ABAG region, ABAG's 2021 regional analysis of existing ADU rents is a useful starting point for affordability assumptions because there is not the same type of study that reviews conditions in the Tehama region. The ABAG analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households.

Next, the following local affordability analysis was considered.

Based on the 2024 AMI for Tehama County:

- A low-income household of two could afford a monthly rent of \$1,406.
- A low-income household of three could afford a monthly rent of \$1,583.
- A low-income household of four could afford a monthly rent of \$1,758.

Based on a survey of listings for rentals in Corning on Redfin.com and Zillow.com in June 2024, only one unit was available for rent within the city limits and only three units were available in the unincorporated area surrounding Corning. The three three-bedroom rentals outside of the city proper had rents of \$1,200, \$1,700, and \$1,900, and the only rental available in the city was a two-bedroom home with a listed rent of \$975. All four were either single-family homes or mobile homes. An additional search of rentals on Craigslist included three two-bedroom apartment units in downtown Corning that were listed as having rents "between \$850 and \$1,200", but no individual rents were specified. No one-bedroom units were listed at the time. One studio was available for \$1,650 in the unincorporated area surrounding Corning, but is located on a 10-acre ranch and may not be representative of rents for ADUs. Of these homes, all of the two-bedroom homes would be affordable to a lower-income household of two or larger, and some lower-cost three-bedroom homes would be affordable to low-income households of two or more. This suggests that ADUs are considered a viable housing type to construct as an affordable property.

C. Hazards and Other Potential Site Constraints

The Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The City's 2014-2034 General Plan was adopted in 2015. The City combined general plan elements so that the 2014-2034 General Plan Update was adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Development Group.

On June 12, 2012, the Tehama County Board of Supervisors approved Resolution No. 31-2012 to adopt the Tehama County Hazard Mitigation Plan. The Hazard Mitigation Plan was developed as a multi-jurisdictional plan with participation by the three cities in the county, the Capay Fire Protection District and the Red Bluff Joint Union High School District with oversight by the Tehama County Department of Public Works. On November 27, 2012, the Corning City Council adopted Resolution No. 11-13-2012-04 adopting the Tehama County Hazard Mitigation Plan. However, the City of Corning completed a Hazard Mitigation Plan for submission to FEMA that identifies hazards and mitigations on a more specific level to the City and surrounding area.

The most prevalent hazard in the area is flooding (particularly from the Sacramento River) and landslides. Liquefaction and dam inundation risk, wildfires, earthquakes, and steep slopes are not prevalent in the area. The Housing Element sites inventory was screened for the presence of the following hazard zones:

- Federal Emergency Management Agency (FEMA), 100-year flood zone
- Department of Water Resources (DWR), 100-year flood zone
- California Geological Survey, Alquist-Priolo earthquake fault zone
- California Geological Survey Seismic Hazards Program, liquefaction zones
- California Office of Emergency Services, dam inundation zones
- California Department of Forestry and Fire Protection, Fire Hazard Severity Zones (FHSZ)
 - State Responsibility Areas (SRA)
 - Local Responsibility Areas (LRA)

Though no sites were in areas with high risk of liquefaction, dam inundation, wildfires, or earthquakes, because of the city's proximity to the Sacramento River, some sites are at least partially within FEMA 100-year flood zones. This includes the above moderate-income sites 32, 37, 41, 44, 51, 52, 53; and moderate income sites 11, 13, 14 and 15; and lower-income site 3. However, none of the sites are within the DWR 100-year flood zone. Several sites on the east side of the city are in areas with land that is more susceptible to landslides, including small portions of above moderate-income sites 25, 31, 32, 35, 41, 46, 50, and 53; a small portion of moderate income site 14; and small portions of lower-income sites 1 and 3. None of these conditions preclude the realistic residential development capacity of these sites. There are no

other known environmental constraints or conditions within the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

D. Public Facilities, Services and Infrastructure

State law requires local governments to provide a copy of the adopted housing element to all water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to developments that include units affordable to lower-income households. The City of Corning will comply with SB 1087, as described in **Implementation Measure RC-2.2**. All sites in the inventory have planned or existing water and sewer connections.

According to the City's 2022 Municipal Services Review (MSR), the City or Corning Public Works Department provides water and wastewater services to the City. As described in the MSR, the City has made improvements to the water distribution system a priority in recent years. The MSR identified a need for additional wells as the city grows, and a need for extended waterlines to reach into the SOI. Costs for necessary expansion be addressed through the fees for connection or monthly user fees. At present, there is adequate water capacity to accommodate the City's RHNA. Refer to the Constraints chapter for more detail on the city's water infrastructure.

The sewer system collects wastewater from all City residents and businesses and transports it to the Wastewater Treatment Plant (WWTP) southeast of the city. The facility is permitted by the RWQCB to discharge up to 1.75 million gallons per day (mgd) but has a capacity of 1.4 mgd. The City's unused sewer capacity is sufficient to accommodate the City's RHNA. Refer to the Constraints chapter for more detail on the city's wastewater infrastructure.

Dry utilities are readily available citywide from the following providers:

- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: AT&T
- Internet: Comcast, DM Tech

E. Administrative and Financial Resources

Developing affordable housing often requires access to local, state, and federal funding, as well as organizations with the expertise to build and manage affordable housing and land that is available and appropriately zoned.

The City of Corning has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, State, local, and private resources. **Table VI.5** lists a range of potential financial resources that may be used in the City.

Table VI.5 Financial Resources and Programs

Program Name	Description	Eligible Activities Or Services Provided
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the State on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the State on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation

Program Name	Description	Eligible Activities Or Services Provided
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for 5 years.	Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition

Program Name	Description	Eligible Activities Or Services Provided
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve greenhouse gas emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local Programs (Additional details about these Local Programs are provided following the table)		
Self-Help Home Improvement Project (SHHIP)	Assists with the development, repair, and rehabilitation of housing units for lower-income households. Also offers energy and weatherization programs and utility assistance.	Predevelopment, Site Development, Rehabilitation
Community Housing Improvement Program (CHIP)	Constructs affordable housing using the “self-help” construction method, in which community volunteers and homebuyers work together to build homes over 8 to 10 months.	New Construction
Corning Christian Assistance	Distributes four-day supplies of food twice per month to residents of Tehama County. The group is a grassroots organization that coordinates distribution among several churches and provides referrals to other social services.	Support Services
Poor and the Homeless Tehama County Coalition (PATH)	Operates the county’s only year-round emergency shelter open to all persons experiencing homelessness, a comprehensive transitional housing program with accommodations for men, women, and families with children, a street outreach program that engages unsheltered individuals experiencing homelessness and a rapid rehousing program that assists households experiencing homelessness access permanent housing.	Emergency Shelter Transitional Housing Street Outreach Rapid Rehousing
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance

Program Name	Description	Eligible Activities Or Services Provided
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works: Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer Assistance combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Source: City of Corning, 2024

Details regarding key local resources are described below:

- Self-Help Home Improvement Project (SHHIP)** is a non-profit that assists in the development, repair, and rehabilitation of housing units for lower-income households. SHHIP also offers energy and weatherization programs and utility assistance. U.S. Department of Agriculture (USDA) Rural Development provides funding for the SHHIP projects. Since 2005, SHHIP has assisted in the construction of the following affordable-housing projects, 20 homes in the McDonald Court Subdivision, 13 homes on the east and west sides of Fripp Avenue, 16 homes in the Blue Heron Court Subdivision, 15 homes along the south side of Donovan Avenue, and 40 homes along Blossom Avenue. These 104 homes are made available to lower-income households and are being provided on “small sites” with R-1 zoning.

- **Community Housing Improvement Program (CHIP)** constructs affordable housing using the “self-help” construction method, in which community volunteers and homebuyers work together to build homes over 8 to 10 months. Homebuyers must have an income below 80 percent of the Area Median Income (AMI) and must not have owned a home within the past three years. CHIP also operates affordable and senior apartments throughout Tehama, Butte, and Shasta Counties. CHIP’s latest project in Corning is the Stonefox Ranch Subdivision. As of September 2020, the first phase, consisting of 23 homes, was completed and homes were occupied. Phases 2 and 3, consisting of 54 homes, were under construction. These homes are all created through the Mutual Self-Help program, where homebuyers purchase the home prior to building it with technical assistance from SHHIP.
- **Corning Christian Assistance** distributes four-day supplies of food twice per month to residents of Tehama County. The group is a grassroots organization that coordinates distribution among several churches and provides referrals to other social services.
- **Poor and the Homeless Tehama County Coalition (PATH)** is a non-profit organization provides services to people experiencing homelessness in Tehama County. Through the PATH Plaza Navigation Center in Red Bluff, PATH offers overnight shelter and day shelter services, which include meals, a clothing closet, pet food, mail services, showers, laundry services, case management, and resource navigation. PATH’s Street Outreach Services provide mobile assistance with basic needs and connections to supportive services, including housing services, to unsheltered individuals throughout the county. PATH also operates a comprehensive transitional housing program, with accommodations for single men, single women and families with children, as well as a rapid rehousing program that assists households experiencing homelessness with obtaining and retaining permanent housing through provision of targeted supportive services and intensive case management paired with financial assistance with move-in costs like security deposits and utility deposits and time-limited rental assistance.

This page intentionally left blank.

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

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

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

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

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

In 2018, California passed Assembly Bill (AB) 686 as the statewide framework to affirmatively further fair housing (AFFH); to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. Under AB 686, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Several Implementation Measures in this chapter address AFFH with strategies that fit in the following categories:

1. **Housing Mobility Strategies** consist of removing barriers to housing in areas of opportunity and strategically enhancing access.
2. **New Housing Choices and Affordability in Areas of Opportunity** means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty.
3. **Place-based Strategies to Encourage Community Conservation and Revitalization** Involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities.
4. **Protecting Existing Residents from Displacement** comprises strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability

See **Table IV.15 Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing** for a detailed summary that links these four categories of AFFH actions with the City's implementation measures included herein.

A. Housing Goals

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

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

B. Housing Policies and Implementation Measures

8. Housing Production (HP)

Policy HP 1. Adequate Sites

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

Implementation Measures

HP-1.1. Adequate Sites with No Net Loss

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

Quantified Objective: Provide adequately zoned, available sites for homes for 50 very low-income households, 24 low-income households, 30 moderate income households, and 82 above-moderate households. Projects with lower income units will be prioritized on the city's east side to promote housing mobility.

Responsible Agency: Planning Department

Potential Funding Source: General Fund

Time Frame: As development proposals are received on Housing Element sites and on an ongoing basis.

HP-1.2. Use of Sites in Previous Cycles

Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the prior Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall allow densities of 15 dwelling units to the acre and a project shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. This applies to APNs 073-120-78, 073-260-21, 073-010-02, and 069-150-42.

At least twice during the planning period the City will conduct outreach to owners of these sites to discuss their interest in redeveloping their property. For owners who are interested in redeveloping, the City will connect them with affordable housing developers and/or developers with an interest in building housing that serves other special needs populations. As part of this facilitation process, City will also identify and implement any incentives that would be necessary to develop housing on these sites, which may include, but are not limited to, providing technical assistance on funding applications.

Additionally, to ensure that the city maintains adequate capacity for emergency shelter development, if a project with uses other than an emergency shelter is approved on site 4 (APN 069-150-42), the City will rezone other parcel(s) in accordance with Government Code Section 65583(a)(4) within 180 days.

Quantified Objective: 120 lower income units. Emergency shelter to accommodate 43 homeless persons.

Responsible Agency: Planning Department

Potential Funding Source: General Fund

Time Frame: Will take effect upon adoption. Codify by-right provisions by June 30, 2025.

Conduct two rounds of outreach during the planning period, with the first round of outreach initiated by December 2025.

Policy HP 2. Funding and Partnerships to Create Housing Choices

The City shall pursue funding when appropriate and support other entities' development of adequate housing and provision of services, especially for extremely low-, very low-, low-, and moderate-income households of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. Other entities include Tehama County, for-profit and non-profit developers and service providers. The City shall support service providers that address the needs of seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families by assisting them to access a variety of housing choices and services. The City shall also facilitate assistance with and/or modify off-site development requirements to remove unnecessary governmental constraints to the maintenance, improvement, and development of lower-income housing projects. **(Goals 1 and 4)**

Implementation Measures

HP-2.1. Funding and Partnerships

- City of Corning Planning Department staff will continue to pursue multi-jurisdictional funding opportunities, particularly with Tehama County, as appropriate and available.

- HOME Program funds can be used to provide home purchase, rehabilitation finance assistance, home purchase or rehab financing assistance, development or rehabilitation of housing for rent or ownership, site acquisition or improvement, demolition of dilapidated homes to make way for new HOME developments, contributions toward relocation costs, tenant-based rental assistance for up to two years, and program planning and administration. The City will pursue funding from the HOME Investment Partnership Program (HOME) and other state and federal programs, such as Community Development Block Grant (CDBG) funds, at least twice during the planning period to create and retain affordable housing.
- The City will continue to partner with organizations such as Community Housing Improvement Program (CHIP) to support the provision of their programs, including the mutual self-help housing program.
- The City will continue to discuss prospective development plans with for-profit and non-profit developers and encourage them to produce housing affordable to extremely low, very low- and low-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. The City may select a non-profit developer to pursue developments, including assisting in the application for state and federal financial resources, and offering a number of incentives such as fee deferrals, priority processing, and relaxed development standards.
- The City will proactively encourage development of housing for seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families by working with local non-profits on a variety of activities. The City will conduct outreach to housing developers on an annual basis; review funding opportunities annually and apply at least twice during the planning period in order to be able to provide financial assistance, provide in-kind technical assistance, such as assistance with funding applications, at least once during the planning period; provide expedited processing, incentives and/or fee deferrals; review and prioritize local funding at least twice in the planning period; and/or offer additional incentives beyond the density bonus.
- As funding and staff capacity allows, the City will periodically survey other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production. If fees are extraordinarily high, the City will evaluate readjustment of the fees, as necessary. This will include completing a Cost for Services Fee Study in 2024 and updating the City's fee schedule in 2024.
- The City will continue to streamline the approval process for affordable housing developments, in compliance with SB 35 and SB 330 if applications are received. The City will provide the public with information on the SB 35 and SB 330 processes.

Quantified Objective: New construction of at least 18 homes affordable to lower- and moderate-income households, created with grant funding or by a partner agency that received support from the City. Projects will be prioritized on the city's east side to promote housing mobility.

Assist multifamily projects providing at least 90 dwelling units and 25 single-family units and associated infrastructure, as necessary to assist extremely low, very low- and low-income households, through coordination with developers.

Responsible Agency/Role: Planning Department

Potential Funding Source: General Fund, state and federal funds, especially HOME and CDBG grant funds.

Time Frame: Staff will reach out to entities annually at a minimum and more frequently if staff capacity allows. Review funding opportunities annually and apply at least twice during the planning period. Provide technical assistance at least once during the planning period. Complete Cost for Services Fee Study and update City fee schedule by June 2024. Staff will implement a SB 330 process and post information about the SB 35 and SB 330 processes on the City website within 1 year of Housing Element adoption.

Staff will continue to identify ways to remove barriers to the production of affordable housing.

HP-2.2. Off-Site Improvements

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

Responsible Agency: Planning and Public Works Departments

Potential Funding Source: CDBG, HCD, Rural Housing Service.

Time Frame: Ongoing and as funds are needed.

Policy HP 3. Density Bonuses

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

Implementation Measures

HP-3.1. Density Bonuses

- The City shall continue to amend appropriate sections of the Municipal Code, as needed for consistency with State law.
- The City shall promote the density bonus through informational brochures that will be available at City Hall and on its website.

Quantified Objective: 75 units are anticipated to be created through density bonuses. As feasible, projects will be encouraged on the city's east side to promote housing mobility.

Responsible Agency/Role: Planning Department, Planning Commission, and City Council.

Potential Funding Source: General Fund, state, federal, non-profits.

Time Frame: Implement ordinance and promote density bonuses throughout planning period.

Policy HP 4. Accessory Dwelling Units (ADUs)

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

Implementation Measures

HP-4.1. Accessory Dwelling Units (ADUs)

- The City shall continue to amend appropriate sections of the Municipal Code, as needed for consistency with State law.
- The City shall continue to promote ADUs through informational brochures that will be available at City Hall and on its website. The City will encourage ADUs in all existing residential neighborhoods and encourage construction of ADUs as part of new subdivisions.
- At least twice during the planning period the City will pursue funding through regional, State, and/or Federal programs to develop pre-approved ADU plans, including designs that include universal design principles and/or are wheelchair-accessible. When funding is obtained, implement a pre-approved plan program and make plans available online.
- As projects are proposed actively encourage developers to design floor plans for all new market-rate residential units to accommodate future additions of ADUs/JADUs.
- By December 2025, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.
- Within 30 days of Housing Element adoption, the City will submit the ADU ordinance to HCD for review.

Quantified Objective: Ten ADUs produced during the planning period, of which at least five will be located on the city's east side to promote housing mobility. ADUs will be encouraged on the city's east side to promote housing mobility via outreach to owners at least once every other year.

Responsible Agency/Role: Planning Department, Planning Commission, and City Council.

Potential Funding Source: General Fund, state, federal, non-profits.

Time Frame: Update ADU regulations every two years as needed to stay consistent with State law, starting in 2025. Implement ordinance and promote ADUs throughout planning period. Reach out to owners who may be interested in developing an ADU on the city's east side at least once every other year. Apply for funding for the development of pre-approved plans at least twice during the planning period and implement a pre-approved plan program when funds are awarded. Identify ADU construction incentives by December 2025. Submit ADU ordinance to HCD within 30 days of Housing Element adoption.

9. Housing Conservation, Maintenance, and Improvement (HC)

Policy HC 1. Housing Rehabilitation

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

Implementation Measures

HC-1.1. Housing Rehabilitation

The City will evaluate the establishment of a Housing Rehabilitation Program for the rehabilitation of residences owned and/or occupied by extremely very low-, very low-, low-income households. The City will apply for CDBG funding, if enough staff time is available. The

City will evaluate the availability of financial assistance in the form of grants, low-interest, and deferred payment loans. The program would be adopted by the City Council. The City will obtain input from the various housing providers during program development. The program will be targeted in the central areas of the city and on the city's east side, where homes tend to be older, as well as on the west side where there is a concentration of lower-income households.

Quantified Objective: To facilitate place-based revitalization, achieve rehabilitation of 10 homes during the planning period owned and/or occupied by extremely very low-, very low-, low-income households, at least two of which will be located on the lower-resource west side and three in the central areas of the city and on the city's east side.

Responsible Agency/Role: Planning Department, Planning Commission, and City Council.

Potential Funding Source: HCD, CDBG

Time Frame: Evaluate the establishment of a Housing Rehabilitation Program during 2025; apply for grants throughout 2026; support rehabilitations from 2027 through 2029.

Policy HC 2. Remove and Replace Dilapidated Housing

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

Implementation Measures

HC-2.1. Removal of Units

If necessary, the City will cause the removal of substandard units which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Taxation Codes and consistency with City Ordinance 695.

Quantified Objective: Eliminate 2 dilapidated units.

Responsible Agency: Planning Department, Building Department

Potential Funding Source: General Fund, HOME programs, property owners

Time Frame: Ongoing throughout the planning period as necessary.

HC-2.2. Replacement Units

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development that removes existing residential units (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Nonvacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Quantified Objective: N/A

Responsible Agency: Planning Department

Potential Funding Source: General Fund

Time Frame: Ongoing

Policy HC 3. Code Enforcement

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

Implementation Measures

HC-3.1. Code Enforcement

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

Quantified Objective: To promote place-based revitalization, address code violations on 10 residential units.

Responsible Agency: Planning Department, Building Department

Potential Funding Source: HOME programs, property owners

Time Frame: Ongoing throughout the planning period.

Policy HC 4. Mobile Home Park Preservation, Maintenance, Improvement, and Rehabilitation

The City shall support the preservation, maintenance, improvement, and rehabilitation of mobile home parks in the City. **(Goal 2)**

Implementation Measures

HC-4.1. Mobile Home Parks

As funding and staff capacity allows, the City will consider amending the City's Municipal Code or other methods for establishing procedures to prevent the displacement of lower- and moderate-income residents from mobile home parks that may convert to other uses.

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

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

residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management.

- The City will coordinate with HCD for HCD to enter and inspect all mobile home parks within the jurisdiction for compliance with the Mobilehome Parks Act and regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2. City staff will respond to requests for information and complaints from the mobilehome community and refer park maintenance issues to the HCD Division of Codes and Standards.
- As funding and staff capacity allows, the City will establish procedures for the preservation and improvement of existing mobile home parks where such procedures are not in conflict with HCD oversight under the Mobilehome Parks Act. The City will conduct outreach to mobile home park owners to explore the potential for seeking funding under HCD's Manufactured Housing Opportunity & Revitalization Program (MORE) [formerly MPRROP]. The City will continue to study the adequacy of services at mobile home parks in the City and in the SOI. The City will reach out to HCD to request assistance in addressing identified needs.

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

Responsible Agency/Role: Planning and Building Departments

Potential Funding Source: General Fund, MORE

Time Frame: The City will conduct outreach to mobile home park owners within one year and continue to implement the program in an ongoing manner. Following outreach to mobile home park owners, the City will apply for MORE funds within 6 months if it is determined to be a feasible path in Corning.

10. Equal Housing Opportunity (EH)

Policy EH 1. Affirmatively Furthering Fair Housing

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

Implementation Measures

EH-1.1. Fair Housing

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

The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- If funding is available, provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and to victims of domestic violence.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website, in English and Spanish. Use creative solutions to reach potential victims of domestic violence, such as by posting fair housing information in places of work, and in women's restrooms in public places (grocery store, gas station, library, etc.).
- Conduct outreach and stakeholder focus groups to Spanish-speaking community members to identify language barriers to program participation and implement identified strategies to improve the accessibility of city-run programming. Additionally, provide information about housing programming in both English and Spanish and conduct outreach to inform the community of the availability of translation for city meetings upon request.
- To discourage displacement and address limited local employment opportunities, partner with the Corning Chamber of Commerce and other community business leaders to identify ways to encourage small business development in the city. Meet with the Chamber of Commerce and other partner organizations by June 2025 and at least once every year following; implement opportunities within six months as they are identified. Additionally, partner with organizations such as Shasta College and the Job Training Center to identify opportunities to provide job training within the community, particularly on the west side, which is a lower-resource area. Meet with job training partners by June 2025 and at least once every other year following; implement opportunities within six months as they are identified.
- Promote workshops provided by other agencies on topics such as financial literacy, credit counseling, Earned Income Tax Credit (EITC) workshops, and First-Time Homebuyer courses.
- Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.
- Actively recruit residents from neighborhoods of concentrated poverty (including the lower-resource west side of the city) and multilingual residents from the Hispanic or Latino community to serve or participate on boards, committees, and other local government bodies and to apply for City employment vacancies and conduct additional public input outreach on the west side of the city when generating the Capital Improvement Plan.

Quantified Objectives: Reduce displacement risk for 20 individuals or families resulting from language barriers and 10 from discrimination by landlords or property owners.

Responsible Agency: Planning and Building Departments

Potential Funding Source: General Fund, Non-Profits.

Time Frame: Refer to each bulleted action for specific timeframes.

EH-1.2. Neighborhood Improvements

The City shall take the following actions to encourage place-based revitalization and improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- The City will seek funding from HUD and other agencies as available to provide financial assistance for lower-income households to pursue lead abatement. The City will review funding availabilities and apply at least once during the planning period, then establish a program to distribute funding once funds are received. Outreach will be conducted citywide, but additional outreach will be conducted in lower-resource areas such as the city's west side.
- The City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.
- The City will collaborate with the County of Tehama on pollution prevention programs annually starting in 2025 to minimize negative effects to drinking water and air quality for Corning residents due to agricultural operations in the areas of Tehama County near the City. The City will explore approaches for mitigating exposure to air borne pollutants due to Interstate 5. Options may include adding landscaping adjacent to the highway, providing air filters to lower-income households, and/or other approaches.
- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (not including projects that are exclusive to senior residents) with the goal of connecting at least 5 district households with affordable housing opportunities. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period.

- At least every other year, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies, including, but not limited to, the construction of curb ramps and sidewalks as well as implementing planned bike lanes. Implement projects as funds are received. The City will target at least 3 improvements in the planning period. This will include, but will not be limited to:
 - Identifying additional funding to construct a recreation center, city plaza, splash pad, and amphitheater, and a downtown streetscape improvement project,
 - Implementation of an American Rescue Plan Act (ARPA) grant-funded project to extend water and sewer service to the west side of I-5 at the Corning offramp, and
 - Implementation of sidewalk and roadway improvements identified in the recently-completed West Street School and Olive View Elementary School connectivity projects.

Quantified Objectives: In addition to objectives mentioned under the bulleted actions above, improve access to resources and reduce displacement risk resulting from a variety of factors for at least 30 residents including for neighborhoods on the city's west side.

Responsible Agency: Planning Department

Potential Funding Source: General Fund.

Time Frame: Refer to each bulleted action for specific timeframes.

Policy EH 2. Barrier-Free Housing and Reasonable Accommodations

The City shall continue encouraging housing that is appropriate for persons with disabilities, especially developmental disabilities, including via the City's Reasonable Accommodations process. **(Goal 3)**

Implementation Measures

EH-2.1. Barrier-Free Housing

- The City will promote greater awareness of barrier-free housing, require multifamily housing developers to construct "barrier free" housing units within their projects, and remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, especially those with developmental disabilities.
- The City will implement the Reasonable Accommodation provisions of the Zoning Code.
- The City will enforce the disability and accessibility requirements of Federal Fair Housing Law that apply to all new multifamily residential projects containing four or more units.

Responsible Agency: Planning and Building Departments

Potential Funding Source: General Fund, CDBG, HOME Program

Time Frame: Continue to implement the Reasonable Accommodation ordinance.

Ongoing outreach. Promote barrier-free housing via outreach at least once annually.

Policy EH 3. Environmental Justice

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

Implementation Measures

EH-3.1. Environmental Justice

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

Responsible Agency: Planning Department

Potential Funding Source: Project fees, General Fund, grants

Time Frame: Whenever projects are proposed

11. Removal of Government Constraints (RC)

Policy RC 1. Zoning for a Variety of Housing Types

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

Implementation Measures

RC-1.1. Removal of Constraints

- The City will take the following actions:
 - **Residential care facilities.** Residential care facilities or group home facilities that serve six or fewer residents will be permitted subject to the same requirements as single-family homes, and residential care facilities or group home facilities that serve seven or more residents will be permitted in residential zones without a conditional use permit and subject only to objective standards.
 - **Emergency shelter.** The City will amend its definition of emergency shelter in the zoning to include other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code Section 65583, subdivision (a)(4). Additionally, the City will revise parking requirements for emergency shelters to require the provision of sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
 - **Clarifying Reasonable Accommodations Text.** Review Section 17.63.080 and amend to correct the current reference to “Section X”, which should refer to Section 17.54.050.
 - **Reviewing Reasonable Accommodations Appeal Procedure.** Review the appeals procedure as it applies to reasonable accommodations requests to identify any potential constraints and if constraints are found, remove them.

- **Employee and Farmworker Housing.** Amend the zoning code to clarify that farmworker and employee housing up to 12 units or 36 beds is considered an agricultural use that is permitted Agricultural Combining District without a conditional use permit, zoning variance, or other zoning clearance that is not required of any other agricultural activity in the zone.
- **Conditional Use Permit Findings.** Evaluate the required findings for conditional use permits and ensure that only objective standards are applied to residential uses by revising the zoning if needed. In particular the following finding will be evaluated:
 - That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

Responsible Agency/Role: Planning Department

Potential Funding Source: General Fund

Time Frame: Municipal Code amendments will be made through a Zoning Code update that the City will adopt concurrently with the adoption of the Housing Element.

RC -1.2 Permit Streamlining Act.

The City will track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Gov't Code 65920.

Responsibility: Planning Department, City Council

Financing: General Fund

Timing: Track project processing timeframes related to PRC §21080.1, PRC §21080.2, and Government Code 65920 on an ongoing basis.

RC-1.3 Evaluating Parking Standards.

By December 2025, the City will evaluate whether parking standards for studio and one-bedroom multifamily units are a constraint to development of these housing types. Reduce the parking requirements for these housing types if found to be a constraint.

Responsibility: Planning Department, City Council

Financing: General Fund

Timing: Evaluate parking standards for these housing types by December 2025. If standards are determined to be a constraint to development, revise Zoning Code to reduce these standards within six months.

Policy RC 2. Infrastructure Improvements

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

Implementation Measures

RC-2.1. Infrastructure

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

vacant land inventory. The City has existing water and sewer mains in all areas zoned for residential development. The City will continue to provide connections to the mains for affordable housing developments, without delay. Additionally, the City will implement the project funded by a recent Department of Water Resources (DWR) grant. The project will include the installation of new well, new backup generator, and an extension of the waterline by approximately 5,200 feet.

Responsible Agency/Role: Planning and Public Works Departments

Potential Funding Source: General Fund, Water and Sewer Funds

Time Frame: Ongoing as staff time is available.

RC-2.2. Priority Water and Sewer

The City will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7. The City will also make the Housing Element available to water and sewer providers after adoption of the element.

Responsible Agency/Role: Planning and City Council

Potential Funding Source: General Fund

Time Frame: December 2025

12. Preserve Affordable Housing (PH)

Policy PH 1. At-Risk Assisted Housing

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

Implementation Measures

PH-1.1. Assisted Units

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

The City will take actions to prevent the conversion of 90 units in the city, all within Tehama Village, which may be at risk for conversion during the planning period should the owner elect to pre-pay their US Department of Agriculture (USDA) loan. Without pre-payment, these units are not eligible for conversion until 2033. These actions will include:

- Meeting with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, within one year of affordability expiration, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as

affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months, in compliance with state and federal regulations. The City will contact HUD, if necessary, to verify compliance with notice requirements.

- Working with the Plumas County Community Development Commission, which manages the Housing Choice Voucher program for Tehama County, to ensure that low-income tenants displaced because of a conversion receive priority for federal housing vouchers.
- Ensuring that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Quantified Objective: Preservation of 420 assisted rental units that could convert to market rate housing in the future; in particular, the 10 at Tehama Village, which may be at risk for conversion during the planning period should the owner elect to pre-pay their USDA loan.

Responsible Agency/Role: Planning Department

Potential Funding Source: General Fund, federal, state, non-profit, CDBG, HCD

Time Frame: Monitor units at least annually; take action swiftly when particular units are in danger of being lost. Coordinate noticing as required by California law.

Policy PH 2. Housing Vouchers

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

Implementation Measures

PH-2.1. Housing Choice Vouchers

To encourage housing mobility, the City will continue to coordinate with the Plumas County Community Development Commission and the Tehama County Community Action Agency, or other identified agencies, to maximize participation by Corning residents in the Section 8 Rental Assistance Program. Conduct outreach to property owners in coordination with these agencies regarding the benefits of accepting Housing Choice Vouchers at least twice during the planning period. Target additional outreach in higher-opportunity areas such as the east side.

Quantified Objective: Continued rental assistance to the 57 lower-income household in the form of Section 8 Certificates and Housing Vouchers. Encourage at least 5 new property owners to participate in the Housing Choice Voucher program.

Responsible Agency: Planning Department

Potential Funding Source: HUD Section 8

Time Frame: Coordinate with agencies at least once annually and ongoing. Outreach to property owners at least twice during the planning period.

13. Energy Conservation (EC)

Policy EC 1. Energy Conservation

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

Implementation Measures

EC-1.1. Energy Conservation

- The City will:
 - Promote and encourage the “weatherization” program operated by the local Self-Help Home Improvement Agency (SHHIP) and funded by Pacific Gas and Electric Company (PG&E).
 - Encourage use of solar energy considerations in new residential construction.
 - The City will seek funding from State and Federal agencies as available to provide financial incentive to developers of affordable housing to address the cost of solar installation requirements. The City will review funding availability and apply at least once during the planning period, then establish a program to distribute funding once funds are received. Projects on the east side will be prioritized to encourage housing mobility opportunities for lower-income households.
 - Promote and encourage tree planting to provide shade cooling in summer.
 - Emphasize and promote streetscape tree planting and encourage replacement of trees when circumstances require their removal.

Responsible Agency: Planning, Building, and Public Works Departments

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

Time Frame: Ongoing throughout the planning period if staff are available. Apply for funding to provide financial incentives to include solar in residential projects at least once during the planning period.

C. Quantified Objectives

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

Table VII.1 Quantified Objectives for the 2024-2029 Housing Element

Housing Program	Quantified Objectives by Income Group					Total
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	25 ¹	25	24	30	82	186
Rehabilitation	6 ²	6 ²	8 ²	0	0	22 ³
Housing Conservation	24 ^{4&6}	29 ^{4,5,6}	29 ^{4,5&6}	5 ⁶	0	87

Source: City of Corning, 2024

Notes:

- 1 The projected need for extremely low-income households is based on the presumption that 50 percent of very-low income households qualify as ELI households.
- 2 The 10 units under the objective for **Policy HC 1** and 10 units under the objective for **Policy HC-3**, are included here.
- 3 The elimination of dilapidated homes rehabilitates neighborhoods and creates the opportunity for housing production. The 2 dilapidated homes to be removed under the objective for **Policy HC 2** are included in the total but are not specified by income group.
- 4 The 57 households receiving Section 8 Housing Vouchers under the objective for **Policy PH 2** are included here, with 19 in each of the lower income categories.
- 5 Ten housing units have been identified as at risk of conversion to market rate in Corning the seventh-cycle planning period, under the objective for **Policy PH 1**. They are included here as 5 in the very low-income category and 5 in the low-income category. Additional details on the potential for at-risk units are provided in **Chapter III. Housing Needs Assessment, Section E. Housing Inventory and Supply, Item 18. Assisted Housing**.
- 6 If feasible, permanent affordability for one or more mobile home parks will be secured. This could apply to some number of the 162 spaces within City limits and/or 50 within the SOI under the objective for **Policy HC 4**. Expected income category and feasibility for preservation of specific mobile home parks is unknown at this time. An estimate of 5 units in each of the lower and moderate-income categories has been included.

This page intentionally left blank.



