

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



ITEM: 2.12
(ID # 14501)

MEETING DATE:
Tuesday, March 09, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
Riverside County Housing Element 2020 Annual Progress Report. All Districts. [\$20,000 Total Cost – 100% Grant Funded]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the Riverside County Housing Element 2020 Annual Progress Report; and
2. Direct the Planning Director or designee to submit the Riverside County 2020 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).

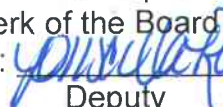
ACTION: Consent


John Hildebrand, Deputy Director of TLMA 3/2/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 9, 2021
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 20,000	N/A	\$ 20,000	N/A
NET COUNTY COST	\$ 20,000	N/A	\$ 20,000	N/A
SOURCE OF FUNDS: 100% grant-funded (LEAP) reimbursement to Net County Cost			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

State law requires local jurisdictions to prepare a Housing Element as part of their General Plan, pursuant to Government Code (“Gov’t Code”) Section 65580 – 65589.8. 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 Assessment (“RHNA”) allocation. Housing Elements are reviewed and certified by the California Department of Housing and Community Development (“HCD”) for compliance with State housing element law.

The County has a compliant housing element through October 2021, at which time the 6th Cycle Housing Element is expected to be adopted, which will commence the subsequent 8-year planning period that ends October 2029. The County is currently in the process of updating its Housing Element for the 6th Cycle, which is anticipated to be completed later this Fall.

Gov’t Code Section 65400 mandates that an annual report be provided to the legislative body of a jurisdiction, the Office of Planning and Research (“OPR”) and HCD by April 1st of every year. The purpose of the Housing Element Annual Progress Report (“APR”) is to present information on a jurisdiction’s status in implementing its Housing Element and progress in meeting its share of the RHNA allocation, including reporting housing production by income category.

Amongst other information, the APR provides the following HCD required tables: **received applications** (Table A) (a) all discretionary housing applications received and deemed complete or selected ministerial applications where no discretion is necessary (i.e. building permit for by-right use), and (b) the net increase in housing unit(s) by application; **completed applications** (Table A2) (a) all completed housing entitlements (only one per project), (b) all issued housing certificates of completion (“CofO”) or similar action, and (c) the net increase in housing units by completed application; the **RHNA progress** (Table B), and **housing program implementation status** (Table D).

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

A summary of the 2020 APR, along with a comparison to the 2019 production numbers housing units, is provided as an attachment to this staff report (Attachment A). A complete 2020 APR may be viewed via the County's APR webpage on the Planning Department website, or by using the following direct web address:

<https://planning.rctlma.org/Portals/14/AdvancedPlanning/APR/2020.pdf>.

Impact on Residents and Businesses

The APR is mandated by the Government Code, as noted above. Meeting the reporting requirements will allow the County to compete for several funding programs that will improve the quality of life of our constituents. These include programs for affordable housing, special needs housing, homelessness, park improvements, infrastructure improvements and housing planning.

SUPPLEMENTAL:

Additional Fiscal Information:

This reporting effort will be completely funded using funding allocations awarded to the County from the Local Early Action Planning (LEAP) grant; however, the County must first cover all costs, which were included in the 20/21 fiscal year's budget under Net County Cost. After approval of the APR, County staff will request reimbursement for all costs associated for this effort. Furthermore, 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, if grant funding is no longer available.

ATTACHMENT(S):

A. 2020 APR Summary



Jason Farin, Principal Management Analyst 3/4/2021

RIVERSIDE COUNTY 2020 APR SUMMARY

Table A: Housing Development Applications

Applications	QTY.	Units	Housing Type
Entitlements (E.g. CUPs, PPs, subdivisions, SPs, etc.)	193* Only 1 entitlement application per project was used, and only those applications that provided a net increase in housing units were reported.	193 (Total entitlement applications submitted in 2020 yielded a decrease of housing units, down by 844 from 2019)	Most housing units were moderate and above moderate-income units, which were mostly owner occupied/single family housing, mobilehomes, and accessory dwelling units.
Building Permits	918	1,141 (Total building permit applications submitted in 2020 yielded a decrease of housing units, down by 2,617 from 2019)	573 housing units were moderate income units, and 568 units were above moderate-income units. Most units were owner occupied/single family housing, mobilehomes, and accessory dwelling units.

Table A2: Building Activity Report

Activity	QTY.	Units	Housing Type
Entitlements (E.g. CUPs, PPs, subdivisions, SPs, etc.)			
Approved Entitlement	541* *Only 1 entitlement application per project was used, and only those applications that provided a net increase in housing units were reported.	541 (Total approved entitlements in 2020 yielded a decrease in housing units, down by 730 from 2019)	Most units were owner occupied/single family housing, mobilehomes, and accessory dwelling units.
Building Permits (BPs)			
Issued BPs	1,281	1,281 (Total building permits issued in 2020 yielded a decreased of housing units, down by 752 housing units from 2019)	98 units were moderate income units, and 1,183 units were above moderate-income units. All were mostly owner occupied/ single family housing, mobilehomes, and accessory dwelling units
Finalized BPs (Certificates of Occupancy or other form of readiness)	2,105	2,105 (Total building permits finalized in 2020 yielded an increase of housing units, up by 37 housing units from 2019)	307 units were moderate income, and 1,798 units were above moderate units. All were mostly owner occupied/ single family housing, mobilehomes, and accessory dwelling units

Table B: Regional Housing Needs Assessment (RHNA) Allocation Progress

See table below.

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No sites identified or rezoned in the 2020 calendar year.

Table D: Program Implementation Status

See table below.

Table E: Commercial Development Bonus Approved

No commercial bonuses approved in the 2020 calendar year.

Table F: Units Rehabilitated, Preserved, and Acquired for Alternate Adequate Sites, pursuant to Government Code Section 65583.1, subdivision (c)(2)

No rehabilitated, preserved, and acquired units, pursuant to Government Code Section 65583.1, subdivision (c)(2).

Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

No locally owned lands included in the Housing Element were sold, leased, or otherwise disposed of.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	1										Total Units to Date (all years)	Total Remaining RHNA by Income Level
	2013	2014	2015	2016	2017	2018	2019	2020	2021	3		
	RHNA Allocation by Income Level											
Very Low	Deed Restricted	43	3	23	86	57						
	Non-Deed Restricted		9				3					6949
Low	Deed Restricted	45	8	2	27							
	Non-Deed Restricted											4789
Moderate Above Moderate	Deed Restricted											
	Non-Deed Restricted	430	98	505			265	98				4138
		630	914	394	62	2250	1765	1182				5528
Total RHNA												
Total Units		1148	1032	419	680	2307	2033	1280			8899	21404

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

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Riverside County - Unincorporated
Reporting Year	2020 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1a	<p>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: multi-family 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</p>	<p>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 2020 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). For fiscal year (FY) 2019-2020, the County received a federal allocation of \$2,321,691 in HOME funds, which were used for various affordable housing program activities.</p>

	<p>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>		
1.1b	<p>Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>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 2020.</p>
1.1c	<p>Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p>	<p>Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>A total of 14 mobile home parks, with approximately 12 units in each park for a total of 164 units, of which 161 units are restricted for low income households, 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 2040 and 2059 for these mobile home parks: Aguirre, Arellano, Avila, Duarte, Ferro, Hernandez, Hope Ranch, Lopez, McRae, Ramirez, Rodriguez, and Vargas.</p>
1.1d	<p>Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.</p>	<p>Ongoing, as projects are processed through the Planning Department.</p>	<p>The County works to defer or reduce development fees when appropriate outside funds are available. The County's recently approved SB2 grant application focuses on county initiated entitlements to create "shelf-ready" development sites, developing a cooperative process in city spheres of influence to facilitate housing development where transit and infrastructure are more readily available, and streamlining of entitlement processes for multi-family projects and in specific plans where various residential product types have been identified by the private sector. On a case by case basis, the County continues to use fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. Through changes in general plan and zoning associated with the 5th Cycle Housing Element update, the County has significantly increased allowable densities in certain areas. The net effect of the above efforts should result in reduced entitlement development costs. The County has also implemented a process for reviewing SB35-compliant projects which would result in reduced entitlement development costs for qualifying projects. Additionally, gap financing options for the development of affordable housing projects are offered upon availability of funding (e.g. HOME funds, housing bond proceeds) through EDA Housing and the Housing Authority.</p>

1.1e	When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	Review resources on an annual basis through 2021.	The Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multi-family farm worker 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 was completed and opened in 2020.
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.	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 have been proposed to date which would have been considered for expedited processing. This continued to be the case in 2020.
1.1g	Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.	Ongoing. Within 6 months of adoption of the Housing Element.	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 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 reconsideration of a density bonus may not be needed. Nevertheless, the Board of Supervisors adopted a density bonus ordinance on March 2, 2021.
1.1h	Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review on a project by project bases, as projects are proposed.	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 2020, the Coachella Valley Housing Coalition (CVHC) and the Riverside Housing Development Corporation were certified as CHDOs.

<p>1.1j</p>	<p>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 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>Ongoing, as projects are processed, and annual outreach with local developers.</p>	<p>The Housing Authority of the County of Riverside partnered with the CVHC to develop and construct an 81-unit affordable multi-family farm worker 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 was completed and opened in 2020.</p>
<p>1.1j</p>	<p>Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>Annually</p>	<p>Since the dissolution of the County's Redevelopment Agency, the Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency for the County of Riverside (HASA), has been working with developers to apply for new funding from the California Department of Housing and Community Development (HCD), including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), CalHome, Housing for a Healthy California (HHC), Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, SB 2 Planning Grants Program, Section 811 Project Rental Assistance, Supportive Housing Multifamily Housing Program (SHMHP), Veterans Housing and Homelessness Prevention Program (VHHP).</p>

1.2a	<p>To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.</p>	<p>Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.</p>	<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. Intensification and densification primarily occurs in community planning areas, which are better served with existing surface transit infrastructure systems and have the ability to expand such systems to facilitate the location of affordable housing. 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. The County has been reviewing 5th Cycle Housing Element sites and vetting potential new sites for the development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029.</p>
1.2b	<p>Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>Annually meet with non-profit developers.</p>	<p>The Housing Authority of the County of Riverside has partnered with various nonprofit affordable housing developers through Exclusive Negotiation Agreements (ENAs) or Disposition and Development Agreements (DDAs) for Housing Authority-owned sites throughout the County. One site is located in the unincorporated community of Oasis (Middleton). The Coachella Valley Housing Coalition (CVHC) entered into an ENA with the Housing Authority to explore development and construction of Middleton, a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements</p>
1.2c	<p>Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p>Continue to meet with the Housing Review Committee quarterly to discuss farmworker housing.</p>	<p>Please see response to Action 1.2b, above.</p>

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:

- Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project.

- Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.

- Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.

- Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).

- In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.

The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.

1.2d

Review standards and revise as necessary within two years of adoption of the Housing Element.

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.

Having established procedures for processing of SB35 compliant projects, the County will comply with the elimination or reduction of parking requirements from certain affordable and special needs projects including those located in close proximity to transit. The SB35 parking reduction concept is being carried forward in other state legislation, e.g., new laws related to the siting of accessory dwelling units, giving consideration to transit proximity and the availability of other alternate modes.

<p>1.2e</p>	<p>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>Ongoing, as projects are processed through the Planning Department.</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 were filed in response to the project approval. One lawsuit settled, and the superior court entered judgment in favor of the County in the other two lawsuits in January 2020. It is currently unknown if the cases may be appealed. Therefore, implementation may be further delayed if the two recent judgments are in fact appealed.</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. In 2020, no residential or mixed use projects were processed with a development agreement. 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. The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning districts, including the R 7 district, as provided under the Constraints section of the Housing Element.</p>
-------------	--	--	--

<p>1.2f</p>	<p>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>Ongoing, update as projects are processed through the Planning Department.</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 rezoning, 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, maintained these land use regulations to ensure that higher densities continue to be encouraged and achieved. The County has been reviewing 5th Cycle Housing Element sites and vetting potential new sites for the development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029.</p>
-------------	---	---	--

<p>1.2g</p>	<p>To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> • allow affordable projects to exceed the maximum height limits, • lessen set-backs, and/or • reduce parking requirements. <p>The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>	<p>Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>The pattern from earlier years has continued through 2020 such that 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. The County is only able to defer or reduce development fees when appropriate outside funding is 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 2019-2020 as the county's budget picture has not significantly improved over the previous fiscal year.</p> <p>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 which has the net effect of reducing housing development costs. The Highest Density Residential (HHDR) land use designation and R7 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 also have the net effect of reducing fees for individual units.</p> <p>Having established procedures for processing of SB35 compliant projects, the County will comply with the elimination or reduction of parking requirements from certain affordable and special needs projects including those located in close proximity to transit. The SB35 parking reduction concept is being carried forward in other state legislation, e.g., new laws related to the siting of accessory dwelling units, giving consideration to transit proximity and the availability of other alternate modes. Reduction of parking requirements will also result in residential project cost savings.</p>
-------------	--	---	---

<p>The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <ul style="list-style-type: none"> • Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. • Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. • Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. • As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service 	<p>Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially, providing for the construction, operation, and maintenance of roads, bridges, and transportation facilities 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 sub regional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program funds derived from sales tax proceeds. In 2019, local funding sources, augmented in certain instances by state and federal funds, continued to be used for roadway capacity and safety enhancements. For 2020 the County used appropriated SB1 funds countywide for roadway resurfacing and reconstruction particularly in the west and central county to serve existing and developing residential communities. Continuing in 2020, specific capital projects included a number of roadway grade separations, new bridges and bridge widenings, new road segments and road widening, as well as sidewalk construction in developed unincorporated communities. During this timeframe, work also focused on adding grade separated intersections to remove unsafe at grade crossings, including eliminating one major at grade commuter rail crossing in the west county.</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. Capital improvement projects currently identified include repair and maintenance of drainage channels, creeks and rivers; drainage improvements; repair and maintenance of dam structures, enhancement of ground water recharge areas; new and enhanced water conservation areas; installation, repair and maintenance of underground drainage lines; floodplain maintenance; and storm drain clearance. 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, including the state through Proposition 84. For calendar year 2020, most projects continued to focus on enhancing existing flood control facilities and creating additional flood control protection for developed and developable land for housing and other uses</p>
<p>1.2h</p>		

	<p>deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <ul style="list-style-type: none"> • As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. • Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities. 		<p>from the dangers of flooding. The 2020 improvements were located in the west and southwest county and in the northern Coachella Valley.</p> <p>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. 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 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>
1.3a	<p>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>HOME entitled, annually apply for HUD and HCD grants.</p>	<p>The Housing Authority of the County of Riverside partnered with the CVHC to develop and construct an 81-unit affordable multi-family farm worker 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 was completed and opened in 2020.</p>

<p>1.3b</p>	<p>The County will process an amendment to Ordinance 348 (Zoning Ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Within 6 months of adoption of the Housing Element.</p>	<p>The Land Use Ordinance (Ordinance No. 348) was amended on March 2, 2021 thereby increasing locational allowances for employee housing primarily in agricultural areas.</p>
<p>1.3c</p>	<p>The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>Annually meet with developers.</p>	<p>The Housing Authority of the County of Riverside partnered with the CVHC to develop and construct an 81-unit affordable multi-family farm worker 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 was completed and opened in 2020. The County meets quarterly with the CVHC to discuss projects and community concerns. The County is also working with Desert Empire on Mountain View Phase III in Thermal.</p>

1.3d	<p>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. Additionally, through the HOME Program the County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. The County will assist a minimum of 83 households with the MHTL program.</p>	<p>As loans are processed. Based on HOME funds availability at the time of application.</p>	<p>In 2020, the Housing Authority of the County of Riverside did not provide financial assistance through the Mobile Home Tenant Loan (MHTL) program. However, the Housing Authority of the County of Riverside partnered with the CVHC to develop and construct an 81-unit affordable multi-family farm worker 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 was completed and opened in 2020.</p>
1.4a	<p>Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>	<p>Ongoing.</p>	<p>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 a Behavioral Health Services Administrator through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).</p>
1.4b	<p>Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Meet annually with County legislative advocates to address implications of new legislation.</p>	<p>In 2020, the County provided assistance through the Continuum of Care Permanent Supportive Housing (PSH) Consolidated 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 \$1.1 million. The PSH Consolidated Program has been absorbed into the Continuum of Care options discussed in Section 1.4e, below. Therefore, these program funds will no longer be separately addressed in the future. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>

1.4c	<p>Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.</p>	<p>Within the two years of adoption of the Housing Element.</p>	<p>Design criteria guidelines are not provided for special needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project-by-project basis. 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. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds and No Place Like Home (NPLH) 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. 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 funding for 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. RUHS-BH applied jointly with developers for Round 1 NPLH funds and has been awarded 23.6M. These funds will facilitate constructions of 427 units of affordable housing of which 162 units will be set-aside for homeless consumers with a behavioral health diagnosis. Cathedral Palms Apartments received NPLH Round 1 funding and opened in January 2021. This project will supply 68 supportive units for special needs households. Three further projects will be funded by NPLH Round 1 funding and are expected to open in 2021/2022. RUHS-BH has applied for 6 project in NPLH Round 3; of these, four (4) appear likely to receive funding based on preliminary scoring. If all four projects are successful they would produce 267 affordable units of which 119 would be reserved for special needs households.</p>
------	---	---	--

1.4d	Promote the integration of special needs housing into affordable housing communities.	Ongoing, throughout the planning period.	<p>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. RUHS-BH continues to support this effort through advocacy work, advisement on boards and commissions, and by entering into partnerships with housing communities in order to provide onsite supportive services in exchange for integrated housing units. NPLH program regulations further this goal and RUHS-BH continues to support these projects.</p>
1.4e	Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	Ongoing, throughout the planning period.	<p>Within the Continuum of Care program, the County administers Permanent Supportive Housing and Rapid Rehousing. For 2020, there are 20 Permanent Supportive Housing projects with 1703 total PSH beds, and there are 15 Rapid Rehousing projects with 235 total beds. It should be noted that because grants for these projects have different starting dates and overlapping timeframes, distinguishing performance between two calendar years is not feasible. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support Plan. In early 2016, the last of the MHSA projects, the Perris Family Housing Project became available for rent to tenants. This 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 funding for 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. And, no additional MHSA funding is available at this time for future projects. In addition to the Perris Family Housing project discussed 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).</p> <p>Due to new NPLH funding obtained by Riverside County, it is anticipated that an additional 162 units of permanent supportive housing scattered within 427 total units of affordable housing will be constructed between 2020–2022. Further, it is</p>

			<p>anticipated that there will be an additional 3 rounds of NPLH funding available; Riverside County, through RUHS-BH, will compete for this funding to construct as many additional units as possible. RUHS-BH has applied for 6 projects in NPLH Round 3; of these, four (4) appear likely to receive funding based on preliminary scoring. If all four projects are successful they would produce 267 affordable units of which 119 would be reserved for special needs households. HUD no longer supports the Safe Haven model. However, RUHS-BH continues to explore treatment programs with residential housing components that create low-barrier, Housing First, harm-reduction approaches to help households access needed housing and engage in needed mental health or substance use treatment.</p>
1.5a	<p>In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p>Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.</p>	<p>No new transitional housing facilities were developed in 2020.</p>
1.5b	<p>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>The Coachella Valley Rescue Mission in Indio added 50 beds in 2018 thereby increasing its capacity from 250 to 300 beds. Additionally, Martha's Village and Kitchen also in Indio converted back from supportive housing to an emergency shelter in 2018. The facility houses approximately 500 people per year of which 50% are children.</p> <p>Additionally, RUHS-BH contracts for emergency shelter services throughout the Coachella Valley and Blythe totaling approximately 1500 bed nights of shelter for consumers with mental illness in the Coachella Valley and Blythe.</p>
1.5c	<p>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>Within 6 months of adoption of the Housing Element.</p>	<p>On March 2, 2021, the County adopted an amendment to the Land Use Ordinance (Ordinance No. 348) to include current definitions for transitional and supportive housing and updated locational criteria.</p>

1.6a	Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County.	Establish an annual meeting with CHDOs to provide policy direction.	In 2020, the County did not work with any nonprofit organizations for the production of self-help housing for ownership within 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.	Ongoing, as projects are processed.	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). No such projects were processed in 2020. However, also in 2020 the County started processing a new specific plan in the Glen Ivy area consisting of 255 new residential units ranging from medium density residential up to and including the highest density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set because staff is waiting on the applicant to respond to submittal comments.
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.	Ongoing, as projects are processed.	Regarding any residential development, including mobile home parks, the County defers or reduces development fees when appropriate outside funding is available. The County anticipates the location of additional mobile homes through an expanded ADU ordinance and allowing of additional mobile homes on individual lots particularly in the Eastern Coachella Valley. This Ordinance, as amending the Land Use Ordinance (Ordinance No. 348) was adopted on August 25, 2020.
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.	Ongoing, as projects are processed.	To facilitate the development of larger-scale, higher-density affordable housing, the County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone, allowing between 20 and 40 dwelling units per acre, and has established a Mixed Use Area (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 provisions allowing for clustering of development through a planned residential development (PRD). In 2020 the County started processing a new specific plan in the Glen Ivy area consisting of 255 new residential units ranging from medium density residential up to and including the highest density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set because staff is waiting on the applicant to respond to submittal comments.

<p>1.7d</p>	<p>The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of Specific Plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.</p>	<p>Consider adopting provisions within two years. Continue to pursue on an ongoing basis.</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. In 2020, the County started processing a new specific plan in the Glen Ivy area consisting of 255 new residential units ranging from medium density residential up to and including the highest density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set because staff is waiting on the applicant to respond to submittal comments.</p>
<p>1.7e</p>	<p>The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.</p>	<p>Explore options by the end of 2017; consider adopting an ordinance by the end of 2018.</p>	<p>On March 2, 2021, the County adopted a density bonus/inclusionary housing amendment to the Land Use Ordinance (Ordinance No. 348) that establishes requirements for providing a residential and special needs housing density bonus or other incentives pursuant to Government Code Section 65915 with long term commitments to ensure maintenance of the product type.</p>

<p>2.1a</p>	<p>When funding is available, advertise and promote the availability of funds for the following:</p> <ul style="list-style-type: none"> • Rehabilitation of single-family and mobile home dwelling units. • Rehabilitation of multifamily units. 	<p>Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.</p>	<p>In 2020, the county's Housing, Homeless Prevention, and Workforce Solutions Department managed its Senior Home Rehabilitation Grant (SHRG) Program. The program assists 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. In 2020, SHRG Program assisted a total of 6 households in the Redevelopment Areas of the County of Riverside.</p>
<p>2.1b</p>	<p>The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.</p>	<p>Ongoing, throughout the planning period.</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 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. Funds to maintain and modernize the RAD units in 2020 were primarily paid from rental proceeds and CDBG grant funding.</p>
<p>2.1c</p>	<p>Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p>	<p>As projects come forward assist with the process for applying for funding on the developer's behalf.</p>	<p>In 2020, the County did not issue and utilize tax-exempt private activity bonds to finance rehabilitation of multifamily housing.</p>

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.	Continue program when funding becomes available.	CDBG funds were not used for a Housing Rehabilitation Retrofit program to retrofit units to meet accessibility standards in 2020.
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.	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 funds. No total number of units weatherized is available.
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.	Once funding has been approved. Assist at least 5 households during the planning period.	In 2020, the Housing Authority managed its Senior Home Rehabilitation Grant (SHRG) Program. The program assists 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. In 2020, SHRG Program assisted a total of 6 households in the Redevelopment Areas of the County of Riverside.
2.1g	Through the Home Enhancement Program, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	Provide grants to at least 5 households throughout the planning period.	In 2020, with the use of CDBG funds, an estimated amount of \$117,153 was expended in 2020 for this purpose through the Home Enhancement Program, with grants provided to 24 households.

<p>2.1h</p>	<p>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>Develop a plan by summer 2019.</p>	<p>The Home Enhancement Program, addressed in Action 2.1g, serves the same purpose although it does not cover the proposed work in 2.1h. At this time, no separate program is being considered by the County.</p>
<p>2.2a</p>	<p>Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>	<p>Ongoing, on a case-by-case basis.</p>	<p>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.</p>

2.2b	<p>Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.</p>	<p>Preserve a minimum of 17 mobile homes for very low-income households. Preserve at least 8 within the Housing Element planning period.</p>	<p>In 2020, 5 mobile homes were returned to the affordable housing stock after rehabilitation and completion of title. 4 completed rehabilitation, but were in process for title to be completed.</p>
2.3a	<p>As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.</p>	<p>Annually explore funding sources and as NOFAs are released.</p>	<p>Please see response to Action 2.2b, above. The County did not use the MPRROP in 2020.</p>
2.3b	<p>Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>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. Especially in the Eastern Coachella Valley, community meetings continued to include bilingual presentations in 2020.</p>
2.4a	<p>Ensure that County assisted affordable housing remains affordable by doing the following:</p> <ul style="list-style-type: none"> • Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. • Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. • Coordinate with owners of at-risk units to have the property owners provide 	<p>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>The Housing, Homelessness Prevention and Workforce Solutions Division (HHPWS) conducts ongoing review of its portfolio of affordable housing projects within Riverside County. In the applicable period 31 housing projects were monitored for compliance in the unincorporated County area. These 31 housing projects are deed restricted for affordability and represent 1,311 units (Multifamily, Single Family, Mobile Home Park / Rental and Homeowner Occupied).</p>

	education and work with tenants regarding their rights and conversion procedures.		
3.1a	<p>Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ol style="list-style-type: none"> 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. 	<p>EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>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. Staff hopes to attend the next the Fair Housing Council's Housing Conference in 2021 or later.</p>
3.1b	Update the Analysis of Impediments to Fair Housing choice per HUD requirements.	2019	The County completed its Analysis of Impediments (AI) and filed with HUD per HUD requirements in 2019.
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.	Ongoing, as funding permits.	In 2020, there was one participant in the County's First Time Home Buyer (FTHB) program within the unincorporated area of the County of Riverside that utilized services from the Fair Housing Council to meet their requirement for attendance at an 8-hour homebuyer workshop. Of note, there were 6 participants assisted within incorporated cities of the County of Riverside.
3.3a	<p>Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <ul style="list-style-type: none"> • Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. 	<p>Ongoing, as projects are processed. Revise the reasonable accommodation procedure by Spring 2018. 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</p>

	<ul style="list-style-type: none"> • Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. • Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. • 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. • Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County’s website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit. 		<p>may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability. Additionally, the County’s Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria. The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation, 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. The County updated its reasonable accommodation ordinance in June 2016 to meet legislative requirements. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>
3.3b	<p>Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 	<p>Programs will continue as funding is obtained.</p>	<p>The County used the following programs to assist households in CY 2020:</p> <ul style="list-style-type: none"> • Housing Choice Voucher Section 8 (HCV) Program: Approximately \$74,933,407 in total HAP assisted 9,081 clients. Of the clients served, whose incomes at admission must be at or below 50 percent AMI, 660 households were veterans and 6,063 were disabled and/or elderly including veterans. • Family Self Sufficiency (FSS) Program: The FSS program served 363 participants. A total of 15 families graduated. Of the 15 graduates, 3 purchased their own home.

	<p>5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.</p>	<ul style="list-style-type: none"> • HUD-VASH: The VASH program provided 356 veterans with a Section 8 voucher administered by the Housing Authority and clinical supportive services provided by the VA Loma Linda Healthcare System. • CalWORKs Housing Support Program (HSP): The CalWORKs HSP program provided 337 cash-aid eligible families with rapid rehousing assistance to help them relocate and stabilize in permanent housing. • ESG Housing First Program: The ESG Program provided 27 households experiencing homelessness with rapid rehousing services to help them relocate and stabilize in permanent housing. • County CDBG Project Home: The County CDBG Project Home Program provided 9 households experiencing homelessness with short-term rental and other move-in assistance to help them stabilize in housing. • HOPWA: The program assisted 342 households with Tenant Based Rental Assistance, Project Based Rental Assistance, Short-Term Rental Mortgage and Utility Assistance (STRMU), & Permanent Housing Placement (PHP) Services. • CDBG Homeless Prevention: The CDBG Homeless Prevention program supported 3 households who were at-risk of homelessness with assistance towards their past-due rent to help them prevent homelessness. • CDBG Emergency Assistance: The CDBG Emergency Assistance Program provided 5 households with emergency assistance to help cover costs towards an emergency hotel voucher, purchase toward a refrigerator and/or stove, application fees, etc. to help them prevent or end homelessness. • CDBG Security Deposit Assistance Program: The CDBG Security Deposit Assistance Program provided 12 households with move-in assistance toward their security deposit to help prevent and/or end their homelessness. • (SDA) Program: The HOME SDA program assisted 137 low-income households with financial assistance toward their security deposit. • Shelter Plus Care: The Shelter Plus Care program provided 122 households with permanent supportive housing which combines rental assistance and supportive services through committed supportive service providers such as the Riverside University Health System – Behavioral Health, Operation Safehouse, Foothill AIDS Project, and Desert AIDS. • Family Unification Program (FUP). The FUP assisted 226 households.
3.3c	<p>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>
	<p>Please see response to Action 3.3b, above.</p>	

3.3d	<p>The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p>	Ongoing, throughout the planning period.	In 2020, County continued to administer the Shelter Plus Care Program throughout the county.
3.3e	<p>Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.
3.3f	<p>DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.
3.3g	<p>Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p>	Ongoing.	For 2020, both programs continue to be administered throughout the county.
3.3h	<p>The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.</p>	Ongoing.	Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.
3.4a	<p>Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.</p>	Ongoing. Funding will be available once the Housing Element is in compliance.	In 2020, the County assisted 2 households within the unincorporated areas of the county.

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.	Ongoing. Funding will be available once the Housing Element is in compliance.	In 2020, the County assisted 1 household within the unincorporated area of the county. There were 10 participants assisted within incorporated cities of the County of Riverside.
3.5a	Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	Ongoing. Annually meet with interested developers.	In 2020, the County did not work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing.
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 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	Within six months of adoption of the Housing Element.	On March 2, 2021, the County adopted an amendment to the Land Use Ordinance (Ordinance No. 348) allowing for single-room occupancy (SRO) units and on August 25, 2020 an amendment was adopted addressing new state law concerning accessory dwelling units.

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.	Annually.	Please see response to Program 1.1.d, above. Regarding infrastructure fees, those are generally linked to project development if state and federal funding is unavailable. The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.
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	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"> • Establish housing goals beyond county lines that reflect housing markets. • Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. • Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. 	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.
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).	Annually in April.	The County submits the Housing Element Annual Report annually, with the report for 2020 expected to be submitted on or before April 1, 2021.

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.	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 and completed the 2020 update to the Climate Action Plan in December 2019.
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.	Ongoing.	The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP 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 2020, a total of 261 dwelling units received such assistance.