

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

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**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 18, 2015

**SUBJECT:** 2014 Annual Housing Report.

**RECOMMENDED MOTION:** That the Board of Supervisors:  
1. Receive and file the attached 2014 Annual Housing Report

**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 (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 Report is then transmitted to OPR and HCD.

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan Perez*

Juan Perez  
TLMA Director

SW:bg

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

<b>SOURCE OF FUNDS:</b> Department approved budget	<b>Budget Adjustment:</b> 0
	<b>For Fiscal Year:</b> 15/16

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

APPROVE

BY: *Alex Gann*

County Executive Office Signature

Alex Gann

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Benoit  
Nays: None  
Absent: Ashley  
Date: August 18, 2015  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

**3-68**

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

Prev. Agn. Ref.:

District: All

Agenda Number:

**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: August 18, 2015**

**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 2014 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 Housing Element which will undergo a public review process through the Planning Commission and Board of Supervisors targeted for early 2016.

**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.

**DEPARTMENT OF HOUSING  
AND  
COMMUNITY DEVELOPMENT**

**RIVERSIDE COUNTY  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

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**Contact Person:**

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P.O. Box 1409  
Riverside, CA 92502-1409  
951-955-8514  
[BGAYK@rctlma.org](mailto:BGAYK@rctlma.org)

**Reporting Period:**

January 1, 2014 to December 31, 2014

**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

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RECEIVED  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
RIVERSIDE COUNTY

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

Jurisdiction: Riverside County  
Reporting Period: 1/1/2014 - 12/31/2014

Table A

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

		Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions				
1	2	3	4	5	5a	6	7	8						
Highgrove Blossom Apartments	5+	R	43	45	0	1	89		RDA, LIHTC					
(9) Total of Moderate and Above Moderate from Table A3		▲	43	45	430	629	1,059							
(10) Total by Income Table A/A3		▲	43	45	430	630	1,148							
(11) Total Extremely Low-Income Units*														

\* Note: These fields are voluntary

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RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

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

Jurisdiction: Riverside County  
Reporting Period: 1/1/2014 - 12/31/2014

**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 that 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				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	(1) 100%	(2) 80%	(3) 60%	(4) 40%	
(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	200			24	206	430	
No. of Units Permitted for Above Moderate	616		13			629	

\* Note: This field is voluntary

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

Jurisdiction: Riverside County  
Reporting Period: 1/1/2014 - 12/31/2014

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level	2014										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	43										43	7,130
Low	45										45	4,826
Moderate	430										430	5,104
Above Moderate	629										629	12,096
Total RHNA by COG												
Enter allocation number:												
Total Units	1,147										1,147	29,156
Remaining Need for RHNA Period												

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

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. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds, the CDBG Housing Loan Fund, 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>Ongoing, as funding is available. 2013-2021.</p>	<p>EDA/Housing Authority</p>	<p>The County continues to contribute funding as available but no new units were approved or constructed in 2014.</p>
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>Ongoing, as funding is available. 2013-2021.</p>	<p>Housing Authority</p>	<p>The County did not use any tax-exempt revenue bonds used to finance new multifamily construction in 2014.</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>Annually, or in response to the Notice of Funding Availability (NOFA)</p>	<p>EDA</p>	<p>The County did not utilize any federal or state funds to assist owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</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, as projects are processed through the Planning Department.</p>	<p>EDA/TLMA</p>	<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.</p>
<p>1.1e: Where feasible and/or necessary, the County shall offer assistance with land acquisition, off-site infrastructure improvements, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to households with</p>	<p>Review resources on an annual basis through 2021.</p>	<p>EDA, TLMA</p>	<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
incomes below 80 percent of the County median.			development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.
1.1f: Continue to 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.	Ongoing, as projects are processed through the Planning Department.	TLMA	The County continues to give permit priority to projects providing affordable units.
1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	Ongoing.	TLMA/EDA	The County continues to give permit priority to projects providing affordable units.
1.1h: Consider developing a fee assistance program with sliding scale pegged to affordable housing units provided.	Consider the feasibility by 2015.	TLMA	The County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided due to lack of funding.
1.1i: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review annually through planning period.	EDA	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.
1.1j: 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.	Ongoing, as projects are processed through the Planning Department.	EDA/TLMA	In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.
1.1k: 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,	Ongoing, as projects are processed, and annual outreach with	EDA	While no projects for extremely low-income households were developed, the County continues to encourage



ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>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>local developers.</p>		<p>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>1.2a: Utilize HOME 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>EDA</p>	<p>The County did not use HOME funds or CDBG funds to assist any lower-income households within the unincorporated areas of the County of Riverside in 2014.</p>
<p>1.2b: Utilize the County's GIS system to maintain a Land Use Inventory which provides the mechanism to monitor acreage and location of vacant and underutilized land, as well as buildout of approved projects. The County will also identify vacant or underutilized commercial properties for mixed-use, infill construction or adaptive reuse in high density areas.</p>	<p>Update the Land Use Inventory on an annual basis.</p>	<p>TLMA/GIS Section</p>	<p>The draft Housing Element includes a complete list of available sites. The County will continue to monitor this list and update as necessary.</p>
<p>1.2c: 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>Ongoing.</p>	<p>EDA</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>1.2d: Maintain an inventory of residential land use districts in the unincorporated County within close proximity to major transportation corridors and transit nodes with more intensive</p>	<p>Concurrent with Comprehensive General Plan update</p>	<p>TLMA</p>	<p>All sites were identified in the General Plan update which was released on the County's website in</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>uses and mixed-use development. Designate less intensive uses in more rural areas.</p> <p>1.2e: 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>for 2013.</p> <p>Ongoing.</p>	<p>Housing Authority</p>	<p>March 2014.</p> <p>The Housing Authority has not developed any new public housing units.</p> <p>The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment agencies or through its affordable housing development program, and if available with state tax-exempt bond financing. However, the Housing Authority's public housing stock cannot be expanded per HUD regulations.</p>
<p>1.2f: Consider land-swapping of County land and other incentives for the provision of affordable housing projects.</p>	<p>Ongoing as affordable projects come forward.</p>	<p>EDA</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>1.2g: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley as a priority.</p>	<p>Within two years from adoption of the Housing Element.</p>	<p>TLMA</p>	<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.</p>
<p>1.2h: 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>	<p>Review standards and revise as necessary within two years of adoption of the Housing Element.</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.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<ul style="list-style-type: none"> <li>• 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 – or if spaces will not be “pre-assigned” to specific units in the project.</li> <li>• Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</li> <li>• Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</li> <li>• Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit)</li> <li>• 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 may remain available for tenant use. The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</li> </ul>			
<p>1.2i: 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-4 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>	<p>Ongoing, as projects are processed through the Planning Department.</p>	<p>TLMA</p>	<p>No future new growth areas have been identified.</p>
<p>1.2j: The County will amend its Zoning Ordinance to comply with Government Code Section 65852.2 (AB 1866) and remove the one acre minimum lot size requirement for second units.</p>	<p>Within one year from adoption of the Housing Element.</p>	<p>TLMA</p>	<p>In December 2014, the County amended its Zoning Ordinance to comply with Government Code Section 65852.2 (AB 1866).</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.2k: To ensure the County has enough land to meet the shortfall of its Regional Housing Needs Allocation (RHNA) for the 5<sup>th</sup> round of 11,471 units, the County will amend the Land Use Map of this General Plan to add a minimum of 590 acres to the Highest Density Residential designation (HHDR). In addition, to meet the unaccommodated need from the 4<sup>th</sup> round RHNA of 14,968 units, the County will amend the Land Use Map of this General Plan to add an additional 450 acres to the Highest Density Residential designation (HHDR). The County has identified several possible vacant sites to redesignate (see Appendix B). 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. Although density is not determined by the zoning, to ensure multifamily development is permitted, the County will also rezone the sites to the R-5 zone permitting owner-occupied and rental multifamily development by right.</p>	<p>Amend the Land Use Map and rezone sites to accommodate the 4<sup>th</sup> round unaccommodated need by October 15, 2014 and amend the Land Use Map and rezone sites to meet the 5<sup>th</sup> round shortfall by October 2016.</p>	<p>TLMA</p>	<p>The County is in the process of identifying sites appropriate to rezone to meet its RHNA. This will be completed by summer 2015.</p>
<p>1.3a: Continue to provide funding resources through the federal HOME program and the County Housing Loan Fund (CDBG) to nonprofit organizations for the development of farm worker housing.</p>	<p>Ongoing, as funding is available.</p>	<p>EDA</p>	<p>In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households</p> <p>The County has not yet worked with a nonprofit to prepare a countywide gap analysis.</p>
<p>1.3b: Collaborate with a nonprofit entity to prepare a Countywide Gaps Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan.</p>	<p>Within the planning period.</p>	<p>EDA, CRLA, DACE</p>	<p>The County worked with Coachella Valley Housing Coalition and Desert</p>
<p>1.3c: Continue to work with nonprofit organizations such as CVHC and Habitat for Humanity in the production of self-help housing</p>	<p>Ongoing</p>	<p>EDA, nonprofit organizations, DACE</p>	<p>The County worked with Coachella Valley Housing Coalition and Desert</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>for ownership and multifamily farm worker housing opportunities.</p>			<p>Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farm worker housing opportunities. In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park for extremely low-income farm worker households.</p>
<p>1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing.</p>	<p>Within the planning period.</p>	<p>EDA/TLMA</p>	<p>The County has not yet developed incentives for the set-aside of agricultural land for farm worker housing.</p>
<p>1.3e: The County will amend the 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>Amend the Zoning Ordinance by July 2014.</p>	<p>TLMA</p>	<p>The County is in the process of amending its zoning ordinance to comply with Health and Safety Code Sections 17021.5 and 17021.6. This will be completed summer 2015.</p>
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>	<p>Ongoing.</p>	<p>Department of Mental Health</p>	<p>Riverside County Department of Mental Health established HHOPE in 2005 and recently expanded the scope and range of services provided. The recent expansion, in 2012, also created a Housing Administrative Manager position and</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Meet annually with County legislative advocates to address implications of new legislation.</p>	<p>Department of Public Social Services</p>	<p>Deputy Director of Housing position. Both positions were filled with trained staff in 2013.</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>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers</p>	<p>Within the planning period.</p>	<p>Department of Mental Health in conjunction with EDA</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>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Ongoing, throughout the planning period.</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"> <li>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.</li> <li>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.</li> <li>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 and one acquisition rehabilitation projects. Two projects were affordable housing senior communities; five were multifamily projects. Each project</li> </ol>

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, throughout the planning period.</p>	<p>Department of Public Social Services</p>	<p>set aside 15 MHSA-supportive housing units. One hallmark of success is that in each project, 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 to Riverside County. Development locations included Riverside (two projects), Moreno Valley, Menifee, Perris, Desert Hot Springs, and Thousand Palms.</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>Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.</p>	<p>Department of Public Social Services</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>No new transitional housing facilities were developed in 2014.</p>
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with</p>	<p>Ensure the emergency shelter</p>	<p>Department of Public Social Services</p>	<p>The County allows emergency shelters, by right in the I-P zone.</p>



ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>nonprofit organizations and local jurisdictions.</p>	<p>needs of mentally ill and domestic violence victims are addressed.</p>		<p>There are no new shelters in the County.</p>
<p>1.5c: Amend Ordinance 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 uses of the same type in the same zone.</p>	<p>Amend the Zoning Ordinance by July 2014.</p>	<p>TLMA</p>	<p>The County is in the process of amending its 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 the same zone. This will be completed summer 2015.</p>
<p>1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Establish a quarterly meeting schedule with Habitat for Humanity to provide policy direction.</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. The County also met with Habitat for Humanity Riverside to discuss policy direction.</p>
<p>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.</p>	<p>Establish a quarterly meeting schedule with Habitat for Humanity to provide policy direction.</p>	<p>EDA</p>	<p>The Economic Development Agency (EDA) 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. The County also met with Habitat for Humanity and Coachella Valley Housing Coalition to discuss policy</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<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.</p>	<p>TLMA/Building and Safety</p>	<p>direction. 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 re-designation/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 associated with Ordinance No. 659 as an incentive.</p>	<p>Ongoing, as projects are processed.</p>	<p>TLMA/Building and Safety</p>	<p>Provisions have been established including Fast Track authorization for any affordable housing/farm worker 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, as projects are processed.</p>	<p>TLMA</p>	<p>The County continues to encourage large-scale developments with a range of housing types.</p>
<p>1.7d: As new specific plans are approved, develop minimal density thresholds and criteria per each plan to ensure that projects include a range of densities to meet the RHNA.</p>	<p>Annually, as specific plans are approved.</p>	<p>EDA/TLMA</p>	<p>The County is in the process of identifying sites appropriate to rezone to meet the RHNA.</p>
<p>2.1a: Advertise and promote the availability of funds for the following:</p> <ul style="list-style-type: none"> <li>• Rehabilitation of single-family and mobile home dwelling units through the CDBG Minor and Enhanced Senior Home Repair Program and the Housing Rehabilitation Program.</li> <li>• Rehabilitation of multifamily units using HOME, CDBG Housing Loan Fund, and Redevelopment Set-Aside funds, as well as the HCD Multifamily Housing Loan Program available to developers through the state.</li> <li>• Rehabilitation of mobile homes in the Coachella Valley by utilizing the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Assistance Loan Programs for the as well as the Agricultural Housing Loan Fund.</li> </ul>	<p>Ongoing, as funding is available. Provide informational materials as funding permits.</p>	<p>EDA</p>	<p>The County advertised and promoted the available programs via the County's website.</p>

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Continue to distribute informational materials throughout target areas.			
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.	Ongoing, throughout the planning period.	Housing Authority	The Housing Authority pursued federal capital funds in 2014.
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Ongoing, throughout the planning period.	EDA/Housing Authority	No tax-exempt private activity bonds were used to finance multifamily rehab.
2.1d: 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.	Continue the pursuit of funding and grant opportunities.	EDA	The County did not pursue funding and grant opportunities.
2.1e: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	Continue program when funding becomes available.	EDA/Building and Safety Department	No funding was available.
2.1f: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	DCA	There were approximately 683 households assisted through the Weatherization Program in 2014.
2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program per Ordinance 457 to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	Ongoing, on a case by case basis.	Building and Safety Department/ Department of Environmental Health	There were 152 substandard housing cases opened in 2014.
2.2b: Maintain and improve community facilities and infrastructure in sound condition utilizing available CDBG funds.	Ongoing, throughout the planning period.	EDA	The County continues to use CDBG funds to maintain or improve community facilities and infrastructure.
2.2c: Continue and enhance outreach efforts to educate and	When funding is	EDA	The County has not yet met with

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>inform communities about available rehabilitation programs through presentations at community service organizations (PTA, Kiwanis); brochures; and presentations at community facilities such as medical facilities, county government offices, and one-stop processing centers within participating jurisdictions.</p>	<p>available, establish quarterly meetings with service organizations to evaluate and revise, if necessary, outreach policies.</p>		<p>service organizations to evaluate and revise outreach policies.</p>
<p>2.2d: EDA shall monitor and evaluate each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.</p>	<p>Annually.</p>	<p>EDA</p>	<p>Due to lack of resources, reporting has not been completed.</p>
<p>2.2e: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.</p>	<p>Ongoing.</p>	<p>HCD</p>	<p>HCD continues to implement the employee housing (farm labor camp) enforcement program.</p>
<p>2.3a: As funding is available, conserve existing affordable mobile home housing stock, utilizing the Mobile Home Park Loan Fund and Mobile Home Tenant Assistance Loan programs funded by CDBG, as well as the Agricultural Housing Assistance Fund which provides financial aid in the form of an at- or below-market interest rate loan up to \$75,000 to bring existing agricultural facilities up to code.</p>	<p>Ongoing, as funding is available.</p>	<p>EDA</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>Ongoing, as rehabilitation programs are 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 affordable housing assisted remains affordable by doing the following:</p> <ul style="list-style-type: none"> <li>• Through the maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis.</li> <li>• Priority on providing financial assistance, where feasible, to preserve affordable units at risk of conversion to market rate during the planning period through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other federal or local sources of below market financing.</li> </ul>	<p>Annual review of existing covenants and update as necessary.</p>	<p>EDA/Housing Authority</p>	<p>No units have been acquired or preserved for low- and moderate-income households. The County continues to monitor on an ongoing basis.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<ul style="list-style-type: none"> <li>• Conduct annual compliance monitoring site visits and file audits as part of ongoing compliance requirements enforced by loan agreements.</li> <li>2. 4b: Assist nonprofit and for profit organizations with the acquisition and preservation of assisted single family and multifamily units affordable to low- and moderate-income households.</li> </ul>	Ongoing.	EDA	<p>The Economic Development Agency (EDA) entered into a HOME loan agreement with a nonprofit developer to acquire and rehabilitate 3 and 4-plex properties (Orange Blossom Apartments) in 2014. Unfortunately, the agreement self-terminated due to the failure to acquire property.</p> <p>In addition, EDA partnered with nonprofit and for-profit developers and provided NSP funds for the acquisition, rehabilitation, and resale of nine foreclosed homes. Unfortunately, these are not in the unincorporated areas of the county.</p>
<p>2.4c: The County Housing Authority shall continue to work with HUD, private management companies, nonprofit organizations, and participating cities, as applicable, to maintain subsidized projects.</p>	Annual monitoring	Housing Authority/EDA	<p>The Economic Development Agency (EDA) and Housing Authority monitor a countywide portfolio of 112 projects for compliance consisting of a total of 6,241 units in which 2,987 are income-restricted by the County. 45 of the projects are located within unincorporated areas of the county and consist of a total of 2,273 units in which 1,686 are income-restricted.</p>
<p>3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ol style="list-style-type: none"> <li>1. Audits of lending institutions and rental establishments.</li> <li>2. Education and training of County staff.</li> <li>3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters</li> </ol>	Annual monitoring	Fair Housing Council/EDA/ Housing Authority	<p>The 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>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>and transitional housing facilities.</p> <p>3.1b: Update the 2009 Fair Housing Impediments Study and ensure it includes actions to remove fair housing impediments.</p>	<p>EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p> <p>2014</p>	<p>EDA/Fair Housing Council</p>	<p>The County updated its Analysis of Impediments to Fair Housing Choice in 2014. The next update will be completed in 2019.</p>
<p>3.1c: Provide financial assistance from CDBG to fair housing (see also 3.2b).</p>	<p>2014</p>	<p>EDA</p>	<p>Economic Development Agency (EDA) staff regularly coordinates and monitors work programs of the Fair Housing Council, including but not limited to first-time home buying programs.</p>
<p>3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>EDA/RDA staff regularly coordinates and monitors work programs of the Fair Housing Council, including but not limited to first-time home buying programs.</p>	<p>EDA</p>	<p>The County conducted six lender trainings in 2014.</p>
<p>3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English</p>		<p>Fair Housing Council/EDA</p>	<p>The Housing Authority of the County of Riverside (under the Economic Development Agency (EDA)) contracted with the Fair Housing Council to provide education and outreach services to the public.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<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"> <li>• Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities.</li> <li>• Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</li> <li>• 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.</li> <li>• 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.</li> <li>• Coordinate with the Inland Regional Center to implement an outreach program that informs families within 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 on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</li> </ul>	<p>Ongoing, as funding permits</p>	<p>Shared Housing, a Riverside Experience (SHARE), Housing Authority, non profits and Community Access Center, DPSS</p>	<p>The County will have a reasonable accommodation procedure in place by summer 2015.</p> <p>In order to receive federal funding under the Home Investment Partnership Act (HOME) program, Riverside County EDA is required to meet housing accessibility requirements at 24 CFR Part 8, implementing Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). The design and construction of multi-family dwellings as defined at 24 CFR 100.201 must comply with the requirements set forth in 24 CFR 100.205 implementing the Fair Housing Act. For new construction of multi-family projects, 5% of the units restricted by HOME (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2% of the units restricted HOME (but not less than one unit) must be accessible to individuals with sensory impairments. Dwelling units designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) will be deemed to comply with the Section 504 regulation.</p> <p>The Department of Mental Health has contributed to the development and construction of housing for</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>3.3b: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.</p>	<p>Ongoing, as projects are processed.</p> <p>Develop a reasonable accommodation procedure by July 2014.</p> <p>Develop an outreach program by February 2015.</p>	<p>Housing Authority, DPSS</p>	<p>persons with disabilities.</p> <p>Helping the elderly and people with disabilities live independently in a healthy, safe environment, remains the focus and mission of the Riverside County IHSS Public Authority.</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>Establish quarterly reporting by the Housing Authority in its coordination and outreach to special needs communities.</p> <p>Ongoing as interested persons contact the Housing</p>	<p>Housing Authority</p>	<p>The Housing Authority continues to work with local organizations to provide targeted outreach to persons with disabilities. Specifically, the Housing Authority has fostered relationships and partnerships with Fair Housing Council of Riverside County, Community Access Center, local HIV providers, the VA 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 can be completed once a template is provided by the Transportation and Land Management Agency (TLMA).</p> <p>The County assisted approximately 8,124 recipients with the HCV program in 2014.</p>
<p>3.3d: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).</p>	<p>Ongoing as interested persons contact the Housing</p>	<p>Housing Authority, EDA, DPSS</p>	<p>The County used the following programs to assist households with special needs in 2014:</p>



ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>2. Family Unification Program.</p> <p>3. Family Self Sufficiency Program.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA).</p> <p>5. Veteran's Affairs Supportive Housing Program (VASH).</p> <p>6. Foster Care Youth Program.</p> <p>7. Tenant Based Rental Assistance Program.</p>	<p>Authority.</p>		<p>1. Housing Choice Voucher Program (Section 8 Certificates). Through the HCV program, the County subsidized an average of 8,100 low-income households on a monthly basis.</p> <p>2. Family Unification Program. The FUP assisted 109 households.</p> <p>3. Family Self Sufficiency Program. The FSS program served 522 participants in 2014. Eight families graduated this past year and therefore no longer required rental assistance. Of the eight graduates, two have purchased their own homes.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA). The HOPWA program provided assistance to 460 individuals.</p> <p>5. Veteran's Affairs Supportive Housing Program (VASH). The VASH program provided 373 homeless veterans with monthly rental assistance.</p> <p>6. Foster Care Youth Program. 9 youth were assisted.</p> <p>7. Tenant Based Rental Assistance Program. 16 households were assisted under the Tenant Based Rental Assistance Program.</p> <p>8. Rapid Rehousing and Homeless Prevention Program. 160 households received rapid rehousing and prevention assistance and 20 households received emergency shelter and rental assistance.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>3.3e: 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>Program will continue as funding is obtained.</p>	<p>Housing Authority/ DPSS</p>	<p>The Housing Authority has 135 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>
<p>3.3f: 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>Ongoing, throughout the planning period.</p>	<p>Housing Authority</p>	<p>469 public housing units were maintained and an average of 8,124 recipients were assisted in 2014.</p>
<p>3.3g: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	<p>Ongoing, throughout the planning period.</p>	<p>DPSS</p>	<p>The Department of Public Social Services continues to work with nonprofits and participating cities on programs to prevent homelessness, including rental mortgage assistance.</p>
<p>3.3h: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p>	<p>Ongoing, throughout the planning period.</p>	<p>DPSS</p>	<p>The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.</p>
<p>3.3i: 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.</p>	<p>Ongoing</p>	<p>County Executive Office</p>	<p>The County continues to implement the Mobile Home Rent Stabilization Ordinance.</p>
<p>3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.</p>	<p>Ongoing</p>	<p>EDA</p>	<p>The County assisted 85 households with the MCC program in 2014.</p>
<p>3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.</p>	<p>Ongoing.</p>	<p>EDA</p>	<p>The County assisted 9 households with the FTHB program in 2014.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
3.4c The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.	Ongoing, as funding is available.	Housing Authority	The County did not assist any households interested in transitioning from renters to homeowners.
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.	EDA	The Economic Development Agency (EDA) and Housing Authority continue to work with developers to identify housing for acquisition and rehabilitation for senior housing.
3.5b: Assist eligible nonprofit 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.	Ongoing	EDA	The Economic Development Agency (EDA) 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.
3.5c: 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. In addition, the County will amend the 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.	Ongoing	DPSS, nonprofits	The County is in the process of amending the zoning ordinance to define and permit SROs. This will be completed in summer 2015.
4.1a: Annually review fees to ensure they do not pose a constraint to the development of housing.	Annually.	TLMA	The County reviewed its fees in 2014 and they do not pose a constraint to development.
4.2a: For projects over 100 units, encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for County assistance.	Ongoing, as projects are processed.	EDA	No projects over 100 units were approved in 2014.

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>4.2b: Evaluate the affordability via interest rates, underwriting issues, and cost per unit.</p>	<p>Update annually</p>	<p>EDA</p>	<p>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.</p>
<p>4.2c: Determine strategies for specified needs: • Dispersed (Countywide) versus target areas • Level of assistance • Nonprofit versus for-profit developers • Competitive application/RFP process first-come, first-served • Types of housing—seniors, farm workers, special needs, assisted living, multifamily, single-family, mixed-use, transit-oriented developments, etc. • Market group—small family, large family, persons with disabilities, farm workers, etc. • Type of program—rehabilitation, new construction, rental housing, owner-occupied, acquisition of existing housing, etc. • Fee reductions, waivers, or other incentives • Services such as child care</p>	<p>These policies include provisions that have been previously quantified. The establishment of strategies for specific needs will be completed by the completion of the current planning period (2014).</p>	<p>EDA/TLMA</p>	<p>This action has not been completed and will be developed as part of the Affordable Housing Ordinance.</p>
<p>4.3a: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land writedowns, loan guarantees, rental assistance, etc.</p>	<p>By the end of the planning period.</p>	<p>EDA</p>	<p>The County of Riverside completed its 5-Year Consolidated Plan for 2014–2019 which identifies community needs and programs to address those needs.</p>
<p>4.3b: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (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 and goals. Prepare legislative proposals as necessary.</p>	<p>Establish a quarterly meeting schedule with County's legislative advocates to ascertain the impact existing and proposed legislation..</p>	<p>EDA/County Counsel</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. Additionally, the County participated in the SCAG RHNA subcommittee during 2014.</p>
<p>4.3c: Implement the County's new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding.</p>	<p>The County's economic development strategy will be refined and implementation will</p>	<p>EDA</p>	<p>The County has implemented an economic development strategic plan that uses a combination of public and private sector financing to stimulate economic development through the following:</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
	be completed by 2014.		<ol style="list-style-type: none"> <li>1. The acquisition, construction, reconstruction, rehabilitation, or installation of commercial or industrial buildings or real property.</li> <li>2. The provision of assistance (such as loans, grants, and technical assistance) to private, nonprofit business.</li> <li>3. Micro-enterprise assistance to facilitate economic development, including financial support (such as grants and loans).</li> </ol>
<p>4.3d: Seek changes in state policy to:</p> <ul style="list-style-type: none"> <li>• Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.</li> <li>• Revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multifamily construction.</li> </ul>	Ongoing.	EDA	<p>The Economic Development Agency (EDA) 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>4.3e: Continue to require management plans for special needs affordable housing projects to reduce potential opposition.</p>	Ongoing, as projects are processed.	EDA/TLMA Planning	<p>The County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for Los Vinedos, a mobile home park for farm workers.</p> <p>The County maintains adequate staffing levels to correspond to size and complexity of housing projects.</p>
<p>4.3f: Maintain adequate staffing levels to correspond to size and complexity of housing projects.</p>	Ongoing, throughout the planning period.	All County departments	<p>The County continues to utilize the Housing Review Committee Advisory Council to develop solutions for farm worker housing and service.</p>
<p>4.3g: Continue the Housing Review Committee Advisory Council to continue to develop solutions for farm worker housing and services</p>	Ongoing, throughout the planning period.	EDA/4th District Supervisor	

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>4.4a: Continue annual reporting and monitoring housing activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications); household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), and the Housing Element Annual Housing Status Report.</p>	<p>Annual monitor</p>	<p>EDA/TLMA</p>	<p>The County continues to keep track of the risk assessment for each project and completes annual site visits to monitor its documentation.</p>
<p>4.5a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County to determine where they are implemented geographically (i.e., in unincorporated County or within incorporated cities) and develop strategies to target the resources where they will most benefit the County.</p>	<p>Ongoing.</p>	<p>EDA/TLMA</p>	<p>Due to the lack of funding, the Transportation and Land Management Agency (TLMA) was unable to assign staff to this task.</p>
<p>4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, , etc.</p>	<p>Ongoing</p>	<p>EDA/RDA/TLMA</p>	<p>Due to the lack of funding, the Transportation and Land Management Agency (TLMA) was unable to assign staff to this task.</p>
<p>4.5c: Determine the appropriateness of grants and loans. Consider developing and adopting grant policies that are consistent with housing goals.</p>	<p>Consider establishing a grant and loan policy by the end of the planning period.</p>	<p>EDA/TLMA</p>	<p>Due to the lack of funding, the Transportation and Land Management Agency (TLMA) was unable to assign staff to this task.</p>
<p>4.5d: Target future financial resources to meet future housing obligations.</p>	<p>Ongoing.</p>	<p>EDA, Housing Authority</p>	<p>The Economic Development Agency (EDA) and Housing Authority continue to seek additional financial resources due to the elimination of redevelopment.</p>

ACTIONS	TIME FRAME IN HE	RESPONSIBLE AGENCY	STATUS OF PROGRAM IMPLEMENTATION
<p>5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by:</p> <ul style="list-style-type: none"> <li>Developing a sliding scale fee assistance program. More energy measures = more fees waived.</li> <li>Providing developer incentives for the incorporation of active and passive energy conservation features in new residential construction.</li> </ul>	<p>Develop a Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.</p> <p>Ongoing.</p>	<p>EDA/TLMA/Building and Safety</p>	<p>The County released a draft Climate Action Plan in March 2014, which includes incentives for production of renewable energy resources and greater efficiencies than Title 24.</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 continued to operate the LIHEAP and Home Weatherization programs.</p>
<p>5.1c: Pursue grant funds for energy rehab costs and consumer education.</p>	<p>Annually, or in response to NOFAs.</p>	<p>DCA</p>	<p>The Economic Development Agency (EDA) and Housing Authority continue to encourage developers to pursue grant funds for energy rehabilitation costs and consumer education.</p>
<p>5.1d: Utilize bidding procedures in County rehabilitation programs to incorporate energy conservation measures.</p>	<p>Ongoing.</p>	<p>EDA</p>	<p>There was no funding available for County rehabilitation programs to incorporate energy conservation measures.</p>
<p>5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8).</p>	<p>Ongoing.</p>	<p>Housing Authority</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</p>

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<p>5.1f: 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>Establish an annual reporting mechanism that provides reporting for section utility allowance tables. Reporting mechanisms shall be established by the end of the planning period.</p>	<p>Housing Authority</p>	<p>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>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>