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

Jurisdiction City of Perris

Reporting Period 1-Jan-14 - 31-Dec-14

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.
Verano Apartments 904 S. D Street	MF	R	39	0	0	0	39			55 yrs.	
**Perris Station Apartments 24 S. D	MF	R	84	0	0	0	84			55 yrs.	
**Perris Family Apartments 180 E.	MF	R	74	0	0	0	74			55 yrs.	
**Meadowview I 1640 Ruby Dr.	MF	R	75	0	0	0	75			55 yrs	
**Meadowview II 150 E. Nuevo Rd	MF	R	87	0	0	0	87			55 yrs.	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►											
(10) Total by income Table A/A3 ► ►			359	0	0	0	359				
(11) Total **Extremely Low-Income** Units*											

* Note These fields are voluntary

**Note 2014 total numbers of units is a lump sum of the following: 2011 Meadowview I and II, 2013 Perris Station Apartments and Perris Family Apartments which were not included in previous annual progress reporting

	for persons with developmental disabilities. Information will be made available on the City's website.			

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

Jurisdiction City of Perris

Reporting Period 1-Jan-14 - 31-Dec-14

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-14 - 31-Dec-14

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**	222						
No. of Units Permitted for **Above Moderate**	0						

* Note: This field is voluntary

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

Jurisdiction City of Perris

Reporting Period 1-Jan-14 - 31-Dec-14

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.			2014	2015	2016	2017	2018	2019	2020	2021		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	1,026	359										667
	Non-deed restricted												
Low	Deed Restricted	681											681
	Non-deed restricted												
Moderate	Deed	759											759
	Non-deed restricted												
Above Moderate		1,814											1,486
Total RHNA by COG. Enter allocation number:		4,280	*359									359	3,593
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ► * (RHNA) 2014-2021 Housing Element General Plan Table V-10													

Note units serving extremly low-income households are included in the very low-income permitted units totals. *Note: 2014 total numbers of units is a lump sum of the following: 2011 Meadowview I and II; 2013 Perris Station Apartments, and Perris Family Apartments which were not included in previous annual progress reporting

	profit organizations and/or private developers through advertisement and referral to the program.			
Action 4.4:	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 Authority	Ongoing Program	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 Neighborhood Housing Services of the Inland Empire (NHSIE) to provide HUD-approved homebuyer education workshops at no charge to the public at the City Senior Center. In 2014, three homebuyer workshops were offered, with approximately 60 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:	As a means of further leveraging housing assistance, the City will cooperate with the Riverside County Housing Authority to promote resident awareness and application for County-run housing assistance programs. These programs include: 1) Home Improvement Program; 2) Rental Rehabilitation Program; 3) Enhanced Senior Home Repair Program and; 4) Department of Community Action (DCA) Utilities and Weatherization Program. The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website, in the City's newsletter and at City Hall.	Housing Authority/County of Riverside Housing Authority	Completed	The City hosted a Housing Expo that provided information on its existing housing programs. Also, the expo provided information that include the importance of budgeting to make on-time mortgage payments, the home-buying process, how to identify predatory lending, understanding the mortgage-loan process and how a credit score can affect a potential purchase. The Riverside County Housing Authority provided information on their existing homebuyer and rehabilitation programs.
Action 5.2:	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 Division and Building Division	Ongoing Implementation	The City continues to maintain code compliance by ensuring building safety and integrity of residential neighborhoods.
Action 5.3:	Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible.	Housing Authority	Continued Implementation	According to the building and safety activity summary, in 2014, 6 dwelling was demolished due to fire damage, abandoned, and unsafe conditions.
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 and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.	Housing Authority/Riverside County Home Weatherization Program	Ongoing Implementation	The City hosted a Housing Expo that provide energy savings assistance programs from various company such as Southern California Gas and Grid Alternatives. Southern California Gas provided information on its energy assistance program and Grid Alternatives provide information on its solar installation for low income.
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	Planning Division	Ongoing Implementation	The City continues to provide its residents with literature about energy conservation such of solar power. Also, energy conservation are included in its Housing Newsletter.

	incorporate these features into construction and remodeling projects.			The city supports and continues to work with a non-profit to help promote its solar panel program.
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.	Planning Division/Building Division	Completed	New buildings within the City are required to have a multitude of sustainable measures as required by the CA Building Code (Green Code).
Action 6.4:	The City shall develop a local action plan for reduction of greenhouse gas emissions.	Planning Division/Developme nt Services Department	Ongoing Implementation	The City's Municipal Energy Action Plan and the Community Energy Action Plan for Perris which were adopted in January 2014. The City is in the participation progress with WRCOG for the sub-regional Climate Action Plan (CAP) The City approved Integra Distribution Center (DPR 14-02-0014) on 12/17/14. This project is located North of Markham Street, south of Nance Street, between Webster and Indian Avenues. The project will incorporate multiple sustainable features and the building will be constructed to LEED Silver certification level.
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:	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 by actively pursuing any complaints of housing discrimination within the City. 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 Authority/Riverside County Fair Housing Council	Ongoing Implementation	City supports the activities of Fair Housing Council of Riverside County, and activities are contracted through the CDBG program.
Action 7.2:	The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Perris will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Perris will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available	Housing Division/Developme nt Services Department	Ongoing 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.

	While sites were rezoned, not all of statutory requirements of the adequate sites program requirements were addressed. To comply with AB 2348, at least 50 percent of the remaining lower income need (854 units) will be accommodated on sites designated for exclusively residential uses allowing a minimum 20 dwelling units per acre. To address this requirement the City has identified approximately 45 acres within the Urban Village district which can accommodate approximately 1,575 units and will be zoned exclusively for residential uses as identified in Appendix A, Map 4. To address minimum density requirements the City will ensure sites A through L, as identified in Section VII Housing Resources, as well as exclusively residential Urban Village district sites identified in Map 4 of Appendix A, are developed at a minimum density of 20 units per acre. If a parcel is developed at less than 20 units per acre, pursuant to Government Code Section 56863, the City will immediately identify and zone an alternative site with established minimum density requirements consistent with GC Section 65583.2(h) and (i). The City will report on the progress of development in the Downtown Specific Plan area in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.			
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 on 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:	Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include transitional and supportive housing. To accommodate this population and comply with Senate Bill 2, the City amended Zoning Code Chapters 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), to allow transitional and supportive housing as a permitted use without a conditional use permit or other discretionary permit, subject only to those regulations that apply to other residential uses of the same type in the same zone. To ensure consistency with the Perris Valley Airport Land Use Compatibility Plan, areas designated Airport Area I and II and within Compatibility Zones A, B1, B2 and C of the Airport Influence Area as mapped at www.rcaluc.org, will allow transitional and supportive housing subject to all applicable restrictions places on other residential uses permitted within those areas. The City will continue to monitor the	Planning Department	Ongoing Implementation	The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.

	inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low-income residents whenever possible.			
Action 3.3:	To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), all residential zones of the City, to allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit, except within Airport Area I as mapped at www.rcaluc.org and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011..The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.	Planning Department	Ongoing	The City has not received any request.
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 2014, 4 permits have been issued to install permanent foundations to mobile homes.
Action 3.5:	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 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.	Planning Department	Completed	City delivered a copy of the 2014 Housing Element to water and sewer 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, when funds are available, 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 Authority/ Planning Department	Ongoing	In December of 2014, the City was awarded $500,000.00 through the HOME Investment Partnership Program. In which, the First Time Home Buyer Program was funded $195,000.00 from the above amount. This will assist 3 or more first-time homebuyers. The program will help with down payment assistance or gap financing for low and moderate income persons. The City of Perris supports the Mortgage Credit Certificate (MCC) program offered by Riverside county and in 2014, 2 families were assisted under this program.
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 Authority	Continued Implementation	
Action 4.3:	The Perris Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-	Housing Authority	Ongoing Implementation	City will continue to support CHFA and encourage construction of residential developments.

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 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 Authority	Ongoing	The City will continue to host its Housing Expo that promotes City, private, and non-profit information to the public on existing housing programs such as homeownership programs.
Action 2.2:	The Perris Housing Authority 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 Authority	Ongoing	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 Perris Housing Authority, if funding is 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.	Housing Authority	Ongoing	City will continue to require that multi-family complexes consist of units with affordability covenants ensuring that the units remain affordable.
Action 2.4:	To comply with Senate Bill 2, the City has amended Zoning Code Section 19.44, Industrial Zones, to permit emergency shelters by right in the General Industrial (GI) zone, excluding Specific Plan areas, without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible.	Housing Authority	Ongoing Implementation	The City has not received any request for amendment. However, the City continues to work with Path of Life Ministries. Path of Life Ministries is a service agency that provides services such as healthcare services to homeless population within the City's limits.
Action 2.5:	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.	Housing Authority	Ongoing	City has maintained a list of City of approved lenders approved for the 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 2.6:	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.	Housing Authority and Riverside County Housing Authority	Continued Implementation	City will continue to support the Riverside County Housing Authority to provide rental assistance in Perris. In 2014, 409 families were assisted.
Action 2.7:	Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Downtown, for senior housing, and within Specific Plans.	Planning Department/Housing Authority	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 2.8:	Continue to support the City's effort of encouraging multi-family developments with affordability covenants on units through offering	Housing Authority	Continued Implementation	City will continue to provide development incentives to encourage multi-family developments that include affordability covenants on units.

	development incentives. These incentives could include reduction in development standards, and expedited permit processing.			
Action 2.9:	Pursuant to Government Code Section 65583, the City of Perris is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.	Planning Department	Continued Implementation	City will continue to support reasonable accommodation procedures through the Senior Housing Overlay Zone.
Action 2.10:	Prioritize 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 two or three bedrooms.	Planning Department/Housing Authority	Ongoing	The City was awarded $500,000.00 from the HOME program. These funds will provide down payment assistant to 3 or more first time homebuyers. Construction is underway for Verano Apartment. The apartment complex consist of a maximum of forty (40) units, which includes one (1) resident manager's unit and 27 2-bedrooms units and 12 3-bedroom units. All residential units are restricted units for extremely low tenants, very low, and low income tenants.
Action 2.11:	To facilitate development of affordable housing to accommodate the 1,707 lower-income RHNA, the City adopted the Downtown Specific Plan in 2012 and identified approximately 95 acres of underutilized and vacant land. The Downtown Specific Plan utilizes a form based approach to regulate land uses. This form based Regulating Code focuses attention on the form, placement, and appropriate use of buildings (i.e. mass, height, site lay out) rather than traditional development standards such as minimum and maximum densities. Its design standards and guidelines promote an attractive and pedestrian-oriented environment. To demonstrate adequate sites for the City's 4th cycle housing element update, the City included an adequate sites program (Action 2.11) to rezone sites within the Downtown Specific Plan for higher density residential uses. As these sites were to be rezoned to accommodate the City's lower-income need the rezoned sites were required to be consistent with Sections 65583.2(h) and (i) and 65583(c)(1) (AB 2348) as follows: Require a minimum density of 20 units per acre; Ensure at least 50 percent of the lower-income need accommodated on sites designated for residential use only; and Permit owner-occupied and rental multifamily uses by-right, without a conditional use or other discretionary review or approval.	Planning Department	Continued Implementation	The City will pursue affordable housing projects to provide housing opportunities and meet RHNA fair share of City's housing units.