CITY OF PERRIS

HOUSING DIVISION
135 N. "D" STREET, PERRIS, CA 92570-220
TEL: (951) 943-5003 FAX (951) 956-2179

March 16, 2012

Ms. Cathy Creswell
Deputy Director
Department of Housing & Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252

RE: City of Perris Housing Element Annual Progress Report for 2011

Dear Ms. Creswell:

Enclosed herewith is the Annual Progress Report for the 2011 reporting year for the City of Perris' 2008-2014 Housing Element. The report covers the three areas of information outlined by HCD pertaining to meeting the Regional Housing Need, Effectiveness of Attainment of Goals and Objectives, and Progress towards removal of Constraints. This report has been prepared to be presented to the City Council at its regular meeting of March 27, 2012.

If you have any questions or require clarification on any of the information contained herein, please contact me at schavez@cityofperris.org or 951-943-5003 ext. 278.

Sincerely,

Sabrina Chavez
Housing Manager

Housing Policy Department
Received on:

MAR 15 2012

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TEL: (951) 943-5003 FAX (951) 956-2179

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Perris

Mailing Address: Housing Division, 101 North D Street, Perris, CA 92570

Contact Person: Sabrina Chavez Title: Housing Manager

Phone: (951) 943-5003 FAX: (951) 956-2179 E-mail: schavez@cityofperris.org

Reporting Period by Calendar Year: from January 2011 to December 2011

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

Jurisdiction City of Perris

Reporting Period 1-Jan-10 - 31-Dec-10

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See instructions	Deed Restricted Units: See instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
313 Yosemite Ave	SFD	O				1	1				
333 Yosemite Ave	SFD	O			1		1				
264 Yosemite Ave	SFD	O			1		1				
124 E. 2nd St.	SFD	O		1			1				
Mercardo Apts.	MF	R	53	7			60				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►							46				
(10) Total by income Table A/A3 ► ►			53	8	2	1	106				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Perris

Reporting Period 1-Jan-10 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

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					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income					

* Note: This field is voluntary

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

Jurisdiction City of Perris

Reporting Period 1-Jan-10 - 31-Dec-10

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units

	1.	2.	3.	4.	5.	6.	7.
No. of Units Permitted for **Moderate**							
No. of Units Permitted for **Above Moderate**	47					47	

* Note: This field is voluntary

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

Jurisdiction City of Perris

Reporting Period 1-Jan-10 - 31-Dec-10

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.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	967					53					53	914
	Non-deed restricted												
Low	Deed Restricted	669			7	7	10					24	645
	Non-deed restricted												
Moderate	Deed Restricted	748			15	21	1					37	711
	Non-deed restricted												
Above Moderate		1,779			271	178	46					495	1,486
Total RHNA by COG. Enter allocation number:		4,163											
Total Units ► ► ►					293*	206	110					609	
Remaining Need for RHNA Period ► ► ► ► ►													3,756

Note: units serving extremly low-income households are included in the very low-income permitted units totals. *Note: Total no. of units is a lump sum of Years 2007-2009.

Table C
CITY OF PERRIS

ANNUAL PROGRESS REPORT FOR 2011
ON IMPLEMENTATION OF THE HOUSING ELEMENT
General Plan Report requirement pursuant to Section 65400 of the Government Code

Housing Program	Program Action 2008-2014	Implementing Entity	Time Frame for Implementation	Status as of 2011
Goal 1: Promote and maintain a variety of housing types for all economic segments of the City.				
Action 1.1:	Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.	Planning Department	Continued Implementation	On December 13, 2011, City Council approved the Downtown Specific Plan Update, certification of the Final EIR and General Plan Amendment. The purpose of the update was to accommodate the changing dynamics of an evolving community, growth trends, and the future operation of the Metrolink Station Perris Valley Line located in downtown Perris. The updated plan provides a framework of tools to implement the community's vision of Downtown Perris.
Action 1.2:	Encourage opportunities for development of housing in lower density land use designations through various Overlay Zone alternatives (Senior Housing, Planned Development, Downtown Design) or with the density bonus incentives.	RDA/ Planning Department	Continued Implementation	A proposal to develop a 497 unit senior housing mix use project labeled the Bella Vista Senior Apartments was submitted on July 7, 2011 to the Planning Division. The proposed project includes a zone change for a senior housing overlay and requires that 30% of the residential units be set aside for very low, low, and moderate income tenants. Currently the project is undergoing CEQA review with the California State Clearing House. Anticipated approval date is April 2012 by the Planning Commission.
Action: 1.3:	The Agency will consider utilizing the 20% Set-Aside fund, if available, and/or CDBG allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City/Agency owned property at low rates; 2) Provision of off-site improvements.	Housing	Continued Implementation	City will continue to provide funding to complete "D" Street Improvement Projects, and restore "D" Street storefronts back to its historical façade content through the Commercial Façade Program.

Action 1.4:	Require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Focus development activity within the Downtown Specific Plan area where suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.	Housing/ Planning Department	Continued Implementation	On May 19, 2010, Planning Commission approved Mercado Apartments, a 60-unit affordable housing mixed used development located within the Downtown Specific Plan. The existing site is vacant and underutilized. The project will enhance the appearance of the neighborhood and provide housing opportunities to low and moderate income families. Architectural elements entail Contemporary Santa Barbara, building height ranges from 2 to 3 stories, and unit sizes range from 700 sq ft to 1,050 sq ft. As of December 2011, approximately 40% of the construction has been completed with a Certificate of Occupancy scheduled for April of 2012.
Action 1.5:	Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.	Housing/ Planning Department	Continued Implementation	Green Building and sustainability is being practiced and encouraged by the City. Title 24 energy standards are applied to all new construction and remodeled residences. City approved the Green Light for Savings Program in 2009. The program is aimed to assist low to moderate homeowners improve the energy and water efficiency of their homes. In 2011, 28 homeowners were assisted through the program. In addition, Building & Safety Division issued 5 permits to homeowners for the installation of solar panels on the roofs of their homes. In 2011, the City participated in the Mobile/Manufactured Home Energy Efficiency Program available through the Western Riverside Energy Leadership Partnership (WRELP) which offered free energy efficiency products to mobile home residents. Products include low flow shower heads, faucet aerators, carbon monoxide testing, and interior and exterior fluorescent light bulbs A total of 498 City mobile home residents were services under the program.
Action 1.6:	Work with Habitat for Humanity to identify and acquire vacant infill lots for single-family development to provide housing for lower and moderate-income families and individuals.	Housing/ Planning Department	Complete	The City, in partnership with Habitat for Humanity-Inland Valley acquired an infill lot located within the downtown area and developed a single family unit in 2011. The completed home is 1,088 sq. ft with three bedrooms. City has applied for HOME and Neighborhood Stabilization Program funds to develop this single family project and increase homeownership opportunities for low and moderate income families.
Action 1.7:	Utilize the Residential Beautification Program to assist in rehabilitating lower and moderate-income households in need of	Housing	Completed	In 2011, 24 homeowners were assisted through the program.

	exterior home repair, such as painting, and door and window renovation.			
Action 1.8:	Continue to track affordable housing units city-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).	Housing/Planning Department	Continued Implementation	CC&Rs-covenant of 45years, 2nd Deed of Trust, Promissory Note, & Loan Agreement are recorded with the Riverside County Clerk's Office on properties that were rehabbed through the City's Substantial Rehabilitation Loan Program, or purchased through City Homebuyer Assistance Program. In 2011, a total of 55 CC&R's, 2nd Deeds of Trust, Promissory Notes, and Loan Agreements were recorded with the Riverside County Clerks Office. Staff also maintains file of recorded documents for each property, including an affordable housing database, pursuant to AB987, which is available on the City's website.
Action 1.9:	Provide a progress report on the 2008-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.	Planning Department	Annual reporting	2011 Annual Progress report was completed and will be submitted to HCD by April 1, 2012.
Action 1.10:	The Planning Department and Redevelopment Agency will utilize design, development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, and deferral or lowering of development fees to encourage residential uses and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available on the City's website and in public places at City Hall.	Housing/Planning Department	Continued Implementation	City Municipal Code, General Plans, Specific Plans, development applications and fees are made available to the public at the department counter and City's website. The City will continue to encourage and promote residential development in downtown Perris.
Action 1.11:	Reduce parking standards for senior and affordable housing developments that are located in proximity to transit stops.	Housing /Planning Department	Complete	City approved reduction in parking requirements for an 84-senior affordable housing development, "Perris Station Apartment" located adjacent to the multi-modal transit station on 11-18-09.
Action 1.12:	To encourage the development of residential and mixed-use projects within the Downtown Specific Plan area, the City will establish a lot consolidation program, which offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) and with assistance from the RDA, subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the Downtown Specific Plan area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.	Housing/ Planning Department	Continued Implementation	City will continue to promote and encourage residential and mixed-use development in the downtown area.
Goal 2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.				
Action 2.1:	Utilize Redevelopment Set-Aside Housing funds if available, or other resources such as HOME funds, California Housing Finance	Housing	Continued Implementation	City will continue to provide lower income housing opportunities through incentives and assistance.

	Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.			City approved the Foreclosure Homeownership Program in December 2008, to acquire, rehabilitate, and sell foreclosed properties to low income households utilizing redevelopment set-aside funds. Program entails a partnership with private developers, local real estate agents, mortgage home lenders, and nonprofit agency to facilitate homebuyer workshops. In 2011, 5 foreclosed properties were purchased and sold through the program.
Action 2.2:	The Redevelopment Agency should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.	Housing	Continued Implementation	City will continue to provide incentives to encourage affordable housing to meet the City's fair share housing needs.
Action 2.3:	Consider pursuing a program through the Redevelopment Agency, if RDA Set-Aside or other sources of funding are available, or through interested CHDO's and/or non-profit organizations, to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.	RDA	Completed	City will continue to require that multi-family complexes consist of units with affordability covenants ensuring that the units remain affordable. In September 2011 the City received $1,506,281 in federal Tax Credits for the Perris Station mix use Apartments. Construction 9s anticipated to begin in March 2012.
Action 2.4:	The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.	RDA	Completed	City has maintained a list of City approved lenders approved for the Foreclosure Homeownership Program and Homebuyer Assistance Program. City will continue to promote and support CHFA lenders in assisting families in the purchasing of a home. In addition, a list of CHFA is available as reference to builders or corporations interested in developing housing in the City.
Action 2.5:	Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program, as well as provision of at least 20 units of public housing within the City.	TBD	Continued Implementation	City will continue to support the Riverside County Housing Authority to provide rental assistance in Perris. In 2011, 421 families were assisted.
Action 2.6:	Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in Redevelopment Project Areas, in conjunction with mixed-use projects in the downtown, for senior housing, and within Specific Plans.	Planning Department	Continued Implementation	The City will continue to provide density bonus to projects that meet the requirements for density bonus in accordance with Municipal Development Code, Chapter 19.57.
Action 2.7:	Revise Zoning Code section 19.44, Industrial Zones, to permit emergency shelters by right in the General Industrial (GI) zone without a conditional use permit or other discretionary permit.	Planning Department	Continued Implementation	City will review and discuss permitted uses under Section 19.44.
Action 2.8:	Continue to support the City's effort of encouraging multi-family developments with affordability covenants on units through offering	TBD	Continued Implementation	City will provide development incentives to encourage multi-family developments that include affordability

	development incentives. These incentives could include reduction in development standards, waiving of development fees, and expedited permit processing.			covenants on units.
Action 2.9:	Continue to support reasonable accommodation procedures through the Senior Housing Overlay Zone. Reasonable accommodation provides senior and disabled individuals equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.	Planning Department	Continued Implementation	City will continue to support reasonable accommodation procedures through the Senior Housing Overlay Zone.
Action 2.10:	Prioritize Redevelopment Set-Aside Housing funds if available, or other resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs for the development of rental projects that provide units with three or more bedrooms.	Planning Department	Continued Implementation	City has applied for HOME funding and allocation of NSP funds to develop affordable housing projects in the downtown area. In 2011, one single family home was constructed in downtown Perris through NSP funds.
Action 2.11:	To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,636 lower-income households, the City will identify and rezone approximately 100 acres of underutilized and vacant land within the Downtown Specific Plan area, allowing exclusively residential uses and at a minimum density of 30 units per acre. At least 50 percent of the remaining need (818 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites for exclusively residential uses during the amendment of the Specific Plan. Rezoned sites will be selected from the Downtown Specific Plan are parcel listings (Appendix A- Map 5), will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental and multifamily residential development is provided allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code allowed "by right".	Planning Department	Continued Implementation	Through the use of NSP funding, the City will pursue affordable housing projects to provide housing opportunities and meet RHNA fair share of City's housing units.
Goal 3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.				
Action 3.1:	The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint to the development of affordable units by adding to the overall cost of the project.	Planning Department	Continued Implementation	City will expedite and prioritize development processing time of applications for new construction of affordable housing developments.
Action 3.2:	Revise Zoning Code Section 19.28, MFR-22 Multi-family Residential Zone, to allow transitional and supportive housing development as a permitted use.	Planning Department	Continued Implementation	The Zoning Code does not address transitional housing or emergency shelters. A regional task force has been assembled addressing the issue of homelessness in Riverside County. City will continue to pursue recommendations made by the regional task force and consider implementing transitional housing and emergency shelter ordinance into the

				zoning code.
Action 3.3:	Revise Zoning Code Section 19.28, MFR-22 Multi-family Residential Zone, to allow Single Room Occupancy (SRO) housing as a permitted use.	Planning Department	Continued Implementation	In Section 19.28, Single Room Occupancy is a use subject to a conditional use permit. At this time, no development proposals have been received to include single room occupancy.
Action 3.4:	Continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.	Planning Department	Continued Implementation	According to building permit activity for 2011, 3 permits have been issued to install permanent foundations to mobile homes.
Action 3.5:	Amend the approval process for Second Dwelling Units by removing discretionary review and public hearing requirements in Section 19.81 of the Perris Zoning Ordinance.	Planning Department	Continued Implementation	City will review and discuss Section 19.81.
Action 3.6:	In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2008 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.	Planning Department	Complete	City delivered a copy of the 2008 Housing Element to water and sewer agencies serving city residents.
Goal 4: Provide increased opportunities for homeownership.				
Action 4.1:	Continue to provide favorable home purchasing options to lower and moderate-income households through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.	Housing/ Planning Department	Ongoing Program	In 2011, the City has assisted 53 first time homebuyers with down payment and closing cost assistance through the Homebuyer Assistance Program. With the elimination of RDA, the City will continue to implement a down payment assistance program through State HOME funds. The City is still awaiting final approval from HCD.
Action 4.2:	Continue to work with Habitat for Humanity in the development of single-family homes for lower income families. Continue to work with the Workforce Investment Act (WIA), formerly known as the Jobs Training Partnership Act (JTPA), in the provision of single-family homes for lower income households.	Housing	Continued Implementation	In 2011, the City, in partnership with Habitat for Humanity completed construction of a single family home located in downtown Perris and provided homeownership opportunity to lower income household.
Action 4.3:	The Redevelopment Agency shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.	Housing	Continued Implementation	City will continue to support CHFA and encourage construction of residential developments.
Action 4.4:	Continue participation in the Western Riverside County Joint Powers Authority with nine other cities to implement the new Lease-to-Own program which provides down payment assistance and closing costs for eligible households up to 140 percent of the median income.	Housing	Ongoing Program	In December 2008, City Council approved the Homebuyer Assistance Program to assist first time homebuyers with up to $25,000 for down payment and closing cost needed to secure financing on the purchase of homes in Perris. In 2011, 53 families were assisted through the program.
Action 4.5:	The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Perris.	Housing	Continued Implementation	City continues to establish relationships with local lenders, developers, realtors, and nonprofit organizations through affordable housing programs being offered through the City. The City maintains a City approved lists for lenders and contractors, which is made available to the public. The City continues the partnership with Fair Housing Council of Riverside County to provide monthly, HUD-approved

				homebuyer education workshops at no charge to the public at the City Senior Center. In 2011, 12 homebuyer workshops were offered, with approximately 65-75 participants at each workshop. With the elimination of RDA, the City will continue to implement a down payment assistance program through State HOME funds. The City is still awaiting final approval from HCD.
Goal 5: Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.				
Action 5.1:	Through the Neighborhood Preservation Program, refer homeowners for rehabilitation assistance through the County of Riverside Home Improvement Program and Rental Rehab Program and City Residential Beautification Program.	County Housing Authority	Ongoing Program	City provided grants of up to $7,500 to assist low income homeowners with exterior façade improvements to their homes through the City Residential Beautification Program. In 2011, 24 homeowners were assisted through the program.
Action 5.2:	Refer low-income senior citizens to the Senior Home Repair program and the Enhanced Senior Home Repair Program administered by the County of Riverside.	County Housing Authority	Ongoing Program	City provided grants of up to $5,000 to assist low income senior citizens make health and safety repairs to their home interior through the Senior Home Repair Program. In 2011, 29 seniors were assisted through the program.
Action 5.3:	Provide loans or grants up to a fixed amount per unit through the Redevelopment Agency's Residential Beautification Program.	RDA/ Planning Department	Completed	City provided grants of up to $7,500 to assist low income homeowners with exterior façade improvements to their homes through the City Residential Beautification Program. In 2011, 24 homeowners were assisted through the program. The City approved the Substantial Rehabilitation Program (SRP) in December 2008. The program is a deferred 2% interest loan of up $50,000 to correct code violations and improve property conditions of their homes. In 2011, 2 SRP projects were completed.
Action 5.4:	Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.	Planning and Building Departments	Continued Implementation	City will continue to ensure building safety and integrity of residential neighborhoods.
Action 5.5:	Remove all unsafe, substandard dwellings which cannot be economically repaired.	Housing	Continued Implementation	According to the building and safety activity summary, in 2011, 2 dwellings were demolished due to fire damage, abandoned, and unsafe conditions.
Action 5.6:	Establish an educational program which makes available an inventory of, and facilitates utilization of all Federal, State, and local programs which can assist lower income homeowners in rehabilitation efforts to properly maintain their units. Publicize the availability of the Home Improvement, Rental Rehabilitation, and Senior Home Repair Programs administered by the County of Riverside.	CITY	Continued Implementation	City produces the quarterly "On Track in Perris" newsletter which includes regular articles and listings highlighting the various housing programs available to income eligible residents; such as the City of Perris Senior Home Repair program and the Residential Beautification program. Housing Division also conducts public presentations of affordable housing programs at community meetings (e.g. rotary club and chamber of

				commerce), and at local city or community events. Program information is also posted on the City's website, Facebook, and Twitter internet sites.
Action 5.7:	Preserve the housing stock of the City through public outreach emphasizing the importance of property and home maintenance to City residents as part of the Residential Beautification Program. Specific steps include offering Perris residents funding up to $7,500 to fix deteriorating home exteriors.	RDA	Completed	City provided grants of up to $7,500 to assist low income homeowners with exterior façade improvements to their homes. In 2011, 24 homeowners were assisted through the program.
Action 5.8:	Support the County of Riverside Department of Community Action (DCA) in providing utilities and weatherization assistance.	CITY	Continued Implementation	City staff at the Perris Senior Center coordinate with the Riverside County Community Action Partnership to assist eligible persons apply for assistance in the Federally funded Low Income Home Energy Assistance Program (LIHEAP) and Weatherization Programs.
Action 5.9:	Provide technical assistance to mobile home park residents in pursuing Mobile Home Park Assistance Program (MPAP) funds, on a request basis.	Housing	Continued Implementation	In 2009 City prepared a 5 year Memorandum of Understanding between the City and the Mobile Home park owners. The terms of the agreement equalized rents of the Mobile parks in the City. Park residents were advised that rental assistance programs are available.
Action 5.10:	Assist rental units in Perris through the County of Riverside Rental Rehabilitation Program.	Housing/ County Housing Authority	Continued Implementation	City refers rental property owners to the Riverside County Rental Rehabilitation Program.
Action 5.11:	Assist in the permanent preservation of 76 units at-risk of converting from affordable housing to market rate housing.	Housing	Continued Implementation	City coordinates with Riverside County Fair Housing Council to monitor conversions.
Goal 6: Encourage energy conservation activities in all neighborhoods.				
Action 6.1:	Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.	Housing/Riverside County Home Weatherization Program	Continued Implementation	The City's Green Light Savings Program helps eligible homeowners reduce water and energy costs by providing financial assistance to upgrade the energy efficiency of existing homes. The program provides up to $5,000 in grants for homeowners to install energy-saving devices in their homes. In 2011, 29 homeowners were assisted through the program.
Action 6.2:	Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.	Housing/Developme nt Services Department	Continued Implementation	Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.
Action 6.3:	Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the Sustainable Community section in the Conservation Element.	Development Services Department	Continued Implementation	City will continue to implement the goals and objects of the Sustainable Community section of the Conservation Element.
Action 6.4:	The City shall consider updating its Zoning Code and Building Code and all other applicable ordinances to reflect and encourage the guidelines contained within the Sustainable Community section in the Conservation Element.	Development Services Department	Complete	City adopted the California Green Building Standards Code as part of the Building Code update on December 14, 2010 and were implemented on January 1, 2011.
Action 6.5:	Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.	Development Services Department	Continued Implementation	According to the building and safety permit activity summary for 2011, 21 permits were issued to homeowners for the installation of solar panel systems to their homes.
Action 6.6:	The City shall develop a local action plan for reduction of greenhouse gas emissions.	Development Services – Planning	Continued Implementation	City is awaiting further guidance from the SCAQMD on the development of an action plan.

		Division		
Goal 7: Equal housing opportunity for all residents of Perris, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.				
Action 7.1:	Support the activities of the Fair Housing Council of the County of Riverside through actively pursuing any complaints of housing discrimination within the City.	Housing/Riverside County Fair Housing Council	Continued Implementation	City supports the activities of Fair Housing Council of Riverside County, and activities are contracted through the CDBG program.
Action 7.2:	The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights.	Housing/Riverside County Fair Housing Council	Continued Implementation	City has a contract with Fair Housing Council of Riverside County to provide education and training classes, advocacy services, investigate allegations of housing discrimination, and mediate landlord-tenant complaints.