Seeger, Jennifer@HCD

From: Sabrina Chavez <SChavez@cityofperris.org>
Sent: Thursday, March 21, 2013 11:10 AM
To: Seeger, Jennifer@HCD; State Clearing Housing (state.clearinghouse@opr.ca.gov)
Subject: City of Perris Annual Progress Report
Attachments: 2012 Annual Progress Report.pdf

Attached, please find the annual progress report for the 2012 reporting year of the City of Perris' 2008-2014 Housing Element. If you have any questions, please don't hesitate to contact me.

Thank you,

Sabrina Chavez, Housing Manager
City of Perris Housing Division
135 North D Street, Perris, CA 92570
Tel: 951-943-5003 ext 278
Website: www.cityofperris.org

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Housing Policy Department
Received on:
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CITY OF PERRIS

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

March 20, 2013

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 2012

Dear Ms. Creswell:

Enclosed herewith is the Annual Progress Report for the 2012 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 26, 2013.

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, Assistant Director
Community Services and Housing Division

CITY OF PERRIS

HOUSING DIVISION
135 N. "D" STREET, PERRIS, CA 92570-220
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 2012 to December 2012

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

Jurisdiction City of Perris

Reporting Period 1-Jan-12 - 31-Dec-12

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				
(10) Total by income Table A/A3 ▶ ▶						63					
(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-12 - 31-Dec-12

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					
(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-12 - 31-Dec-12

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**	63					63	

* Note: This field is voluntary

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

Jurisdiction City of Perris

Reporting Period 1-Jan-12 - 31-Dec-12

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 Income Level	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	748			15	21	1					37	711
	Non-deed restricted												
Above Moderate		1,779			271	178	46	63				558	928
Total RHNA by COG. Enter allocation number:		4,163											
Total Units ► ► ►					293*	206	110	63				672	
Remaining Need for RHNA Period ► ► ► ► ►													3,198

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 2012
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	
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	
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	
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	The Planning Commission approved a proposal to modify an approved affordable housing development, Mercado Phase II, located in downtown Perris, and allow a reduction of commercial space from 17,000 square feet to 3,000 square feet to accommodate 40 residential units.
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	The Building & Safety Division issued 19 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

				166 City mobile home residents were serviced 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	Through Neighborhood Stabilization Program funds, the City has partnered with Habitat for Humanity to acquire a vacant residential lot and construct a new single family unit located on 11 Street in Downtown Perris. Construction is anticipated to end in May 2012.
Action 1.7:	Utilize the Residential Beautification Program to assist in rehabilitating lower and moderate-income households in need of exterior home repair, such as painting, and door and window renovation.	Housing	Completed	In 2011, 24 homeowners were assisted through the program.
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 Owner-Occupied Rehabilitation Program and First Time Homebuyer Program, funded through the State HOME Program. . Staff 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	2012 Annual Progress report was completed and will be submitted to HCD by April 1, 2013.
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 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.	Housing	Continued Implementation	City will continue to provide lower income housing opportunities through incentives and assistance. Through, the State HOME Investment Partnership Program, the City offers financial assistance to homeowners wishing to make improvements to their homes, and down payment assistance to those wishing to purchase a home in Perris. In 2012, 1 home improvement loan was issued 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.
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 City's down payment 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 2012, 390 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 development incentives. These incentives could include reduction in development standards, waiving of development fees, and expedited permit processing.	TBD	Continued Implementation	City will provide development incentives to encourage multi-family developments that include affordability 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 2012, the City acquired three vacant lots for the construction of three single family homes in downtown Perris through NSP funds. Two home will be constructed by a private developer and one home will be constructed by Habitat for Humanity.
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.	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.

	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".			
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 2012, 19 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	Complete	The City provides down payment assistance through State HOME Investment Partnership Program funding.
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 2012, the City, in partnership with Habitat for Humanity began construction of a single family home located in downtown Perris, with intent to provide homeownership opportunity to an income qualified 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 2012, the City was awarded funding through the State HOME Investment Partnership Program to assist first time homebuyers with down payment and closing cost needed to secure financing on the purchase of homes in Perris.
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 2012, four homebuyer workshops were offered, with approximately 20-35 participants at each workshop.
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	In 2012, the City was awarded funding through the State HOME Investment Partnership Program to assist homeowners with up to $50,000 deferred 2% interest loan to make improvements to their homes and increase property values.
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	With the elimination of RDA, funding is not available to implement the Senior Home Repair Program. The City will continue to seek available resources for implementation of 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	
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 2012,5 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. 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	Complete	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	Complete	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	Complete	With the elimination of RDA, funding is not available to implement the City's Green Light Savings Program. City will continue to seek for resources to implement 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/Development Services Department	Complete	Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices.
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	Complete	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 2012, 19 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 Division	Continued Implementation	City is awaiting further guidance from the SCAQMD on the development of an action plan.

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.