

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 27, 2016

SUBJECT: Draft Riverside County 2015 Annual Housing Element Progress Report [All Districts] [\$2,500 total cost].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the attached 2015 Annual Housing Report; and
2. Direct the Planning Director or his designee to send the attached 2015 Annual Housing Report to the State of California Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and to the Southern California Association of Governments (SCAG).

BACKGROUND:

Summary

Government Code Section 65400 mandates that an annual report be provided to the legislative body of the jurisdiction, the Office of Planning and Research, and the Department of Housing and Community Development. 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. The attached Annual Housing Report is then transmitted to OPR and HCD.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,500	\$	\$ 2,500	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 2,500	\$	\$ 2,500	\$	

SOURCE OF FUNDS: Department approved FY 15/16 budget.

Budget Adjustment:

For Fiscal Year: 15/16

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 3-36 on 3/10/2015 | **District:** All | **Agenda Number:**

3-33

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: 2015 Annual Housing Report**

DATE: September 27, 2016

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

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 2015 Annual Housing Report keeps the County of Riverside in compliance with the reporting requirements under Government Code Section 65400.

Planning staff is also working on a comprehensive update of our General Plan Housing Element. State law requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing law. Jurisdictions are required to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs based on their Regional Housing Needs Allocation (RHNA). In addition, each jurisdiction is required to submit an annual progress report on housing production by income category based on building permits issued, as well as on the status of its Housing Element program and policy implementation.

The Project objective is to update the County's Housing Element pursuant to State law and to address the Regional Housing Needs Assessment (RHNA) allocation. The County of Riverside Housing Element is one of seven required elements of a General Plan and it requires a certification from HCD. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. The County's Draft Housing Element is undergoing a public review and approval process before the Planning Commission and then will come before the Board of Supervisors in December 2016, for your consideration.

The Annual Housing Report before the Board of Supervisors today is a component of the Housing Element project described above.

Impact on Citizens and Businesses

Submittal of an acceptable Annual Housing Report is 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

No additional funding is requested. All work on the 2015 Housing Report was done within the Planning Department's FY 15/16 Board approved budgeted general fund allocation.

Attachments

Draft Riverside County 2015 Annual Housing Element Progress Report

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DRAFT RIVERSIDE COUNTY ANNUAL HOUSING ELEMENT PROGRESS REPORT

Contact Person:

Bill Gayk, Housing Element Project Manager
4080 Lemon Street, 9th Floor
P.O. Box 1409
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(951) 955-8514
BGAYK@rctlma.org

Reporting Period:

January 1, 2015, to December 31, 2015

Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

and

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 1/1/2015 - 12/31/2015

**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 in its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) to rehabilitate, preserve or acquire

Activity Type	Affordability by Household Incomes				(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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**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					97	97	
No. of Units Permitted for Above Moderate	914					914	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Riverside County

Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed	43	3										46	7,118
	Restricted Non-deed													
	restricted		9										9	
Low	Deed	45	8										53	4,818
	Restricted Non-deed													
	restricted													
Moderate	Deed		1										1	5,006
	Restricted Non-deed	430	97										527	
	restricted													
Above Moderate		630	914									1,544	11,181	
Total RHNA by COG. Enter allocation number:		1,148	1,032										2,180	28,123
Total Units														
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 1/1/2015 - 12/31/2015

General Comments:

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and 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. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.</p>	<p>Annual</p>	<p>EDA/Housing Authority/TLMA</p>	<p>The County continues to contribute funding as available. In 2015, 8 low- and 3 very low-income rental units were constructed in the Orange Blossom Apartments through HOME funding.</p>
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>Concurrent with new projects</p>	<p>EDA/Housing Authority</p>	<p>The County did not use any tax-exempt revenue bonds to finance new multifamily construction in 2015.</p>
<p>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>Annual and in response to NOFAs</p>	<p>EDA/Housing Authority</p>	<p>The County utilized state CalHome funds to assist 9 qualified participants to purchase mobile homes.</p>
<p>1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) 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>Ongoing</p>	<p>EDA/TLMA</p>	<p>The County continues to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.</p>	<p>Ongoing</p>	<p>TLMA</p>	<p>The County continues to give permit priority to projects providing affordable units.</p>
<p>1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.</p>	<p>Ongoing</p>	<p>TLMA</p>	<p>The County continues to provide density bonuses consistent with state law.</p>
<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Project by project basis</p>	<p>EDA</p>	<p>The Economic Development Agency (EDA) continues to encourage Habitat for Humanity chapters and other nonprofit organizations to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.</p>
<p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p>	<p>Project by project basis and annual outreach</p>	<p>EDA/Housing Authority</p>	<p>While no projects for extremely low-income households were developed, the County continues to encourage housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, expediting processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p>
<p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>Annually</p>	<p>EDA</p>	<p>The County continues to explore a variety of new funding and housing and community development activities.</p>
<p>1.2a: To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has</p>	<p>After the adoption of the Housing Element and General Plan</p>	<p>TLMA/GIS</p>	<p>Will be implemented following the adoption of the Housing Element and General Plan Amendment No. 1122 in 2017.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.</p>	<p>Amendment No. 1122 in 2017 and then annually</p>		
<p>1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>Annually</p>	<p>EDA/Housing Authority</p>	<p>The County continues to work with nonprofits to deed them any available County-owned sites and assists them with the fast tracking and in some cases, the funding, should funding be available.</p>
<p>1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p>Quarterly</p>	<p>TLMA</p>	<p>The County continues to work with the Coachella Valley Housing Coalition and the Desert Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farmworker housing opportunities.</p>
<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate— 	<p>Within two years of adoption of the Housing Element in 2017</p>	<p>TLMA</p>	<p>The County allows for reduced parking requirements for senior and affordable housing projects. The County is planning to revise some of the requirements as part of the affordable housing ordinance that will be completed within two years of the adoption of the Housing Element.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>or if spaces will not be "preassigned" to specific units in the project.</p> <ul style="list-style-type: none"> • Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. • Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. • Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). • In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>	<p>Project by project basis</p>	<p>TLMA</p>	<p>No future new growth areas have been identified.</p>
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p>			

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.2f: In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a General Plan redesignation and rezoning for approximately 2,908 acres of land located in 10 Area Plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p>	<p>After the adoption of the Housing Element and General Plan Amendment No. 1122 in 2017</p>	<p>TLMA</p>	<p>Will be implemented following the adoption of the Housing Element and General Plan Amendment No. 1122 in 2017.</p>
<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> • allow affordable projects to exceed the maximum height limits, • lessen set-backs, and/or • reduce parking requirements. <p>The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide</p>	<p>Project by project basis and annually</p>	<p>TLMA</p>	<p>Will be implemented following the adoption of the Housing Element and General Plan Amendment No. 1122 in 2017.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>affordable housing.</p> <p>1.2h: As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <ul style="list-style-type: none"> • Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. • Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. • Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure 	<p>Project by project basis and annually</p>	<p>TLMA/EDA</p>	<p>The County continues to coordinate with service providers to assess the need for infrastructure and services, and plans for expansion. The County continues to seek funding sources to fund infrastructure improvements and service expansions.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <ul style="list-style-type: none"> • As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. • Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities. 			
<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.</p>	<p>Ongoing</p>	<p>EDA/Housing Authority</p>	<p>The County continues to work with the Coachella Valley Housing Coalition and the Desert Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farmworker housing opportunities.</p>
<p>1.3b: The County will process an amendment to Ordinance 348 (Zoning Ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Within six months of adoption of the Housing Element in 2017</p>	<p>TLMA</p>	<p>In 2015, the County drafted an amendment to Ordinance No. 348 to comply with Health and Safety Code Sections 17021.5 and 17021.6. The amendment is expected to be adopted by the Board of Supervisors in 2016.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>Annually</p>	<p>EDA/Housing Authority</p>	<p>The County continues to work with the Coachella Valley Housing Coalition and the Desert Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farmworker housing opportunities.</p>
<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.</p>	<p>Based on funding availability</p>	<p>EDA/Housing Authority</p>	<p>In 2015, the County continued to provide assistance to low-income mobile home owners through the Mobile Home Tenant Loan (MHTL) Assistance Program. Four very low-income households were assisted in 2015.</p>
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>		<p>Department of Mental Health</p>	<p>The Riverside County Department of Mental Health continues to maintain a Housing Administrative Manager position and a Deputy Director of Housing position.</p>
<p>1.4b: Support current legislation for block grant funding to aid Shelter Plus Care Program Funds.</p>	<p>Annually</p>	<p>Department of Public Social Services</p>	<p>The County continues to support current legislation for block grant funding to aid the Supportive Housing Program and the 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</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p>	<p>Within 2 years of the adoption of the Housing Element in 2017</p>	<p>Department of Mental Health in conjunction with EDA</p>	<p>homeless services providers) may and do advocate on legislation that will impact homeless services in the county.</p> <p>The County has not yet developed an affordable housing ordinance. This will be partially addressed as part of the County's reasonable accommodation procedure.</p>
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Ongoing</p>	<p>Department of Mental Health</p>	<p>The Riverside County Department of Mental Health (RCDMH) has employed three primary strategies to expanding integrated supportive housing capacity:</p> <ol style="list-style-type: none"> 1) Employed Housing Resource Specialists to contact apartment property managers to solicit and engage them in providing affordable housing to RCDMH consumers who would receive supportive services. This focused on establishing access to existing housing. 2) Pursued HUD-supportive permanent housing scattered site funding (new grants and Shelter Plus Care vouchers) that would assist to establish housing options for very low-income consumers. Scattered site funding helps to establish supportive housing that is integrated in general population housing. 3) RCDMH invested \$19 million in Mental Health Services Act (MHSA) funds in new project development in partnership with the County's Economic Development Agency and affordable housing developers. Funding was allocated to six new construction projects and one acquisition rehabilitation project. Two projects were affordable housing senior communities; five were multifamily projects. Each project set aside 15 MHSA-supportive housing units. One hallmark of success is that in each project,

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.</p>	<p>Ongoing</p>	<p>Department of Public Social Services</p>	<p>community-based stigma and preconceptions have been significantly overcome and/or reduced. In total, MHSA funds have been used to create 105 new integrated very low-income (30% AMI) supportive housing units. Additionally, by leveraging funds to support affordable housing development, over 700 total affordable housing units were added in Riverside County. Development locations included Riverside (two projects), Moreno Valley, Menifee, Perris, Desert Hot Springs, and Thousand Palms.</p> <p>The County has continued to participate in the Shelter Plus Care Program and has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 to 20 years.</p>
<p>1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p>Ongoing; in coordination with the County's 10-Year Plan to End Homelessness and the POLIS project</p>	<p>Department of Public Social Services</p>	<p>No new transitional housing facilities were developed in 2015.</p>
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.</p>	<p>Ongoing</p>	<p>Department of Public Social Services</p>	<p>The County allows emergency shelters by right in the I-P zone. There are no new shelters in the county.</p>
<p>1.5c: Process an amendment to Ordinance 348 (Zoning Ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in</p>	<p>Within six months of adoption of the Housing Element in 2017</p>	<p>TLMA</p>	<p>In 2015, the County drafted an amendment to Ordinance No. 348 to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential</p>

Table C

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<p>the same zone.</p>			<p>uses of the same type in the same zone. The amendment is expected to be adopted by the Board of Supervisors in 2016.</p>
<p>1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Ongoing and annually</p>	<p>EDA</p>	<p>The Economic Development Agency (EDA) continues to encourage nonprofit organizations to provide homeownership opportunities through the Rural Development Self Help program and other self-help construction programs. The EDA continues to encourage Habitat for Humanity chapters and other nonprofit organizations to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.</p>
<p>1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.</p>	<p>Ongoing; Project by project basis</p>	<p>TLMA/Building and Safety</p>	<p>State density bonus law continues to be implemented. This is an ongoing program and will be continued. In addition, Ordinance 348 is being revised to accommodate higher-density housing as part of the redesignation/rezoning effort.</p>
<p>1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.</p>	<p>Ongoing; Project by project basis</p>	<p>TLMA/Building and Safety</p>	<p>Provisions have been established including fast track authorization for any affordable housing/farmworker housing mobile home parks.</p>
<p>1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.</p>	<p>Ongoing; Project by project basis</p>	<p>TLMA</p>	<p>The County continues to encourage large-scale developments with a range of housing types.</p>

Table C

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of Specific Plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.</p>	<p>Within 2 years of the adoption of the Housing Element in 2017; Ongoing</p>	<p>EDA/TLMA</p>	<p>The County will explore the adoption of countywide provisions, thresholds, or criteria for Specific Plans following the adoption of the Housing Element.</p>
<p>1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.</p>	<p>Explore options by July 2016; consider adopting an ordinance by July 2017</p>	<p>EDA/TLMA</p>	<p>The County will explore the adoption of a local inclusionary housing program in 2016.</p>
<p>2.1a: When funding is available, advertise and promote the availability of funds for the following:</p> <ul style="list-style-type: none"> • Rehabilitation of single-family and mobile home dwelling units. • Rehabilitation of multifamily units. 	<p>Ongoing, as funding is available</p>	<p>EDA</p>	<p>The County continues to advertise and promote the available programs via the County's website.</p>
<p>2.1b: 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>Ongoing</p>	<p>Housing Authority</p>	<p>The Housing Authority pursued federal capital funds in 2015.</p>
<p>2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p>	<p>Project by project basis</p>	<p>EDA/Housing Authority</p>	<p>No tax-exempt private activity bonds were used to finance multifamily rehabilitation.</p>

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<p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.</p>	<p>Continued following acquisition of funding</p>	<p>EDA</p>	<p>No funding was available.</p>
<p>2.1e: 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>Ongoing</p>	<p>DCA</p>	<p>In 2015, the Department of Community Action continued to provide assistance to low-income households for energy conservation improvements through the Weatherization Program.</p>
<p>2.1f: Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>During the planning period; following acquisition of funding</p>	<p>EDA/Housing Authority</p>	<p>Funding has been exhausted for the Senior Home Rehabilitation Program. Grants will be offered in the future as funding is available.</p>
<p>2.1g: Through the Home Enhancement Program, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>During the planning period</p>	<p>EDA</p>	<p>In the 2015-2016 fiscal year, \$395,000 in CDBG funding was awarded to the Home Enhancement Program.</p>
<p>2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will</p>	<p>Develop a plan by summer 2017</p>	<p>EDA/TLMA</p>	<p>A plan will be developed by summer 2017.</p>

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<p>seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>			
<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>	<p>Ongoing, on a case-by-case basis</p>	<p>Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>	<p>The County continues to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks. In the second quarter of the 2015-2016 fiscal year, Code Enforcement investigated 1,526 cases, of which 4% were for substandard structures and mobile homes.</p>
<p>2.2b: Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.</p>	<p>During the planning period</p>	<p>EDA/Housing Authority</p>	<p>In 2015, four mobile homes were preserved.</p>
<p>2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.</p>	<p>Annually, as funding is available</p>	<p>EDA/Housing Authority</p>	<p>Currently there is no funding available, but the County is looking at other funding sources, such as private financing through County intervention to fund infrastructure repairs.</p>
<p>2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>Quarterly and as funding is available.</p>	<p>EDA</p>	<p>Materials are communicated on an "as-requested" basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella.</p>
<p>2.4a: Ensure that County assisted affordable housing remains affordable by doing the following:</p> <ul style="list-style-type: none"> • Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. 	<p>Annually, with follow up on an as needed basis</p>	<p>EDA/Housing Authority</p>	<p>The County continues to monitor on an ongoing basis.</p>

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<ul style="list-style-type: none"> • Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. • Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures. 			
<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ol style="list-style-type: none"> 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. 	Ongoing, as funding is available	EDA/Housing Authority	Economic Development Agency (EDA) staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	2019	EDA	The County updated its Analysis of Impediments to Fair Housing Choice in 2014. The next update will be completed in 2019.
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	Ongoing, as funding is available	EDA/Fair Housing Council	The County continues to use the services of the Fair Housing Council to provide education and outreach services for the First Time Home Buyer Down Payment Assistance Program.

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<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <ul style="list-style-type: none"> • Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. • Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. • Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. • Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. • Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit. 	<p>Ongoing, as projects are processed.</p> <p>Develop a reasonable accommodation procedure by Spring 2016.</p> <p>Develop an outreach program by Spring 2016.</p>	<p>Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p>	<p>A reasonable accommodation procedure and outreach program are to be implemented in 2016.</p>
<p>3.3b: Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates) 	<p>Ongoing, as funding is available.</p>	<p>Housing Authority, EDA, DPSS</p>	<p>The County used the following programs to assist households with special needs in 2015:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). Through the HCV program, the County subsidized an average of 8,300 low-

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<p>2. Family Unification Program 3. Family Self Sufficiency (FSS) Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Veteran's Affairs Supportive Housing Program (VASH) 6. Foster Care Youth Program 7. Tenant Based Rental Assistance Program</p>			<p>income households on a monthly basis. 2. Family Unification Program. The program assisted 120 households. 3. Family Self Sufficiency Program. The program served 506 participants in 2015. Nine families graduated this past year and therefore no longer required rental assistance. Of the nine graduates, two have purchased their own homes. 4. Housing Opportunities for Persons with AIDS (HOPWA). The program provided assistance to 402 individuals. 5. Veteran's Affairs Supportive Housing Program (VASH). Of the over 8,300 families assisted through the HCV program on a monthly basis, 589 vouchers are set aside to assist homeless veterans every month through VASH. Over 400 formerly homeless veterans were assisted through VASH. 6. Foster Care Youth Program. Three youth were assisted. 7. Tenant Based Rental Assistance Program. 117 households were assisted under the program.</p>
<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p>	<p>Ongoing, on a case-by-case basis</p>	<p>Housing Authority</p>	<p>The County assisted an average of 8,300 low-income households on a monthly basis with the HCV program in 2015.</p>
<p>3.3d: 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, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p>	<p>Ongoing, throughout the planning period.</p>	<p>Housing Authority/ DPSS</p>	<p>The Housing Authority has 123 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, the City of Riverside Homeless Access Center, and Operation SafeHouse.</p>

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3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Ongoing, throughout the planning period.	Housing Authority	In 2015, the Housing Authority continued to maintain public housing units and Housing Choice Voucher program.
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Ongoing, throughout the planning period.	DPSS	The Department of Public Social Services continues to work with nonprofits and participating cities on programs to prevent homelessness, including rental mortgage assistance.
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Ongoing	DPSS	The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.
3.3h: 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.	Ongoing	County Executive Office	The County continues to implement the Mobile Home Rent Stabilization Ordinance.
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	Ongoing. Funding will be available once the Housing Element is in compliance.	EDA	The County will continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners once the Housing Element is in compliance.
3.4b: Continue to provide down payment assistance and closing cost assistance to low-income homebuyers through the First Time Home Buyer Program.	Ongoing. Funding will be available once the Housing Element is in compliance.	EDA	The County continues to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.
3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily 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.	Ongoing; Annually	EDA	The Economic Development Agency (EDA) and the Housing Authority continue to work with developers to identify housing for acquisition and rehabilitation for senior housing.

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<p>3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested.</p> <p>In addition, the County will process an amendment to Ordinance 348 (Zoning Ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.</p>	<p>Within six months of adoption of the Housing Element in 2017</p>	<p>DPSS, nonprofits</p>	<p>In 2015, the County drafted an amendment to Ordinance No. 348 to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. The amendment is expected to be adopted by the Board of Supervisors in 2016.</p>
<p>4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.</p>	<p>Annually</p>	<p>TLMA</p>	<p>The County reviewed its fees in 2015. They do not pose a constraint to development.</p>
<p>4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>Within six months of adoption of the Housing Element.</p>	<p>TLMA</p>	<p>In 2015, the County drafted an amendment to Ordinance No. 348 to update the definition of family. The amendment is expected to be adopted by the Board of Supervisors in 2016.</p>
<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to:</p> <ul style="list-style-type: none"> • Establish housing goals beyond county lines that reflect housing markets. • Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. • Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. 	<p>Ongoing</p>	<p>EDA/Housing Authority Executive Office/TLMA</p>	<p>The County's Planning Department participates in WRCOG, CVAG, and SCAG committees and advocates for County-developed forecasts to serve as the foundation for developing housing goals.</p>
<p>4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of</p>	<p>Annually in April</p>	<p>EDA/TLMA</p>	<p>The 2014 Annual Report was presented to the Board of Supervisors on August 18, 2015, and a copy was sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and</p>

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<p>the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>			<p>Research (OPR).</p>
<p>5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.</p>	<p>Ongoing, Project by project basis</p>	<p>TLMA/Building and Safety</p>	<p>The County continued to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once the plan was adopted, consistent with the County's Climate Action Plan adopted in 2014.</p>
<p>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>Ongoing.</p>	<p>DCA</p>	<p>The Department of Community Action continues to operate the LIHEAP and Home Weatherization programs.</p>