Mayor L. Dennis Michael
Council Members William J. Alexander, Sam Spagnolo, Marc Steinorth, Diane Williams
City Manager John R. Gillison

THE CITY OF RANCHO CUCAMONGA

Rancho Cucamonga

Housing Policy Department
Received on:
MAR 29 2013

March 26, 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: HOUSING ELEMENT ANNUAL PROGRESS REPORT 2012

The City of Rancho Cucamonga is pleased to submit the Housing Element Annual Progress Report (APR) for 2012. Should you have any questions regarding the enclosed, please contact me at (909) 477-2750, ext. 4312, Monday through Thursday from 7:00 am to 6:00 pm.

Respectfully,

PLANNING DEPARTMENT

Thomas Grahn
Associate Planner

Attachment: Annual Element Progress Report Excel Spreadsheet (Includes Table A, A2, A3, B, and C)

TG/ls

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

Jurisdiction Rancho Cucamonga

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

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	269	269				
(10) Total by income Table A/A3 ► ►						269	269				
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	**0**	
No. of Units Permitted for **Above Moderate**	247	0	22	0	0	**269**	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	317	0	19	66	109	0	0	0			**194**	123
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	216	0	21	65	55	0	0	0			**141**	75
	Non-deed restricted		0	0	0	0	0	0	0				
Moderate	Deed Restricted	245	0	0	0	59	0	0	0			**59**	186
	Non-deed restricted		0	0	0	0	0	0	0				
Above Moderate		504	778	728	335	450	161	374	269			**3,095**	-2,591
Total RHNA by COG. Enter allocation number:		1,282											
Total Units ► ► ►			778	768	466	673	161	374	269			**3,489**	-2,207
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HE-1 Inventory of Residential Sites	Maintain an inventory of vacant residentially zoned sites to accommodate the RHNA.	Ongoing	Monitor the sites inventory annually to assess the City's continued ability to facilitate a range of residential housing types. Inventory is up to date.
HE-2 Manufactured Housing	Amend Dev Code to define manufactured housing and mobile homes consistent with state law.	Completed	Completed with the 2012 Development Code update.
HE-3 Mobile Home Park Conservation	Discourage the conversion of existing mobile home parks to other uses.	Ongoing	Encourage the conservation of mobile home parks and discourage the conversion of mobile home parks to other uses. Continue to promote the conservation of mobile home parks through the Mobile Home Accord.
HE-4 Condominium Conversion	Regulates the conversion of apartments to condominiums.	Ongoing	Ensure compliance with the Condominium Conversion Ordinance. Annually monitor the rate of conversion to maintain a healthy rental housing market.
HE-5 Mixed Use District	Amend the Dev Code to establish Mixed Use Districts consistent with the General Plan.	Completed	Completed with the 2012 Development Code update.
HE-6 First Time Homebuyer Program	Administer the RDA First Time Homebuyer program.	Ongoing	There are currently 71 homebuyers remaining in the program. Due to the elimination of RDA's no new funding for additional home buyer assistance will be provided. Existing covenants will be enforced until repaid.
HE-7 Neighborhood Stabilization Program	Administer the NSP program.	Ongoing	A total of 12 homes were acquired using NSP funds. The City will implement program close out consistent with HUD's "Notice of Neighborhood Stabilization Program; Close Out Requirements and Recapture".
HE-8 Section 8	Promote the County HACSB.	Ongoing	Staff continues to promote the use of Section 8 vouchers. Encourage non-profit service providers to refer eligible clients to the County HACSB for assistance.
HE-9 Mobile Home Accord	Administer the Mobile Home Accord.	Ongoing	Continue to administer the Mobile Home Accord, which serves as a rent stabilization agreement between the City and the 8 mobile home park owners. The accord was renewed in 2009 for a 7-year participation agreement.
HE-10 Mobile Home Rental Assistance	Administer the Mobile Home Rental Assistance Program, which provides up to $100 per month to eligible participants.	Ongoing	Provides $100 per month towards rent for mobile home eligible households. On 1/1/2013, this activity had 122 participating households. Was RDA funded, no new funds or participants.
HE-11 Housing Production Plan	Program demonstrates how the RDA will meet mandated affordable housing requirements.	Discontinued	This activity was discontinued with the elimination of RDA's. Existing covenants will be enforced until each affordability covenant expires.

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HE-12 Preservation of At-Risk Units	Continue to monitor those projects with units at-risk of converting to market rate.	Ongoing	There are 265 at-risk units conserved under mortgage revenue bonds issued by the County. There's been no change in the status of the expired subsidy agreements and CDH is maintaining the affordability of those units as long as the bonds are valid.
HE-13 Hillside Development Regulations	Implement Hillside Development Regulations to monitor development occurring in hillside areas.	Ongoing	Staff continues to monitor residential development on slopes 8 percent and greater for compliance with the City's Hillside Development Regulations.
HE-14 CPTED	Develop Crime Prevention Through Environmental Design standards.	Ongoing	No activity has occurred. When funding becomes available, establish CPTED concepts for SFR and MFR developments and write guidelines to improve the safety of new residential developments.
HE-15 Homeowner Rehabilitation Program	Implement the Home Improvement Program (HIP) activities funded through the CDBG, NSP, and EECBG programs.	Ongoing	The HIP provides grants up to $7,500 and loans up to $30,000 to income eligible applicants. We assisted 2 households assisted through NSP, 1 through EECBG, and 59 through CDBG.
HE-16 Mills Act Contracts	Utilized Mills Act Contracts to preserve, rehabilitate, and maintain historic properties.	Ongoing	Monitor existing Mills Act contracts and promote the preservation of historic resources. The City currently has 38 active Mills Act contracts.
HE-17 Code Enforcement	Implement to implement Code Enforcement programs.	Ongoing	The Code Enforcement continues to implement their bi-annual clean up events focusing on community education, neighborhood clean up, yard maintenance, and abandoned vehicle abatement.
HE-18 Graffiti Removal	Continue to support graffiti removal in low mod income areas.	Ongoing	The CDBG program continues to support graffiti removal in low/mod income eligible areas. This activity annually removes approximately 36,000 square feet of graffiti.
HE-19 Housing for Persons with Special Needs	Encourage and facilitate the development of housing for persons with special needs.	FY 2014	The 2012 Development Code update addressed code revisions with the exception of the complete update of standards applicable to emergency shelters. Complete within 1 year of the adoption of the 2013 Housing Element.
HE-20 Regulatory Incentives	Utilize regulatory incentives to facilitate quality housing.	Ongoing	Continue to approve various regulatory incentives to facilitate quality housing, while balancing the goal of preserving established residential neighborhoods.
HE-21 Financial Incentives	Utilize a variety of financial incentives to promote a variety of housing types.	Ongoing	No new units were established during the reporting period. Continue to offer incentives for the construction of affordable housing.
HE-22 Permit Processing	Monitor the development review process to simplify and expedite development processing.	FY 2014	Continue to monitor the development review process to provide fast-tracking procedures for those projects that include housing for large households and lower income households, especially extremely low income households.
HE-23 Development Fees	Monitor development fees and their impact on affordable and special needs housing.	Ongoing	Continue to utilize available funds to help offset fees for affordable and special needs housing. Pursue development fee waivers or deferrals.
HE-24 Analyze Development Fees on the Supply and Affordability of Housing	Analyze development fees on the supply and affordability of housing.	FY 2014	Within 12 months of the adoption of the Housing Element, analyze the impacts of increased development fees on the supply and affordability of housing and commit to biennial monitoring.
HE-25 Fair Housing	Continue to provide support fair housing services through the CDBG program.	Ongoing	The City provides Fair Housing and Landlord/Tenant Counseling services through the City's CDBG program. In FY 2011, Fair Housing assisted 338 persons, and Landlord/Tenant counseling assisted 3,933 persons.

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HE-26 Reasonable Accommodations	Create a formal process for making requests for Reasonable Accommodations	Completed	Completed with the 2012 Development Code update.

General Comments:

Rancho Cucamonga's Housing Element update was certified by HCD on December 7, 2010. Several of these programs were existing and on-going, while others were newly established under the Housing Element update. Additionally, although several programs indicated a completion date within 12 months from adoption, we were not able to complete the comprehensive update of the City's Development Code within that time frame, and did not fast-track those specific revisions in order to prepare a cohesive and comprehensive update. As indicated above, in 2012 the City completed a comprehensive update to the City's Development Code.