DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR 0 3 2013

City of Eastvale
12363 Limonite Ave., Suite 910.
Eastvale, Ca 91752

Contact Person:
Eric Norris, Planning Director
(951) 361-0900 ext. 1301
enorris@eastvaleca.gov

Reporting Period by Calendar Year:
January 1, 2012 to December 31, 2012

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 City of Eastvale

Reporting Period 1/1/2012 - 12/31/2012

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	594	594				
(10) Total by income Table A/A3 ► ►						594	594				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	594					594	

* Note: This field is voluntary

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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.									2012			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	367											367
	Non-deed restricted												
Low	Deed Restricted	254											254
	Non-deed restricted												
Moderate	Deed Restricted	287											287
	Non-deed restricted												
Above Moderate		641							594			594	47
Total RHNA by COG. Enter allocation number:		1,549							594			594	955
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

City of Eastvale
Program Implementation Status
Table C

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-1.1	General Plan Land Use Change to Meet the RHNA. To ensure the City has enough land to meets its Regional Housing Needs Allocation (RHNA), the City will amend the Land Use Map of this General Plan to add a minimum of 28 acres to the Highest Density Residential designation (HHDR). The City has identified five possible sites to redesignate (see Table HNA-19 in the Housing Needs Assessment). The City will initially target the three smaller sites (4-13 acres) for rezoning and then rezone portions of larger sites to facilitate subdivisions of 2-10 acres in size. All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. Although density is not determined by the zoning, to ensure multi-family development is permitted, the City will also rezone the sites to the R-4 zone permitting owner-occupied and rental multi-family development by right.	Planning Department Complete zoning within one year of adoption (by July 2013)	In February 2012 the City amended the Lewis Specific Plan to designate 10 acres of land to the HHDR general plan designation, allowing for at least 30 units per acre. With the completion of this specific plan amendment the City had 18 acres remaining that needed to be rezoned in order to meet its lower-income RHNA shortfall. In January 2013, the City reached out to multiple nonprofit developers and determined that 22 units per acre was appropriate to meet the lower-income RHNA. Because of this, the City can rely on land that is currently available within the City rather than rezone an additional 18 acres. The City has approximately 72 acres of land in the Resort Specific Plan that is zoned to allow up to 22 units per acre. The City provided a memo to HCD in March 2013 explaining this in more detail.	Modify. The City will continue to monitor the vacant land inventory to ensure capacity exists to accommodate its RHNA.

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-1.2	Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet processed any mixed-use projects or subdivision maps that include R-4 sites.	Continue
Action H-2.1	Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for two projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet offered assistance with land acquisition and off-site infrastructure improvements for affordable projects nor assisted in securing financial resources for lower-income households.	Continue
Action H-3.1	Updated Land Inventory. As part of the General Plan update process, establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.	Planning Department Update the Land Inventory on an annual basis	The City has utilized its GIS to establish a Land Inventory that allows monitoring of acreage and location by land use designation.	Continue
Action H-3.2	Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.	Planning Department Annually	The City does not have any vacant or underutilized commercial properties for infill or adaptive reuse in high-density areas.	Delete

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-4.1	Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidy of lower- and moderate-income housing. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus; they are offered above and beyond.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not subsidized any lower- or moderate-income housing.	Continue
Action H-4.2	Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish the City's Housing Chapter and updates and Annual Reports and make these documents available, to developers, housing development agencies, and City residents.	Planning and Building Departments Annually	The City provides the Housing Chapter at City Hall and on its website in order to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available,	Continue
Action H-4.3	Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses, as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions are not limited to density bonus).	Planning and Building Departments Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not provided assistance in the development of affordable, multi-family housing.	Continue
Action H-5.1	Homeownership Opportunities. Explore opportunities to work with local nonprofit agencies in an effort to provide homeownership opportunities in the city	Planning Department Apply for HOME funds annually	The City does not currently have any funding available for this program.	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-6.1	Annual Review of the Housing Element. The City will review the Housing Chapter on an annual basis to determine the effectiveness of the programs in the chapter in achieving the City's housing goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Chapter. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.	Planning Department Annually, starting in April 2013	The City completed its first annual report and submitted this to HCD in March 2013.	Continue
Action H-7.1	Development Review and Processing Procedures. The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the city. The City will also annually review fees to ensure they do not constrain development.	Planning Department Annually, starting in June 2012	Since adoption of the Housing Chapter in June 2012, the City has established a staff level review committee that meets biweekly, or as needed, to discuss development projects. This staff level review expedites the process. The City also promotes the pre-application process and provides initial conditions and comments. The City is in the process of updating development application and processing fees.	Continue
Action H-7.2	Building Code. As new uniform codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	Building Department As new uniform codes are adopted	No new uniform codes have been adopted.	Continue
Action H-8.1	Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors,	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not provided any incentives for the development of new	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
	and other special needs groups.		housing, or for mixed-use or infill projects affordable to special needs groups.	
Action H-9.1	Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Eastvale is in the process of completing a Zoning Code which will be consistent with State Density Bonus Law.	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with State Density Bonus Law.	Delete
Action H-10.1	Second Units. The City is in the process of completing a Zoning Code. In order to comply with Assembly Bill (AB) 1866, the City will permit second units ministerially (by right) in all single-family residential zones.	Planning Department June 2012	In June 2012 the City amended the zoning code to permit second units by right in all single-family residential zones.	Delete
Action H-11.1	Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not processed any affordable housing project permits.	Continue
Action H-12.1	Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs, and take all actions necessary to expedite processing of such projects.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not identified candidate sites for new construction of rental housing for special needs.	Continue
Action H-13.1	Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing	Planning Department Ongoing. Allow SROs in the C-1/C-P by June 2012	In June 2012 the City amended the zoning code to allow for SROS in the C-1/C-P zones with a conditional use permit.	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
	developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. In addition, the City will allow single-room occupancy units (SROs) to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.			
Action H-13.2	Farmworkers. The City is in the process of completing a Zoning Code, which, once adopted, will comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.	Planning and Building Departments June 2012	In June 2012 the City amended the zoning code to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code and allow for farmworker housing in the A-1, A-2, and R-A zones by right.	Delete
Action H-13.3	Reasonable Accommodation. Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.	Planning and Building Departments June 2013	In June 2012 the City amended the zoning code to include a formalized process to allow for reasonable accommodations.	Delete

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-13.4	Residential Care Facilities/Group Homes. Senate Bill 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a planned use permit. The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Code to allow for residential care homes with six or fewer persons by right in all residential zones only subject to the same restrictions in that zone and will allow larger group homes of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Code to update its definition of family to be "One or more persons living together in a dwelling unit."	Planning and Building Departments June 2013	In June 2012 the City amended the zoning code to comply with SB 520 requirements.	Delete
Action H-14.1	Child-Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child-care center in conjunction with affordable, multi-family housing developments or nearby to major residential subdivisions.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not processed any projects that evaluated the feasibility of pairing a child-care center with affordable units.	Continue
Action H-15.1	Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	Planning Department Annually Meet with neighboring cities and the County to discuss homeless issues	The City reached out to I Care Shelter Home, Path of Life Ministries Family Shelter, Operation SafeHouse, Lutheran Social Services, Homeless Task Force of Corona and the Corona Norco Rescue Mission to determine how the City could assist with regional homeless needs. As a result	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
			of this outreach, the City will work to provide support through fundraisers and promoting their efforts through the City's website..	
Action H-16.1	Emergency Shelters. Pursuant to Senate Bill 2 (SB 2), the City will allow emergency shelters as a permitted use (by right) in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P) without a conditional use permit or other discretionary review. The I-P zone is close to transit corridors and services. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with SB 2 requirements.	Delete
Action H-16.2	Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall include in its new Zoning Code separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with SB 2 requirements.	Delete

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-17.1	Rehabilitation Program. The City will pursue grant opportunities to create a Rehabilitation Program. The City will apply for HOME funding for this program and will work with the County to obtain available RDA funds.	Planning Department Annually, Starting in 2012, apply for HOME funds as NOFAs are released	The City contracts with Riverside County to administer its HOME funds. The City has not yet received any HOME funds. Since they no longer exist, no RDA funds were obtained.	Continue
Action H-17.2	Future RDA Funds. Based on the future of RDA funds, the City will work with the County to identify whether any of the RDA funds allocated to the project areas in the City of Eastvale can be used outside of project areas to eliminate conditions of blight, rehabilitate affordable units, and expand employment opportunities in selected areas.	Planning Department n/a	The state officially dissolved redevelopment agencies in February 2012. Since RDA funds no longer exist, this action could not be completed.	Delete
Action H-18.1	Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. In addition, the City's Code Enforcement Officer also provides daily observation to ensure compliance.	Code Enforcement Department Ongoing	The City actively responds to complaints to ensure compliance with building and property maintenance codes. The City responds to approximately 100 property maintenance calls per month.	Continue
Action H-19.1	Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Currently, the City does not have any publicly assisted affordable projects, but should they in the future, the City will monitor the status of all affordable	Planning Department Annually Monitor	The City does not have any units at risk of converting.	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
	housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.			
Action H-20.1	Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments; (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on their website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.	Fair Housing Council of Riverside County Ongoing, assign a point person and post a link to the website by June 2012	The Planning Department refers interested persons to the Fair Housing Council of Riverside County.	Continue
Action H-21.1	Fair Housing Education. The City will post a link on its website referring interested persons to the Fair Housing Council's website as well as refer persons to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.	Fair Housing Council of Riverside County Ongoing, assign a point person and post a link to the website by June 2012	The City is in the process of posting a link on the City's website to refer interested persons to the Fair Housing Council's website.	Delete
Action H-22.1	Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low- to moderate-income homeowners assistance.	County of Riverside Economic Development Agency Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet referred eligible residents to the Riverside County Mortgage Credit Certificate Program.	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-22.2	First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.	Planning Department Consider applying for funding annually to establish a program.	Since adoption of the Housing Chapter in June 2012, the City has not established a First-Time Homebuyer Program, but intends to as funding becomes available.	Continue
Action H-22.3	Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.	Planning Department Consider applying for funding annually to establish a program.	The City has not yet identified the feasibility of acquiring foreclosed homes and selling them below market rate. In December 2012, the City adopted an ordinance requiring foreclosed homes to be registered. A fee is associated with registration, which pays for the program and encourages property maintenance.	Modify
Action H-23.1	Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet worked with sponsors to encourage acquisition/ rehabilitation of multi-family units for conversion to housing for low-income seniors or disabled persons.	Continue
Action H-24.1	Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs such as the Residential Multifamily Energy Efficiency Rebate program,	Planning and Building departments Ongoing	The City reached out to utility service providers to determine the different energy conservation	Continue

	Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
	Heating and Cooling Rebate program, and incentives of up to $4,000 available to SCE and SoCalGas residential customers.		programs they have to offer City of Eastvale residents and to see how the City could help promote the programs. Based on this outreach, city staff will keep in contact with SCE, SoCalGas, and RPU to ensure that their programs are posted on the City's website and available to Eastvale residents. In addition, the City will continue to work with Western Riverside Council of Governments to promote its HERO program, which assists with energy efficiency and water conservation improvements.	
Action H-42.2	Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state-mandated green building standards.	Planning and Building departments Ongoing	The City's local building codes are consistent with state-mandated green building standards.	Continue
Action H-42.3	Implement State Energy Conservation Standards. The City's Building Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	Planning and Building departments Ongoing	The City actively enforces Title 24 energy conservation standards.	Continue