

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

712B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
December 5, 2013

**SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA 1122 -**  
GENERAL PLAN AMENDMENT NO. 1122 proposes the 5<sup>th</sup> cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to October 15, 2021. 1/1, 2/2, 3/3, 4/4, and 5/5. [\$70,000]

**RECOMMENDED MOTION:**


The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

**Summary**

The initiation of proceedings for any GPA requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on (continued on attached page)

JCP:lr

  
\_\_\_\_\_  
Juan C. Perez  
TLMA Director/ Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 70,000.	\$ 0	\$ 70,000.	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 70,000	\$ 0	\$ 70,000	\$ N/A	

<b>SOURCE OF FUNDS:</b> FY 13/14 Departmental Budget (NCC 100%)	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 13/14

**C.E.O. RECOMMENDATION:**

APPROVE

BY 

County Executive Office Signature

Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order to initiate the proceedings for the above referenced general plan amendment.

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: December 17, 2013  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

NOV 20 3 58 PM '13

Prev. Agn. Ref.:

District: ALL

Agenda Number:

**15 - 1**

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN INITIATION PROCEEDINGS (GPI) FOR GPA 1122 -**

**DATE: December 5, 2013**

**PAGE: 2 of 2**

**BACKGROUND:**

**Summary (continued)**

every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board (see attached Report and Recommendations to the Board of Supervisors.)

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**Impact on Citizens and Businesses**

The Board of Supervisor's action today will have no direct impact on citizens or businesses; however when the project returns to the Board of Supervisors a more detailed impact analysis will be provided.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

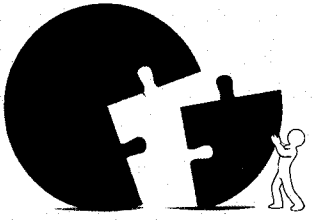
\$45,000.00 spent to date, estimated \$25,000 to complete the work, all funding comes from FY13/14 Departmental Budget (NCC 100%).

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

**A. PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

**DATE: December 5, 2013**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: General Plan Amendment No. 1122 - Riverside County Housing Element**  
(Charge your time to these case numbers: ZRHOU1000)

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

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - COUNTYWIDE-Press Enterprise and Desert Sun
    - Negative Declaration
      - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  NO

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
None.

**Documents to be sent to County Clerk's Office for Posting within five days:**  
N/A



**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

Agenda Item No.: 2.2  
Area Plan: All  
Zoning District: All Zoning Districts and Areas  
Supervisorial District: All  
Project Planner: Larry Ross  
Planning Commission: December 4, 2013

GENERAL PLAN AMENDMENT NO. 1122  
(Entitlement/Policy Amendment)  
Applicant: County of Riverside

## COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

### RECOMMENDATIONS:

The Planning Director recommended initiation of the General Plan Amendment and the Planning Commission made the comments below.

### PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner Charissa Leach:** No Comment.

**Commissioner Ed Sloman:** No Comment.

**Commissioner John Petty:** Commissioner Petty expressed his concern about how the RHNA numbers were allocated to the County by the State and by SCAG. When the projects (both GPA No.1122 and GPA No. 1130) return to the Planning Commission he wants a full analysis of how the RHNA numbers are allocated. He also stated that he had tremendous concern about re-designating approximately 885 acres to a more dense designation as required by the State.

**Commissioner Bill Sanchez:** No Comment.

**Commissioner Mickey Valdivia:** No Comment.

Agenda Item No.: 2.2  
Area Plan: All Area Plans  
Zoning: All Zoning Districts and Areas  
Supervisorial District: All  
Project Planner: Larry Ross  
Planning Commission: December 4, 2013

General Plan Amendment No. 1122  
(Entitlement/Policy Amendment)  
Applicant: County of Riverside

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 1122** proposes the 5<sup>th</sup> cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to October 15, 2021.

The County of Riverside Housing Element is an integral part of the County's overall General Plan. 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. Riverside County's housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of October 15, 2013 to October 15, 2021. The Housing Element's goals, policies and programs are intended to address the County's affordable housing needs as identified by the RHNA and guide the County toward achieving these needs through the 8 year planning period. The Housing Element is mandated by the State of California-Office of Planning and Research as one of the seven required elements of a General Plan.

### ISSUES OF POTENTIAL CONCERN:

#### Adoption of the 5<sup>th</sup> Cycle Housing Element by February 15, 2014

The 4<sup>th</sup> cycle update for the planning period January 2006 - July 2014 was adopted by the Board of Supervisors on April 30, 2013 and certified by HCD on August 19, 2013. The 5<sup>th</sup> cycle must be adopted by the Board of Supervisors by February 15, 2014 or the planning period of October 15, 2013 to October 15, 2021, will be reduced from 8 years to 4 years, which would then be October 15, 2017.

#### Certification of the 5<sup>th</sup> Cycle Housing Element

A Housing Element must be certified by HCD to gain a number of benefits, these benefits include the following:

- 1) Various programs and grant opportunities for the County. (an example list is attached to this staff report under the title "Incentives for Housing Element Compliance".)
- 2) RHNA Protection Period January 1, 2014 to October 31, 2021. This means additional units would not be allocated to the County during this time frame, and jurisdictions that are out of compliance would receive those allocations.
- 3) Legal challenges are difficult since the State considers the County in compliance.

The Housing Element may be adopted by the Board of Supervisors to protect the 8 year planning period, but until it is certified by HCD it is still deemed out of compliance. If a Housing Element is deemed out of compliance, the benefits noted above are lost.

In the attached August 19, 2013 conditional certification letter from HCD, it stated a number of items that needed to be completed before HCD would certify the 5<sup>th</sup> cycle update to the Housing Element. These were action items 1.2q, 1.2s, 1.2t, 1.3e, 1.5g and 3.3b from the 4<sup>th</sup> cycle Housing Element:

- 1.2q – review and make appropriate changes to high density parking requirements in Ordinance No. 348.
- 1.2s – Amend Ordinance No. 348 to remove the one acre size requirement for 2<sup>nd</sup> units.
- 1.2t – change the designation on 595 acres to Highest Density Residential to meet RHNA requirements.
- 1.3e – Amend Ordinance No. 348 to comply with 17021.5 and 17021.6 of the Health and Safety Code regarding farm worker housing.
- 1.5g – Amend Ordinance No. 348 to add the definitions of transitional and supportive housing.
- 3.3b – Develop a process for persons with disabilities to make a reasonable accommodation request.

The action items were to be completed this year, but with limited staff resources, the items are still outstanding. All items except 1.2t are included either in the comprehensive update to Ordinance No. 348 or are minor policy changes.

Item 1.2t requires that by October 15, 2013 that 595 acres shall be designated with a higher density in the General Plan. Since this action item was not met, the County received an additional RHNA allocation of 290 acres that needed to be re-designated.

General Plan Amendment No. 1130 will address the 885 (595+290) acres that need to be re-designated to meet the obligation from the 4<sup>th</sup> cycle Housing Element.

#### **BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply

that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4 of Ordinance No. 348.

#### **GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1122 falls into the Entitlement/Policy category, because it is an update of the Housing Element.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision;
  - (2) Any General Plan Principle; or,
  - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element.

(2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting in regards to Housing (subsection D of Appendix B) and the proposed General Plan Amendment would not change or conflicted with by the addition of an updated Housing Element.

(3) Any Foundation Component designation in the General Plan.

The County's Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County's affordable housing needs. The General Plan Amendment proposes to amend the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of



the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Housing Element is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall General Plan.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2021.

### **RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1122. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



August 19, 2013

Mr. Jay Orr, County Executive Officer  
County Administrative Center  
4080 Lemon Street - 4th Floor  
Riverside, California 92501

Dear Mr. Orr:

**RE: Review of the County of Riverside's 4<sup>th</sup> cycle (2008-2014) Adopted Housing Element**

Thank you for submitting the County of Riverside's housing element adopted on April 30, 2013 and received for review on June 26, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). This finding is based on, among other things, the County's commitment to rezone 595 acres to the Highest Density Residential (HHDR) zone to accommodate the regional housing need for lower-income households demonstrated by Program 1.2t. The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 12, 2013 and determined to comply with statutory requirements.

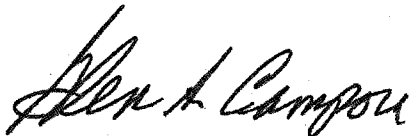
The Department is pleased to inform the County that 4th cycle housing element compliance makes the County eligible to meet one of the threshold requirements of the Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Among many other components, implementation and community participation are critical to the housing element process. Given the late timing in the planning period, the Department urges the County to expeditiously implement its program such as Program 1.2t (rezone) or various other zoning amendments (e.g., 1.2q, 1.2s, 1.3e, 1.5g and 3.3b). In addition, the Department received significant comments from California Rural Legal Assistance (CRLA) regarding a variety of issues under housing element law. The County should continue to engage the community and CRLA to address those issues as part of the upcoming 5th cycle housing element update.

Mr. Jay Orr, County Executive Officer  
Page 2

The Department appreciates the hard work and dedication of Riverside County's housing element update team and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in black ink and is positioned above the printed name and title.

Glen A. Campora  
Assistant Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643

**Incentives for Housing Element Compliance**

Updated January 2009

Housing elements have been mandatory portions of local general plans in California since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. Housing element law is the State's primary market-based strategy to increase housing supply, affordability and choice. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

To incentivize and reward local governments that have adopted compliant and effective housing elements, several housing, community development and infrastructure funding programs include housing element compliance as a rating and ranking or threshold requirement.

Housing element compliance is generally included as a rating and ranking criteria in programs where the primary applicants are local governments. As eligible applicants vary by program, (e.g., only non-entitlement jurisdictions eligible for State CDBG or HOME programs) not all jurisdictions are affected by these programmatic requirements.

The effect or significance of the housing element factor within the context of other competitive factors varies by program. Please refer to program specific information available for the specific criteria utilized including timing requirements.

**California Department of Housing and Community Development****▪ Building Equity and Growth in Neighborhoods (BEGIN) Program**

<http://www.hcd.ca.gov/fa/begin>

**Program Description:** The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for downpayment assistance to low- and moderate-income first-time homebuyers.

**Housing Element Criteria:** Points are granted for jurisdictions with an adopted housing element found in substantial compliance with State housing element law.

- **Home Investments Partnerships (HOME) Program (Federal)**  
<http://www.hcd.ca.gov/fa/home>

Program Description: The HOME Program provides grants to cities, counties, and State-certified CHDO's for housing rehabilitation, new construction, and acquisition and rehabilitation for both single family and multifamily housing projects serving lower-income renters and owners.

Housing Element Criteria: Points are granted for jurisdictions with an adopted housing element found in substantial compliance with State housing element law.

- **Community Development Block Grant (CDBG) Program**  
<http://www.hcd.ca.gov/fa/cdbg>

***General Allocation***

Program Description: The CDBG/GA Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works.

Housing Element Criteria: To be eligible for funding, a jurisdiction's housing element must be adopted pursuant to Government Code Section 65585 by a date established in the NOFA/Application.

***Planning and Technical Assistance***

Program Description: CDBG/PTA Program provides funds for planning and feasibility studies related to CDBG-eligible activities.

Housing Element Criteria: To be eligible for funding, a jurisdiction's housing element must be adopted pursuant to Government Code Section 65585 by a date established in the NOFA/Application.

- **Infill Incentive Grant (IIG) Program**  
<http://www.hcd.ca.gov/fa/iig/>

Program Description: The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development.

Housing Element Criteria: To be eligible for funding, projects must be located in a locality which has an adopted housing element that has been found by the Department to be in substantial compliance as of the due date for applications pursuant to the NOFA.

- **Housing Related Parks (Parks) Program**

<http://www.hcd.ca.gov/hpd/hrpp/>

Program Description: The Housing Related Parks Program creates incentives and rewards cities and counties with documented housing starts for newly constructed units affordable to very low or low-income households with grant funds which can be used to create new parks or rehabilitation or improvement to existing parks.

Housing Element Criteria: To be eligible for funding Cities and counties must have an adopted housing element that the Department has found to be in substantial compliance with State housing element law by the end of the 12-month period (CY) for which application is made. In addition, jurisdictions must have submitted to the Department the annual progress report required by Section 65400 of the Government Code within the preceding 12 months.

- **Local Housing and Trust (LHTF) Program**

<http://www.hcd.ca.gov/fa/ahif/lhtf.html>

Program Description: The LHTF helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

Housing Element Criteria: To be eligible for funding, Cities and counties must have adopted housing elements that the Department has found in compliance with State housing element law.

- **Workforce Housing Reward (WFH) Program (no current funding available)**

<http://www.hcd.ca.gov/fa/whrp>

Program Description: The WFH Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, public safety and community revitalization efforts.

Housing Element Criteria: To be eligible for funding, a jurisdiction must have an adopted housing element that has been found in compliance by the Department by a date established in the NOFA/Application.

### Other Statewide Programs

- **California Debt Limit Allocation Committee of State Treasurer's Office  
Single Family Home Program**

<http://www.treasurer.ca.gov/cdlac/procedures/adopted.pdf>

Program Description: Reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership.

Housing Element Criteria: The proposed Single Family Home Program must be consistent with the adopted housing element for the jurisdiction in which the program is to be operated.

- **California Infrastructure and Economic Development Bank (I-Bank) Infrastructure State Revolving Fund (ISRF) Program**  
[http://www.ibank.ca.gov/ttca/pdfs/detail/inf\\_bank/BoardApprovedCriteria-revised02-01-07.pdf](http://www.ibank.ca.gov/ttca/pdfs/detail/inf_bank/BoardApprovedCriteria-revised02-01-07.pdf)

Program Description: The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, defense conversion, public safety facilities, and power and communications facilities.

Housing Element Criteria: Points will be granted for jurisdictions or applicants located within a jurisdiction with a Department approved housing element.

- **California Housing Finance Agency Housing Enabled by Local Partnerships (HELP) Program**  
<http://www.calhfa.ca.gov/localities/help/index.htm>

Program Description: The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family homeownership, or preservation of multifamily and special needs units).

Housing Element Criteria: Proposals must include documented housing plans that demonstrate that the proposed housing activity described in the application has been identified as a local housing priority. Eligible documented housing plans include the housing elements, consolidated plans, redevelopment plans or other general housing plans that the locality's governing board has ratified. Applications must also include evidence that a plan has been approved.