

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



**ITEM**  
2.7  
(ID # 6170)

**MEETING DATE:**

Tuesday, March 20, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Draft  
Riverside County Housing Element 2017 Annual Progress Report [All Districts]  
[\$18,000 total cost – 100% General Fund]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Receive and file the attached 2017 Annual Progress Report; and
2. Direct the Assistant TLMA Director or her designee to send the attached 2017 Annual Progress 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).

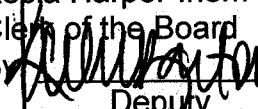
**ACTION:**

---

**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:** March 20, 2018  
**xc:** Planning

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$18,000	N/A	\$18,000	N/A
<b>NET COUNTY COST</b>	\$18,000	N/A	\$18,000	N/A
<b>SOURCE OF FUNDS:</b> 100%, NCC, Department allocation			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 17/18	

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

**BACKGROUND:**

**Summary**

State law requires local jurisdictions to prepare a Housing Element as part of their 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 Housing Element is one of nine (9) County adopted General Plan elements—seven (7) of which are required by State law. The County of Riverside adopted the 5<sup>th</sup> Cycle Housing Element Update on December 6, 2016, and the Mid-Cycle Housing Element Update on October 3, 2017.

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 Housing Element Annual Progress 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.

The 2017 Annual Progress Report, attached hereto, shows the status of Housing Element objectives through 2017, including housing production, rehabilitation and preservation by income category, RHNA progress, and program implementation status.

**Impact on Residents and Businesses**

The Housing Element Annual 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

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

programs for affordable housing, special needs housing, park improvements, and infrastructure improvements.

**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 Housing Element Annual Progress Report will be included in next fiscal year's budget request to be reviewed, approved and adopted by the Board of Supervisors at a later date.

**ATTACHMENT:**

**A. Housing Element 2017 Annual Progress Report**

  
Scott Bruckner 3/12/2018

**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, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409  
(951) 955-1195  
RFlores@RIVCO.ORG

**Reporting Period:**

January 1, 2017 to December 31, 2017

**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: 1/1/2017 - 12/31/2017

Table A

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

1		2		3	4		5	5a	6		7	8
Housing Development Information												
Project Identifier (may be blank or project name or address)		Unit Category	Units	Units	Units	Units	Units	Units	Housing with Financial Assistance and/or Deed Restrictions	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
MHTL	SF	O	6	27			33			Yes		CALHOME/Housing Bonds 2011
Passo de los Heroes III Apartments, Mecca	MF-5+	R	80		1		81					Housing Bonds, USDA, Tax Credits
(9) Total of Moderate and Above Moderate from Table A3			86	27	61	505	566					
(10) Total by income Table AA3			86	27	62	505	680					
(11) Total Extremely Low-Income Units*						13						

\* 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: 1/1/2017 - 12/31/2017

**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
	100%	80%	60%	40%	20%	
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income					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	139	296		20	50	505	
No. of Units Permitted for Above Moderate				18	43	61	

\* Note: This field is voluntary

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

Jurisdiction: Riverside County  
Reporting Period: 1/1/2017 - 12/31/2017

**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.	RHNA Allocation by Income Level	2017										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted		43	3	23								155	7,009
	Non-deed restricted	7,173		9									9	
Low	Deed Restricted		45	8	2	27							82	4,789
	Non-deed restricted	4,871												
Moderate	Deed Restricted			1									1	4,501
	Non-deed restricted	5,534	430	97		505							1,032	
Above Moderate		12,725	630	914	394	62							2,000	10,725
Total RHNA by COG.* Enter allocation number:		30,303	1,148	1,032	419	680							3,279	27,024
Total Units														
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).

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
<p><b>Program</b></p> <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>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Time Frame:</b> 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 available to the County in 2017 for the production and subsidization of lower- and moderate-income housing included housing bond proceeds; HUD Home Investment Partnerships (HOME) funds; HUD Neighborhood Stabilization Program (NSP) funds; HCD grants; CalHome; Community Development Block Grant (CDBG); and Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV).</p> <p>For fiscal year (FY) 2016-17, the County received a federal allocation of \$1,864,798 in HOME funds, which were used for various affordable housing program activities, including gap financing for the development and construction of farmworker housing projects (Cesar Chavez Phase II, Coachella; and Villa Hermosa Phase II Apartments, Indio).</p>
		<p><b>Time Frame:</b> As projects come forward, assist with the process of applying for funding on the developer's behalf.</p>	<p>The County did not issue or utilize tax-exempt revenue bonds to finance new construction of multifamily housing in 2017.</p>



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<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>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Time Frame:</b> Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>A total of 9 mobile home parks, with 12 units in each park for a total of 108 units, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households. Although the State eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before the elimination. The subsidies terminate between 2039 and 2059 for these mobile home parks: Aguirre, Arellano, Barroso, Duarte, Ferro, Hope Ranch, MVR, Rodriguez, and Vargas.</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>The County works to defer or reduce development fees when appropriate grants are available. 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, and none can be anticipated based on revenue projections halfway through FY 2017-18. However, to support significant affordable and special needs housing projects, the County uses fast-track processing and density bonuses and other incentives 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</p>	<p><b>Time Frame:</b> Ongoing, as projects are processed through the Planning Department.</p>	<p>The County works to defer or reduce development fees when appropriate grants are available. 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, and none can be anticipated based on revenue projections halfway through FY 2017-18. However, to support significant affordable and special needs housing projects, the County uses fast-track processing and density bonuses and other incentives 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</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
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 below 80 percent of the County median).	Time Frame: Review resources on an annual basis through 2021.	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.  In 2017, the County did not provide assistance to write down land costs of acquiring sites or offer assistance with land acquisition. The County will continue to annually review the availability of funding sources for such purposes.
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.	Time Frame: Ongoing, as projects are processed through the Planning Department.	The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning districts, including the R-7 zone, as provided under the Constraints section of the Housing Element. However, since the Housing Element's October 2017 inception date, no private or special needs projects were proposed which would have been considered for expedited processing.
1.1g: Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.	Time Frame: Ongoing. Within 6 months of adoption	To support significant affordable and special needs housing projects, the County used fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. However, since the Housing Element's October

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	of the Housing Element.	Time Frame: Review on a project by project bases, as projects are proposed.	2017 inception date, 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 R-7 zone, 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 bonus may not be needed.
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 write-downs, providing expedited processing, identifying grant and funding	of the Housing Element.	Time Frame: Ongoing, as projects are processed, and	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 15 percent of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. In 2017, the Coachella Valley Housing Coalition (CVHC) and the Riverside Housing Development Corporation were certified as CHDOs.
			In 2017, the County provided financial assistance to facilitate the development of extremely low-income housing for 35 households through the Mobile Home Tenant Loan (MHTL) program funded by housing bonds and CalHome. In November 2017, the County partnered with the CVHC to develop and construct an 81-unit

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
<p>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. The County of Riverside's Five-Year Consolidated Plan (2014–2018) anticipates assisting a minimum of 11 households to expand the affordable rental housing stock; 11 households to improve the conditions of substandard housing; and 11 households to address farmworker housing needs.</p> <p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p> <p>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.</p> <p>Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.</p>	<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>annual outreach with local developers.</p> <p><b>Time Frame:</b> Annually</p> <p><b>Time Frame:</b> Annually monitor the effectiveness of the sites inventory and revise programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017</p>	<p>affordable housing project in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project is currently under construction and is scheduled to be completed and in service by 2019.</p> <p>None of these funding sources have been pursued since the dissolution of the County's Redevelopment Agency.</p> <p>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 a Mixed Use Area (MUA) land use designation allowing for a composite of uses, which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use.</p> <p>Intensification and densification of areas primarily occurs in community planning areas, which are better served with existing surface transit infrastructure systems and have the ability to</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583
Program	Timeframe in H.E.	Status of Program Implementation
<p>1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>Housing Element update.</p>	<p>expand such systems 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, urbanization, and infrastructure-served unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available, recognizing that the cost factor is usually lower than it is for 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 of its next comprehensive Housing Element update for the period from 2021 to 2029, which has already commenced.</p>
	<p><b>Time Frame:</b> Annually meet with non-profit developers.</p>	<p>The County has partnered with the CVHC, a nonprofit affordable housing developer, under a 2014 Exclusive Negotiation Agreement for the development of a 25-acre County-owned site in the unincorporated community of Oasis. The CVHC proposes to acquire the site subsequent to negotiating a Disposition and Development Agreement to build a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction Riverside County  
 Reporting Period 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	<p><b>Time Frame:</b> Continue to meet with the Housing Review Committee quarterly to discuss farmworker housing.</p> <p><b>Time Frame:</b> Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	Please see response to Action 1.2b, above.
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: <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 "preassigned" 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> </ul>	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	<p><b>Time Frame:</b> 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 to the success of residential projects. As such, the County 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 site development standards to ensure viability. Examples of parking standard 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. However, statutory changes that took effect on January 1, 2018, may affect this interpretation for certain types of affordable and special needs projects. Implementation guidelines for the statutory changes are</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction      Riverside County  
 Reporting Period      1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p align="center"><b>Housing Programs Progress Report – Government Code Section 65583</b></p> <p align="center">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Program</b></p> <ul style="list-style-type: none"> <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 remain available for tenant use.</li> <li>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>expected from HCD in the near future and will be evaluated in the next annual report to be filed before April 1, 2019.</p>
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p>		<p><b>Time Frame:</b>          Ongoing, as projects are processed through the Planning Department.</p>	<p>Development agreements are typically used for large, multiphase, and long-term buildout projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. 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>In 2017, the County approved the Villages at Lakeview mixed-use project with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in response to the project approval. Therefore, project implementation will likely not move forward for at least a year, and perhaps longer, if the court</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction      Riverside County  
 Reporting Period      1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program		Timeframe in H.E.	
<p>1.2f: In December 2016 the processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, 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. The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</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</p>		<p>Time Frame:          Ongoing, update as projects are processed through the Planning Department.</p>	<p>requires changes to the project, which must then go through an additional public hearing(s) before approval.</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>On December 6, 2016, the County adopted a Housing Element update covering the period from 2013 through 2021, designating land use areas as Highest Density Residential (HHDR) and 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. The mid-cycle Housing Element update approved in October 2017 did not modify these land use regulations to ensure that higher densities continue to be encouraged and achieved.</p>
		<p>Time Frame:          Ongoing, as projects are processed through the Planning</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>



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p align="center"><b>Housing Programs Progress Report – Government Code Section 65583</b></p> <p align="center">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>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"> <li>• allow affordable projects to exceed the maximum height limits,</li> <li>• lessen set-backs, and/or</li> <li>• reduce parking requirements.</li> </ul> <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>Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>The County is only able to 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 for staff time for processing. No General Fund monies are available for that purpose, and none can be anticipated based on revenue projections halfway through FY 2017–18. However, to support significant affordable and special needs housing projects, the County uses fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. 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 is required by state or local laws. General Fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. The Highest Density Residential (HHR) 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</p>		<p><b>Time Frame:</b> Ongoing 2014- 2021,</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction: Riverside County  
 Reporting Period: 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p align="center"><b>Housing Programs Progress Report – Government Code Section 65583</b></p> <p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>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"> <li>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.</li> <li>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</li> <li>Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan.</li> <li>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.</li> <li>As part of coordination and communication with service providers,</li> </ul>	<p>as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>	<p>providing for the construction, operation, and maintenance of roads, bridges, and transportation facilities 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, multi-jurisdictional funds for regional and subregional 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 funds derived from sales tax proceeds. In 2017, local funding sources, augmented in certain instances by state and federal funds, were used for roadway capacity and safety enhancements. Funding was also provided in support of alternative transportation modes. Specific projects included a number of roadway grade separations, new bridges and bridge widenings, new road segments and road widening, new freeway interchanges and interchange widening, a freeway bypass, and a number of multipurpose trail improvements.</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 time frame of this Housing Element, improvements consisted of new and repaired storm</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
<p>Program</p> <p>provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>			<p>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 52 projects are being funded countywide during FY 2017-18.</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 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 project approval directly benefit the developer project. When fair share fees are paid, improvements are provided by the County using a</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 -            12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Timeframe in H.E.		
<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>Time Frame: HOME entitled, annually apply for HUD and HCD grants.</p>	<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>combination of fees obtained from multiple developers and jurisdictions and other funding sources described above. 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>1.3b: 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</p>	<p>Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>In 2017, the County did not provide funding for the production of self-help housing for ownership in the unincorporated areas of the county. In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project is currently under construction and is scheduled to be completed and in service by 2019.</p>	<p>The County is in the process of drafting of an amendment to Ordinance No. 348 to ensure that employee housing is not deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. This amendment is anticipated to be completed in the late spring or early summer of 2018.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 -            12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
<p>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>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>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Time Frame:</b> Annually meet with developers.</p>	<p>In 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project is currently under construction and is scheduled to be completed and in service by 2019. The County meets quarterly with the CVHC to discuss projects and community concerns.</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</p>	<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Time Frame:</b> As loans are processed. Based on HOME funds availability at the time of application.</p>	<p>In 2017, the MHTL program funded by housing bond proceeds and CalHome assisted 35 households in the unincorporated community of Thermal.</p> <p>In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project is currently under construction and is scheduled to be completed and in service by 2019.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
households. The County will assist a minimum of 83 households with the MHTL program.		
1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	Time Frame: Ongoing.	Through the Riverside University Health System – Behavioral 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 Homeless Housing Opportunities Partnerships and Education program (HHOPE).
1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	Time Frame: Meet annually with County legislative advocates to address implications of new legislation.	In 2017, the County provided assistance through the Shelter Plus Care Housing Program to 122 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been approximately \$1 million. 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.
1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.	Time Frame: Within the two years of adoption of the Housing Element.	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)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction**                      Riverside County  
**Reporting Period**                      1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
		<p>funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support Plan.</p> <p>In early 2016, the last of the MHSA projects became available for rent to tenants. The Perris Family Housing project consists of a total of 75 multifamily affordable rental housing units. The project has 1 manager's unit along with 59 units designated as affordable general population units and 15 units that are set aside for RUHS-BH consumers certified to be eligible for MHSA supportive permanent housing. The department allocated MHSA supportive the development and has 15 units set aside with an on-site case manager to provide housing and behavioral health support. This project has used all available MHSA funds to date. Therefore, no additional project activity occurred in 2017. An application for additional funds is currently in process.</p> <p>The County's experience has been that design guidelines are successfully addressed on a project-by-project basis. Therefore, at this time, there does not appear to be a need for the preparation of generic design guidelines.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
1.4d: Promote the integration of special needs housing into affordable housing communities.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Ongoing, throughout the planning period.	The County's 2015-2019 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.
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.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Ongoing, throughout the planning period.	Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements. HHOPE continues to be active and actually expanded and has been selected to operate the countywide Coordinated Entry System, "HomeConnect." HomeConnect is the developing CES system to link individuals from the street to a home. HHOPE also holds several HUD supportive housing program grants.
1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Maintain current	In addition to the Perris Family Housing project discussed in Action 1.4c above, the existing MSHA-funded projects are Rancho Dorado, Moreno Valley (15 units); Strawberry, Riverside (15 senior units); Vineyards, Menifee (15 senior units); Legacy, Thousand Palms (15 units); Verbena, Desert Hot Springs (15 units); and Cedar Glen, Riverside (15 units).  No new transitional housing facilities were developed in 2017.



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>the county where the need is highest.</p>	<p>funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.</p>	<p>No new emergency shelters were developed or expanded in 2017.                      The County prioritized resources for the eastern portion of the county through the following efforts:</p> <ul style="list-style-type: none"> <li>• A total of \$330,000.00 was allocated for two projects in eastern County for FY 2017-2018.</li> <li>• The Rapid Rehousing Project is funded by the CoC Program and is specific to the Eastern County. Behavioral Health was awarded \$142,117 through HUD CoC, which provided ten units with 20 beds of tenant-based rental assistance in scattered site apartments.</li> </ul>
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the eastern portion of the county.</p>	<p>Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.</p>	<p><b>Time Frame:</b> Within 6 months of adoption of the Housing Element.</p>	<p>The County is in the process of drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the</p>
<p>1.5c: Process an amendment to Ordinance No. 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.</p>	<p>Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.</p>	<p><b>Time Frame:</b> Within 6 months of adoption of the Housing Element.</p>	<p>The County is in the process of drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
Program			
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.		<b>Time Frame:</b> Establish an annual meeting with CHDOs to provide policy direction.  <b>Time Frame:</b> Ongoing, as projects are processed.	same type in the same zone. This amendment is anticipated to be completed in the late spring or early summer of 2018.  In 2017, the County did not provide funding for the production of self-help housing for ownership in the unincorporated areas of the county.
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.			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).  In 2017, the County approved the Villages at Lakeview mixed-use project specific plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in response to the project approval. Therefore, project implementation will likely not move forward for at least a year, and perhaps longer, if the court requires changes to the project, which must then go through an additional public hearing(s) before approval.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
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><b>Time Frame:</b> Ongoing, as projects are processed.</p>	<p>Regarding any residential development, including mobile home parks, the County defers or reduces development fees when appropriate grants are available. For private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay for staff time for processing. No General Fund monies are available for that purpose, and at this time, none can be anticipated based on revenue projections halfway through FY 2017-18.</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 is 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><b>Time Frame:</b> Ongoing, as projects are processed.</p>	<p>To facilitate the development of larger-scale, higher-density affordable housing, the County has established the Highest Density Residential (HDDR) land use designation and the R-7 zone, allowing between 20 and 40 dwelling units per acre, and has established a Mixed Use Area (MUA) land use designation allowing for a composite of uses, which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use. The County continues to support private sector residential specific plans and has zoning</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
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.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	<p><b>Time Frame:</b>                      Consider adopting provisions within two years. Continue to pursue on an ongoing basis.</p>	<p>provisions allowing for clustering of development through a planned residential development (PRD).</p> <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 specific plan or PRD zoning, the opportunities for promoting affordable housing are always examined.</p> <p>In 2017, the County approved the Villages at Lakeview mixed-use project specific plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in response to the project approval. Therefore, project implementation will likely not move forward for at least a year, and perhaps longer, if the court requires changes to the project which must then go through an additional public hearing(s) before approval.</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	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	<p><b>Time Frame:</b>                      Explore options by the end of 2017; consider adopting an ordinance by the end</p>	<p>The County is in the process of drafting an amendment to Ordinance No. 348 that will establish inclusionary affordable and special needs housing requirements in return for receiving a density bonus or other incentives pursuant to Government Code</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
<p>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>2.1a: When funding is available, 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.</li> <li>• Rehabilitation of multifamily units.</li> </ul> <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>of 2018..</p> <p><b>Time Frame:</b>                      Ongoing, as funding is available. Provide informational materials as funding permits.                       Entitled, apply annually HCD and HUD.</p> <p><b>Time Frame:</b>                      Ongoing, throughout the planning period.</p>	<p>Section 65915. This amendment is anticipated to be completed in the late spring or early summer of 2018.</p> <p>In 2017, the Housing Authority launched its Senior Home Rehabilitation Grant (SHRG) Program. The program intends to utilize \$1,000,000 to assist households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds.</p> <p>Prior to October 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households including families, seniors, and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the US Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Status of Program Implementation
Program	Timeframe in H.E.	Status of Program Implementation
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Time Frame: As projects come forward assist with the process for applying for funding on the developer's behalf.	authorities a tool to preserve and improve public housing properties and address the \$26 billion nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties. It also allows units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were converted and transferred to the Housing Authority's nonprofit arm, the Riverside County Housing Corporation (RCHC), to own and operate the former public housing units.  In 2017, the County did not issue and utilize tax-exempt private activity bonds to finance rehabilitation of multifamily housing.
2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum 85 households.	Time Frame: Continue program when funding becomes available.	No funding was available in 2017 for this purpose.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction: Riverside County  
 Reporting Period: 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
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.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	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.	The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP and DOE funds. In 2017, a total of 680 dwelling units received such assistance.
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.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Once funding has been approved. Assist at least 5 households during the planning period.	In 2017, the Housing Authority launched its Senior Home Rehabilitation Grant (SHRG) Program. The program intends to utilize \$1,000,000 to assist households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds.
2.1g: Through the Home Enhancement Program, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Provide grants to at least 5 households	For FY 2017-18, with the use of CDBG funds, an estimated amount of approximately \$600,000 was expended in 2017 for this

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p>more energy-efficient, and undertake eligible exterior improvements.</p>	<p>throughout the planning period.</p>	<p>purpose through the Home Enhancement Program, with grants provided to 24 households.</p>
<p>2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation 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.</p>	<p>more energy-efficient, and undertake eligible exterior improvements.</p>	<p><b>Time Frame:</b> Develop a plan by summer 2019.</p>	<p>The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result 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 because of significant General Fund budget limitations in the foreseeable future. Therefore, the County does not see a need to develop a plan at this time because of ongoing rehabilitation funding requests and rehabilitation required as a result of code enforcement complaints.</p>



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Timeframe in H.E.		
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.		Time Frame: Ongoing, on a case-by-case basis.	The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result 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 mobile home and return it to the affordable housing stock.		Time Frame: Preserve a minimum of 17 mobile homes for very low-income households. Preserve at least 8 within the Housing Element planning period.	In 2017, no mobile homes were returned to the affordable housing stock, but 3 are in process as of February 2018.
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		Time Frame: Annually explore funding sources and	Please see response to Action 2.2b, above. The County did not use the MPRROP in 2017.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583
Program	Timeframe in H.E.	Status of Program Implementation
<p>program.</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>as NOFAs are released.</p> <p><b>Time Frame:</b> Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.</p>	<p>Through the help of nonprofit partners, the County's programs have been translated and extended to the farm worker communities through bilingual outreach materials and through community meetings that also use translators to reach farm workers.</p>
<p>2.4a: Ensure that County assisted affordable housing remains affordable by doing the following:</p> <ul style="list-style-type: none"> <li>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis.</li> <li>Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements.</li> <li>Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and</li> </ul>	<p><b>Time Frame:</b> Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	<p>In 2017, EDA/Housing monitored 35 projects in the county unincorporated area, totaling 1,569 dwelling units, of which 1,114 were income-restricted.</p> <p>No units have been lost to date due to affordability expirations.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Program	Timeframe in H.E.	Status of Program Implementation
<p><b>Housing Programs Progress Report – Government Code Section 65583</b>                      Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Program</b></p>	<p><b>Time Frame:</b> 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.                       Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters.</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>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p><b>Time Frame:</b> 2019</p>	<p>Staff will be attending the Fair Housing Council's 2018 Housing Conference on April 19, 2018.                       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>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 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><b>Time Frame:</b> Ongoing, as funding permits.</p>	<p>In 2017, a total of 3 participants in the County's First Time Home Buyer (FTHB) program utilized services from the Fair Housing Council to meet their requirement for attendance at an 8-hour homebuyer workshop.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program		Timeframe in H.E.	
<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>• Continue to review the County's 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 to ensure consistency with state law. Specifically review section 6.e. of the current procedure and revise as necessary.</li> <li>• 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,</li> </ul>	<p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	<p><b>Time Frame:</b>            Ongoing, as projects are processed.</p> <p>Revise the reasonable accommodation procedure by Spring 2018.</p> <p>Develop an outreach program by Spring 2018.</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 USC 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, which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22. New construction—housing facilities establishes requirements for new construction of multifamily projects: 5 percent of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. Prospective tenants may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability.</p> <p>Additionally, the County's Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria.</p> <p>The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation,</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Timeframe in H.E.		
as funding and staffing permit.			<p>especially for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guidebook 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:</p> <ol style="list-style-type: none"> <li>1. Housing Choice Voucher Program (Section 8 Certificates).</li> <li>2. Family Unification Program.</li> <li>3. Family Self Sufficiency (FSS) Program.</li> <li>4. Housing Opportunities for Persons with AIDS (HOPWA).</li> <li>5. Veteran's Affairs Supportive Housing Program (VASH).</li> <li>6. Foster Care Youth Program.</li> <li>7. Tenant Based Rental Assistance Program.</li> </ol>	<p><b>Time Frame:</b>            Programs will continue as funding is obtained.</p>	<p>The County used the following programs to assist households in 2017:</p> <ul style="list-style-type: none"> <li>• <b>Housing Choice Voucher Section 8 (HCV) Program.</b>                Approximately \$72,982,000 in total HAP assisted 8,825 clients. Of the clients served, whose incomes at admission must be at or below 50 percent AML, 152 households were veterans and 4,067 were disabled and/or elderly including veterans.</li> <li>• <b>Family Self Sufficiency (FSS) Program.</b> In 2017, the FSS program served 378 participants. A total of 10 families graduated and therefore no longer required rental assistance. Of the graduates, one purchased their own home.</li> <li>• <b>Housing Opportunities for Persons with AIDS (HOPWA).</b>                An average of 96 individuals were assisted on a monthly basis.</li> </ul>	

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583
Program	Timeframe in H.E.	Status of Program Implementation
<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p>	<p>Ongoing as interested persons contact the Housing Authority.</p>	<ul style="list-style-type: none"> <li>• <b>Veteran's Affairs Supportive Housing Program (VASH).</b> The VASH program provided 580 homeless veterans with monthly rental assistance.</li> <li>• <b>Foster Care Youth Program.</b> A total of three youth were assisted.</li> <li>• <b>Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.</b> A total of 69 were assisted under the TBRA program and 162 households were assisted under the SDA program.</li> <li>• <b>Family Unification Program (FUP).</b> The FUP assisted 153 households.</li> <li>• <b>Homeless Prevention and Rapid Rehousing Program (HPRP).</b> During FY 2016–17, 58 persons at risk of homelessness or experiencing homelessness received rapid rehousing assistance and homeless prevention assistance.</li> </ul> <p>Please see response to Action 3.3b, above.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
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.	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.	Time Frame: Ongoing, throughout the planning period.	The County continues to administer the Shelter Plus Care Program throughout the county, including in 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).	3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	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.	3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	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.	3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Time Frame: Ongoing.	Both programs continue to be administered throughout the county.
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.	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.	Time Frame: Ongoing.	Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction                      Riverside County  
 Reporting Period                1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program		Timeframe in H.E.	
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.		Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.	In 2017, the County did not assist any households in the unincorporated areas of the county. With a compliant Housing Element, the County expects to assist households utilizing MCC in 2018.
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.		Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.	In 2017, a total of 3 low-income first-time homebuyers received such assistance in unincorporated areas of the county.
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.		Time Frame: Ongoing. Annually meet with interested developers.	In 2017, the County did not acquire and rehabilitate 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.
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. Assist with available housing for extremely low and lower income households by: (1) Process		Time Frame: Within six months of adoption of the Housing Element.	The County is in the process of drafting of an amendment to Ordinance No. 348 allowing for single-room occupancy (SRO) units and addressing new state law concerning accessory dwelling units. This amendment is anticipated to be completed in the late spring or early summer of 2018.



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction      Riverside County  
 Reporting Period      1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
<p>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. (2) Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.</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>In the absence of a regulatory structure for entitling projects providing SRO units, no application requests for such projects have been made to date.</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 for staff time for processing. No General Fund monies are available for that purpose and at this time, none can be anticipated based on revenue projections halfway through FY 2017-18</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 is 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>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Jurisdiction: Riverside County  
 Reporting Period: 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583
Program	Timeframe in H.E.	Status of Program Implementation
4.1b: Continue to review 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.	Ongoing	The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.  A July 2016 amendment to Ordinance No. 348 removed limitations as to the number of persons constituting a family and also removed a requirement for such members to be related by blood. The definition now reads "one or more persons living together as a single housekeeping unit in a single dwelling unit."
4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: <ul style="list-style-type: none"> <li>• Establish housing goals beyond county lines that reflect housing markets.</li> <li>• Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</li> <li>• Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.</li> </ul>	Time Frame: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.	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 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.  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.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

**Jurisdiction** Riverside County  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
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).	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Annually in April.	The County submits the Housing Element Annual Report annually, with the report for 2017 expected to be submitted on or before April 1, 2018.
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.	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Time Frame: Implement 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.	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.  The County adopted a Climate Action Plan on December 8, 2015. An amended Climate Action Plan is expected to be completed by mid-2020.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Riverside County
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report – Government Code Section 65583	Status of Program Implementation
Program	Program	Timeframe in H.E.	Status of Program Implementation
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.	The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP and DOE funds. All qualified applicant homes were assessed for weatherization. Once assessment was done, a variety of measures were installed such as weather stripping of the doors and windows; door and window replacement; repair or replacement of different carbon monoxide appliances such as the water heater, furnace, and stove; repair or replacement of refrigerator; and ceiling insulation and caulking. In 2017, a total of 680 dwelling units received such assistance.	Time Frame: Ongoing.	The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP and DOE funds. All qualified applicant homes were assessed for weatherization. Once assessment was done, a variety of measures were installed such as weather stripping of the doors and windows; door and window replacement; repair or replacement of different carbon monoxide appliances such as the water heater, furnace, and stove; repair or replacement of refrigerator; and ceiling insulation and caulking. In 2017, a total of 680 dwelling units received such assistance.