

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



ITEM
3.43
(ID # 4360)

MEETING DATE:

Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Draft
Riverside County 2016 Annual Housing Element Progress Report [All Districts]
[\$4,247 total cost-100% General Fund]

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. Receive and file the attached 2016 Annual Housing Report; and
2. Direct the Assistant TLMA Director or her designee to send the attached 2016 Annual Housing Report to the State of California Office of Planning and Research (OPR), the State of California Department of Housing and Community Development (HCD), and to the Southern California Association of Governments (SCAG).

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board

By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$4,247	N/A	\$4,247	N/A
NET COUNTY COST	\$4,247	N/A	\$4,247	N/A
SOURCE OF FUNDS: 100%, NCC, Department allocation			Budget Adjustment: No	
			For Fiscal Year: 16/17	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

State law requires local jurisdictions to prepare a Housing Element as part of its General Plan (Government Code Section 65580 – 65589.8). Housing Elements are reviewed and certified by the California Department of Housing and Community Development (HCD) for compliance with State housing law.

Housing Elements assess the current and future housing needs for local jurisdictions, which are, therefore, required to identify in their Housing Element adequate sites to address their very low, low, moderate, and above moderate income housing needs based on their Regional Housing Needs Allocation (RHNA).

The County of Riverside adopted its Housing Element on December 6, 2016. The element is one of nine (9) County adopted General Plan elements—seven (7) of which are required by State law.

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), and housing production by income category based on building permits issued.

The 2016 Annual Housing Report, attached hereto, shows accomplishments through 2016, including housing production, rehabilitation and preservation by income category, RHNA progress, and program implementation status.

Impact on Residents and Businesses

The Annual Housing Element Progress Report is mandated by the Government Code, as noted above. 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, special needs housing, park improvements, and infrastructure improvements.

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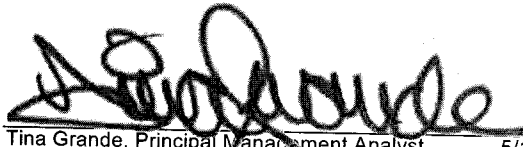
SUPPLEMENTAL:

Additional Fiscal Information:

This project was funded with the department's general fund allocation approved by the Board of Supervisors in the annual budget process. Due to annual reporting requirements, the cost for the next Annual Housing Element Progress Report will be included in next fiscal year's budget request to be review, approved and adopted by the Board of Supervisors at a later date.

ATTACHMENT:

- A. **2016 Annual Housing Element Progress Report**


Tina Grande, Principal Management Analyst 5/16/2017

**DEPARTMENT OF HOUSING
AND
COMMUNITY DEVELOPMENT**

**RIVERSIDE COUNTY
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

Contact Person:

Robert Flores, Urban and Regional Planner III
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
(951) 955-1195
RFlores@RIVCO.ORG

Reporting Period:

January 1, 2016 to December 31, 2016

Submitted to:

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

-and-

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

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

Jurisdiction Riverside County
 Reporting Period 1/1/2016 - 12/31/2016

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
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
North Shore Self Help Group 5 & 6	5+	O	10	1			11		HOME**	11	
Espinoza Date Garden (MHTL)**	5+	O	11	1			12		CalHome**	12	
Villas De Josue MHP	5+	O	2	0			2		CalHome**	2	
(9) Total of Moderate and Above Moderate from Table A3			0	394			394				
(10) Total by income Table A/A3			23	2			394	419			
(11) Total Extremely Low-Income Units*			12								

* Note: These fields are voluntary

**Program/Funding Source description:

MHTL provides financing for mobile home park rehabilitation and improvement projects to save very low- and low-income farm worker housing in the Coachella Valley.

HOME program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing.

CalHome provides loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.

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

Jurisdiction Riverside County
Reporting Period 1/1/2016 - 12/31/2016

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its 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
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	331			38	25	394	

* Note: This field is voluntary

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

Jurisdiction Riverside County
 Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	7,173	43	3	23							69	7,095
	Non-deed restricted			9								9	
Low	Deed Restricted	4,871	45	8	2							55	4,816
	Non-deed restricted												
Moderate	Deed Restricted	5,534		1								1	5,006
	Non-deed restricted		430	97								527	
Above Moderate		12,725	630	914	394							1,938	10,787
Total RHNA by COG.* Enter allocation number:		30,303											
Total Units ▶ ▶ ▶			1,148	1,032	419							2,599	27,704
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

*Acronym explanation: RHNA = Regional Housing Needs Allocation and COG = Council of Governments (Southern California Council of Governments for the County of Riverside).

Table C
 Program Implementation Status
 1/1/16 – 12/31/16

Actions	Implementing Resources	Evaluation
<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.</p>	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority/TLMA</p> <p>Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>	<p>The County uses various funding sources to provide for long term affordability of rental units. Funding sources include continuing redevelopment property tax proceeds, County HOME, LIHTC, HCD and CDBG in order to reduce market rents. A total of 1775 units countywide are so subsidized with subsidies running as far out as 2069. Please see Housing Element Table H-27 for additional information.</p> <p>Additionally, between 2013 and 2016, the County received an annual federal allocation of approximately between \$1.6 million and \$1.7 million in HOME Investment Partnership Act Funds which were utilized for various housing program activities including gap financing for the development and construction of special needs housing projects including farm worker housing projects and projects with supportive housing services. Developers apply directly to HCD for farm worker housing grants or County Mental Health for project funding for supportive housing projects.</p> <p>Between 2013 and 2016, the County did not partner with other entities or identify sites for senior housing projects. However, during the same period, 81 units were secured with federal and state funds for mental health support services, 180 mobile home spaces for farmworkers, and 14 mobile homes for low income farmworker families. One site for future development was identified in the unincorporated Oasis community in 2015.</p> <p>Housing Element Table H-65 provides quantified objectives for affordable housing which is built or planned during the pendency of this Housing Element. A total of 474 affordable new construction units are identified in the categories of single family and multiple family. Also included are 34 Senior Home Repair Program units as well as an additional 79 units provide through the Mortgage Credit Certificate Program, Down Payment Assistance Program and the Security Deposit Assistance Program. All units are affordable within the income levels of Very Low, Low, and Moderate.</p>
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>Resources: County tax allocation bonds; California Debt Limit Allocation</p>	<p>The County did not issue or utilize tax exempt revenue bonds to finance new construction of multi-family housing between 2013 and 2016.</p>

Actions	Implementing Resources	Evaluation
	<p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: As projects come forward, assist with the process of applying for funding on the developer's behalf.</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>Resources: Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>A total of eleven (11) mobile home parks, with 12 units in each park for a total of 132 units, are continuing to receive redevelopment agency funding for the purpose of providing rental subsidies to lower income households. While the State eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before legislative action eliminated the redevelopment agencies. The subsidies terminate between 2039 and 2059 for these mobile home parks – Aguirre, Arellano, Barroso, Duarte, Ferro, Hernandez, Hope Ranch, MVR, Rodriguez, Vargas, and Villalobos.</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>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project related information in response to a County request for such information to ensure quick project review turnarounds. Also, the adoption of the Highest Density Residential and Mixed Use Area land use designations may obviate the need for density bonus requests as these designations provide increased flexibility to achieve residential densities.</p>
<p>1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, 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 lower-income households (incomes</p>	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority, TLMA</p>	<p>Between 2013 and 2016, the County provided annual acquisition cost assistance using HOME funds for the 4- phase Blossom Apartments in the unincorporated Valle Vista community.</p> <p>The County will continue to annually review the availability of funding sources for such purpose.</p>

Actions	Implementing Resources	Evaluation
below 80 percent of the County median).	<p>Time Frame: Review resources on an annual basis through 2021.</p>	
1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning districts, including the R-7 district as provided under the Constraints section of the Housing Element. However, since the inception date of this Housing Element, no private or special needs projects were proposed which would have been considered for expedited processing.</p>
1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	<p>Resources: General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing.</p>	<p>To support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. However, since the inception date of this Housing Element, no projects, no private or special needs projects were proposed which would have been considered for a density bonus in return for providing affordable housing. It should be noted that the newly created R-7 zoning which allows densities of up to 40 units per acre will likely provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density may not be needed.</p>
1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	<p>Resources: HOME</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Review on a project by project bases, as projects are proposed.</p>	<p>A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least fifteen percent (15%) of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing.</p> <p>Between 2013 and 2016, the Coachella Valley Housing Coalition, Riverside Housing Development Corporation, and Mercy House were certified as CHDOs.</p>
1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Ongoing, as projects are processed, and</p>	<p>EDA/Housing managed the construction of 676 housing (rentals and mobile homes units between 2013 and 2016 which were subsidized by using HOME and redevelopment agency funds, with commitments made for the latter before the legislature eliminated redevelopment property tax increments in 2012. Of this total, 442 units were restricted for occupancy by extremely low income and very low income households.</p> <p>However, the County did not use financial assistance, land write-downs, regulatory incentives, or other incentives to facilitate the development of extremely low income housing.</p>

Actions	Implementing Resources	Evaluation
the density bonus.	annual outreach with local developers.	
1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	Resources: SERAF, property transfer tax, commercial linkage and boomerang funds Responsible Agency: EDA Time Frame: Annually	None of these funding sources have been pursued since the dissolution of the county's redevelopment agency.
1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. . Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.	Resources: General Fund Responsible Agency: TLMA/GIS Time Frame: Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.	<p>In order to facilitate the development of affordable housing, the County has established the Highest Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use.</p> <p>Intensification and densification of areas are primarily located within community planning areas which are better served with surface transit and existing infrastructure systems in order to facilitate the location of affordable housing.</p> <p>The County's experience has been that higher density residential projects are typically located where densification and intensification is permitted which is also near transit routes and urbanizing unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available recognizing the cost factor usually being less than driving, especially to and from employment.</p> <p>The County will review how the designated sites have been used for development of lower income housing as part its next comprehensive Housing Element update for the period of 2021-2029 which is expected to commence in 2018.</p>
1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority Time Frame: Annually meet with non-profit developers.	<p>In 2015, one mobile home park project area in the unincorporated Thermal community was rehabilitated for farmworker housing using a combination of previously encumbered redevelopment set-aside funds (\$1.4 million) along with a \$50,000 grant from Coachella Valley Air Quality Enhancement Project Fund. No other funding source was used for this rehabilitation project. A total of 14 such mobile home units were identified for the stated purpose.</p> <p>Meetings with non-profit developers are scheduled in response to mutual interest in promoting such affordable housing or special needs projects.</p>

Actions	Implementing Resources	Evaluation
<p>1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p>Resources:</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.</p>	<p>Please see response to Action 1.2b, above.</p>
<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project. • Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. • Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. • Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). • In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	<p>The County considers the availability of adequate parking to be key consideration to the success of residential projects. As such, it has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special needs housing projects are evaluated on a case by case basis for reduction of parking requirements and standards to ensure viability. Examples of reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.</p> <p>Current parking requirements are not considered to be a constraint for affordable housing projects; therefore the County has not revised the current standards.</p>

Actions	Implementing Resources	Evaluation
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>Development agreements are typically used for large, multiphase, and long-term build-out projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. The County has not processed such a project since the inception of this Housing Element. The vesting tentative map has provided the same level of protection against changes to land use policies and regulations for smaller scale, single phase residential projects without the need to negotiate for public benefits.</p> <p>The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning districts, including the R-7 district as provided under the Constraints section of the Housing Element.</p>
<p>1.2f: 1) In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a General Plan redesignation and rezoning for approximately 2,908 acres of land located in 10 Area Plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning.</p> <p>All rezoned sites will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: This is being done concurrently with the Housing Element. Adoption of the Housing Element is planned before the end of 2016.</p>	<p>On December 6, 2016, the County adopted a Housing Element update covering the period of 2013 through 2021, designating land use areas as Highest Density Residential (HHDR), Mixed Use Areas (MUA) which include densities of up to 40 units per acre and a corresponding R-7 zone which allows the same maximum residential density. With completion of this rezone, the County now has sufficient capacity to meet its 2014-2021 RHNA, and 2006-2013 unmet RHNA.</p>
<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> allow affordable projects to exceed the 	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing.</p> <p>The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915.</p> <p>Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation</p>

Actions	Implementing Resources	Evaluation
<p>maximum height limits,</p> <ul style="list-style-type: none"> lessen set-backs, and/or reduce parking requirements. <p>The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>		<p>and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.</p> <p>The HHDR land use designation and R-7 zoning district have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities) which will have the net effect of reducing fees for individual units.</p>
<p>1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <ul style="list-style-type: none"> Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will 	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA/EDA</p> <p>Time Frame: Ongoing 2014-2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially providing for the construction, operation, and maintenance of roads, bridges and transportation facilities provided to meet capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multijurisdictional funds for regional and sub regional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program derived from sales tax proceeds.</p> <p>The county's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. During the timeframe of this Housing Element improvements consisted of new and repaired storm drains and associated lines, new drainage channels and restoration of existing ones, retention and detention basins, and dam restoration and repair. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the general fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities. A total of ten projects were so funded, countywide.</p> <p>It should be noted that the County provides for road and flood control facility improvements, as noted above. Other services such as water and sewer are provided by various countywide service districts which are responsible for determining their own service and related infrastructure needs.</p> <p>Project related infrastructure requirements are typically provided by the developer, or fair share fees are assessed through project conditions of approval. Infrastructure improvements provided beyond fair share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for</p>

Actions	Implementing Resources	Evaluation
<p>prioritize time and resources to areas of the highest need.</p> <ul style="list-style-type: none"> As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities. 		<p>project approval directly benefit the developer project. When fair share fees are paid, improvements are provided by the County using a combination of fees obtained from multiple developers and jurisdictions and other funding sources described above.</p> <p>Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Zoning Ordinance when residential projects are proposed.</p>
<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.</p>	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: HOME entitled, annually apply for HUD and HCD grants.</p>	<p>In 2016, the County participated in one self-help project and has offered funding for development and construction to incentivize acquisition of land for farmworker housing.</p> <p>In 2013, the County provided 180 spaces for mobile home housing for farmworker housing using previously identified and committed redevelopment set aside funds.</p>
<p>1.3b: The County will process an amendment to Ordinance 348 (Zoning Ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. Ensuring that employee housing will be permitted by right in agricultural zones is included in the work effort.</p>
<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: EDA/Housing Authority</p>	<p>The County developed 180 units for farmworkers in 2013, and in 2016, provided 14 mobile homes for low income farmworker families. One site for future development for farmworker housing was identified in the unincorporated Oasis community in 2015.</p>

Actions	Implementing Resources	Evaluation
	<p>Time Frame: Annually meet with developers.</p>	<p>The County meets with developers to address farmworker housing needs periodically to identify development funding sources and potential available sites. Such meetings can occur annually, or more or less frequently based on collaboration opportunities.</p>
<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.</p>	<p>Resources: Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.</p>	<p>The County's Mobile Home Tenant Loan (MHTL) program was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. The MHTL program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to \$45,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. In 2013, a total of 180 households were assisted through the MHTL program (60 were extremely low-income and 120 were very low-income.) As a supplement to the MHTL loan, HCD Farm Worker Housing Grants (FWHG) were utilized to provide a matching source of funds. The County supplemented 157 MHTL loans. The County also provided RDA funding to construct the mobile home park, Mountain View Estates, thereby maintaining affordability through recorded covenants and regulatory agreements. No MHTL funds were available between 2014 and 2016 because such funds were based on redevelopment agency property tax proceeds which could no longer be encumbered since the legislature eliminated redevelopment agencies in 2012.</p> <p>No HOME funds have been used to assist the development of farmworker housing units.</p>
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>	<p>Resources:</p> <p>Responsible Agency: Department of Mental Health</p> <p>Time Frame: Ongoing.</p>	<p>Through the Riverside Community Health System - Behavior Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Housing Opportunities Partnerships and Education program (HHOPE).</p>
<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Resources: HUD Supportive Housing Program, Shelter Plus Care</p> <p>Responsible Agency: Department of Public Social Services</p>	<p>Between 2013 and 2016, the County provided assistance through the Shelter Plus Care Housing Program to 128 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been between approximately \$925,000 and \$1 million.</p>

Actions	Implementing Resources	Evaluation
	<p>Time Frame: Meet annually with County legislative advocates to address implications of new legislation.</p>	<p>Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>
<p>1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p>	<p>Resources:</p> <p>Responsible Agency: Department of Mental Health in conjunction with EDA</p> <p>Time Frame: Within the two years of adoption of the Housing Element.</p>	<p>Design criteria guidelines are not provided for special needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project by project basis. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support (CSS) Plan. These units are designed to accommodate the homeless or those at risk of homelessness as well as those individuals with severe and persistent mental illness. A total of 15 units of such qualifying housing are integrated into each project using MHSA funds. From 2013 through 2016 a total of 60 supportive units were provided in the unincorporated area in four projects consisting of 331 units. At this time, the County has not determined that there is need to develop such design criteria and will not be undertaking same.</p>
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Resources:</p> <p>Responsible Agency: Department of Mental Health</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>The County's 2014-2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock; increasing the availability of affordable housing; reducing discriminatory barriers; increasing the supply of supportive housing for those with special needs; and transitioning homeless persons and families into housing. HOME, RDA and CalHome funds have been used to fund projects and activities targeting persons of low- and moderate-income and their families throughout the County, including those in special needs categories such as elderly persons, farm workers, severely disabled adults, homeless persons, kids aging out of foster care and persons living with HIV/AIDS.</p>
<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>Resources: HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program</p> <p>Responsible Agency: Department of Public Social Services</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements.</p> <p>Two of the Riverside University Health System – Behavior Health continuing housing programs utilize a safe haven model in their services. The Place and The Path, which follow a low-demand, drop-in model for providing homeless outreach and permanent supportive housing to homeless individuals with serious mental health conditions remain active and successful. Both facilities are operated using a nonprofit provider whose program model emphasizes peer-to-peer engagement and support. Those linked to permanent housing at either location must have a diagnosed mental illness and be considered chronically homeless. Ninety-nine percent of provider staff has received mental health services themselves (as consumers of care or peers) and many have also experienced prolonged periods of homelessness. The Path and The Place are partially funded by HUD permanent supportive housing grants. Currently the referrals for the housing for these two programs are through the</p>

Actions	Implementing Resources	Evaluation
		HomeConnect Coordinated entry system. The Place, located in the Western end of the county in the city of Riverside in a local homeless Access campus location, was opened in 2007 and provides permanent housing for 25 adults, along with supportive services, laundry and shower facilities, meals, referrals, and fellowship for drop-in center guests. The drop-in center operates 24/7/365 and serves as a portal of entry for hard-to-engage homeless individuals with a serious mental health disorder. The Path, located in Eastern end of the county in north Palm Springs, was opened in 2009 and provides permanent supportive housing for 25 adults as well.
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.	Resources: HUD Responsible Agency: Department of Public Social Services Time Frame: Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.	No new transitional housing facilities were developed in 2016.
1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.	Resources: HCD Responsible Agency: Department of Public Social Services Time Frame: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.	No new emergency shelters were developed or expanded in 2016.
1.5c: Process an amendment to Ordinance 348 (Zoning Ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. Ensuring that transitional and supportive housing will be permitted by right in residential zones is included in the work effort.
1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development	Resources: HOME, HUD, Rural Development Self Help Program	In 2016, the County completed one self-help project located in the community of North Shore in the unincorporated area of the County (11 units). In, 2016, the County provided HOME assistance for construction of 22 homes for low-income families to support a developer's self- help program. Each of the 22 households also received assistance from the USDA's Rural Development Self Help Program.

Actions	Implementing Resources	Evaluation
Organizations (CHDOs) under the HOME program.	<p>Responsible Agency: EDA</p> <p>Time Frame: Establish an annual meeting with CHDOs to provide policy direction.</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>Resources:</p> <p>Responsible Agency: TLMA/Building and Safety</p> <p>Time Frame: Ongoing, as projects are processed.</p>	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).
1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.	<p>Resources:</p> <p>Responsible Agency: TLMA/Building and Safety</p> <p>Time Frame: Ongoing, as projects are processed.</p>	<p>Regarding any residential development, including mobile home parks, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose.</p> <p>Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.</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>Resources:</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed.</p>	In order to facilitate the development of larger scale, higher density affordable housing, the County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use. The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).
1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of Specific Plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	<p>Resources: General Fund</p> <p>Responsible Agency: EDA/TLMA</p> <p>Time Frame: Consider adopting provisions within two</p>	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). As with any residential project proposed using a specific plan or PRD zoning, the opportunities for promoting affordable housing are always examined.

Actions	Implementing Resources	Evaluation
	years. Continue to pursue on an ongoing basis.	
<p>1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: EDA/TLMA</p> <p>Time Frame: Explore options by July 2016; consider adopting an ordinance by July 2017.</p>	<p>In lieu of pursuing an inclusionary affordable housing requirement. The County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre. By allowing for flexibility in density and design for areas so designated, the development community has flexibility to maximize affordable housing opportunities. Nevertheless, the County remains committed to adopting an inclusionary housing program. However, there is no timeframe at this time for so doing.</p>
<p>2.1a: When funding is available, advertise and promote the availability of funds for the following:</p> <ul style="list-style-type: none"> • Rehabilitation of single-family and mobile home dwelling units. • Rehabilitation of multifamily units. 	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits.</p> <p>Entitled, apply annually HCD and HUD.</p>	<p>EDA/Housing provides information on the availability of various funding sources for housing rehabilitation including CDBG, Neighborhood Stabilization Program, and HOME funds. Between 2013 and 2016, a total of 67 dwelling units in the unincorporated area were rehabilitated using such funds.</p>
<p>2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.</p>	<p>Resources: HUD Capital funds</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>The EDA/Housing was allocated between approximately \$1 million to \$1.2 million annually from federal Capital Funds to modernize public housing between 2013 and 2016. An additional approximately \$300K to \$1 million from the same source for the same years was expended to maintain, repair, and improve public housing properties.</p>
<p>2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p>	<p>Resources: Tax-exempt private activity bonds</p> <p>Responsible Agency: EDA/Housing Authority</p>	<p>The County did not issue and utilize tax exempt private activity bonds to finance rehabilitation of multifamily housing.</p>

Actions	Implementing Resources	Evaluation
	<p>Time Frame: As projects come forward assist with the process for applying for funding on the developers behalf.</p>	
<p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.</p>	<p>Resources: CDBG</p> <p>Responsible Agency: EDA/</p> <p>Time Frame: Continue program when funding becomes available.</p>	<p>In 2013, the County assisted a total of 2 households in the unincorporated area through the CDBG funded Home Repair Program. No such funding was available between 2014 and 2016.</p>
<p>2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.</p>	<p>Resources: Department of Energy, Southern California Gas, California Conservation Corp.</p> <p>Responsible Agency: DCA</p> <p>Time Frame: As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.</p>	<p>The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. In 2016, a total of 322 dwelling units received such assistance.</p>
<p>2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Resources: Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Once funding</p>	<p>In 2013 and 2014, the County assisted a total of 18 households through the Senior Home Rehabilitation Program. No such assistance was provided in 2015 and 2016.</p>

Actions	Implementing Resources	Evaluation
	has been approved. Assist at least 5 households during the planning period.	
2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	Resources: CDBG Responsible Agency: EDA Time Frame: Provide grants to at least 5 households throughout the planning period.	This information was not available as of the preparation of this evaluation. However, it is estimated that approximately \$395,000 was also allocated in 2016 for this purpose from CDBG funds.
2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	Resources: General Fund Responsible Agency: EDA/TLMA Time Frame: Develop a plan by summer 2017.	<p>The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations. A formal process beyond this will not be developed due to significant general fund budget limitations in the foreseeable future.</p> <p>Therefore, the County does not see a need to develop a plan at this time because on-going rehabilitation funding requests and rehabilitation required as a result of code enforcement complaints.</p>
2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	Resources: General Fund Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement Time Frame: Ongoing, on a case-by-case basis.	The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.
2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed	Resources: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds	Because this program was recently approved by the County in November 2015, program implementation has just started so that no mobile homes have been returned to the affordable housing stock.

Actions	Implementing Resources	Evaluation
mobilehome and return it to the affordable housing stock.	<p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Preserve a minimum of 17 mobilehomes for very low-income households. Preserve at least 8 within the Housing Element planning period.</p>	
2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	<p>Resources: CDBG and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Annually explore funding sources and as NOFAs are released.</p>	<p>Please see response to Action 2.2b, above.</p> <p>The MPRROP Program is not used by the County.</p>
2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	<p>Resources:</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.</p>	<p>Through the help of non-profit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and through community meetings that also use translators for the purpose of reaching farmworkers.</p>
2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: <ul style="list-style-type: none"> • Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. • Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced 	<p>Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Annually review existing covenants and update as necessary. County will coordinate with owners of at-</p>	<p>In 2013, EDA Housing monitored 35 projects in the county unincorporated area totaling 1569 dwelling units of which 1114 were income restricted. By 2016, these numbers increased to 42 projects in the unincorporated area, consisting of 1709 dwelling units of which 1207 were income restricted.</p> <p>No units have been lost to date due to expiration.</p>

Actions	Implementing Resources	Evaluation
<p>by loan agreements.</p> <ul style="list-style-type: none"> Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures. 	<p>risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	
<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p>Resources: CDBG</p> <p>Responsible Agency: EDA/ Housing Authority</p> <p>Time Frame: EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments.</p> <p>Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.</p>
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>Resources:</p> <p>Responsible Agency: EDA</p> <p>Time Frame: 2019</p>	<p>The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.</p>
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>Resources: First Time Home Buyer Down Payment Assistance Program</p> <p>Responsible Agency: EDA/ Fair Housing Council</p> <p>Time Frame: Ongoing, as funding permits.</p>	<p>In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.</p>
<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <ul style="list-style-type: none"> Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. 	<p>Resources:</p> <p>Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p> <p>Time Frame: Ongoing, as projects are processed.</p>	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not less than one unit) must be accessible to individuals with sensory impairments.</p>

Actions	Implementing Resources	Evaluation
<ul style="list-style-type: none"> • Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. • Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. • Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit. 	<p>Develop a reasonable accommodation procedure by Spring 2016.</p> <p>Develop an outreach program by Spring 2016.</p>	<p>Additionally, the County's Building Code provides accessibility criteria for disabled persons. There is no separate design criteria provided in the Building Code.</p> <p>The County provides personal and web site assistance to persons with disabilities and therefore requiring special accommodations, specifically for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guide book with procedures for the disabled to pursue Section 8 assistance.</p> <p>There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>
<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.</p>	<p>Resources: HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p> <p>Responsible Agency: Housing Authority, EDA, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>	<p>The County used the following programs to assist households in 2016:</p> <ul style="list-style-type: none"> • Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$67,071,527 in total Housing Assistance Payments (HAP) assisted 8,701 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 507 households were veterans and 4,278 were disabled and/or elderly including veterans. • Family Self Sufficiency (FSS) Program. The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2016, the FSS program served 400 participants. A total of 11 families graduated and therefore no longer required rental assistance. Of the graduates, 1 purchased their own home. • Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2015-16, the HOPWA program provided a total of \$472,504 in HAP assistance. An average of 73 individuals were assisted on a monthly basis. • Veteran's Affairs Supportive Housing Program (VASH). The VASH program provided 451 homeless veterans with monthly rental assistance. • Foster Care Youth Program. A total of 3 youth were assisted. • Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program. A total of 268 households were assisted under the SDA program and 43 were assisted under the TBRA program. • Family Unification Program. The FUP assisted 132 households. • Homeless Prevention and Rapid-Rehousing Program (HPRP). The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of

Actions	Implementing Resources	Evaluation
		homelessness. During the 2015-16 fiscal year, 25 persons received ESG rapid re-housing assistance and 81 persons received ESG homeless prevention assistance. A total 39 persons received HPRP assistance through the Housing Authority.
3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	Resources: HUD Responsible Agency: Housing Authority Time Frame: Ongoing as interested persons contact the Housing Authority.	Please see response to Action 3.3b, above.
3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	Resources: HUD Shelter Plus Care Responsible Agency: Housing Authority/ DPSS Time Frame: Ongoing, throughout the planning period.	The County continues to administer the Shelter Plus Care Program throughout the County, including western Riverside County.
3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Resources: HUD Housing Choice Voucher Program Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Resources: FEMA, ESG, EHAP Responsible Agency: DPSS Time Frame: Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Resources: HUD Supportive Housing program, Shelter Plus Care Responsible Agency: DPSS	Both programs continue to be administered throughout the county.

Actions	Implementing Resources	Evaluation
	<p>Time Frame: Ongoing.</p>	
<p>3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.</p>	<p>Resources:</p> <p>Responsible Agency: County Executive Office</p> <p>Time Frame: Ongoing.</p>	<p>Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.</p>
<p>3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.</p>	<p>Resources: CDLAC</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.</p>	<p>Between 2013 and 2016, 180 low and moderate income homeowners received such assistance.</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>Resources: HOME</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.</p>	<p>Between 2013 and 2016, 58 low income first time home buyers received such assistance.</p>
<p>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.</p>	<p>Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD</p> <p>Responsible Agency: EDA</p> <p>Time Frame: Ongoing. Annually meet with interested developers.</p>	<p>Between 2013 and 2016, 22 units have been acquired and rehabilitated for this purpose.</p>

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<p>3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. In addition, the County will process an amendment to Ordinance 348 (Zoning Ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.</p>	<p>Resources: HUD, HCD</p> <p>Responsible Agency: DPSS, nonprofits</p> <p>Time Frame: Within six months of adoption of the Housing Element.</p>	<p>The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. This work effort includes addressing the allowance of single room occupancy (SRO) units in general commercial zones.</p> <p>In the absence of a regulatory structure for entitling projects providing SRO units, no such units have been provided to date.</p>
<p>4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Annually.</p>	<p>Regarding development or infrastructure fees, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose.</p> <p>Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.</p> <p>While actual fee amounts may change, no modifications are proposed to the approach and structure detailed above.</p> <p>The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.</p>
<p>4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Within six months of adoption of the Housing Element.</p>	<p>The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. This work effort includes addressing the definition of "family" to ensure the removal of limitations on the number of persons per household and requirements that persons are to be related by blood.</p>
<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to:</p> <ul style="list-style-type: none"> Establish housing goals beyond county lines that 	<p>Resources: General Fund</p> <p>Responsible Agency: EDA/ Housing Authority</p>	<p>The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to county priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with</p>

Actions	Implementing Resources	Evaluation
<p>reflect housing markets.</p> <ul style="list-style-type: none"> • Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. • Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. 	<p>Executive Office/TLMA</p> <p>Time Frame: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.</p>	<p>SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole.</p> <p>Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>
<p>4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>	<p>Resources: General Fund</p> <p>Responsible Agency: EDA/TLMA</p> <p>Time Frame: Annually in April.</p>	<p>The annual report on the County's housing programs is being undertaken concurrent with this mid-cycle update of the Housing Element.</p>
<p>5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.</p>	<p>Resources: Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE).</p> <p>Responsible Agency: TLMA/Building and Safety</p> <p>Time Frame: Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.</p> <p>Ongoing as projects are processed through the Planning Department.</p>	<p>All developers comply with the County's building codes which are based on Title 24 of the California Code of Regulations, also known as the Building Standards Code and the energy efficiency requirements contained therein. The County does not impose separate or different requirements.</p> <p>The County amended its General Plan by adopting a Climate Action Plan on December 8, 2015.</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>Resources: California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds</p> <p>Responsible Agency: DCA</p> <p>Time Frame: Ongoing.</p>	<p>The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. Between 2013 and 2016, a total of 2296 dwelling units received such assistance.</p>