

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

212B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 23, 2015

SUBJECT: 2011 Annual Housing Report, 2012 Annual Housing Report, and 2013 Annual Housing Report.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the attached 2011 Annual Housing Report, 2012 Annual Housing Report, and the 2013 Annual Housing Report.

BACKGROUND:

Summary

Government Code Section 65400 mandates that by April 1st of each year an annual report be provided to the legislative body of the jurisdiction, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The purpose of the Annual Housing Report is to present information on a jurisdiction's status in implementing its Housing Element and progress in meeting its share of the Regional Housing Needs Assessment (RHNA). The RHNA is adopted by the Southern California Association of Governments (SCAG). The attached Annual Housing Reports are then transmitted to OPR and HCD.

Departmental Concurrence

Juan C. Perez
TLMA Director

(Continued on next page)


Steve Weiss, AICP
Planning Director

SW:bg

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 5,000	\$	\$ 5,000	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 5,000	\$	\$ 5,000	\$	

SOURCE OF FUNDS: Department approved budget

Budget Adjustment: 0
For Fiscal Year: 14/15

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: ALL

Agenda Number:

3-36

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: 2011 Annual Housing Report, 2012 Annual Housing Report, and 2013 Annual Housing
Report**

DATE: February 23, 2015

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

In 2014, the Planning Department retained the services of Pacific Municipal Consultants (PMC), a Planning firm with specific expertise in the preparation of Housing compliance documents, to assist the County in its overall Housing Element effort and to bring us current on the past-due Annual Housing Reports. These reports are part of PMC's initial deliveries to assist in bringing our Housing Element and reporting into compliance. The Planning Department will continue to use consultant support services to assure that we keep up with annual reporting requirements moving forward.

Several funding opportunities are available through the California Department of Housing and Community Development and are contingent on a Housing Element being in compliance with state law, which includes meeting the annual housing report requirements. The completion of the 2011 Annual Housing Report, the 2012 Annual Housing Report, and the 2013 Annual Housing Report brings the County of Riverside in compliance with the reporting requirements under Government Code Section 65400.

Impact on Citizens and Businesses

The Annual Housing Reports are mandated by the State. Meeting the reporting requirements will allow the County to compete for a number of funding programs that will improve the quality of life of our constituents. These include programs for affordable housing, park improvements, and infrastructure improvements.

SUPPLEMENTAL:

Additional Fiscal Information

The Board approved \$450,000 on July 1, 2014, to cover the cost of updating the 2013-2021 Housing Element and implementation tasks, including this work within that overall contract.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: February 26, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside Office

SUBJECT: 2011 Annual Housing Report, 2012 Annual Housing Report, and 2013 Annual Housing Report
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
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Juan C. Perez
TLMA Director

(Continued on next page)

Steve Weiss, AICP
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SOURCE OF FUNDS: Department approved budget				Budget Adjustment: 0	
				For Fiscal Year: 14/15	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: ALL

Agenda Number:

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SUPPLEMENTAL:

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
Reporting Period 01/01/2011 - 12/31/2011

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity	15	32	8	55	Redevelopment Agency acquisition and rehabilitation program	
(2) Preservation of Units At-Risk	0	0	0	0		
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	15	32	8	55		

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
 Reporting Period 01/01/2011 - 12/31/2011

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	5	1	12	60	78	0
No. of Units Permitted for Above Moderate	1281	0	0	0	0	1281	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2011 - 12/31/2011

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			1	2	3	4	5	6	7	8	9			
Very Low	Deed Restricted	13342	0	0	0	140	0	0	0	0	0	0	140	13202
	Non-Restricted		0	0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	9267	0	0	0	41	0	0	0	0	0	0	41	9226
	Non-Restricted		0	0	0	0	0	0	0	0	0	0	0	
Moderate		10428	0	0	0	78	0	0	0	0	0	78	10350	
Above Moderate		23331	0	0	0	1281	0	0	0	0	0	1281	22050	
Total RHNA by COG. Enter allocation number:		56368												
Total Units			0	0	0	1540	0	0	0	0	0	0	1540	54828
Remaining Need for RHNA Period														

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2011 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Action 1.1a PARAPHRASED: Maximize the use of all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available and leverage other developer obtained state and federal financing.</p> <p>Action 1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.</p>	<p>Review and revise, if necessary, the County's Fast Track Policies. Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments</p> <p>Tax Exempt Private Activity Bond Program</p>	<p>2014 for implementation</p>	<p>The County's Fast Track Policies have not been reviewed and updated. Although an affordability ordinance has not yet been developed, this is still something the County wishes to develop. This is pending funding. Riverside County's contribution has primarily been funding from RDA or HOME. Other funding sources include LIHTC, HCD programs, bonds, CDBG, and US Department of Agriculture (USDA).</p> <p>Mission Village Senior Apartments, which has 101 income-restricted units, was constructed in 2011 utilizing tax-exempt revenue bonds.</p>	
<p>Action 1.1d PARAPHRASED: Continue to offer specified incentives to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower income households, farm workers, seniors, and other special needs groups.</p>	<p>Review programs annually and revise as necessary</p>	<p>Review annually through end of planning period</p>	<p>Ongoing. No affordable housing applications were submitted in 2011. The County will continue to fast track affordable housing projects through the Planning Department as they are received.</p>	

<p>Action 1.1e PARAPHRASED: In addition to waiving Ordinance 659 development fees for selected affordable housing types, consider waiving selected fees for projects proposing units affordable to households with incomes below 80% County median in all planning areas.</p>	<p>Ordinance 659 fees are waived for second units, publicly-subsidized projects for low income households, and projects with affordable housing components.</p>	<p>Continue waiver policy</p>	<p>Ordinance 659 continues to provide fee waivers for all affordable projects.</p>
<p>Action 1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p>		<p>Annually, or in response to the Notice of Funding Availability (NOFA)</p>	<p>The County received \$1.5 million in CalHOME funds in 2009 and assisted 20 units in 2011. State Farm Worker Housing Grants funds were used for Mobile Home Tenant Loan (MHTL) program and federal CalHome grant funds were used for Fee Land Mobile Home Loan Program. A total of 9 units were assisted with MHTL loans in 2011.</p>
<p>Action 1.1f PARAPHRASED: Where feasible/necessary, the County shall offer assistance with specified up-front costs, and assistance in securing federal/state housing financing resources for projects which reserve a portion of units affordable to households with incomes below 80% of the County median.</p>		<p>Review resources on an annual basis through 2014</p>	<p>The County offers assistance to acquire land and assistance to secure federal or state housing financing for the development of affordable housing, which may include off-site infrastructure improvements.</p>
<p>Action 1.1h: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.</p>	<p>Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.</p>		<p>The County continues to offer priority permit processing to projects providing affordable units.</p>
<p>Action 1.1i: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Review program and if necessary, increase staffing levels and resources to assist in outreach</p>	<p>Review annually through planning period.</p>	<p>The Economic Development Agency continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.</p>
<p>Action 1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance 659.</p>	<p>Ordinance 659. Implement a tracking mechanism to review performance</p>	<p>Review exemptions on a quarterly basis.</p>	<p>As part of Ordinance 659, all publicly subsidized projects for low-income households are exempt.</p>
<p>Action 1.1n PARAPHRASED: Work with public or private sponsors to make applications to State and Federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.</p>		<p>Continue policy</p>	<p>The County worked with Operation Safe House to apply for state funding for the construction of the Harrison House, which will include 16 units (8 restricted to extremely low-income households).</p>

<p>Action 1.1o PARAPHRASED: Encourage development of ELI housing through a variety of specified activities including but not limited to: outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns.</p>		<p>Ongoing, as projects are processed, and annual outreach with local developers</p>	<p>In 2011, 4 extremely low-income units were constructed through the Mobile Home Tenant Loan (MHTL) program and 4 units through the Fee Land Mobile Home Loan (FLMHL) Program.</p>
<p>Action 1.2a: Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.</p>	<p>Annually review projects assisted.</p>		<p>In 2011, RDA housing funds were utilized to acquire sites for low-income housing. HOME funds were not used for acquisition and CDBG funds were not used for off-site improvement for low-income housing projects. Projects that used RDA housing funds to acquire land included Mission Village Senior Apartments.</p>
<p>Action 1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.</p>	<p>RDA Sub-area plans</p>	<p>Annually review RDA Sub-area plans to ensure through the planning period.</p>	<p>No progress was made to ensure that redevelopment revitalization plans include provisions for new affordable housing projects within redevelopment project areas.</p>
<p>Action 1.2k: Maintain an inventory of County owned lands with potential for low and moderate income housing.</p>	<p>Estimate how many affordable units might be created through this approach</p>		<p>In 2011, the redevelopment agency owned 11 sites totaling 109.3 acres of vacant land with the intent to build affordable housing. On July 1, 2011, the City of Jurupa Valley incorporated accounting for 6 of those sites totaling 41.6 acres, thereby reducing the total acreage to 67.7 acres. Of that, 19.3 acres lie within incorporated cities, bringing the total acreage to 48.4 acres in unincorporated areas. Assuming all land would be utilized for affordable housing at 20 du/ac, then 968 units is estimated, but may be reduced to conform to surrounding uses, zoning, and planning areas for each respective site.</p>
<p>Action 1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.</p>	<p>HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program</p>		<p>The Housing Authority has not developed any new public housing units.</p>
<p>Action 1.2n: Consider land-swapping of County land and other incentives for the provision of affordable housing projects.</p>	<p>Continue policy. EDA will consider land swapped for development of affordable housing.</p>		<p>No land swapping opportunities occurred but the County will continue to consider this as an option for the development of affordable housing.</p>
<p>Action 1.2p: Identify appropriately zoned land transferred to the new Cities of Wildomar and Menifee</p>	<p>Prepare agreement</p>		<p>The County worked with the newly incorporated cities of Wildomar, Eastvale, and Menifee to determine their fair share of the County of Riverside's RHNA</p>

<p>to determine their fair share of the County of Riverside's RHNA housing target for the current planning period.</p>	<p>and have in place with cities by 2010</p>	<p>target.</p>
<p>Action 1.2r PARAPHRASED: Provide for the inclusion of mixed-income housing in future new growth areas through development agreements and other mechanisms. Coordinate with property owners and give expedited processing to subdivision maps that include rezoned R-4 sites or affordable housing.</p>	<p>Ongoing, as projects are processed.</p>	<p>No new future new growth areas have been identified.</p>
<p>Action 1.3a: Continue to provide funding resources through the Federal HOME program, the County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-Aside funds to non-profit organizations for the development of farm worker housing.</p>	<p>2006-2014</p>	<p>In 2011, 30 farm worker housing units were created: 1 home - North Shore Pilot Infill; 20 Fee Land Mobile Home Loans (FLMHL) with construction using CalHome funds; and 9 Mobile Home Tenant Loans with construction funded by the RDA. In addition, 53 family units (25 RDA income-restricted) were available to farm worker families due to the completion of Paseo De Los Heroes II, and 45 single-family homes (25 RDA income-restricted) were available to farm worker families due to the completion of Valencia Self Help project.</p>
<p>Action 1.3b: Prepare a Countywide Gap Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Actions Annual Local Plan</p>	<p>2009</p>	<p>This study was not completed. The County does not have the resources to assume full responsibility for this type of study, but would be interested in collaborating with a nonprofit entity that is more active in the Coachella Valley to complete one.</p>
<p>Action 1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities.</p>	<p>2006-2014</p>	<p>In 2011, 30 farm worker housing units were created: 1 home - North Shore Pilot Infill; 20 Fee Land Mobile Home Loans (FLMHL) with construction using CalHome funds; and 9 Mobile Home Tenant Loans with construction funded by the RDA. In addition 53 family units (25 RDA income-restricted) were available to farm worker families due to the completion of Paseo De Los Heroes II, and 45 single-family homes (25 RDA income-restricted) were available to farm worker families due to the completion of Valencia Self Help project.</p>
<p>Action 1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing.</p>	<p>888 units quantified for construction between 2006 - 2014.</p>	<p>The County has not yet developed incentives for the set-aside of agricultural land for farm worker housing.</p>
<p>Action 1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization</p>	<p>Continue</p>	<p>Riverside County Department of Mental Health established a centralized housing program (HHOPE) in 2005 and recently expanded the scope and range of services provided.</p>
<p>Action 1.4d: Update the 1993 Assessment of the Status and Problems of Homeless Mentally ill Persons in Riverside County.</p>	<p>2010</p>	<p>The County has not updated this report and does not plan to update this report.</p>
<p>Action 1.4f: Continue the Shelter Plus Care Program through addition of permanent housing facilities for the</p>	<p>Shelter Plus Care Program Safe Haven for the Mentally Ill Program</p>	<p>The County has 716 transitional housing beds and 155 Shelter Plus Care beds.</p>

<p>mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.</p>	<p>268 beds were established during 1995 - 2008. Goal to meet or to exceed previous amount.</p>	<p>Ongoing</p>	<p>The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from two years to 20 years. The County has not modified the current fair share funding ratio to allow for multiple continuums.</p>
<p>Action 1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums.</p>		<p>Annually</p>	<p>The County has not made any progress on ensuring the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing.</p>
<p>Action 1.5b: Ensure that the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing</p>		<p>2009.</p>	<p>The Department of Public Social Services is working with HUD to get all projects to develop as units, not beds. All permanent supportive housing is developed as units.</p>
<p>Action 1.5c: Ensure that evaluation criteria for Supportive Housing applications include provisions for new construction of units, not merely numbers of beds.</p>	<p>Supportive Housing Program/Shelter Plus Care program</p>	<p>See item 1.4f</p>	<p>The County continues to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. The County Department of Public Social Services is the lead collaborative applicant for the Continuum of Care.</p>
<p>Action 1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. (See also 1.4f)</p>	<p>Supportive Housing Program</p>	<p>... Use County's 10-Year Plan to End Homelessness and the POLIS Project...</p>	<p>The County has several transitional housing facilities, as well as permanent supportive housing. These units range in age from two years to 20 years. The number of transitional housing units went from 140 in 2010 to 126 in 2011.</p>
<p>Action 1.5e: Develop transitional housing facilities in established regions of the County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.</p>	<p>Emergency Housing Assistance Program, Emergency Shelter Grants, FEMA</p>		<p>The County's Zoning Ordinance 348 was amended on March 22, 2011, to allow emergency shelters by right in the Industrial Park I-P zone and also adopted performance standards specific to that use. No public or private applications for an emergency shelter have been received since the ordinance was updated. There have been two shelters developed in the planning period prior to 2011.</p>
<p>Action 1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions</p>	<p>Amend Ordinance 348</p>	<p>Amend the Zoning Ordinance by December 2013.</p>	<p>The County's Zoning Ordinance 348 was amended on March 22, 2011, to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use. Amendments to address transitional and supportive housing have not been completed.</p>
<p>Action 1.5g PARAPHRASED: Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows: Allow for emergency shelter in the I-P zone by right, permit transitional/supportive housing types as residential subject only to those restrictions.</p>		<p>Establish</p>	<p>The Economic Development Agency continues to encourage Habitat for</p>
<p>Action 1.6a: Identify and recruit Habitat for Humanity</p>			

<p>chapters within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME Program.</p>		<p>quarterly meetings with Habitat for Humanity [for] policy direction.</p>	<p>Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.</p>
<p>Action 1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to implementing Resources Matrix for additional programs/funding</p>	<p>Rural Development Self Help Program</p>	<p>See objective in 1.6a</p>	<p>The Economic Development Agency and Housing Authority continue to encourage nonprofit organizations to provide homeownership opportunities through the Rural Development Self Help program and other self-help construction programs. One project was completed in partnership with nonprofits through their self-help construction programs. Valencia Self Help Homes, Mecca (45 single-family units, 25 restricted for very low income) was completed in 2011 by Coachella Valley Housing Coalition Pontiac Infill Housing Project.</p>
<p>Action 1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.</p>		<p>Provisions have been established</p>	<p>The County continues to allow the development of second units through Ordinance No. 348.</p>
<p>Action 1.7c PARAPHRASED: Continue to allow mobile homes in Single Family zones by right, mobile home parks subject to a CUP, encourage construction of new mobile home parks to increase supply of affordable dwelling units. Continue to waive fees associated with Ord. No. 659</p>		<p>Ongoing</p>	<p>Provisions have been established including fast track authorization for any affordable housing/farm worker housing mobile home parks.</p>
<p>Action 1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria</p>		<p>Adopt county criteria for Specific Plans post adoption of Gen. Plan update '08</p>	<p>This will be completed as part of the 2006 - 2014 Housing Element update.</p>
<p>Action 1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.</p>			<p>The County worked with Operation Safe House to apply for state funding for the construction of the Harrison House, which will include 16 units (8 restricted to extremely low-income households).</p>
<p>Action 2.1b PARAPHRASED: Promote availability of funds administered by County for the rehab of multi-family units using various specified funding sources. Continue to distribute informational materials throughout redevelopment target areas.</p>	<p>HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program</p>	<p>Procedures are established and will continue</p>	<p>The County advertises HOME funds on its website. Currently there is no funding available. As funding becomes available, the County will post Notices of Funding Availability (NOFA) in the paper and on the County website.</p>

<p>Action 2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.</p>	<p>Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program</p>	<p>In 2011, 20 Fee Land Mobile Home Loans (FLMHL) funded construction using CalHome funds and 9 Mobile Home Tenant Loans (MHTL) funded construction using redevelopment agency funds.</p>
<p>Action 2.1d: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households</p>	<p>Meet or exceed the quantified objectives from last planning period utilizing this funding.</p>	<p>HUD capital grant funding is based on a formula allocated by federal fiscal year and grant funding is expended during overlapping multiple years. In 2011, the Housing Authority was allocated \$615,220 in capital funds and expended \$607,412 to modernize 469 public housing units affordable to low-income households.</p>
<p>Action 2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.</p>	<p>424 multi-family units were rehabilitated during previous period. Meet or exceed through current period.</p>	<p>102 multifamily units were newly constructed and financed by tax-exempt private activity bonds, but no multifamily units were rehabilitated and financed by tax-exempt private activity bonds. Mission Village Senior Apartments, consisting of 102 units (101 units income restricted), was completed and occupied in 2011.</p>
<p>Action 2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.</p>	<p>Inner Cities Venture Fund, National Preservation Loan Fund</p>	<p>Historic preservation procedures have been updated and research is ongoing.</p>
<p>Action 2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.</p>	<p>509 special needs units were quantified for assistance/construction during the planning period.</p>	<p>1,172 units were assisted under housing rehabilitation programs. 730 were redevelopment agency-funded for projects in the unincorporated areas of the county and 446 were CDBG-funded within participating cities.</p>
<p>Action 2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.</p>	<p>County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.</p>	<p>2,919 units were assisted in the HOME Weatherization Program, of which 99 were in unincorporated Riverside County.</p>
<p>Action 2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.</p>	<p>Quantified objectives are included herein from RDA Set-Asides. 115 single-family units and 1,170 multi-family units are planned for construction.</p>	<p>In 2011, 31 low- and moderate-income units were rehabilitated and preserved in unincorporated Riverside County with redevelopment agency funds.</p>
<p>Action 2.2b PARAPHRASED: Ensure maintenance of current sound housing with code enforcement. Continue to administer the Code Enforcement Program per</p>	<p>Code Enforcement Ordinance No. 457 Code Enforcement prioritizes safe and sound housing opportunities and</p>	<p>Enforcement is ongoing. [Upgraded code enforcement</p>

<p>Ordinance No. 457. and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.</p>	<p>maintenance of the County's existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.</p>	<p>procedures and tracking system in 2009]</p>	
<p>Action 2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.</p>	<p>Redevelopment 5-Year Implementation Plan, Consolidated Plan 328 beds within community facilities have been established with associated upgrades. Meet or exceed previous objectives.</p>	<p>This program is implemented and ongoing through the 2009 - 2014 Consolidated Plan.</p>	
<p>Action 2.2d PARAPHRASED: Enhance outreach to inform communities of available rehabilitation programs through various stated public forums including presentations at community organizations and facilities.</p>	<p>Outreach is coordinated through RDA staff.</p>	<p>Establish quarterly meetings with service orgs. To evaluate and revise outreach.</p>	<p>Outreach was coordinated through the RDA and is ongoing.</p>
<p>Action 2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.</p>	<p>EDA Staff meets regularly with Cities as they update their Housing Element</p>	<p>Establish an annual reporting of fair share contributions.</p>	<p>Due to lack of resources, annual reporting of fair share contributions has not been completed.</p>
<p>Action 2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.</p>	<p>Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis</p>	<p>Programs are successful and will continue.</p>	<p>Environmental Health responds as necessary to household sanitation complaints.</p>
<p>Action 1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds</p>	<p>Supportive Housing Program, Shelter Plus Care</p>	<p>Meet quarterly with County Legislative Advocates to address... new legislation</p>	<p>The County continues to support current legislation for block grant funding to aid the Supportive Housing Program and Shelter Plus Care Program. The County has not specifically met with legislative advocates about this legislation. However, the County's Continuum of Care (CoC), supported by the County of Riverside Department of Public Social Services, provides updates on legislation related to homeless and housing issues, including the Supportive Housing Program and Shelter Plus Care. CoC members (public and private homeless services providers) may and do advocate on legislation that will impact homeless services in the county. In addition, a contingent of CoC representatives (including County staff) attended a national conference in Washington D.C. sponsored by the National Alliance on Ending Homelessness, which provides an opportunity to meet with legislators to advocate for funding.</p>

<p>Action 2.3a PARAPHRASED: Conserve existing affordable mobile home housing stock, utilizing specified funding mechanisms</p>	<p>Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund</p>	<p>See Policy 2.1.C</p>	<p>Currently there is no funding available but the County is looking at other funding sources (for example, private financing through County intervention) to fund infrastructure repairs.</p>
<p>Action 2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.</p>	<p>Mobile Home Tenant Assistance Loan program 500 units were rehabilitated during the previous planning period. 357 units are programmed for current period.</p>		<p>Under MHTL, mobile Home Park Loan (MHPL), and Agricultural Housing Facility Loan Fund (AGHL), 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county.</p>
<p>Action 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers</p>	<p>Est. annual reporting on policy with quarterly meeting schedule of stakeholders.</p>	<p>This program is ongoing. Materials are provided on an as-requested basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella. Pursuant to County Resolution No. 2002-266, Housing Review Committee Advisory Council meetings are held generally on a quarterly basis at the DACE office in Coachella to hear complaints and findings concerning the County's un-permitted mobile home park/employee housing enforcement, and to educate and inform the farm worker community about the maintenance and development of safe, decent, and affordable housing in the unincorporated areas of the Coachella Valley. Meetings are ongoing. Outreach materials have been produced by the Economic Development Agency/redevelopment agency and its development partners regarding available programs such as the Fee Land Mobile Home Loan and Mobile Home Tenant Loan programs.</p>
<p>Action 2.4a PARAPHRASED: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis</p>		<p>Establish an annual review of existing covenants and update as necessary.</p>	<p>No units have been acquired or preserved for low- and moderate-income households and monitoring has not yet occurred on an annual basis.</p>
<p>Action 2.4b: Prioritize financial assistance to preserve specified types of affordable units at risk of conversion during the planning period through various federal or local sources of below market financing.</p>		<p>Ongoing</p>	<p>No projects or units have been found to be at risk. Monitoring will continue.</p>
<p>Action 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.</p>	<p>1,681 units were preserved during previous period. Meet or exceed previous goal.</p>	<p>Ongoing</p>	<p>In 2011, 48 low- and moderate-income units were rehabilitated and preserved in unincorporated Riverside County.</p>
<p>Action 2.4d: The County Housing Authority shall continue to work with HUD, private management</p>	<p>268 beds were created during the previous period.</p>	<p>Annual reporting and</p>	<p>In 2011, the Economic Development Agency (EDA) and Housing Authority monitored a countywide portfolio of 107 projects for compliance consisting of a</p>

companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.			ongoing	total of 5,883 units in which 3,279 are income-restricted by the County. 42 of the projects are located within unincorporated areas of the county and consist of a total of 1,927 units in which 1,762 are income-restricted.
Action 2.1a PARAPHRASED: Promote availability of funds for the rehab of single family and mobile home units through County's CDBG Minor and Enhanced Senior Home Repair Programs and the two components of the Housing Rehabilitation Program. Continue to distribute informational materials	Home Rehabilitation Programs include Home Repair Program (HRP), Enhanced Home Repair Program (EHRP) RHRP and CHRP), Minor and Enhanced and Senior Home Repair (SHR) Program	Procedures are established and will continue		The County's Home Rehabilitation Programs included the HRP, EHRP, and SHR programs. These programs were funded by CDBG within incorporated cities and funded with RDA housing funds within unincorporated areas of the county. The County advertised the programs through brochures and websites, including referrals from other county departments such as Office On Aging and County Supervisorial offices. However, due to the dissolution of the redevelopment agency, these programs were winding down in 2011.
Action 3.1a PARAPHRASED: Continue to utilize the services of the Fair Housing Council of Riverside County to implement various programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to specified entities	The Fair Housing Council provides services to both Cities and Counties.	Ongoing		Implementation occurs as needed and is ongoing.
Action 3.1b: Update the 2003 Fair Housing Impediments Study		2011		The Fair Housing Impediments Study was updated in 2009.
Action 3.1c: Ensure that actions to remove fair housing impediments identified in the 2003 Study will be reflected in the General Plan Update cycle.		Covered in Housing Element update.		Completed as part of the Fair Housing Impediments Study update in 2009.
Action 3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.	CDBG Funds are transferred via EDARDA staff	Ongoing		The County provided annual financial assistance from CDBG to the Fair Housing Council of Riverside to affirmatively further fair housing by providing a fair housing community outreach program to various groups, including, but not limited to, the following: farm workers, low-income individuals, tenants, homeowners, landlords, real estate agents, and County officials. Elements of the program include anti-discrimination, landlord/tenant services, education-outreach activities, training/technical assistance, and enforcement-complaint screening.
Action 3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.	EDA staff regularly reports graduates of training programs. No specific target has been established.	DA Staff Regularly reports graduates. No specific target has been established.		The First Time Home Buyer program is still being funded and implemented, but funding is limited due to federal budget cuts. The Economic Development Agency continues to provide education and training for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyers Down Payment Assistance Program. Loan officers are required to go through annual training and test for certification each year.
Action 3.2b PARAPHRASED: Continue to use the services of the Fair Housing Council to provide	First Time Homebuyers Down Payment Assistance Program	Ongoing		Implementation of this program occurs on an as-needed basis.

<p>education and outreach services to the public in both Spanish and English (See also 3.1d). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council</p>	<p>Action 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.</p>	<p>Action 3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).</p>	<p>Action 3.3f: Continue to refer eligible participants to the SHARE Program.</p>	<p>Action 3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers.</p>	<p>Action 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.</p>	<p>Action 2.4e PARAPHRASED: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority. Conditions of Approval provide for the establishment of</p>			<p>Mainstream Housing Opportunities for Persons with Disabilities program/Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)</p>	<p>The Department of Public Social Services provides education and management of the SHARE Program. 870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS</p>	<p>The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.</p>	<p>HCD Employee Housing Enforcement Program</p>	<p>See Implementing Program for Policy 2.4a</p>	<p>Est. Quarterly reporting from Housing Authority of special needs outreach</p>	<p>Establish a reporting mechanism to track rental certificates.</p>	<p>The Department of Public Social Services continues to prioritize housing for persons with disabilities in the wait list preference system of the Section 8 and Public Housing programs. Over half of all households assisted through the Section 8 program are elderly and/or disabled households.</p>	<p>Addressed as part of the SHARE program outreach.</p>	<p>The Department of Public Social Services continues to administer homeless programs and services, and seek provision of additional emergency shelter and transitional and permanent supportive housing facilities in cooperation with nonprofit organizations and homeless service providers.</p>	<p>Ongoing.</p>	<p>Ongoing.</p>	<p>This action is implemented on an ongoing basis as projects come forward. Required maintenance of newly constructed affordable housing projects is imposed within the loan agreements to develop and on recorded covenants between the County and developer/owner. Every project funded in part or in whole by the County is monitored annually for compliance.</p>
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<p>these requirements.</p>											
<p>Action 3.3h PARAPHRASED: Continue to use seven specified programs to assist special needs households (see detailed report for program specifics)</p>	<p>7,255 Section 8 vouchers were issued on an annual basis between 1998 - 2005 within incorporated cities and 570 annually within the unincorporated county. Program will continue as funding is obtained.</p>	<p>Ongoing</p>	<p>In 2011, the Housing Authority continued to operate and expand its special needs housing programs. These programs consisted of the following: - 10 Section 8 vouchers for pilot project for youth aging out of foster care - 25 VASH vouchers for homeless veterans - 180 Family Unification vouchers - 390 participants in the Family Self Sufficiency program - 90 rental vouchers for HOPWA - 107 Shelter Plus Care rental vouchers for chronically homeless individuals and families</p>								
<p>Action 3.3i PARAPHRASED: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within Western and Eastern Riverside County</p>	<p>268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 - 2005). Current Planning period quantified objectives would be to meet or exceed this goal.</p>	<p>Ongoing</p>	<p>In 2011, the Housing Authority provided 107 rental vouchers for the Shelter Plus Care program. The majority of these rental certificates are earmarked for chronically homeless individuals. The service partnership has been expanded to include the Department of Mental Health, local HIV providers, and the City of Riverside Homeless Access Center.</p>								
<p>Action 3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	<p>Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance) Program has been quantified within the Housing Element and will be maintained.</p>	<p>Ongoing annually</p>	<p>In 2011, the Housing Authority maintained 469 units of public housing (179 of which are located in the unincorporated areas of the county), 76 units of farm worker housing, and 8,522 Housing Choice Vouchers (Section 8).</p>								
<p>Action 3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	<p>Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care</p>		<p>In March 2011, the County adopted emergency shelter provisions as part of Ordinance 348 in compliance with Senate Bill 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.</p>								
<p>Action 3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p>	<p>Supportive Housing program, Shelter Plus Care</p>	<p>2009</p>	<p>The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.</p>								
<p>Action 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.</p>	<p>750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.</p>	<p>Ongoing</p>	<p>In 2011, a total of 19 MCCs were issued for a total use of \$542,298 in tax credit in the unincorporated county.</p>								
<p>Action 3.4d: Continue to provide down payment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program.</p>	<p>500 units were assisted during the previous planning period. 81 units were assisted from 2006 - 2008. Set goal to meet or exceed previous periods results</p>	<p>Ongoing</p>	<p>In 2011, the County provided down payment assistance to seven low-income households and expended a total of \$143,650 in HOME FTHB funds.</p>								
<p>Action 3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.</p>	<p>25 units were assisted during the last period (1998 - 2005). Set goal to meet or exceed previous periods results</p>	<p>Ongoing</p>	<p>In 2011, no units were assisted by the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.</p>								

<p>Action 3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.</p>		<p>Implement program approved by the Board of Supervisors on November 25, 2008.</p>	<p>Implementation of this action did not occur due to the foreclosure crisis.</p>
<p>Action 3.4g PARAPHRASED: The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership under the Mortgage Voucher Assistance Program until the program reaches capacity.</p>	<p>Housing Choice Voucher Program</p>	<p>Ongoing</p>	<p>In 2011, 16 households were utilizing their Section 8 vouchers for mortgage assistance through the Mortgage Voucher Assistance Program. No additional households have used their Section 8 vouchers for home purchase.</p>
<p>Action 3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI).</p>	<p>Mobile Home Rent Stabilization Ordinance No. 760</p>	<p>During the planning period, review of the effectiveness of ORD.760 is necessary</p>	<p>Rent stabilization issues related to permitted mobile home parks occur infrequently. Covenants in place related to allowed rent often preclude issues from arising which would trigger implementation of the ordinance. The County continues to implement this ordinance when issues do arise. This action is ongoing and will be continued.</p>
<p>Action 3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.</p>	<p>20,356, market-rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.</p>	<p>2006-2014</p>	<p>The Economic Development Agency and Housing Authority continue to work with nonprofit developers to identify market rate housing in exchange for reservation of a portion of the units to be made available at rents affordable to low- and moderate-income households. At this time, no projects or units have been acquired.</p>
<p>Action 3.5c PARAPHRASED: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested...</p>	<p>Supportive Housing Program, HUD SRO Moderate Rehabilitation Program</p>	<p>Ongoing</p>	<p>This program is ongoing and no conversions have occurred.</p>
<p>Action 4.1a: Revise Countywide Development Mitigation Fees.</p>	<p>Ordinance No. 659.13 amended on 10/23/13.</p>	<p>reviewed on an annual basis with updates are provided as needed</p>	<p>Ordinance 659.10 was amended on October 13, 2011.</p>
<p>Action 4.2a: Maintain an inventory of County owned lands with potential for low and moderate income</p>	<p>County GIS and Facilities Management</p>	<p>Establish annual review</p>	<p>This action has been implemented throughout the planning period and will be continued.</p>

housing.			of County owned sites, evaluate for affordable housing..	
Action 4.2c: Identify and map areas of the County where urban infill is appropriate	Housing Element Maintenance		Annually	This action will be completed as part of the 2006 - 2014 Housing Element update.
Action 4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit			Update annually	For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.
Action 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	Redevelopment Sub-Area Master Plans		RDA Sub-Area plans are reviewed and updated in accordance with State Law.	No progress was made toward this action in 2011.
Action 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	Redevelopment Sub-Area Master Plans		Annual review is currently included and updated in accordance with State Law	No progress was made toward this action in 2011.
Action 3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HUD Assisted Living Conversion Program for Eligible MF Projects 243 multi-family, senior restricted units, were produced during the last planning period (1998 - 2005); 503 multi-family, senior, units are programmed for the current planning period.		2006-2014	The Economic Development Agency and Housing Authority continue to work with developers to identify housing units for potential acquisition and rehabilitation for senior housing. Projects must meet amenity requirements for conversion to senior housing. At this time, no projects or units have been acquired, rehabilitated, and converted for senior housing.
Action 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc.	Housing Element Maintenance		See Policy 4.3d	Funding balances for CDBG, HOME, and Emergency Solutions Grants (ESG) are reported each year in the County's Consolidated Annual Performance Evaluation Report (CAPER).
Action 4.5c: Evaluate financial resources for leveraging opportunities	Housing Element Maintenance		See Policy 4.3d	Every multifamily project has some type of leveraging and is evaluated as necessary.
Action 4.2b: Update the land use inventory on a continual basis	Housing Element Maintenance		Annually	This action will be completed as part of the 2006 - 2014 Housing Element update.

<p>Action 4.3d PARAPHRASED: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies/goals.</p>	<p>Supportive Housing Program</p>	<p>Establish a quarterly meeting schedule</p>	<p>This action has been implemented at the council of government level and will be continued.</p>
<p>Action 4.3f: Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.</p>	<p>Housing Element Maintenance</p>	<p>establish training modules by the end of the Planning period.</p>	<p>The Economic Development Agency and Housing Authority send staff to training and workshops for implementation and administration of various programs. The agencies do not provide housing counseling or technical and referral services.</p>
<p>Action 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.</p>	<p>Housing Element Maintenance County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.</p>		<p>Action 4.3g is related to Action 2.3c regarding quarterly Housing Review Committee Advisory Council meetings implemented to provide a forum between regional and local agencies, private developers, nonprofit agencies, farm workers and the community. The meetings and outreach are continuing and ongoing.</p>
<p>Action 4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.</p>	<p>Supportive Housing Program</p>	<p>See Policy 4.3d</p>	<p>The Economic Development Agency and Housing Authority continue to seek changes in state and federal policies to encourage the production of affordable housing through the establishment of legislative platforms.</p>
<p>Action 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects</p>	<p>Development Review Procedures for private projects.</p>	<p>ongoing through the planning period, will continue to the next planning period.</p>	<p>Due to limited budget resources, staffing levels have not been maintained.</p>
<p>Action 4.3l PARAPHRASED: Advisory Council to continue to develop solutions for farm worker housing and services established through various mechanisms, an affordable housing ordinance to be implemented as referenced, additional zones to be modified to allow farm worker housing projects.</p>		<p>Advisory Council provides regular reporting on its work programs.</p>	<p>The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance is being considered, as previously referenced, and additional zones will be modified to authorize farm worker housing projects.</p>
<p>Action 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are</p>		<p>By the end of the Planning Period, the</p>	<p>There was no progress on this program in 2011.</p>

consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.			County will reconcile the various plans	
Action 4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.			See Policy 4.3d	There was no progress on this program in 2011.
Action 4.3o: Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.		Housing Element Maintenance	See Policy 4.3d	There was no progress on this program in 2011.
Action 4.4a PARAPHRASED: Develop a standardized system of annually reporting and monitoring housing activities. Specified information to be standardized and used for specified reports.		Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.		The County keeps track of the risk assessment for each project and completes annual site visits to monitor its documentation.
Action 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.		Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	Annually	This action is ongoing.
Action 4.5a PARAPHRASED: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County, determine where they are implemented geographically, develop strategies to target the resources where they will most benefit the County.		Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.		This action is ongoing.
Action 4.5e: Establish a funding plan and timing of activities.			See Policy 4.5e	As a requirement to receive Community Planning and Development program funds, including CDBG, HOME, HOPWA, and ESG funding, directly from HUD, the County must identify needs and adopt strategies to address those needs for the primary benefit of lower-income individuals and households. The County must adopt and submit to HUD an Annual Action Plan in connection to the County's 5-Year Consolidated Plan which is made available on the Economic Development Agency's website in May or June of each year.
Action 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)			See Policy 4.3m	This is completed as part of the 2009 - 2014 Consolidated Plan and will be revised in 2015.
Action 4.5g: Target future financial resources to meet future housing obligations.		Housing Element Maintenance	See Policy 4.3m	The Economic Development Agency and Housing Authority continue to seek additional financial resources.

<p>Action 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.</p>	<p>Climate Action Plan (CAP) Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.</p>	<p>The CAP will be completed as part of the General Plan update in 2015.</p>
<p>Action 5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.</p>	<p>County Home Weatherization Program/County Low Income Home Efficiency Assistance Program, consumer education workshops</p>	<p>The Department of Community Action continues to operate the LIHEAP and Home Weatherization programs.</p>
<p>Action 5.1c: Pursue grant funds for energy rehab costs and consumer education</p>		<p>The Economic Development Agency and Housing Authority continue to encourage developers to pursue grant funds for energy rehab costs and consumer education.</p>
<p>Action 5.1d: Utilize bidding procedures in County rehabilitation programs to incorporate energy conservation measures.</p>	<p>County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)</p>	<p>The County has incorporated the use of energy-efficient materials and products in its bid proposal process as part of its Housing Rehabilitation Programs and housing developments since 2005.</p>
<p>Action 5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8)</p>		<p>The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income toward rent and utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined fair market rent amounts.</p>
<p>Action 5.1f: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction</p>	<p>County Energy Efficiency Programs</p>	<p>The County continues to encourage developer incentives for energy conservation features.</p>
<p>Action 5.1g: Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.</p>	<p>Housing Element Maintenance</p>	<p>No progress was made on this program in 2011.</p>
<p>Action 5.1h: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.</p>	<p>Housing Element Maintenance</p>	<p>The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.</p>

		planning period...	See Policy 4.3d		The Economic Development Agency and Housing Authority have not sought changes in state policy to revise the 1986 Tax Reform Act.
Action 4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multi-family construction.	Housing Element Maintenance				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
Reporting Period 01/01/2011 - 12/31/2011

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
Reporting Period 01/01/2012 - 12/31/2012

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restricted Units		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
Fee Land Mobile Home Loan (FLMHL)	MH	Owner	1	0	0	0	1	0	CalHOME			
Vineyards At Menifee Apartments	5+	Renter	32	7	0	0	39	0	Redevelopment Agency or Successor Agency Funds			
(9) Total of Moderate and Above Moderate from Table A3			93				478					
(10) Total by Income Table A/A3			33	7	93	478						
(11) Total Extremely Low-Income							0					

	Units*
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* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
 Reporting Period 01/01/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	4	9	3	16	Acquisition and rehabilitation program	
(2) Preservation of Units At-Risk	0	0	0	0		
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	4	9	3	16		

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY
 Reporting Period 01/01/2012 - 12/31/2012

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	8	0	10	75	93	0
No. of Units Permitted for Above Moderate	478	0	0	0	0	478	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Action 2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	Action 2.1g: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.	509 special needs units were quantified for assistance/construction during the planning period.	Ongoing	Redevelopment agency funding was discontinued due to the elimination of redevelopment agencies in California by operation of law on February 1, 2012, and CDBG funding for this program was also discontinued due to federal budget cuts.
Action 2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.	County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	Ongoing	1,315 units were assisted in the HOME Weatherization Program, of which 77 were in unincorporated Riverside County.
Action 2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.	County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program	Quantified objectives are included herein from RDA Set-Asides. 115 single-family units and 1,170 multi-family units are planned for construction.	Ongoing	Due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, this program will not be continued.

<p>Action 2.2b PARAPHRASED: Ensure maintenance of current sound housing with code enforcement. Continue to administer the Code Enforcement Program per Ordinance No. 457 and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.</p>	<p>Code Enforcement Ordinance No. 457 Code Enforcement prioritizes safe and sound housing opportunities and maintenance of the County's existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.</p>	<p>[Upgraded code enforcement procedures and tracking system in 2009]</p>	<p>Enforcement is ongoing.</p>
<p>Action 2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.</p>	<p>Redevelopment 5-Year Implementation Plan, Consolidated Plan 328 beds within community facilities have been established with associated upgrades. Meet or exceed previous objectives.</p>		<p>This program is implemented and ongoing through the 2009 - 2014 Consolidated Plan. Due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, this program will be continued by the Economic Development Agency.</p>
<p>Action 2.2d PARAPHRASED: Enhance outreach to inform communities of available rehabilitation programs through various stated public forums including presentations at community organizations and facilities.</p>	<p>Outreach is coordinated through RDA staff.</p>	<p>Establish quarterly meetings with service orgs. To evaluate and revise outreach.</p>	<p>In 2012, outreach was coordinated through the RDA; however, due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, this program will be continued when the County has funding for rehabilitation programs.</p>
<p>Action 2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.</p>	<p>EDA Staff meets regularly with Cities as they update their Housing Element</p>	<p>Establish an annual reporting of fair share contributions.</p>	<p>Due to lack of resources, annual reporting of fair share contributions has not been completed.</p>
<p>Action 2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.</p>	<p>Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis</p>	<p>Programs are successful and will continue.</p>	<p>Environmental Health responds as necessary to household sanitation complaints.</p>
<p>Action 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.</p>	<p>HCD Employee Housing Enforcement Program</p>	<p>Ongoing.</p>	<p>Ongoing.</p>
<p>Action 2.3a PARAPHRASED: Conserve existing affordable mobile home housing stock, utilizing specified funding mechanisms</p>	<p>Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund</p>	<p>See Policy 2.1.C</p>	<p>Currently there is no funding available but the County is looking at other funding sources (for example, private financing through County intervention) to fund infrastructure repairs.</p>
<p>Action 2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home</p>	<p>Mobile Home Tenant Assistance Loan program</p>		<p>Under MHTL, mobile Home Park Loan (MHPL), and Agricultural Housing Facility Loan Fund (AGHL), 774 units were constructed countywide and 767</p>

<p>Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.</p>	<p>500 units were rehabilitated during the previous planning period. 357 units are programmed for current period.</p>	<p>were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment agencies in California by operation of law on February 1, 2012. Other sources of funding such as state CalHOME will be pursued to fund construction of mobiles in place of the MHTL program.</p>
<p>Action 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers</p>	<p>This program is ongoing. Materials are provided on an as-requested basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella. Pursuant to County Resolution No. 2002-266, Housing Review Committee Advisory Council meetings are held generally on a quarterly basis at the DACE office in Coachella to hear complaints and findings concerning the County's un-permitted mobile home park/employee housing enforcement, and to educate and inform the farm worker community about the maintenance and development of safe, decent, and affordable housing in the unincorporated areas of the Coachella Valley. Meetings are ongoing. Outreach materials have been produced by the Economic Development Agency/redevelopment agency and its development partners regarding available programs such as the Fee Land Mobile Home Loan and Mobile Home Tenant Loan programs.</p>
<p>Action 2.4a PARAPHRASED: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis</p>	<p>Establish an annual review of existing covenants and update as necessary.</p>	<p>No units have been acquired or preserved for low- and moderate-income households and monitoring has not yet occurred on an annual basis.</p>
<p>Action 2.4b: Prioritize financial assistance to preserve specified types of affordable units at risk of conversion during the planning period through various federal or local sources of below market financing.</p>	<p>Ongoing</p>	<p>No projects or units have been found to be at risk. Monitoring will continue.</p>
<p>Action 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.</p>	<p>Ongoing</p>	<p>In 2012, 9 low- and moderate-income units were rehabilitated and preserved in unincorporated Riverside County.</p>
<p>Action 2.4d: The County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.</p>	<p>Annual reporting and ongoing</p>	<p>In 2012, the EDA and Housing Authority monitored a countywide portfolio of 109 projects for compliance consisting of a total of 6,077 units in which 3,329 are income-restricted by the County. 32 of the projects are located within unincorporated areas of the county and consist of a total of 1,291 units in which 973 are income-restricted.</p>
<p>Action 2.4e PARAPHRASED: Continue to require maintenance of newly provided affordable housing</p>	<p>Ongoing as projects come</p>	<p>This action is implemented on an ongoing basis as projects come forward. Required maintenance of newly constructed affordable housing projects is</p>

<p>projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority. Conditions of Approval provide for the establishment of these requirements.</p>		<p>imposed within the loan agreements to develop and on recorded covenants between the County and developer/owner. Every project funded in part or in whole by the County is monitored annually for compliance.</p>	<p>forward.</p>
<p>Action 3.1a PARAPHRASED: Continue to utilize the services of the Fair Housing Council of Riverside County to implement various programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to specified entities</p>	<p>Ongoing</p>	<p>The Fair Housing Council provides services to both Cities and Counties.</p>	<p>Implementation occurs as needed and is ongoing.</p>
<p>Action 3.1b: Update the 2003 Fair Housing Impediments Study</p>	<p>2011</p>		<p>The Fair Housing Impediments Study was updated in 2009.</p>
<p>Action 3.1c: Ensure that actions to remove fair housing impediments identified in the 2003 Study will be reflected in the General Plan Update cycle.</p>	<p>Covered in Housing Element update.</p>		<p>Completed as part of the Fair Housing Impediments Study update in 2009.</p>
<p>Action 3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.</p>	<p>Ongoing</p>	<p>CDBG Funds are transferred via EDARDA staff</p>	<p>The County provided annual financial assistance from CDBG to the Fair Housing Council of Riverside to affirmatively further fair housing by providing a fair housing community outreach program to various groups, including, but not limited to, the following: farm workers, low-income individuals, tenants, homeowners, landlords, real estate agents, and County officials. Elements of the program include anti-discrimination, landlord/tenant services, education-outreach activities, training/technical assistance, and enforcement-complaint screening.</p>
<p>Action 3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.</p>	<p>DA Staff Regularly reports graduates. No specific target has been established.</p>	<p>EDA staff regularly reports graduates of training programs. No specific target has been established.</p>	<p>The First Time Home Buyer program is still being funded and implemented, but funding is limited due to federal budget cuts. The Economic Development Agency continues to provide education and training for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyers Down Payment Assistance Program. Loan officers are required to go through annual training and test for certification each year.</p>
<p>Action 3.2b PARAPHRASED: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council</p>	<p>Ongoing</p>	<p>First Time Homebuyers Down Payment Assistance Program</p>	<p>Implementation of this program occurs on an as-needed basis.</p>
<p>Action 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide</p>	<p>Est. Quarterly reporting from</p>		<p>The Housing Authority continues to work with local organizations to provide targeted outreach to persons with disabilities. Specifically, the Housing</p>

<p>referral and support services to persons with disabilities.</p>	<p>Authority has fostered relationships and partnerships with Fair Housing Council of Riverside County, Community Access Center, local HIV providers, the VA of Loma Linda, the Department of Public Social Services' CARE Team, and the Riverside County Office on Aging to provide housing information and support for persons with disabilities. Quarterly reports have not been provided but will be completed once a template is developed.</p>	<p>Housing Authority of special needs outreach</p>	<p>Authority has fostered relationships and partnerships with Fair Housing Council of Riverside County, Community Access Center, local HIV providers, the VA of Loma Linda, the Department of Public Social Services' CARE Team, and the Riverside County Office on Aging to provide housing information and support for persons with disabilities. Quarterly reports have not been provided but will be completed once a template is developed.</p>
<p>Action 3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).</p>	<p>Mainstream Housing Opportunities for Persons with Disabilities program/ Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)</p>	<p>Establish a reporting mechanism to track rental certificates.</p>	<p>The Housing Authority continues to prioritize housing for persons with disabilities in the wait list preference system of the Section 8 and Public Housing programs. Over half of all households assisted through the Section 8 program are elderly and/or disabled households.</p>
<p>Action 3.3f: Continue to refer eligible participants to the SHARE Program.</p>	<p>The Department of Public Social Services provides education and management of the SHARE Program. 870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS</p>	<p>Addressed as part of the SHARE program outreach.</p>	<p>Addressed as part of the SHARE program outreach.</p>
<p>Action 3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers.</p>	<p>The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.</p>	<p>Continue. DPSS will focus on development of permanent supportive housing units</p>	<p>The Department of Public Social Services continues to administer homeless programs and services, and seek provision of additional emergency shelter and transitional and permanent supportive housing facilities in cooperation with nonprofit organizations and homeless service providers.</p>
<p>Action 3.3h PARAPHRASED: Continue to use seven specified programs to assist special needs households (see detailed report for program specifics)</p>	<p>7,255 Section 8 vouchers were issued on an annual basis between 1998 - 2005 within incorporated cities and 570 annually within the unincorporated county. Program will continue as funding is obtained.</p>	<p>Ongoing</p>	<p>In 2012, the Housing Authority continued to operate and expand its special needs housing programs. These programs consist of the following: - 10 Section 8 vouchers for pilot project for youth aging out of foster care - 150 VASH vouchers for homeless veterans - 180 Family Unification vouchers - 614 participants in the Family Self Sufficiency program - 90 rental vouchers for HOPWA - 113 Shelter Plus Care rental vouchers for chronically homeless individuals and families - 54 medium-term rapid rehousing subsidies for homeless individuals and families were provided by the Housing Authority, Lutheran Social Services, and Riverside County HOPE Collaborative</p>
<p>Action 3.3i PARAPHRASED: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer</p>	<p>268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 - 2005). Current</p>	<p>Ongoing</p>	<p>In 2012, the Housing Authority provided 113 rental vouchers for the Shelter Plus Care program. The majority of these rental certificates are earmarked for chronically homeless individuals. The service partnership has been expanded</p>

Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within Western and Eastern Riverside County	Planning period quantified objectives would be to meet or exceed this goal.	to include the Department of Mental Health, local HIV providers, and the City of Riverside Homeless Access Center.
Action 3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance) Program has been quantified within the Housing Element and will be maintained.	In 2012, the Housing Authority maintained 469 units of public housing (179 of which are located in the unincorporated areas of the county), 76 units of farm worker housing, and 8,672 Housing Choice Vouchers (Section 8).
Action 3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care	In March 2011, the County adopted emergency shelter provisions as part of Ordinance 348 in compliance with Senate Bill 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.
Action 3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Supportive Housing program, Shelter Plus Care	The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.
Action 3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI).	Mobile Home Rent Stabilization Ordinance No. 760	Rent stabilization issues related to permitted mobile home parks occur infrequently. Covenants in place related to allowed rent often preclude issues from arising which would trigger implementation of the ordinance. The County continues to implement this ordinance when issues do arise. This action is ongoing and will be continued.
Action 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.	750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.	In 2012, a total of 17 MCCs were issued for a total use of \$604,641 in tax credit in the unincorporated county.
Action 3.4d: Continue to provide down payment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program.	500 units were assisted during the previous planning period. 81 units were assisted from 2006 - 2008. Set goal to meet or exceed previous periods results	In 2012, the County provided down payment assistance to seven low-income households and expended a total of \$237,580 in HOME FTHB funds.
Action 3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	25 units were assisted during the last period (1998 - 2005). Set goal to meet or exceed previous periods results	In 2012, no units were assisted by the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.
Action 3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.	Implement program approved by the Board of Supervisors on November	Implementation of this action did not occur due to the foreclosure crisis.

			25, 2008.	
<p>Action 3.4g PARAPHRASED: The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership under the Mortgage Voucher Assistance Program until the program reaches capacity.</p>	<p>Housing Choice Voucher Program</p>	<p>Ongoing</p>	<p>In 2012, 16 households were utilizing their Section 8 vouchers for mortgage assistance through the Mortgage Voucher Assistance Program. No additional households have used their Section 8 vouchers for home purchase.</p>	
<p>Action 3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.</p>	<p>HUD Assisted Living Conversion Program for Eligible MF Projects 243 multi-family, senior restricted units, were produced during the last planning period (1998 - 2005). 503 multi-family, senior, units are programmed for the current planning period.</p>	<p>2006-2014</p>	<p>The Economic Development Agency and Housing Authority continue to work with developers to identify housing units for potential acquisition and rehabilitation for senior housing. Projects must meet amenity requirements for conversion to senior housing. At this time, no projects or units have been acquired, rehabilitated, and converted for senior housing.</p>	
<p>Action 3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.</p>	<p>20,356, market-rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.</p>	<p>2006-2014</p>	<p>The Economic Development Agency and Housing Authority continue to work with nonprofit developers to identify market rate housing in exchange for reservation of a portion of the units to be made available at rents affordable to low- and moderate-income households. At this time, no projects or units have been acquired.</p>	
<p>Action 3.5c PARAPHRASED: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested...</p>	<p>Supportive Housing Program, HUD SRO Moderate Rehabilitation Program</p>	<p>Ongoing</p>	<p>This program is ongoing and no conversions have occurred.</p>	
<p>Action 4.1a: Revise Countywide Development Mitigation Fees.</p>	<p>Ordinance No. 659.13 amended on 10/23/13.</p>	<p>reviewed on an annual basis with updates are provided as needed</p>	<p>Ordinance 659.11 was amended on November 1, 2012.</p>	
<p>Action 4.2a: Maintain an inventory of County owned lands with potential for low and moderate income housing.</p>	<p>County GIS and Facilities Management</p>	<p>Establish annual review of County owned sites, evaluate for affordable housing..</p>	<p>This action has been implemented throughout the planning period and will be continued.</p>	
<p>Action 4.2b: Update the land use inventory on a</p>	<p>Housing Element Maintenance</p>	<p>Annually</p>	<p>This action will be completed as part of the 2006 - 2014 Housing Element</p>	

continual basis	Housing Element Maintenance	Annually	update.
Action 4.2c: Identify and map areas of the County where urban infill is appropriate	Housing Element Maintenance	Annually	This action will be completed as part of the 2006 - 2014 Housing Element update.
Action 4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit	Redevelopment Sub-Area Master Plans	Update annually	For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.
Action 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	Redevelopment Sub-Area Master Plans	RDA Sub-Area plans are reviewed and updated in accordance with State Law.	No progress was made toward this action in 2012 due to the dissolution of the redevelopment agency.
Action 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	Redevelopment Sub-Area Master Plans	Annual review is currently included and updated in accordance with State Law	No progress was made toward this action in 2012 due to the dissolution of the redevelopment agency.
Action 4.3d PARAPHRASED: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies/goals.	Supportive Housing Program	Establish a quarterly meeting schedule	This action has been implemented at the council of government level and will be continued.
Action 4.3f: Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.	Housing Element Maintenance	establish training modules by the end of the Planning period.	The Economic Development Agency and Housing Authority send staff to training and workshops for implementation and administration of various programs. The agencies do not provide housing counseling or technical and referral services.
Action 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.	Housing Element Maintenance County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.		Action 4.3g is related to Action 2.3c regarding quarterly Housing Review Committee Advisory Council meetings implemented to provide a forum between regional and local agencies, private developers, nonprofit agencies, farm workers and the community. The meetings and outreach are continuing and ongoing.
Action 4.3h: Seek changes in state policy to encourage	Supportive Housing Program	See Policy	The Economic Development Agency and Housing Authority continue to seek

<p>the production of affordable housing such as construction defect litigation reform and additional low income tax credits.</p>		4.3d	<p>changes in state and federal policies to encourage the production of affordable housing through the establishment of legislative platforms.</p>
<p>Action 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects</p>	<p>Development Review Procedures for private projects.</p>	<p>ongoing through the planning period, will continue to the next planning period.</p>	<p>Due to limited budget resources, staffing levels have not been maintained.</p>
<p>Action 4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multi-family construction.</p>	<p>Housing Element Maintenance</p>	<p>See Policy 4.3d</p>	<p>The Economic Development Agency and Housing Authority have not sought changes in state policy to revise the 1986 Tax Reform Act.</p>
<p>Action 4.3l PARAPHRASED: Advisory Council to continue to develop solutions for farm worker housing and services established through various mechanisms, and an affordable housing ordinance to be implemented as referenced, additional zones to be modified to allow farm worker housing projects.</p>		<p>Advisory Council provides regular reporting on its work programs.</p>	<p>The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance is being considered, as previously referenced, and additional zones will be modified to authorize farm worker housing projects.</p>
<p>Action 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.</p>		<p>By the end of the Planning Period, the County will reconcile the various plans</p>	<p>Due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, RDA Implementation Plans have been eliminated along with Assembly Bill (AB) 315 Housing Production Plan. The 5-Year Consolidated Plan continues as a requirement of federal HUD funding and will be updated in 2015.</p>
<p>Action 4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.</p>		<p>See Policy 4.3d</p>	<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>
<p>Action 4.3o: Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.</p>	<p>Housing Element Maintenance</p>	<p>See Policy 4.3d</p>	<p>This action will not be continued due to the dissolution of the redevelopment agency.</p>
<p>Action 4.4a PARAPHRASED: Develop a standardized system of annually reporting and monitoring housing</p>	<p>Housing Element Maintenance This policy shall be included within the</p>		<p>The County keeps track of the risk assessment for each project and completes annual site visits to monitor its documentation.</p>

activities. Specified information to be standardized and used for specified reports.	implementation of policy 4.3m.		
Action 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	Annually	This action is ongoing.
Action 4.5a PARAPHRASED: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County, determine where they are implemented geographically, develop strategies to target the resources where they will most benefit the County.	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.		This action is ongoing.
Action 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc.	Housing Element Maintenance	See Policy 4.3d	Funding balances for CDBG, HOME, and ESG are reported each year in the County's CAPER and former RDA balances are listed in the Recognized Obligation Payment Schedule.
Action 4.5c: Evaluate financial resources for leveraging opportunities	Housing Element Maintenance	See Policy 4.3d	Every multifamily project has some type of leveraging and is evaluated as necessary.
Action 4.5e: Establish a funding plan and timing of activities.		See Policy 4.5e	As a requirement to receive Community Planning and Development program funds, including CDBG, HOME, HOPWA, and ESG funding, directly from HUD, the County must identify needs and adopt strategies to address those needs for the primary benefit of lower-income individuals and households. The County must adopt and submit to HUD an Annual Action Plan in connection to the County's 5-Year Consolidated Plan which is made available on the Economic Development Agency's website in May or June of each year.
Action 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)		See Policy 4.3m	This is completed as part of the 2009 - 2014 Consolidated Plan and will be revised in 2015.
Action 4.5g: Target future financial resources to meet future housing obligations.	Housing Element Maintenance	See Policy 4.3m	The Economic Development Agency and Housing Authority continue to seek additional financial resources, due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, and federal budget cuts to HOME and CDBG.
Action 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.	Climate Action Plan (CAP) Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.		The CAP will be completed as part of the General Plan update in 2015.
Action 5.1b: The Department of Community Action shall	County Home Weatherization	Ongoing.	The Department of Community Action continues to operate the LIHEAP and