

August 16, 1995

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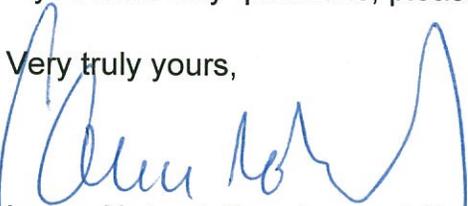
RE: Annual Housing Status Report

Dear Ms. Wheaton:

Enclosed please find a copy of Riverside County's Annual Housing Status Report that we discussed on the phone today. As can be seen, this report covers three fiscal years (1991-92, 92-93 and 93-94). The report was approved by the Board of Supervisors on June 20, 1995.

If you have any questions, please do not hesitate to call me at (909) 275-6668.

Very truly yours,



Lance Noland, Development Specialist

MHE:LN:ln (lethcdar.doc) Cdbg/housing/element

Riverside County - Annual Housing Status Report

Fiscal Year 1991/1992, 1992/1993, 1993/1994

1. Percentage of RHNA Goals achieved based on housing production

Income Level	1990-1994 (Pg. 41) RHNA GOALS	COUNTY UNITS Produced	Percent of Goal Achieved
Very Low	7,570	554	7%
Low	9,044	1476	16%
Moderate	7,371	9,909	134%
Upper	15,058	40,423	255%

combined deficit of 14,584 very low + low income units.

2. 18,277 households countywide earning between 20,000 to 22,499 per year (very low income) who could afford to pay \$528 but fair market rate = \$632 = therefore unable to afford housing.

3. Constraints:

- ① lack of funding @ state level
- ② recession
- ③ budget reductions in many county depts.

④ Program A.B does not appear unrealistic to accomplish within time frame. Have no locations been set-aside in the general

plan for the establishment of low-income housing. If they have, what are the constraints at each location stopping the development of low-income housing.

⑤ What is the status on the remaining $2032 - 733 = 1,299$ units which are at risk of being converted to market rates and where will funding come from?

⑥ Regarding B.1 - what will be done to achieve that other 103 units - Why was B.1 listed as completed if it is only partially completed?

⑦ B.2. 1,132 ~~newly~~ ~~and~~ ~~C.~~ us rehab?

~~⑧ B.2 - why only 212 of 1,063~~

⑧ Has the Cordella Valley Housing cost been finished figures needed for ~~figures~~ B.5. What is estimated housing need for farmworkers?

* In General, big budget problems, staff reductions, ~~and~~ lack of funding, ~~and~~ economic downturn were the biggest constraints.

Riverside County
Annual Housing Status Report
Fiscal Years 1991/1992, 1992/1993, 1993/1994



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In Consultation with:
Riverside County Housing Technical Advisory Committee

Printed: March 13, 1995
(Revised 3-23-95)



Housing Technical Advisory Committee Members

County Administrative Office	Larry Parrish, Chief Administrative Officer Harry Phipps, Administrative Manager
Department of Building and Safety	Thomas Ingram, Director
Department of Community Action	Lois J. Carson, Executive Director Jerry Doyle, Homeless Coordinator
Economic Development Agency	Bradley J. Hudson, Executive Director Margarita H. de Escontrias, Principal Dev. Spec.
Department of Environmental Health	John M. Fanning, Director Keith Jones, Environmental Health Spec. IV
Department of Public Social Services	Lawrence E. Townsend, Jr., Director
Housing Authority	Gabriel Rodriguez, Executive Director Cathy Mitchum, Deputy Director, Housing Services
Health Services Agency	Kenneth B. Cohen, Director
Department of Mental Health	John J. Ryan, Director Dr. Marilyn Seide, Program Manager
Office on Aging	Lu Molberg, Director Roger Radley, Assistant Director
Planning Commission	Theresa Canady, Commissioner, Fifth District
Planning Department	Aleta J. Laurence, AICP, Director Jerry Jolliffe, Principal Planner
Building Industry Association	Ron Vallandingham, President Riverside Chapter
Riverside County Real Estate Council	Richard Tegley, President Mike Teer, Riverside/Moreno Valley Area Association of Realtors
Department of Veterans Services	William H. Densmore, Director
Coachella Valley Housing Coalition	John Mealey, Director Michael Boyer, Director, Single Family Housing



Housing Technical Advisory Committee: Guest Organization

Fair Housing Council of Riverside County, Inc. Rose M. Mayes, Executive Director

Professional and Technical Assistance Provided by:

Susan Wamsley, Deputy Director, Community Development Block Grant Division

Margarita H. de Escontrias, Principal Development Specialist - Housing

Brad Sundquist, Development Specialist

Lance Noland, Development Specialist

Pascual Guardado, Development Specialist

Deanna M. Lorson, Development Specialist

Norm Davidson, Development Specialist

Roslyn Arnold, Development Specialist

Brian Beck, Development Specialist

Connie Knuzelman, Secretary I

Naomi Banko, Secretary I

Sharon Ramsey, Secretary II

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EXECUTIVE SUMMARY

The Annual Housing Status Report fulfills a requirement of the Government Code that the county prepare an annual report on the implementation of the various programs delineated within the Housing Element of the Comprehensive General Plan.

In 1992 the Housing Section of the Planning Department was eliminated due to a budgetary crisis caused by the current recession which began in 1991. In early 1994 the Economic Development Agency expanded its staff working on federal housing programs and related issues and in April 1994, responsibility for the Housing Element as well as the monitoring of its many programs was transferred to the Housing Section of the agency. While annual reports were previously prepared for fiscal years 1988-1989 through 1990-1991, they have not been prepared since. As such, this report is an attempt to consolidate and evaluate information covering the time period from fiscal years 1991-1992 through 1993-1994. In some instances, information from reports covering fiscal years 1988-1989 through 1990-1991 has been used to supplement current information in order to provide a more complete reporting picture.

In addition, the format of the Annual Housing Status Report has been reconfigured in an attempt to make it a more useful document. With the preparation of this report, the objective(s) of each program has been defined, and the effectiveness of each program has been evaluated where pertinent. The report also includes a discussion and evaluation of housing production and rental affordability in the county. Lastly, information regarding amendments to Ordinance 348, state legislation pertinent to housing issues, a description of the Housing Technical Advisory Committee, and a Housing Element Program Completion Summary is included in the Appendices at the end of the report.

As can be seen from Section III of this report and the program completion summary provided in the Appendices, the recession and resulting county budget problems have had an effect on the implementation of a number of programs in the Housing Element. Irrespective of their implementation, however, some programs appear to be either redundant, ineffective and/or no longer necessary due to changes in conditions or circumstances that have taken place since approval of the 1989 Housing Element. The Housing Technical Advisory Committee (HTAC) will continue to examine all existing programs and make new recommendations to the Planning Commission and the Board of Supervisors as a part of the update of the Housing Element. This report has been designed to serve as a guide in evaluating the efficacy of the current Housing Element when the county begins work on the 1996 Housing Element.

I. INTRODUCTION

The Annual Housing Status Report evaluates the implementation progress of the various programs within the Housing Element. The report also evaluates the effectiveness of these programs in addressing county housing goals. The current Housing Element was approved by the Board of Supervisors on June 4, 1991 by Resolution No. 91-036. The Housing Element includes the following seven goals:

- (1) Conservation and improvement of the Riverside County's existing housing stock.
- (2) Preservation and enhancement of Riverside County's urban and rural communities.
- (3) Adequate affordable housing for residents of all housing groups, including sufficient housing affordable to low- and moderate-income households.
- (4) Sufficient housing to meet the housing needs of special needs groups.
- (5) Adequate opportunities for housing for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
- (6) Sufficient, suitable residential sites and housing supply to meet projected future housing needs.
- (7) A selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities, and which varies by location, type, design and price.

In conjunction with the aforementioned goals, the following five program areas were established: The Conservation of Housing and Communities; Affordable Housing; Housing Opportunity; Provision of Housing Sites; and Housing Supply. Each program area contains a number of individual programs or activities designed to help implement the goals of the Housing Element.

This report covers Fiscal Years 1991-1992 through 1993-1994 and will serve as a guide in evaluating the effectiveness of the current Housing Element as the county begins to work on the update of the Housing Element. The current Housing Element covers the period from July 1, 1989 through June 30, 1994. However, due to budgetary constraints at the state level, the mandatory update of the Housing Element was postponed to June 30, 1996. By the same action, the state extended the time frame of the current Housing Element through that date and directed local governments to continue to implement the housing programs of the current element.

II. PROGRAM EVALUATION AND STATUS OF HOUSING PROGRAMS

As noted previously, the Housing Element established seven goals to address the county's housing needs. The Housing Element also established five program areas to help implement these goals. This chapter will set forth each program area along with individual programs and objectives and implementing activities. The county's progress in achieving individual program objectives is also discussed where applicable. Finally, a summary and analysis have been made of programs partially completed or not completed and are included in the Appendices under item D., Housing Element Program Completion Summary.

A. CONSERVATION OF HOUSING AND COMMUNITIES

A.1 State and Federal Funding for Housing Rehabilitation

a. Objective

State and federal funding plays a major role in the conservation of the existing housing stock and in maintaining and increasing the supply of affordable housing through the funding of housing rehabilitation and improvement programs. As such, the stated objective of this program was to pursue funding from all available sources such as the Housing and Urban Development (HUD) Section 8 Moderate Rehabilitation Program, the HUD Section 8 Rental Housing Rehabilitation Program, Comprehensive Improvement Assistance Program (CIAP), the HUD Comprehensive Grant Program (CGP) and various Community Development Block Grant (CDBG) programs including the Home Improvement Program (HIP), the Senior Home Repair Program, and the Mobile Home Repair Program. Program A.1 was to be continued as long as funding remained available.

b. Evaluation

(1) HUD Section 8 Moderate Rehabilitation

This funding source has been deactivated by the federal government and is no longer available for use.

(2) HUD Section 8 Rental Housing Rehabilitation

This funding source has been deactivated by the federal government and is no longer available for use.

(3) HUD Comprehensive Improvement Assistance Program (CIAP)

Under the CIAP program, HUD provides financial assistance to Public Housing Agencies (PHAs) to improve the physical condition and upgrade the management and operation of existing public housing developments to assure that such developments continue to be available to serve low income families. The Housing Authority of the County of Riverside began its participation in CIAP in 1988.

The following data indicates the amount of funding received by the Housing Authority under the CIAP Program during the last three fiscal years.

<u>Fiscal Year</u>	<u>CIAP Funds</u>
1991-1992	\$1,631,386
1992-1993	\$1,112,091
1993-1994	\$22,270*

* This funding was specifically earmarked by HUD for a lead based paint risk assessment study.

(4) HUD Comprehensive Grant Program (CGP)

In 1993, HUD modified the regulation such that PHAs of 250 units or greater are not eligible for CIAP, but qualify for participation in the CGP. The Housing Authority began its first participation in CGP in 1993. CGP funds were used to complete physical improvements mandated in Section 504 of the Rehabilitation Act of 1973 including handicapped accessibility and lead based paint testing and abatement.

<u>Fiscal Year</u>	<u>CGP Funds</u>
1993-1994	\$815,489

(5) CDBG Home Improvement Program (HIP)

Prior to 1992, the HIP program was under the management of the Housing Authority. In 1992 responsibility for this program was transferred to the Economic Development Agency. The following is a program performance breakdown covering fiscal years 1991-1992, 1992-1993 and 1993-1994.

<u>Fiscal Year</u>	<u>No. of Loans</u>	<u>CDBG Funds</u>	<u>RDA Funds</u>
1991-1992	26	N.A.	N.A.
1992-1993	28	\$491,995.00	\$40,000.00
1993-1994	33	\$778,453.81	\$75,500.00

(6) CDBG Senior Home Repair

The senior Home Repair Program is managed by the Housing Authority. The following is a program performance breakdown covering fiscal years 1991-1992, 1992-1993 and 1993-1994.

<u>Fiscal Year</u>	<u>No. of Households Assisted</u>
1991-1992	1,063

1992-1993	718
1993-1994	899

(7) CDBG Mobile Home Repair

There is no separate department program used exclusively for mobile home repair. Repairs to mobile homes are made through the Home Improvement Program.

(8) HOME Program: National Affordability Housing Act of 1990

In 1990 Congress passed the National Affordable Housing Act which created the HOME Investment Partnerships Program (HOME). In 1992 the Housing and Community Development Act was passed to give the HOME Program added flexibility to a number of Program elements. The HOME Program is an entitlement program, similar to the CDBG Program, whereby the county is a Participating Jurisdiction (PJ). In addition, the First-Time Homebuyer Program is funded jointly by the Home Program and the Redevelopment Agency. Under the HOME Program, the county received \$2,300,000 in fiscal year 1992-1993, \$1,537,000 in fiscal year 1993-1994 and \$2,462,000 for fiscal year 1994-1995. Funds for fiscal years 1992-1993 and 1993-1994 have been committed as follows*:

<u>Project</u>	<u>Sponsor/Developer</u>	<u>HOME Funds</u>
Rental Assistance Program	Housing Authority	\$230,720
Nueva Vista	CVHC, Inc.	\$275,000
SRO-Miles Avenue	CVHC, Inc.	\$1,012,493
Scattered Site Acquisition	BPRC, Inc.	\$270,352
Mecca II Apartments	Sam Jack	\$500,000
3rd Street Project	City of San Jacinto	\$90,000
Brown Street Project**	City of San Jacinto	\$150,000
Mecca Self-Help	CVHC, Inc.	\$143,000
Blythe Self-Help	CVHC, Inc.	\$96,000
Down Payment Assistance***	County of Riverside	\$416,650
Jordan Avenue****	City of San Jacinto	\$110,000

* Information from Final CHAS Annual Performance Report, October 1, 1993--September 30, 1994. List is based on federal fiscal years for the stated time period. Corrections based on information contained in file nos. H-009 and H-010.

** Approved July 19, 1994 (county fiscal year 1994-1995).

*** First Time Homebuyers Down Payment Assistance Program. Indicated funding committed in 1993. Program approved by the Board of Supervisors 3-14-95 with an additional commitment of \$1,107,900 of HOME funds (county fiscal year 1994-1995).

**** Approved September 27, 1994 (county fiscal year 1994-1995).

A.2 Riverside County Redevelopment Agency

a. Objective

The Riverside County Redevelopment Agency was formed in 1985 and has adopted 12 project areas, containing 34 subareas. The Agency was created to help eliminate conditions of blight, expand the supply of low and moderate income housing, and expand employment opportunities for the unemployed. Objectives delineated in the 1989 Housing Element included the continued identification of areas with redevelopment potential and the creation of specific objectives for the redevelopment of each project area.

b. Evaluation

All redevelopment projects were approved and adopted with defined objectives for the redevelopment of each project area. In addition, the Redevelopment Housing Plan (AB 315 Plan), which was approved by the Board of Directors in December 1994, documents the Redevelopment Agency's progress in providing for low and moderate income housing and meeting the housing requirements of California Redevelopment Law. The AB 315 Plan contains estimates of future revenues as well as a plan to utilize housing set-aside funds for low and moderate income housing within each project area. The Redevelopment Agency will continue to work in conjunction with the Housing Section of the Economic Development Agency on refinements to the AB 315 Plan. The identification of areas appropriate for redevelopment was completed in July of 1989 with the adoption of Redevelopment Project No. 3-1989 in Cabazon. An evaluation of redevelopment agency housing expenditures from funds specifically allocated for low and moderate income housing (20 percent tax increment) is given under Program B.3 below. The objectives of Program A.2 appear to have been completed.

A.3 Local Implementation Mechanisms for Housing Rehabilitation

a. Objective

This program was created to address the implementation of the county's housing rehabilitation program in an attempt to create a coordinated effort among the various county departments. Program objectives included an identification of administrative linkages between the activities of the county departments involved in housing rehabilitation leading to the implementation of a unified neighborhood rehabilitation program. Where appropriate, the identification of additional funding sources was to be included in this effort.

b. Evaluation

Building inspection and code enforcement services continue to be used to respond to issues relating to substandard housing and land use violations. However, there is a backlog of cases due to a limited availability of funds. County Counsel and the Department of Building and Safety, however, continue to work in conjunction with the environmental court program to obtain compliance with

state building codes and county ordinances. In addition, bilingual brochures and educational materials delineating landlord tenant-tenant rights and responsibilities are available through the offices of the Fair Housing Council of Riverside County, Inc.

A.4 Health and Safety Code Enforcement

a. Objective

This program was established to eliminate substandard conditions in dwelling units which could be abated by repair, rehabilitation, demolition or removal. Stated program objectives include the provision of necessary staffing levels to respond to all complaints in a timely fashion and continued priority handling of conditions creating an immediate threat to the health and safety of the public.

b. Evaluation

The Department of Environmental Health conducts housing inspections and responds to-complaints in order to ensure compliance with the California Health and Safety Code, California Code of Regulations and county ordinances. The following information represents an inventory of enforcement activities covering the last three fiscal years based on housing type. Residential sanitation complaints deal with complaints relating to sewage and garbage:

(1) Employee Housing

<u>Fiscal Year</u>	<u>Registered Facilities</u>	<u>Inspections</u>	<u>Complaints</u>
1991-1992	85	321	80
1992-1993	106	250	10
1993-1994	138	424	23

(2) Mobilehome Parks

<u>Fiscal Year</u>	<u>Registered Facilities</u>	<u>Inspections</u>	<u>Complaints</u>
1991-1992	186	73	24
1992-1993	172	176	19
1993-1994	173	90	38

(3) Residential Sanitation Complaints

<u>Fiscal Year</u>	<u>Registered Facilities</u>	<u>Complaints</u>	<u>Investigations</u>
1991-1992	N.A.*	2,704	2,704
1992-1993	N.A.	1,016	1,016
1993-1994	N.A.	736	736

* Not applicable.

A.5 Licensing and Inspection for Multiple Dwellings

a. Objective

In response to state legislation, the Department of Building and Safety and the Department of Environmental Health were to develop a licensing program for commercial/industrial and multi-family dwelling units. The proposed program was to apply to apartments, hotels, motels and boarding homes. A feasibility study determining the need for and the ramifications of implementing a revenue generating inspection and licensing program was to be undertaken in fiscal year 1989-1990.

b. Evaluation

The Department of Environmental Health has developed a draft ordinance providing minimum health and safety standards for hotels, motels and resorts. An inventory of such facilities was compiled and a proposed permit fee schedule was developed. The draft ordinance has been reviewed and approved by County Counsel. Once this ordinance has been approved and implemented, a similar program may be developed for rental units.

A.6 CDBG Funding for Community Facilities

a. Objective

The object of this program was to provide grant funding for proposals deemed necessary and purposeful for community preservation by the county and its citizens over a five year period starting in fiscal year 1989-1990.

b. Evaluation

The following information details the amount of CDBG funding expenditures made for community facilities during the last three fiscal years.*

<u>Fiscal Year</u>	<u>Funds Spent</u>
1991-1992	\$2,371,207.00
1992-1993	\$3,179,322.00
1993-1994	\$2,965,869.00

* County of Riverside, Community Development Block Grant Program - Grantee Performance Reports: 17th Year, 1991-1992; 18th Year, 1992-1993; 19th Year, 1993-1994.

A.7 CDBG Funding for Housing and Economic Development

a. Objective

The objective of this program was to continue to provide financial assistance for housing and economic development projects over a five year period beginning with Fiscal Year 1989-1990.

b. Evaluation

The following information indicates the amount of CDBG funding expenditures for housing and economic development during the last three fiscal years.* The amounts listed in the funds spent category reflect expenditures for economic development, related planning studies, historical preservation, housing (including related services such as code enforcement, shelter for the homeless and fair housing) and business development loans.

<u>Fiscal Year</u>	<u>Funds Spent</u>
1991-1992	\$941,717.00
1992-1993	\$2,406,828.00
1993-1994	\$1,808,708.00

* County of Riverside, Community Development Block Grant Program - Grantee Performance Reports: 17th Year, 1991-1992; 18th Year, 1992-1993; 19th Year, 1993-1994.

A.8 Locational Guidelines for Low- and Moderate-Income Housing

a. Objective

This program suggested locational criteria to be considered when low income and assisted housing is being proposed including development of a distance factor between projects; the proximity of projects to facilities and services; dispersion of affordable units throughout the project site when those units are a part of a larger project; and the establishment of construction time frames for affordable housing projects. Locational guidelines for low and moderate income housing were to be reviewed on an ongoing basis.

b. Evaluation

Locational guidelines for affordable housing have been developed for congregate care facilities and adopted as land use policies for the Sun City/Menifee Valley Community Plan. To a limited extent, locational policies have been made a part of the R-6 Zone. However, as of the writing of this report, countywide locational guidelines and construction time frames for low and moderate income housing have not been developed. This program has not been pursued due to staff and budget cuts in the Planning Department.

A.9 Community Conservation Through Community Policies Element

a. Objective

This program proposed that the Community Policies Element of the Comprehensive General Plan be amended to include a "Neighborhood Oriented Design Standards Program" (NODSP). Some of the concepts to be integrated into the NODSP included such things as pedestrian pockets, traditional towns, clustering of communities and ecocities. The idea was to reorient residential development with a focus towards neighborhood interaction. The NODSP was to be completed and submitted to the Board of Supervisors in fiscal year 1990-1991.

b. Evaluation

This program was not pursued due to staff and budget cuts in the Planning Department. The Transportation Department, however, is working on a Draft Transportation Demand Management Ordinance that establishes criteria for the design of neighborhoods. The proposed ordinance places emphasis on the creation of neighborhoods that are oriented towards the use of future rapid transit facilities. The ordinance also encourages the use of more community friendly street and transportation infrastructure in the design of projects. In addition, the Planning Department encourages developers to incorporate traditional town planning concepts in specific plan proposals when it is feasible to do so.

A.10 Community Conservation Through Development Review Process

a. Objectives

This program requires the ongoing implementation of the county's regional and community policies to preserve and enhance communities and promote orderly and efficient growth.

b. Evaluation

On October 29, 1991 the Board of Supervisors approved an amendment to the Comprehensive General Plan, adopting housing and population targets for each of the county's subregional areas as projected by the Southern California Association of Governments. The Planning Department implements the county's regional and community policies through the development review process on an ongoing basis.

A.11 Conservation of Federally Assisted Projects

a. Objectives

It was estimated in the 1989 Housing Element that by 1994 as many as 1,964 units or approximately 35 percent of all federally assisted projects in the county might be eligible to convert to market rates,

potentially displacing elderly and other low income families. This program requires that funding be provided to purchase federally assisted projects that are eligible to convert to market rates.

b. Evaluation

A reevaluation of the conversion issue in the Riverside County Comprehensive Housing Affordability Strategy (CHAS)* indicated that between 1990 and 1999 as many as 2,032 units could be subject to subsidy termination. According to the CHAS, at risk units were located in the following cities and unincorporated county areas: Blythe, Hemet, Indio, Palm Desert, Rancho Mirage, Coachella, Temecula, Ripley, Thermal and Mira Loma. In addition, the greatest number of at risk units(1,194) were located at the Country Village complex in Mira Loma. While the number of subsidized units represented in the following figure is unclear, the Riverside County Housing Authority has purchased 783 units during the last three fiscal years. In addition, the Economic Development Agency is currently in the process of developing a program to ensure that subsidized rental units are not lost.

* County of Riverside Comprehensive Housing Affordability Strategy(CHAS) and CHAS Annual Performance Report, February 1994.

B. AFFORDABLE HOUSING

B.1 Funding for Low-Cost Housing Production and Subsidization

a. Objectives

The stated objectives for this program cover a number of individual funding programs relating to affordable housing. The objectives cover a five year period. Objectives were established for the following programs based on the availability of state and federal funding prior to the adoption of the revised Housing Element in 1991.

b. Evaluation

(1) HUD Conventional Public Housing:

	<u>Goal: 1989-1994</u>	<u>Achieved: 1989-1994</u>	<u>Total County-wide</u>
Units:	200	40*	452**

* No figures were given for this housing category in the Annual Housing Report for fiscal year 1990-1991.

** This figure is 108 units less than the sum of the goals set for 1984-1988 and 1989-1994 (560 units).

(2) HUD Section 8 Housing Assistance Payments Program:

1989-1994:* County-wide Goal County-wide Achieved

No. of Units: 2,095 5,572**

1989-1994: Unincorporated County Goal Unincorporated County Achieved

No. of Units: 712 389***

* Figures from the Housing Authority of the County of Riverside: Section 8 Status Report-June 1994. The report is a summary of all Section 8 contracts through 6-30-94.

** This figure surpasses the five year objective set in the Housing Element for the number of households to be assisted for the years 1989-1994 (2,095 units) by 3,477 units. Approximately 165 percent of the stated numerical goal was achieved.

*** This figure falls short of the five year objective set in the Housing Element for the number of households to be assisted for the years 1989-1994 (712 units) in the unincorporated portion of the county by 323. Approximately 54 percent of the stated numerical objective was achieved.

(3) HUD Section 202 Housing:

No goals or projections were set for this program due to a lack of funding.

(4) HUD 502 Homeownership and Rehabilitation Loans:

No goals or projections were set for this program due to a lack of funding.

(5) FmHA 514/516 Farm Labor Housing Loans and Grants:

No goals or projections were set for this program due to a lack of funding.

(6) FmHA 515 Rural Rental Housing Loans:

No goals or projections were set for this program due to a lack of funding.

(7) California Housing Finance Agency (CHFA) Housing Revenue Bonds:

No goals or projections were set for this program due to a lack of funding.

(8) CDBG Riverside County Housing Loan Program:

No goals or projections were made for this program. A reason was not given.

(9) CDBG Self-Help Housing Program

No goals or projections were made for this program. A reason was not given.

(10) HOME Program: National Affordability Housing Act of 1990

The HOME Program is discussed in detail under Program A.1 above. Of the \$6,299,000 of Program funding received thus far, approximately \$3,034,215 were committed to projects during the three county fiscal years examined in this report. The Housing Element will be revised in 1996 to include specific goals for the HOME Program. In the interim, the Economic Development Agency will continue to recommend the utilization of existing HOME Program funds for qualifying projects.

(11) Housing Authority: Affordable Housing - Bonds

Using revenue from the sale of bonds, the Housing Authority purchased 783 units between 7-1-91 and 6-30-94. The total number of affordable units owned by the Housing Authority was 1,063 as of 6-30-94.

B.2 Single Family and Multi-Family Tax Exempt Revenue Bond Programs

a. Objective

As part of an ongoing program, the county is to continue to utilize mortgage revenue bonds as one method to increase the stock of affordable housing.

b. Evaluation

(1) Economic Development Agency

There were no single or multi-family bonds issued under either the Single Family Tax Exempt or Multi-Family Tax Exempt Revenue Bond Programs for fiscal years 1990-1991, 1991-1992, 1992-1993 and 1993-1994. Competitive interest rates have made it financially more feasible for developers to obtain funding from other sources. In addition, the recession in Southern California has reduced the demand for bond funding. However, due to rising interest rates and a renewed interest on the part of the development community, the Economic Development Agency may evaluate the feasibility of a new single family bond issue in 1995.

(2) Housing Authority of Riverside County

In July of 1985, the Housing Authority began issuing tax exempt revenue bonds for the purpose of financing the construction of multi-family housing units throughout the county. During the period between July of 1985 and June of 1991, the Housing Authority issued bonds totalling \$240,520,000. This financing produced a total of 1,132 units set aside for low income families and the elderly.

The Housing Authority has utilized the concept of using local redevelopment agency funds as leverage to produce low income housing. The Housing Authority used the tax exempt revenue bond process to acquire existing units or negotiate purchases of turnkey projects. Rental revenues received from the housing units and an annual pledge of \$2,000 per unit is being used to pay operating expenses and retire the bonds. The goal is to design and locate housing to attract a broad range of

income groups. The Housing Authority received commitments from the cities of Corona, Palm Springs and Palm Desert. Using redevelopment funds to pay the cost of issuance, the Housing Authority issued its own Revenue Bonds (a \$1,960,000 bond issue in 1986, a \$99,500,000 bond issue in 1988 and a \$8,970,000 bond issue in 1989) to create a local housing development fund. Using this fund, the Housing Authority acquired existing or turnkey housing projects within the jurisdiction of the participating cities. Through these bond issues, the Housing Authority has acquired 1,063 housing units, with 212 units set aside for low income families and the elderly.

B.3 Redevelopment Funds

a. Objective

The stated objectives of this program included the development of policy guidelines for the use of housing set-aside money (20 percent tax increment) in fiscal year 1989-1990 and the creation of an annual redevelopment agency report encompassing a revenue, housing needs and activities analyses to be presented to the Board of Directors.

b. Evaluation

On December 20, 1994 the Board of Directors approved a Redevelopment Agency Housing Production Plan (AB 315 Plan) for Riverside County. The approved plan establishes priorities for addressing housing needs; creates programs to implement the utilization of housing set-aside funds as well as established priorities; and creates an action plan that is valid through June 30, 2004. As per the requirements of AB 315, the Housing Production Plan will be revised in 1996 and 2000 to be consistent with mandated updates in the Housing Element. The program objective establishing an annual report on redevelopment housing activities was never implemented due to a lack of adequate staffing in the redevelopment agency.

The following information reflects actual redevelopment agency expenditures for completed housing projects since 1989.* The data is organized by redevelopment project subarea. Actual expenditures include funding for such things as the replacement of substandard housing; planning and development fees for affordable housing; the painting and rehabilitation of substandard housing; the construction of housing for very low and low income households; the purchase of land for affordable housing; and interest rate buy-downs for very low and low income first time home buyers.

<u>Redevelopment project</u>	<u>Subarea</u>	<u>Project</u>	<u>Actual Expenditures</u>
1-1986	Murrieta	Home Improvement Program	\$47,000
2-1986	Mira Loma	Cygnat M.H. Park	\$348,565
3-1986	Garnet	Habitat for Humanity	\$12,852
3-1986	Garnet	Home Improvement	\$24,673

3-1986	Homeland	Program Home Improvement Program	\$20,000
4-1986	Mecca	Mecca Apts. 2	\$9,509
4-1986	Mecca	Village at Mecca	\$799,481
4-1986	Thermal	Desert V. M.H.Park	\$5,622
4-1986	All	Carver Tract	\$32,909
5-1986	Mead Valley	Home Improvement Program	\$95,748
2-1987	Rubidoux	Family Serv. Assoc.	\$38,338
2-1987	North Hemet	North Hemet Housing Project	\$1,200,000**
2-1989	Rubidoux	Habitat for Humanity	<u>\$1,540</u>
Project Expenditures:			\$1,436,237
<u>Debt Service:</u>			<u>\$259,291</u>
GRAND TOTAL:			\$1,695,528

* Information and figures from County of Riverside Draft Housing Production Plan (AB 315 Plan): November 29, 1994. Figures corrected 3-23-95.

** The cost of the project was funded through the sale of bonds and is not reflected in the actual expenditure column. However, the expenditures incurred to service the bonds is reflected as debt service and is included in the grand total figure.

B.4 Regional Corporate Fund for Housing

a. Objective

The Regional Corporate Fund for Housing, recently renamed LINK, is a non-profit affordable housing development corporation initiated by the Southern California Association of Governments. LINK is a mechanism for enlisting further corporate and private sector involvement and financial backing in order to increase production of low cost housing in the southern California region. LINK is able to provide technical and financial assistance, broker financial resources, direct project development and administer housing funds for low income housing projects. LINK obtains its financial resources through contributions from foundations and corporations. Funding from LINK can be used for capital reductions on the cost of a home, interest rate reductions, etc. The Housing Element lists several objectives for this program including an assessment of how LINK could be used to further the goals of affordable Housing in the county and a study analyzing potential county contributions to cost savings on projects proposed for assistance from LINK. The assessment was to be completed in fiscal year 1991-1992.

b. Evaluation

Due to staff reductions and budget cutbacks in the Planning Department and other responsible agencies, the aforementioned assessment was not completed.

B.5 Nonprofit Housing Development Corporation

a. Objective

The feasibility of creating a nonprofit Housing Development Corporation was to be reevaluated by HTAC in fiscal year 1991-1992.

b. Evaluation

In 1985 the "Slaughter Study" examined the feasibility of establishing a nonprofit Housing Development Corporation (HDC). The study concluded that the services of an HDC would duplicate the services of, and reduce funding to, existing public and private agencies such as the Coachella Valley Housing Coalition without any assurance of producing a net increase in housing affordable to low and moderate income households. HTAC informally reevaluated this issue during the 1991-1992 fiscal year and concluded that the establishment of an HDC was infeasible due to a lack of available funding.

The goals and mission of the Coachella Valley Housing Coalition (CVHC) are described in the Appendices (A.,2.,m.) located at the end of this report. The following figures indicate new construction and rehabilitation of farmworker and non-farmworker housing on the part of the CVHC during fiscal years 1991-1992, 1992-1993 and 1993-1994:

Coachella Valley Housing Coalition: Units Constructed/Rehabilitated

<u>Fiscal Year</u>	<u>Farmworker Housing</u>		<u>Non-Farmworker Housing</u>	
	New	Rehab.	New	Rehab.
1991-1992				
1992-1993	THE COACHELLA VALLEY HOUSING COALITION WAS UNABLE TO SUPPLY THE REQUESTED INFORMATION NEEDED TO COMPLETE THE ANALYSIS OF THIS PROGRAM			
1993-1994				

B.6 Housing Cooperatives

a. Objective

The Housing Authority, working in conjunction with the Economic Development Agency, has the ability to respond to requests for assistance from tenant groups desiring to form cooperatives. Response and assistance to tenant groups concerning cooperatives was to be made available on a continual basis. In addition, the need for the formation of a housing cooperative formation service was to be reevaluated in fiscal year 1991-1992.

b. Evaluation

In the Annual Housing Status Report for fiscal year 1990-1991, it was determined that there was neither a need for nor was there sufficient public interest in pursuing the creation of a Housing Cooperative Formation Service. There appears to have been little interest expressed in tenant/housing cooperatives or in the creation of a formal organization to supply such services during the last three fiscal years as well. However, assistance to tenant groups should continue to be provided on an as needed basis.

B.7 Density and Design Incentives for Lower Cost Housing Development

a. Objective

Analysis of the R-6 (Residential Incentive) Zone suggests that while it was effective in increasing the overall supply of housing in the county during the 1980's, it did not meet the targeted needs of low and moderate income families. HTAC was to reevaluate the R-6 Zone—and make recommendations for its amendment or replacement with another incentive program for affordable housing. HTAC's reevaluation and recommendations were to be completed in Fiscal Year 1991-1992.

b. Evaluation

Due to the recessionary economy and a dearth of previously approved but as of yet undeveloped lots owned by the Resolution Trust Corporation and/or banks, there has been little interest in processing new R-6 tract maps or other types of housing development during the last three fiscal years. At present, a complete reevaluation of the R-6 Zone is on hold due to staff reductions and budget problems in the Planning Department.

B.8 Priority Processing for Low-Cost Housing Projects

a. Objective

An evaluation of this program in the 1989 Housing Element concluded that while priority processing for R-6 Zone and Housing Authority Projects appeared to be effective, one nonprofit provider had indicated that difficulty was encountered in receiving priority consideration at the permit stage, particularly in satellite offices. As such, it was determined that the stated objective for this program would be the development of a schedule for priority processing of low cost housing projects. This schedule was to be developed by Building and Safety, Environmental Health, the Fire Department, Flood Control, the Planning Department and the Transportation Department and completed by January 1991.

b. Evaluation

This program was not completed due to countywide staffing reductions and budget cuts in the aforementioned departments.

B.9 Review of County Ordinances and Procedures

a. Objective

This program is concerned with reducing the cost of housing by recommending streamlining procedures and modification of development review requirements where appropriate. As such, this program requires the review of county ordinances and permit processing procedures on an ongoing basis.

b. Evaluation

The Planning Department attempts to review permit processing procedures and county ordinances on an ongoing basis. However, during the past three fiscal years the amount of time allocated for such review has been limited due to staff reductions and budget cutbacks.

B.10 Incentives for Multi-Family Rental Housing Development

a. Objective

In order to encourage the development of multi-family residential housing for low and moderate income persons, an amendment to Ordinance 348 was proposed. The amendment was to include a Density Bonus Zone for multi-family rental housing to implement the density bonus provision of Section 65915 of the Government Code and to be presented to the Board of Supervisors within fiscal year 1990-1991.

b. Evaluation

The objectives of this program were not completed due to staff reductions and budget cutbacks in the Planning Department. However, on December 28, 1992 the Board of Supervisors adopted the Sun City Community Plan. The policies for this community plan include density bonus incentives for the development of senior housing, as well as affordable housing for low and moderate income households.

B.11 Category V/Specific Plan: Affordable Housing Provision

a. Objective

An evaluation of this program in the 1989 Housing Element concluded that Category V (Planned Community) development as a land use category within the Comprehensive General Plan had not been an effective tool in providing affordable housing, even though a minimum of 25 percent of the proposed units were required to be affordable to low and moderate income persons. As such, it was recommended that the affordable housing provision of this program be extended to include all mixed use specific plans combining residential uses with commercial and industrial uses. In conjunction with mixed use specific plans, it was stated that the program not be limited to providing that a minimum of 25 percent of the proposed units be affordable, but that a full range of housing be

provided for each employment income range associated with the commercial and/or industrial land uses in each plan. The objective of the program was to initiate a study to provide guidelines for the provision of housing in specific plans based on income levels generated by various mixed land uses. This study was to be initiated in fiscal year 1990-1991.

b. Evaluation

The proposed study was never initiated due to staff reductions and budget cutbacks in the Planning Department.

B.12 Mobilehomes in Single Family Zones

a. Objective

A number of years ago, Ordinance No. 348 was amended to conform to changes in state law requiring that manufactured housing, certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and attached to a permanent foundation, not be subject to requirements different than those for conventional built housing. As such, the county has not required Certificates of Mobile Home Compliance for a number of years. The objective of this program was modified in the 1989 Housing Element to monitor electrical and water hookup permits for mobile homes as opposed to the number of Certificates of Mobile Home Compliance issued. These units were to be credited for moderate income housing.

b. Evaluation

The Department of Building and Safety issued permits for mobile homes in single family zones as follows:

<u>Fiscal Year</u>	<u>Permits Issued</u>
1991-1992	633
1992-1993	492
1993-1994	444

B.13 Second Units in Single Family Zones

a. Objective

The provision in Ordinance No. 348 to permit second units on residential lots zoned for single family residential uses was made in response to state legislation promoting additional housing opportunities for elderly persons related to owners of the property on which the second unit was to be located. Objectives of this program included a review of Ordinance No. 348 and the Comprehensive General Plan and the creation of guidelines if necessary. In addition, 400 second unit permits were to be processed between fiscal years 1989-1990 and 1993-1994.

b. Evaluation

The Department of Building and Safety does not specifically monitor "second unit permits" as a permit category. However, the installation of trailers which are not considered mobile homes is monitored. Historically, most second units consist of some type of mobile living unit. The following numbers are assumed to represent permits for second units as follows:

<u>Fiscal Year</u>	<u>Permits Issued</u>
1989-1990	15
1990-1991	22
1991-1992	53
1992-1993	61
<u>1993-1994</u>	<u>33</u>
Total:	184

An evaluation of the total number of second unit permits issued (184) during the past five fiscal years in relation to the established goal of 400 permits that were to be issued during that same time period reveals that only 46 percent of the goal was achieved. While the basis for the aforementioned goal is unclear, it would seem that economic and social criteria dictate the demand for second unit permits, rendering the creation of seemingly arbitrary goals irrelevant. HTAC will work with the Department of Building and Safety to establish an accurate method of monitoring second unit permits.

B.14 *This Program was deleted in 1989.*

B.15 Funding for Home Energy Cost Reduction

a. Objective

This program established the Low Income Weatherization Program which provides up to \$1,600 in materials and labor for weatherization services. These services were designed for low income households. The following numerical objectives cover five years beginning with fiscal year 1989-1990: approximately 2,500 large and 2,500 small families for a total of 5,000 families were to be helped; of these, 1,500 elderly and 500 handicapped persons were to be included in the total figure of 5,000.

b. Evaluation

The amount of funding provided by this program varies on a yearly basis and is now set at a maximum of \$1,500 per household. The following information evaluates the aforementioned

program objectives in relation to the number of households actually provided with weatherization services:

<u>Category of Household Served</u>	<u>Objective</u>	<u>Number of Households Served*</u>	<u>Percent of Objective Attained</u>
Large Families:	2,500	3,200	128%
Small Families:	2,500	2,800	112%
TOTAL Families Served:	5,000	6,000	120%
Elderly Served:	1,500	1,800	120%
Handicapped Served:	500	600	120%

* The figures listed were provided by the Department of Community Action and cover a six year period from 1989 through 1994.

B.16 Building and Design Standards for Residential Energy Conservation

a. Objective

The objectives of this program include the conservation of energy resources and the reduction of energy costs as they relate to the cost of housing in the county. Energy conservation programs applicable to residential design or construction were to be implemented through the Air Quality Element of the Comprehensive General Plan.

b. Evaluation

This program has not been completed due to staff reductions and budget cutbacks in the Planning Department.

B.17 Density Provisions for Efficient Growth

a. Objective

This program established several objectives including completion of the Growth Management Element of the Comprehensive General Plan and ongoing development of the GIS. The GIS and the Growth Management Element were to be used to help guide new development in a more orderly and efficient manner.

b. Evaluation

The Growth Management Element has been completed and approved by the Board of Supervisors. The Growth Management Task Force, which was formerly called GROFIT, will make recommendations to the Board of Supervisors on implementation of the Growth Management Element. At present, however, this advisory committee has a very limited budget and staff. Input of data into the Geographic Information System is made on an ongoing basis. However, during the last several years budget cutbacks in the Information Resources Division of the Transportation and Land Management Agency have slowed and in some cases curtailed the input of new data into the system.

B.18 Review of Countywide Development Mitigation Fee

a. Objective

The objective of this program does not relate to the countywide development mitigation fee but to other types of development fees collected by the county at the building permit stage. A study was to be conducted of fees collected at the building permit stage and assess the impacts of such fees on low and moderate income households and affordable housing issues. Recommendations were to be presented to the Board of Supervisors by January 1991.

b. Evaluation

In the Annual Housing Status Report completed for fiscal year 1990-1991, the Planning Department reported that the objective of this program was still under review due to budget constraints. Because of the impact of the recession on the building industry in the county and cuts made in the staff of the Department of Building and Safety due to severe budget reductions, an analysis of the impact of development fees on low and moderate income households has not been accomplished. However, the Board of Supervisors, in response to the economic down turn caused by the recession, deferred any action on increasing development fees in fiscal years 1992-1993 and 1993-1994. In January 1994, the Board adopted Ordinance 671.10 which adjusted development fees by a 4.5 percent CPI adjustment. In October 1994, the Board made a further adjustment by adding a 1.5 percent surcharge to development fees to finance the acquisition and implementation of an automated land management system.

B.19 Mortgage Credit Certificate(MCC) Program

a. Objective

Riverside County has participated in the first-time homebuyers program since 1988. The MCC Program is designed to help low and moderate income people purchase homes. Qualified participants in this program are allowed a tax credit based on a percentage of the interest paid on their mortgage. The Housing Element established an objective of providing assistance to "over 340 first-time homebuyers."

b. Evaluation

As presently written, it is unclear whether or not the aforementioned objective was established to be valid for one year or five years. According to the Annual Housing Status Report for fiscal year 1990-1991, 479 buyers had been assisted by the MCC Program since its inception in 1988. A recent evaluation of this program reveals that 218 buyers were helped during fiscal years 1991-1992, 1992-1993 and 1993-1994; of this total, approximately 50 were located in unincorporated county areas.

B.20 Fair Share Affordable Housing Program

a. Objective

This program was established to encourage the production of affordable residential units with access to public services for groups with special needs including low and moderate income households, the elderly, the handicapped, the homeless, migrant farmworkers and single parent households. The objective of the program was to conduct a study to determine the method by which the county would develop a land banking program. The study was to be conducted in fiscal year 1989-1990.

b. Evaluation

This program was not completed due to the economic down turn in the economy and the lack of county staffing resources to put the program together.

B.21 Public Service Opportunity

a. Objective

The idea behind this program was to obtain volunteers to do work related to affordable housing projects in order to help meet the challenge of providing affordable housing. The program was to be created for county employees with a provision whereby the county would match up to 40 hours of vacation or comp-time used by an employee for volunteered work on nonprofit housing projects. As a part of the program, nonprofit groups and programs were to receive authorization for employee participation. The program was to be started in fiscal year 1989-1990.

b. Evaluation

This program was not completed due to the economic down turn in the economy and the lack of county staffing resources to put the program together.

B.22 Housing Trust Fund

a. Objective

A proposal for a Housing Trust and dedicated revenue sources was to be developed and presented to the Board of Supervisors in 1992. This trust fund was to be used exclusively for affordable housing.

b. Evaluation

Initially it was thought that the Housing Trust Fund could receive and administer sites and/or fees under Program B.20 - Fair Share Affordable Housing. A transfer tax on the sale of real estate was also discussed as a possible funding source. However, due to a lack of viable funding sources for the trust, as well as county budget problems, this program was not pursued.

C. HOUSING OPPORTUNITY

C.1 Funding for Special Needs Housing

a. Objective

Objectives of this program include the continuing search for all types of funding to help meet the housing needs of individuals defined in the Housing Element as having unique or special housing needs including the disabled and handicapped, the elderly, minorities, farmworkers, single parent households and the homeless.

b. Evaluation

The Housing Authority and the Economic Development Agency will continue to search for and utilize all available funding for the rehabilitation and construction of housing units to accommodate identified special needs groups.

C.2 Housing Referral Service

a. Objective

The objectives of this program require that housing information and referral services be provided on an as needed basis. In addition, a directory of services to aid low and moderate income people was to be created in fiscal year 1990-1991.

b. Evaluation

Housing information and referral services are provided by the Housing Section and Redevelopment Agency of the Economic Development Agency, the Department of Community Action, the Riverside County Housing Authority, the Office on Ageing and the Fair Housing Council of Riverside County,

Inc., on an as needed basis. In addition, the Planning Department completed a directory of services (Riverside County Housing Referral Directory) in February 1992. However, the directory has never been updated.

C.3 Mobile Home Park Rent Mediation

a. Objective

The county is to continue to provide mediation services for cases which are appealed to the Mobile Home Rent Review (MRR) Commission.

b. Evaluation

The following information indicates the yearly activity of the Mobilehome Rent Review Commission during 1991 through 1993 as well as cumulative figures for all years since the adoption of county Ordinance No. 606.3.* Most disputes between park owners and residents have been resolved at the park level without a hearing before the Board of Supervisors.

<u>Park Committee</u> <u>Level Activity:</u>	<u>Nov 15, 1990-</u> <u>Dec 31, 1991</u>	<u>Jan 1, 1992-</u> <u>Dec 31, 1992</u>	<u>Jan 1, 1993-</u> <u>Dec 31, 1993</u>	<u>Cumulative</u> <u>All Years</u>
Petitions Active:	0	2	0	3
" Withdrawn:	2	0	0	14
" Terminated:	0	0	0	17
" Settled:	<u>2</u>	<u>3</u>	<u>1</u>	<u>39</u>
SUBTOTAL:	4	5	1	73
 <u>MRR Commission</u>				
<u>Level Activity:</u>				
Petitions Active:	0	0	0	0
" Withdrawn:	0	0	0	0
" Terminated:	0	0	0	1
" Settled:	<u>1</u>	<u>0</u>	<u>0</u>	<u>12</u>
SUBTOTAL:	1	0	0	13
 TOTAL PETITIONS				
FILED:	5	5	1	86

* Source: Administrative Office, 1-19-95.

C.4 Protection of Mobile Home Park and Apartment Tenants

a. Objective

This program was created to help provide protection to the tenants of mobile home parks and apartments when such entities are proposed for conversion to other uses. Initially, an amendment to Ordinance 348 was proposed to accomplish this objective. However, due to a lack of conversions at that time, it was determined that an ordinance amendment was not necessary. The objective was later modified in the 1989 Housing Element to require that amendments addressing the conversion issue be submitted to the Board of Supervisors on an as needed basis.

b. Evaluation

According to the Planning Department, an amendment to Ordinance 348 addressing the conversion issue is not needed at this time.

C.5 Riverside County Coordination of Farmworker Housing Issues

a. Objective

The production of housing for farmworkers is identified in the Housing Element as a critical housing need. An estimated objective included assistance to 500 families over a five year period beginning in 1989.

b. Evaluation

The following information regarding agricultural employment in the county was obtained from an evaluation of 881-M reports published by the Employee Development Department of the state of California, covers the last three calendar years and clearly establishes the fact that continuing efforts are needed to meet the demand for housing for farmworkers. The 881-M reports define agricultural activity as including "... all activities in the production of crops and livestock, and closely related on-farm activities such as sorting and packing of fruit and vegetables, and maintenance of farm buildings and machinery. It does not include such activities as cotton ginning, off-farm packing, or on farm packing performed on a contract basis."

<u>Year</u>	<u>Regular Employees</u>	<u>Seasonal Employees</u>	<u>Total*</u>
1991	3,740	6,520	10,260
1992	3,850	6,690	10,540
1993	3,630	6,160	9,790
1994	N.A.	N.A.	N.A.

* Represents an annual average derived by adding together mid-month employment estimates for each month of the year and dividing by twelve. Information for 1994 is not yet available from the Employee Development Department.

The Riverside County Housing Authority reports that the following projects have been started and are in progress or have been completed as noted during the last three fiscal years:

<u>Fiscal Year</u>	<u>Project</u>	<u>Units</u>	<u>Completed</u>
1991-1992	N.A.	N.A.	N.A.
1992-1993	Ripley	100	Yes
	Mecca-HUD	40	Yes
1993-1994	N.A.	N.A.	N.A.

During the last three fiscal years, the Housing Authority proposed that a 50 space residential park camp site be constructed for migrant farmworkers in Mecca. However, this concept is no longer being pursued. The Housing Authority is currently evaluating the feasibility of the development of farmworker housing or the sale of the property to others for the development of farmworker housing.

The Coachella Valley Housing Coalition(CVHC) reports that the following projects have been started and are in progress or have been completed during the last three fiscal years: **THE CVHC WAS UNABLE TO SUPPLY THE INFORMATION AS REQUESTED.**

Information contained in the CHAS for federal fiscal years 1992 (10-1-91 thru 9-30-92) and 1993 (10-1-92 thru 9-30-93) indicates that the CVHC was involved in the construction of 146 units of housing earmarked for farmworker occupancy.

While incomplete, an evaluation of available information indicates that 286 units of farmworker housing have been built during the last three fiscal years. The county will continue to place emphasis on housing for agricultural workers due to the fact that it is one of the most critical areas of housing need.

C.6 Review of County Regulations on Farmworker Housing

a. Objective

Land use regulations affecting farmworker housing are to be reviewed on an ongoing basis. Emphasis was to be placed on the evaluation of any new community policies affecting the Alessandro District and the Palo Verde Valley.

b. Evaluation

No action has been taken on this program due to staff reductions and budget cutbacks in the Planning Department.

C.7 Fair Housing Program

a. Objective

The objectives outlined in the 1989 Housing Element for this program include the reduction and prevention of housing related discrimination and other impediments to equal housing opportunity on an ongoing basis.

b. Evaluation

The following information documents the number of units of client service provided for the last five fiscal years by the Fair Housing Council of Riverside County, Inc. A unit of client service is defined as the number of persons helped beyond the point of a mere telephone inquiry.

<u>Fiscal Year</u>	<u>Units of Client Service Provided</u>
1989-1990	12,313
1990-1991	14,723
1991-1992	16,804
1992-1993	19,073
1993-1994	20,636

The following information documents the total number of discrimination complaints received and the number of complaints listed under each defined category of discrimination for the last three fiscal years.

<u>Categories of Discrimination</u>	<u>Complaints Received</u>		
	<u>1991-1992</u>	<u>1992-1993</u>	<u>1993-1994</u>
Race	118	125	107
Children	107	71	97
Handicap	30	24	12
Sex	14	26	12
National Origin	19	21	26
Color	8	0	0
Religion	2	6	3
Rumford/Unruh (state)	100	80	113
<u>Source of Income (low-mod)</u>	<u>9</u>	<u>0</u>	<u>6</u>
TOTAL COMPLAINTS:	407	353	376

The Economic Development Agency will continue to contract for fair housing services to help reduce and prevent housing related discrimination. One of the objectives of this program includes the reduction of impediments to fair housing. The Housing Section of the Economic Development Agency is currently working on a Fair Housing Impediments Study which will be completed in 1995. The Economic Development Agency has contracted with the Fair Housing Council to provide

testing services to determine whether or not housing discrimination exists in any of the following three areas: the rental of housing, the sale of housing and the financing of housing. Based on the results and evaluation of the aforementioned testing, HTAC will make recommendations to alleviate any impediments to fair housing.

C.8 Residential Accessibility

a. Objective

Increased accessibility of residential units to disabled individuals has been an important objective of the Housing Element since 1984. The 1989 Housing Element emphasizes the need to continue to increase accessibility of residential units to disabled individuals as well as implement any standards required by the State Building Code.

b. Evaluation

The Fair Housing Amendments Act of 1988 established standards for handicapped/disabled accessibility. In addition, the State Department of Housing and Community Development has established accessibility standards. These standards have been incorporated into Title 24 of the California Code of Regulations (State Building Code) and apply to the construction of three or more new multi-family units. Title 24 was amended in 1991 to incorporate the requirements of the Fair Housing Amendments Act. The Department of Building and Safety will continue to implement Title 24 standards during the development review and plan check stages of the approval process. In addition, the Housing Authority is currently completing physical improvements to public housing development projects as required by Section 504 of the Rehabilitation Act of 1973. The mandated improvements relate to the provision of handicapped accessibility. The Housing Authority has established as a target goal the retrofitting of 5 percent of the total units for those with mobility impairments and an additional 2 percent for those with vision and/or hearing impairments.

C.9 Shared Housing

a. Objective

Initially, the primary objective of the shared housing concept was to facilitate affordable housing for senior citizens by matching them with other seniors or individuals who wanted to share housing. The shared housing idea has been expanded over the years to include other county residents who are not senior citizens. Shared Housing - A Riverside Experience (SHARE) is a nonprofit agency that was developed to promote and facilitate homesharing services. Objectives delineated in the 1989 Housing Element included 3,440 shared housing placements* between June 1989 and July 1994.

b. Evaluation

The following information documents the number of shared housing placements made during the previous four fiscal years:

<u>Fiscal Year</u>	<u>City</u>	<u>Unincorporated*</u>	<u>Total Placements</u>
1990-1991	412	22	434
1991-1992	444	23	467
1992-1993	448	24	472
<u>1993-1994</u>	<u>403</u>	<u>21</u>	<u>424</u>
GRAND TOTAL:	1,707	90	1,797

An evaluation of the number of total SHARE placements listed above in relation to the 1989 Housing Element objective of 3,440 placements** indicates that only 52 percent of the established goal was attained. Budget constraints have limited the amount of outreach for the SHARE program. According to SHARE, the number of housing placements is directly related to the amount of outreach and program advertising completed during the year.

* Figures assume that shared housing placements in the unincorporated portion of the county account for no more than 5 percent of the total number of placements countywide. Most placements are made in cities where public transportation and urban services are more likely to be available to serve the needs of program participants seeking low cost housing.

** The 3,440 figure was based on projections from SHARE.

C.10 Emergency Shelter Assistance

a. Objective

Due to the growing problem of homelessness in California emergency shelter assistance is a critical component of any viable housing program. Within the county, program activities include information and referral services and coordination with public and private agencies that directly provide emergency shelter assistance. Continuing objectives of this program include the facilitation of coordination between public agencies and community groups to provide emergency shelter services; support of the Comprehensive Homeless Plan developed by the Department of Community Action; continued financial support for shelter services; and an amendment to Ordinance 348 developing siting criteria for emergency shelters.

b. Evaluation

The position of Homeless Services Manager at the Department of Community Action was created and filled in 1988. The Department of Community Action and the Homeless Services Manager, working in conjunction with the Economic Development Agency, Public Social Services Department, Health Department, Housing Authority and the Office on Aging help finance, coordinate and facilitate shelter assistance programs in the county. In 1987 the Department of Community Action developed a plan to address emergency shelter needs. This plan is revised as needed on an annual or biennial basis in order to keep the emergency services program viable. The Department of Community Action estimated the number of homeless individuals in the county at 20,591 for fiscal year 1992-1993.

The following information from the Comprehensive Housing Affordability Strategy Report (CHAS) for fiscal year 1992-1993 represents an inventory of facilities* and services available for the homeless and persons threatened with homelessness.**

<u>Shelter Name</u>	<u>City</u>	<u>Clientele</u>	<u>No. of Beds</u>
Casas Shelter	Blythe	Mixed	12
Concerned Family	Riverside	Mixed	(15)***
Corona Men's Shelter	Corona	Single Men	30
Friend's Outside	Riverside	Ex-offenders	15
Genesis-Emergency	Riverside	Families	40
Genesis-Traditional	Riverside	Families	32
Horizon House	Riverside	Battered Women/Children	15
I Care Shelter	Riverside	Families	40
Nightingale Manor	Palm Springs	Families	28
Operation Safehouse	Riverside	Runaway Youth	15
Riverside Men's Shelter	Riverside	Single Men	50
San Jacinto Men's Shelter	San Jacinto	Single Men	8
Shelter for the Homeless	Moreno Valley	Families	(10)***
Valley Restart Shelter(F/T)	Hemet	Families	24
<u>Valley Restart Shelter(Eve.)</u>	Hemet	Mixed	<u>20</u>
TOTAL BEDS:			329

* This list does not include the Valley Mission in Indio which is currently serving between 7 to 8 homeless persons. Participation in the Mission's religious activities is required of those who stay in this facility. As such, public money cannot be used to fund this facility. Source: Department of Community Action.

** Inventory of facilities updated by the Department of Community Action, January 1995.

*** Both shelters closed between the start of fiscal year 1993-1994 and December 31, 1994.

The CHAS reports completed for fiscal years 1991-1992 and 1992-1993 reported the total number of available beds in the county at 422 and 354 respectively. As such, there was a decrease of 68 beds between fiscal years 1991-1992 and 1992-1993. Between fiscal years 1992-1993 and 1993-1994 there was an additional loss of 25 beds. This loss further reduced the total number of available beds to 329 and, when combined with the loss of 68 beds in the preceding two fiscal years, represents a 22 percent reduction in the number of beds that were available in the 1991-1992 fiscal year. The loss of the aforementioned beds was due to the closing of four shelters and the structural alteration of several others.

One of the objectives under this program included the development of an amendment to Ordinance No. 348 providing siting criteria for emergency shelters. This amendment was to be developed in fiscal year 1989-1990. However, the amendment was never completed due to budget constraints. HTAC will continue to facilitate coordination between the county, cities, community groups and providers of shelter services.

C.11 County Designated Housing Coordinator

a. Objective

During the public hearings held on the adoption of the 1989 Housing Element, the Board of Supervisors and the Planning Commission expressed the need to create a county designated Housing Coordinator position. Responsibilities of the position were to include coordination of the county's housing programs and working with HTAC to accomplish the following: coordinate strategic plans and housing related activities of county agencies; advise the Board on Housing issues; implement new and revised housing element programs to meet goals for low income housing production; establish priorities for available funding; coordinate the incorporation of low income housing within proposed land development projects; and provide public information and periodic progress reports. While a method of financing this position was not discussed in the Housing Element, a job description and employment criteria were to be developed.

b. Evaluation

This program was not addressed in the Annual Housing Status Reports completed for fiscal years 1989-1990 and 1990-1991. Also, during this period and the ensuing fiscal years, funding was not available to accomplish the stated program objective. However, in April 1994 the Housing Section of the Economic Development Agency was formed in order to facilitate most of the aforementioned tasks.

D. PROVISION OF HOUSING SITES

D.1 Housing Lands Inventory/Geographic Information System(GIS)

a. Objective

The Comprehensive General Plan Mapping System and Development Monitoring Systems were set up to be ongoing programs. As information is developed from these sources it is incorporated into the system.

b. Evaluation

All monument and survey control information, assessor book boundaries and information on individual parcels have been entered into the GIS. HTAC will continue to monitor the progress and expansion of the GIS and make recommendations on improving the information capability of the system as it relates to housing issues.

D.2 Inventory of Residential Sites in Urban and Rural Areas

a. Objective

The objective of this program was to make the annual update of the Housing Lands Inventory part of the Geographic Information System.

b. Evaluation

The Housing Lands Inventory, conducted during the 1984-1985 fiscal year has not been updated. The GIS system as currently constituted does not have the capability of distinguishing a "rural" property from an "urban" property. However, the system is able to ascertain and distinguish vacant parcels from parcels containing structures as well as differentiate between residential and other types of zoning. This program has not been completed due to staff and budget cutbacks in the Planning Department and GIS.

D.3 Inventory of Buildable Residential Sites in Specific Plan Areas

a. Objective

Information regarding residential units and development agreements as part of approved specific plans were to be incorporated into the GIS and updated on a regular basis as needed.

b. Evaluation

Current data on the GIS relating to approved specific plans includes information on boundaries and development agreements. Although there are plans to do so in the future, the internal residential components of approved specific plans have not been input into the GIS due to departmental budget cutbacks.

D.4 Inventory of Potential Residential Sites on Riverside County Owned Lands

a. Objective

This program established the requirement for an inventory of land owned by the county with the idea that some of this land could be suitable for low and moderate income housing.

b. Evaluation

The land ownership data base of the GIS has been completed. The GIS is capable of providing an inventory of all federal, state and county owned land. In addition, the system is capable of determining whether or not a particular parcel is vacant, the zoning of the parcel, the zoning of surrounding parcels and surrounding land uses. The land ownership data base, however, is not being maintained on an ongoing basis due to departmental budget cutbacks.

The Housing Authority reports that it is the owner of the following vacant property potentially suitable for residential development:

<u>Location</u>	<u>Property Address</u>	<u>Assessors Parcel No.</u>	<u>Acres</u>
Desert Hot Springs	N.A.	644-230-011	11.15
Mecca	62980 Lincoln Street	727-030-008	10.0
Mecca	N.A.	727-130-008,009	2.0.

D.5 Inventory of Potential Redevelopment Areas

a. Objective

There are currently 12 Redevelopment Projects consisting of 34 subareas within the county. The county was to continue making progress identifying areas containing substandard housing conditions. In addition, existing redevelopment areas were to be identified on the Geographic Information System.

b. Evaluation

On December 20, 1994 the Board of Supervisors has adopted a Redevelopment Housing Production Plan (AB 315 Plan). The AB 315 Plan creates a strategy to meet the housing requirements of each redevelopment project area over the next 10 years. The AB 315 Plan is comprehensive in nature and includes an assessment of progress to date as well as a reevaluation of planned projects. If determined to be necessary, changes will be recommended to ensure that blighting conditions and the housing needs of residents are effectively addressed. All redevelopment projects and subareas have been identified on the GIS system.

E. HOUSING SUPPLY

E.1 Use of General Plan Standards to Facilitate Varied Housing

a. Objective

The objective of this program requires that an annual assessment of the land use policies of the Comprehensive General Plan be conducted. The policies are to be evaluated in relationship to their effectiveness in providing for a variety of housing types and mixes.

b. Evaluation

This program has not been implemented due to staff reductions and budget cutbacks in the Planning Department.

E.2 Jobs/Housing Balance

a. Objective

In 1989 the Southern California Association of Governments (SCAG) adopted its Growth Management Plan. The plan discusses a number of policies including a growth forecast based on attaining an appropriate jobs/housing balance. The Growth Management Plan is linked to SCAG's Regional Housing Needs Assessment, Regional Mobility Plan and Air Quality Management Plan. Under this program, the quantified objectives from the aforementioned SCAG plans which are contained in the Housing Element, Air Quality Element and Growth Management Element of the Comprehensive General Plan are to be used to determine whether or not the goal of achieving jobs/housing balance is being attained. Annual assessments of all three elements were to be completed.

b. Evaluation

This program has not been implemented due to staff reductions and budget cutbacks in the Planning Department. However, since the development and approval of the 1989 Housing Element, the focus of SCAG's regional planning efforts has shifted away from a strict emphasis on jobs/housing balance. The need for this program will be reevaluated based on an analysis of the most current SCAG Regional Comprehensive Plan.

E.3 Residential Design Flexibility

a. Objective

Ongoing objectives for this program include the review and amendment of Ordinance 348 in order to facilitate flexibility in residential design. In addition, a feasibility study evaluating the potential for the use of mixed use zoning in conjunction with the objectives of Program A.9 was to be conducted. Consideration was to be given to revising Ordinance 348 to provide for mixed use zoning linked with housing affordability in areas other than community and specific plans.

b. Evaluation

This program has not been implemented due to staff reductions and budget cutbacks in the Planning Department.

E.4 Condominium Conversion

a. Objective

Due to concern over the potential for conversion of more affordable apartment rentals into less affordable condominiums, the Housing Element required that condominium conversions be monitored by the Development Monitoring System. Several evaluations of this issue through 1989 revealed that condominium conversions were rare and had a negligible impact on existing rental

stock. An ordinance establishing uniform standards for the conversion of condominiums was to be prepared and submitted to the Board of Supervisors if further monitoring of the issue indicated a need for such regulation.

b. Evaluation

A reevaluation of this issue reveals that the creation of an ordinance or special standards regulating condominium conversions appears to not be warranted due to an absence of both apartment production and/or conversions within the county during the last three fiscal years.

E.5 Housing Technical Advisory Committee(HTAC)

a. Objective

As an essential component of the county's housing program, HTAC helps facilitate, coordinate, evaluate and make recommendations relating to housing programs and collaborates in the preparation of required compliance documents including, but not limited to, the Annual Housing Status Report and revisions to the Housing Element.

b. Evaluation

HTAC will continue to facilitate the implementation and coordination of the county's housing programs and make recommendations for improvement. HTAC will serve in an advisory capacity in the preparation of the CHAS Annual Performance Report, the HOME Annual Performance Report, the Redevelopment Housing Plan (AB 315 Plan), the Consolidated Plan, the Fair Housing Impediments Study and the 1996 update of the Housing Element. In order to bring more diversity and a broader perspective to planning efforts relating to the CHAS and the Housing Element, HTAC was expanded in April 1994 to include the following five agencies: Departments of Mental Health, Veterans Services and Public Social Services, Health Services and the Planning Commission.

E.6 Coordination with State and Federal Agencies

a. Objective

The Housing Element emphasizes the need to work and maintain ongoing interaction with state and federal agencies that develop and provide funds for housing programs. Since funding for projects is usually granted on a competitive basis, avoiding a duplication of efforts among local agencies is essential to success.

b. Evaluation

The Economic Development Agency, Housing Authority, Department of Community Action, Office on Aging, Building and Safety, Environmental Health, Planning Department and the Administrative Office will continue to communicate and coordinate with each other as well as federal and state agencies when pursuing federal and/or state funding for projects.

E.7 Coordination with Local Governments and Organizations

a. Objective

The Housing Element emphasizes the need for ongoing communication between local governments within the county as well as neighboring counties, community groups and regional councils of government.

b. Evaluation

The Economic Development Agency, Administrative Office, Housing Authority, Planning Department, Department of Community Action and Office on Aging are committed to and will continue to work with local jurisdictions, community groups and regional councils of government such as SCAG, WRCOG and CVAG in coordinating local and regional housing programs to reach common housing goals.

E.8 Annual Housing Status Reports

a. Objective

Annual Housing Status Reports were to be completed every year and submitted to the Planning Commission and the Board of Supervisors.

b. Evaluation

As noted earlier, the county prepared Annual Housing Status Reports for fiscal years 1988-1989, 1989-1990 and 1990-1991. However, subsequent reports were not prepared due to budget reductions and elimination of staff in the Planning Department. The Housing Section of the Economic Development Agency has assumed responsibility for the Housing Element of the Comprehensive General Plan. Upon completion and acceptance of the current annual status report, the Agency will begin to prepare the 1996 update of the Housing Element.

III. HOUSING PRODUCTION

The production of housing for low and very low income households continues to be a concern of paramount importance in the county. Low and very low income housing units are units affordable to those individuals or families earning 80 percent and 50 percent of the median income in the county respectively.

The Southern California Association of Governments (SCAG) has developed regional housing production goals for the Southern California area. The projected goals for the county as well as the other 12 subareas under SCAG's jurisdiction were delineated in a Regional Housing Needs Assessment (RHNA) that was completed in 1988. The RHNA is an important advisory tool that is used to coordinate local housing development strategies and efforts in the Southern California area. The state mandate to SCAG and all other regional governments to prepare new RHNAs has been suspended due to a lack of funding at the state level.*

* From 1994 SCAG Regional Comprehensive Plan: Housing Chapter (advisory only).

A. Housing Production by Income Category

The following information delineates housing production in the unincorporated county areas for fiscal years 1990-1991 through 1993-1994 unless otherwise stated. Figures from the 1990-1991 fiscal year have been included in an attempt to provide a more complete view of housing production since 1990. The methodology used in determining the number of units produced under each income category for fiscal years 1991-1992 through 1993-1994 is the same as that used by the Planning Department and Department of Building and Safety in the Annual Housing Status Report for 1990-1991. The methodology is based on the following assumptions: all second units and shared housing will be affordable to very low income households; 50 percent of multi-family housing will be affordable to low income households and 50 percent will be affordable to moderate income households; all manufactured housing will be affordable to moderate income households; 95 percent of all single family units will be affordable to upper income households, 4 percent will be affordable to moderate income households, and 1 percent will be affordable to low income households. The variables used to determine the production of housing affordable to very low income households are discussed below.

1. Very Low Income

The following information assumes that second units and shared housing units will be affordable to persons in need of very low income units. Very low income units are those units affordable to individuals or families earning 50 percent or less of the county median income. The shared housing figures represent shared housing placements in the unincorporated portion of the county only. Single and multi-family housing figures are estimates that cannot be directly validated by building permit data.

<u>Fiscal Year</u>	<u>Second Units*</u>	<u>Shared Housing**</u>	<u>Multi-Family***</u>	<u>Single Family***</u>	<u>Total Units</u>
1990-1991	22	22			44
1991-1992	53	23	34****	30****	140
1992-1993	61	24			85
1993-1994	<u>33</u>	<u>21</u>		<u>10****</u>	<u>64</u>
GRAND TOTAL:					333

* Figures for fiscal year 1990-1991 are from the Annual Housing Status Report for that year. Figures for fiscal years 1991-1992 through 1993-1994 are from the Department of Building and Safety and based on an evaluation of information contained in Form C-404, "Report of Building or Zoning Permits Issued and Local Public Construction."

** Figures for Shared Housing assume that no more than 5 percent of placements were made in the unincorporated portion of the county.

*** Figures are estimates based on information contained in the following document: Coachella Valley Housing Coalition, Project Summary - Revised August 1994 (Home Investment Partnership Program -HOME- Application, Palm Desert Self Help Homes, Coachella Valley Housing Coalition, December 1994). The assumption is that 50 percent of the units completed as per the Project Summary (Pie De La Questa, Self-Help Mecca and Self-Help North Shore) were sold as very low income units and that building permits for all units were pulled during fiscal years 1990-1991 through 1993-1994.

**** Figures are logged under the fiscal year that the units were completed. Building permit dates are unknown.

2. Low Income

Low income units are those units affordable to individuals or families earning between 50 and 80 percent of the county median income.

<u>Fiscal Year</u>	<u>Multi-Family</u>	<u>Single Family</u>	<u>Total Units</u>
1990-1991	59*	10**	69
1991-1992	0	7**	7
1992-1993	5	24	29
1993-1994	<u>79</u>	<u>11****</u>	<u>90</u>
GRAND TOTAL:			195

* Figure includes a reduction of 34 units which represents the 34 very low income units listed in the multi-family category for fiscal year 1991-1992 as indicated in the data under III., A., 1., Very Low Income, above. The figure for fiscal year 1990-1991 was reduced due to the fact that there appear to have been no building permits issued for multi-family units during fiscal year 1991-1992.

** Figures include a reduction of 15 units for each fiscal year noted. These units represent the 30 units of very low income single family housing that were completed during fiscal year 1991-1992 as indicated in the data under III., A., 1. Very Low Income, above.

*** Figure includes a reduction of ten (10) units which represents the ten (10) very low income units listed in the single family category for fiscal year 1993-1994 as indicated in the data under III., A., 1., Very Low Income, above.

3. Moderate Income

Moderate income units are those units affordable to individuals or families earning between 80 and 120 percent of the county median income.

<u>Fiscal Year</u>	<u>Mobile Homes</u>	<u>Multi-Family</u>	<u>Single Family</u>	<u>Total Units</u>
1990-1991	850	93	103	1,046
1991-1992	633	0	92	725
1992-1993	492	5	96	593
<u>1993-1994</u>	<u>444</u>	<u>79</u>	<u>87</u>	<u>610</u>
GRAND TOTAL:				2,974

4. Upper Income

Upper income units are those units affordable to individuals or families earning more than 120 percent of the county median income.

<u>Fiscal Year</u>	<u>Single Family Units</u>
1990-1991	2,441
1991-1992	2,290
1992-1993	2,283
<u>1993-1994</u>	<u>2,079</u>
GRAND TOTAL:	9,093

B. SCAG Regional Housing Goals

The following data examines housing production in the county based on figures that cover a six year period from fiscal years 1988-1989 through 1993-1994. The data evaluates housing needs in the county based on RHNA unit production goals, actual units produced and the percentage of each RHNA goal achieved. Furthermore, all figures are delineated by income classification. When state funding is made available, the RHNA will be revised and new housing goals will be established for the county as well as the other subregions under SCAG's jurisdiction.

1. **Projected Housing Needs Based on SCAG RHNA Developed Goals: 1988-1994**

<u>Income Classification</u>	<u>Number of Units Needed</u>
Very Low Income	7,570
Low Income	9,044
Moderate Income	7,371
<u>Upper Income</u>	<u>15,858</u>
TOTAL:	39,843

2. **Housing Production In Riverside County by Income Classification**

<u>Fiscal Year(s)</u>	<u>Income Classification</u>	<u>Units Produced</u>	<u>Total</u>
1988-1990*	Very Low	221	
	Low	1,281	
	Moderate	6,935	
	Upper	<u>31,330</u>	
		39,767	39,767
1990-1994	Very Low	333	
	Low	195	
	Moderate	2,974	
	Upper	<u>9,093</u>	
		12,595	<u>12,595</u>
TOTAL UNITS PRODUCED 1988-1994:			52,362

* Figures from the Annual Housing Status Reports for fiscal years 1988-1989 and 1989-1990

3. **Percentage of RHNA Goals Achieved Based on Housing Production from 1988-1994**

<u>Income Classification</u>	<u>RHNA Goals</u>	<u>County Units Produced</u>	<u>Percent of Goal Achieved</u>	<u>Percent and Units of Shortfall/Overage</u>
Very Low	7,570	554	7%	(-93%) (-7,016)
Low	9,044	1,476	16%	(-84%) (-7,568)
Moderate	7,371	9,909	134%	(+34%) (+2,538)
<u>Upper</u>	<u>15,858</u>	<u>40,423</u>	<u>255%</u>	<u>(+155%) (+24,565)</u>
TOTAL	39,843	52,362	131%	(+31%) (+12,519)

An examination of the preceding data indicates that while the 1988-1994 RHNA goal set for total housing production was exceeded by 31 percent for a total of 12,519 units, most if not all of those

units were constructed for upper income households. In contrast, the production of housing units meeting the needs of very low and low income households fell far short of RHNA established goals by 7,016 and 7,568 units respectively, for a combined deficit of 14,584 very low and low income units.

V. HOUSING AND RENTAL AFFORDABILITY INFORMATION

A. Housing Affordability: General Considerations*

According to SCAG, the proportion of households in California paying above 35 percent of their income for housing increased significantly between 1980 and 1990, and housing affordability was projected to be an issue in one in three households in 1990. Furthermore, a recent evaluation of data in the 1990 Census covering the SCAG region indicated that out of a total of 4.9 million households, 1.9 million fell into the very low and low income category. Approximately 1.2 million households spent more than 30 percent of their income for shelter, which according to SCAG represents an increase of 30 percent since 1988.

While lower interest rates and falling real estate values during the past four years have generally increased housing affordability levels in Southern California, it appears that the number of very low income households has risen as well, exacerbated by unemployment and underemployment. The apparent lack of affordable housing for very low income households in the SCAG region, particularly rental housing, has been further complicated by the lack of production of apartments and multi-family units caused by various market forces operating during the current recession, shifts in the population of the area and the Northridge Earthquake.

* Information from the 1994 SCAG Regional Comprehensive Plan: Housing Chapter (advisory only).

B. Rental Affordability: Low and Very Low Income Households

The following data* traces the rise in median income in the county in conjunction with the income of very low and low income households (consisting of four persons) for fiscal years 1989-1990 through 1993-1994.

<u>Fiscal Year</u>	<u>Median Income</u>	<u>Low Income Hshld.</u>	<u>Very Low Income Hshld.</u>
1989-1990	\$33,800	\$27,050	\$ 16,900
1990-1991	36,000	28,800	18,000
1991-1992	36,000	29,300	18,300
1992-1993	41,100	32,900	20,550
1993-1994	42,300	33,850	21,150

The generally recognized federal standard for housing affordability** is a rate based on 30 percent of a household's monthly income. The "30 percent rule," as it is sometimes called, assumes a household consisting of a maximum of four persons. In addition, under the 30 percent rule, the cost of affordable shelter includes utilities as well as rent. As such, if the cost of both rent and utilities for a household of four exceeds 30 percent of household monthly income, the cost of the shelter becomes unaffordable.

The following data evaluates housing affordability in terms of established values for median, low and very low income in the county for fiscal year 1993-1994. The 30 percent rule has been used to determine the maximum rent that can be paid by a four person household for affordable shelter. The \$528 "affordable" monthly rent for very low income households was established using a yearly base income of \$21,150, and the \$676 "affordable" monthly rent for low income households was established using a yearly base income of \$33,850. The indicated fair market rent figure (\$632) represents the amount of money it takes to rent a 2 bedroom apartment in the Riverside-San Bernardino area. Also, while not indicated in the data below, the fair market rent established for an efficiency unit and 1 bedroom apartment in the same area is \$467 and \$518 per month respectively, while the cost of 3 and 4 bedroom apartments escalates to \$879 and \$1,038 respectively. In addition, fair market rents for single wide and double wide manufactured home spaces are \$173 and \$284 respectively.***

<u>Fiscal Year</u>	<u>Median Income</u>	<u>Low Income</u>	<u>Very Low Income</u>	<u>Fair Market Rent</u>
1993-1994	\$1,082	\$676	\$528	\$632*** -

An analysis of rental costs for both 1 and 2 bedroom apartments suggests that very low income households do not have access to affordable housing in the Riverside-San Bernardino area. Moreover, when the cost of utilities is considered, low income households are probably precluded from minimally acceptable housing (i.e. a 2 bedroom apartment for a four person household as opposed to a 1 bedroom apartment or efficiency unit) as well. An examination of 1990 Census data**** on household income levels reveals that there are approximately 18,277 households countywide earning between \$20,000 and \$22,499 per year.

* Figures from U.S. Department of Housing and Urban Development, Los Angeles Office, Region IX: Income Limits. Also, listed HUD figures represent an average for both Riverside and San Bernardino Counties.

** Standard established by the U.S. Department of Housing and Urban Development.

*** Figures representing fair market rents from U.S. Department of Housing and Urban Development, Los Angeles Office, Region IX: Economic and Market Analysis - Fiscal Year 1994.

**** From 1990 Census of Population and Housing Summary Tape File 3A: Household Income in 1989.

V. CONCLUSION

Changes in state law and approval of additional federal regulations over the last several decades have resulted in subsequent revisions in the scope and focus of the Housing Element and increased program implementation costs to the county. In 1989 additional state mandates further widened the scope of requirements to include a review and analysis of all objectives and achievements included in the 1985 Housing Element. Moreover, further changes to the 1996 Housing Element will be necessary due to a federal mandate requiring the consolidation of strategies contained in the Comprehensive Housing Affordability Strategy Report (CHAS) with the Community Development Block Grant Program and related activities, and a state requirement that the Housing Element be revised to reflect the goals of the recently mandated Housing Production Plan (AB 315).

The county has made significant progress towards the development of a viable housing program and achieving its housing goals since the first "Housing Amendment" to the General Plan was approved in 1969. A number of housing programs such as the Home Improvement Program, the Mortgage Credit Certificate Program, Fair Housing, and the HOME Program (National Affordability Housing Act of 1990) have been implemented countywide in order to improve existing housing, increase the supply of affordable housing and make housing accessible to all citizens.

However, it appears that much remains to be done, particularly in the area of housing for low and very low income households, as indicated by data discussed in Section Nos. III and IV of this report. Housing for the homeless is another area of the county's housing program where improvement is needed. While gains were made in the provision of emergency shelter for the homeless during the late 1980's, and a Homeless Services Manager/Coordinator position was created in the Department of Community Action during that same time period, the number of permanent facilities and correspondingly the number of available beds appears to have declined over the last three fiscal years (see Program C.10 in Section II of this report). Just as in the SHARE housing placement program, the efficacy of any emergency shelter services program is generally measured in terms of its capacity to provide the required services based on actual public need. Budget reductions over the last three fiscal years appear to have resulted in fewer persons being served under both programs.

While the scope of the Housing Element and related programs and objectives has been substantially widened during the last ten years based on state and federal mandates, funding to accomplish the required tasks has not been provided to the county, particularly at the state level. This situation has been exacerbated by the recession, which began in 1990 and continues to affect the financial health and cash flow of the county as well as most other local jurisdictions in California. During and after fiscal year 1990-1991, severe budget reductions in many county departments resulted in staff cutbacks; this in turn affected progress on a number of Housing Element programs.

An analysis of all Housing Element programs reveals that approximately 45 percent were either partially completed or not completed at all (see D. Housing Element Program Completion Summary in the attached appendices). A further look at the objectives of programs that were not completed reveals that most involved time consuming and costly activities such as special studies, ordinance amendments and ongoing monitoring programs. In some cases where programs were implemented but numerical goals were not attained, the goals in question appeared to be unrealistic and/or set

in an arbitrary manner. In other cases, circumstances have changed over the last five fiscal years such that some programs along with a number of program objectives may no longer be viable.

Prior to the update of the Housing Element in 1996, HTAC will reevaluate all Housing Element programs. With limited resources available to accomplish the task of providing for countywide housing needs, HTAC will make recommendations for revisions in the Housing Element and related program objectives that concentrate available resources where they appear to be most needed and can be used most effectively.

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VI. APPENDICES



A. HOUSING TECHNICAL ADVISORY COMMITTEE AND MEMBER AGENCIES

1. Housing Technical Advisory Committee (HTAC)

HTAC is comprised of county agencies and departments as well as nonprofit and private sector organizations that are responsible for implementing the county's housing programs. HTAC functions include the following:

a. Program Coordination

HTAC is utilized as the recognized forum for the implementation and coordination of housing programs that are adopted through the Housing Element. Activities include the pursuit of available state and federal funds for housing programs; collaboration on the implementation of adopted housing programs; and reducing the duplication of functions and fostering better communication among HTAC members.

b. Program Evaluation

HTAC will be responsible for evaluating the effectiveness of the county's housing programs in meeting and addressing the housing needs of all income groups, particularly households of low and moderate income.

c. Legislative Clearinghouse

Recommendations for support or opposition to specific legislative items relating to housing and deemed to be of major importance to the county will be prepared by HTAC and submitted to the Board of Supervisors when appropriate.

d. Housing Element and Annual Housing Status Reports

Practical as well as technical input from HTAC member agencies will be utilized and incorporated into the preparation of the 1994 Annual Housing Status Report and 1996 update of the Housing Element.

e. Other State and Federal Compliance Documentation

Technical and practical input from HTAC member agencies will be utilized and incorporated into the preparation of a number of state and federal compliance documents that relate to housing issues. These documents include the Comprehensive Housing Affordability Strategy Report (CHAS), the Consolidated Plan, the Redevelopment Housing Production Plan (AB 315 Plan), the Home Annual Performance Report and a Fair Housing Impediments Study. The United States Department of Housing and Urban Development (HUD) has required that a new Consolidated Plan be developed and be in place by July 1995. This plan will consolidate the CHAS with planning activities for other HUD programs such as Community Development Block Grants, Emergency Shelter Grants and homelessness.

2. HTAC Member Agencies and Organizations

The following is a list of public and private agencies that are currently members of HTAC. Included is a general description of the role that each organization plays in the implementation of housing and development related programs. Due to the broad and expansive nature of housing issues facing the county, HTAC will reevaluate and expand its membership list as the need arises.

a. Riverside County: Administrative Office

The Administrative Office is responsible for providing administrative direction on behalf of the Board of Supervisors for the numerous activities of county government.

In 1982, GROFIT was established by the Board of Supervisors to identify the impact of private sector development on county services and facilities. Historically, GROFIT developed a work program which included a set of goals and policies that were adopted by the Board. One of the aforementioned policies identified the need to improve the development process through the use of a common data base or Geographic Information System (GIS). Several years ago, the various components of the GIS system were consolidated into a separate division of the administrative branch of the Transportation and Land Management Agency.

In June 1993, the Board approved the Growth Management Element to the Comprehensive General Plan. At that time, the Board also adopted a recommendation by GROFIT to redirect its mission to that of guiding the implementation of the Growth Management Element. GROFIT, recently renamed the Growth Management Task Force, has reorganized into a steering committee and several technical advisory groups. The Chief Administrative Officer is the Chairperson of the steering committee. The steering committee will provide the Board of Supervisors with recommendations on policy and budgetary matters relating to the Growth Management Element and its implementation.

b. Riverside County: Department of Building and Safety

The Department of Building and Safety is charged with the responsibility of enforcing the State Housing Code, the Uniform Building Code, Ordinance No. 348 and other county, state and federal codes, laws and regulations relating to the health, safety and welfare of the public. Building and Safety is responsible for inspection of new construction, abatement of substandard dwellings and structures, and land use violations.

c. Riverside County: Department of Community Action

The mission of the Department of Community Action is to address the root causes of poverty as well as eliminate the conditions of poverty through well planned programs and services. The department has six primary objectives: to assist in eliminating the causes of poverty in the county; to promote maximum participation and self sufficiency of the poor by enabling them to speak for themselves; to strengthen community capabilities in order to be more responsive to local needs and conditions; to act as an advocate and a catalyst for the poor; to remove economic, social, institutional and attitudinal barriers that limit opportunity for the poor; and to promote a caring community.

d. Riverside County: Economic Development Agency

The Riverside County Economic Development Agency(EDA) is comprised of Economic and Community Development, the County Redevelopment Agency and the Private Industry Council. On July 20, 1993 the Aviation Department, formerly a part of EDA, was transferred by the Board of Supervisors to the Transportation and Land Management Agency. On April 26, 1994 the Board approved the merger of the Private Industry Council/Job Training Department with EDA.

EDA is currently responsible for a wide range of activities including economic development programs; redevelopment; job training programs pursuant to the Job Training and Partnership Act; community development programs under the Housing and Community Development Act; housing activities included under the Housing and Community Development Act and the National Housing Affordability Act; housing and rehabilitation activities under the HOME Program; activities falling under the emergency shelter Grant Program; and activities relating to the updating and revision of the Housing Element.

e. Riverside County: Department of Environmental Health

The Department of Environmental Health is responsible for enforcing health and safety regulations within employee/farmworker housing facilities, mobilehome parks and special occupancy parks. Oversight of the development review process is also provided to help guarantee an orderly method of subdividing land that will ensure that pure, wholesome water is provided to ultimate users and that sanitary wastes are properly treated. The Department of Environmental Health responds to substandard housing complaints regarding the discharge of raw sewage upon the surface of the ground and improper storage/disposal of trash and garbage. The objective of the Department of Environmental Health is to obtain reasonable compliance of the codes, ordinances and regulations under its jurisdiction in order to ensure a safe and healthy environment for residents within the county.

f. Riverside County: Health Services Agency

The Riverside County Health Services Agency consists of the Departments of Environmental and Public Health and the Riverside General Hospital. The Department of Environmental Health is discussed under A., 2., e., above. The Department of Public Health provides a number of important programs and services including, but not limited to, disease control services; maternal, child and adolescent health services; a senior health program for persons 60 years or older or persons 55-59 years of age who are low income and have no insurance; nutrition services; and health education, emergency medical and public health clinic services. The Riverside General Hospital provides inpatient, outpatient and hospital clinic services, various program services including hospital family planning, interpreter and education services and financial services for low income and indigent persons through the Medi-Cal program and the Medically Indigent Services Program.

g. Riverside County: Department of Mental Health

The Department of Mental Health (Treatment Services) operates within five managerial programs which include three geographic areas (Desert, Mid-County, and Western Regions) and two generalized programs -- Adult Services and Children/Adolescent Services. Each of the geographic regions contains mental health program services for children, youth, adults and older adults. All five managerial programs interrelate to maximize service continuity for the clientele served. In addition, alcohol and drug abuse programs operate as a countywide system to maximize resources and to provide essential integrated services for county residents. The Office of the Public Guardian currently offers two services under the Probate Conservatorship Program: investigation services and administration services. The Department serves the public at a number of offices located throughout the county including Indio, Palm Springs, Hemet, Banning, Perris, Temecula and Riverside.

h. Riverside County: Office on Aging

The Office on Aging is responsible for the county's Shared Housing Program. Shared-Housing, A Riverside Experience(SHARE), is a nonprofit entity developed to promote homesharing. The objective of the program is to increase opportunities for senior citizens and other county residents through homesharing. The objective of the program is to increase opportunities for senior citizens and other county residents through homesharing. Shared housing is a viable answer to housing companionship and security needs. The program continues to be expanded on an ongoing basis.

i. Riverside County: Planning Commission

The Riverside County Planning Commission consists of five members appointed by the Board of Supervisors. Each supervisor appoints a member of the public to represent his or her supervisorial district. The commission serves as an advisory body to the Board and conducts public hearings on a number of issues including many involving planning and land use. The 1996 revision to the Housing Element will be taken to the Planning Commission as a public hearing item.

j. Riverside County: Planning Department

The Planning Department implements countywide, community and redevelopment policies through the development review process in order to conserve and enhance communities, and promote orderly and efficient growth. The Department reviews projects for compliance with federal, state and local environmental regulations, county ordinances and consistency with the Housing and Land Use Elements and all other applicable elements of the Comprehensive General Plan. The Department also processes amendments to the General Plan, prepares community plans as well as zoning and other special studies, and conducts other miscellaneous planning activities.

k. Riverside County: Department of Public Social Services

The Department of Public Social Services (DPSS) administers a number of programs that provide services to indigents as well as other persons in need of specialized social services. Examples of such programs include but are not limited to adult and child protective services, child welfare services,

foster home licensing, and the provision of food stamps and general relief to indigent families. Several noteworthy programs include GAIN (Greater Avenues For Independence), whereby AFDC participants are provided access to services needed to prepare for unsubsidized employment, and the In-Home Supportive Services Program which enables eligible aged, blind and disabled individuals to remain safely in their homes by providing such services as essential housekeeping, meal preparation, transportation, shopping for errands, etc.

l. Riverside County: Department of Veterans Services

The Department of Veterans Services was established in 1930 by the Board of Supervisors to assist veterans, the survivors of veterans and their dependents in obtaining veteran's benefits from federal as well as state and local governmental agencies. The Department offers an extensive number of services including benefit counseling, claim preparation and submission, claim follow-up and initiation and development of appeals when appropriate, networking with local, state and federal agencies and information and referral services for matters relating to employment, public assistance, medical services and social security. Permanent outreach to veterans and their dependents is made through this office, and home calls are made without charge to assist those persons who are homebound.

m. Coachella Valley Housing Coalition

The Coachella Valley Housing Coalition (CVHC) is a local nonprofit corporation based in the city of Indio and is involved in the provision of self-help and assisted housing in the Coachella Valley. CVHC is a developer of single family (including self-help) and multi-family housing, housing rehabilitation projects and water and sewer infrastructure projects. Though CVHC works independently, the agency has worked with the Riverside County Housing Authority as a consultant in the development of affordable housing units. Through its contract with the Housing Authority, CVHC identifies sites suitable for development; locates funding and financing sources; assists with the architectural and engineering plan/ development phase of projects; assists in the construction inspection process; and helps in identifying future users of newly constructed units and facilities.

n. Housing Authority

The Housing Authority of the County of Riverside serves as the regional housing agency and is empowered under the State Housing Authority Law (Health and Safety Code Section 34200 - 34506) to provide decent and safe housing for low income persons. The primary function of the Housing Authority is to provide affordable housing to low and moderate income persons by facilitating, planning, developing, building, acquiring, managing, renting, selling, financing, maintaining and improving properties and housing. The Housing Authority has the ability to carry out the aforementioned activities itself, or it can establish joint ventures and contract with other public entities, non-profit agencies, or private sector developers. The Housing Authority is currently conducting various federal housing programs funded under the Housing Act of 1937, as amended; the Housing and Community Development Act of 1974 as amended; the Tax Reform Act of 1986; and the National Affordable Housing Act of 1990; a Migrant Center funded through the California Department of Housing and Community Development, Office of Migrant Services; and various

family and senior housing developments utilizing local redevelopment agency low and moderate income set-aside funds. Several emergency shelter facilities are also owned by the Housing Authority and are operated under contract with non-profit agencies. The Housing Authority pursues financial assistance from private as well as public sources.

One of the principal goals of the Housing Authority is to provide an environment where low and moderate income residents can live with a sense of dignity, potential for upward mobility and self-sufficiency.

o. Riverside County Real Estate Council

The Riverside County Real Estate Council is a nonprofit organization that was incorporated in 1974. The specific and primary purposes of the Council are to initiate, sponsor, promote, and carry out plans, policies and activities that will tend to further a better understanding of all aspects of real property. This is accomplished through education and other efforts relating to topics concerning the acquisition, ownership, management, leasing, control, regulation, development, and disposition of real property. Over the years, the Council has continued to be an effective tool in eliminating, modifying and defeating legislation unfavorable to the real estate industry and private property rights.

p. Building Industry Association

Founded in 1923, the Building Industry Association is a four-level organization with offices at the local, regional, state and national levels. Locally the BIA has eight chapters located in the Southern California area including: Riverside, San Bernardino, Greater Los Angeles/Ventura, Los Angeles County East, Antelope Valley, Orange County, Imperial County, and Desert. Each local chapter is manned by a staff that monitors local city and county governmental issues that directly affect the industry. The regional chapter of the BIA has a proactive legal defense fund, a political action committee and evaluates and responds to regional governmental issues. The California Building Industry Association is the BIA's legislative arm in Sacramento and is involved in promoting legislation that benefits the industry as well as evaluating and responding to legislation relating to air quality issues, water availability, General Plan law and school fees. At the national level, the National Association of Home Builders, located in Washington D.C., is actively involved in federal legislative and regulatory issues that affect the industry. This national organization provides a number of member services including special interest councils. Several of these councils are actively involved in issues relating to multi-family housing and senior housing.

3. HTAC Guest Organization

The following organization is not a formal member of HTAC but attends meetings and makes input on housing issues as a guest.

a. Fair Housing Council of Riverside County, Inc. (formerly Fair Housing)

In 1993 Fair Housing was separated from the Housing Authority and became a non profit corporation under the name Fair Housing Council of Riverside County, Inc. The Economic Development Agency (EDA) has contracted with the Fair Housing Council to provide fair housing services to the county for the 1994 fiscal year.

Fair housing activities are those programs undertaken to eliminate, prevent or respond to illegal discriminatory housing practices in the community. Discriminatory housing practices include discrimination based on race, color, religion, sex, national origin, the presence of children, handicap, or other nonfederal protections originating under California State Law. Fair Housing Program components are based on activities designed to affirmatively further the fair housing goal of providing open, inclusive and equitable housing opportunities for all qualified home renters and buyers.

The primary components of the Fair Housing Program include the following services: education and outreach (workshops, seminars and presentations) relating to fair housing laws; training and technical assistance and testing to ensure compliance with fair housing laws; the processing of housing discrimination complaints; resolution of landlord tenant disputes; and ensuring that the rights of housing discrimination victims are enforced through the California State Department of Fair Employment and Housing and/or the Department of Housing and Urban Development.

B. LEGISLATION

Major legislation enacted between 1991 and 1993 included State Assembly Bill 315 (Housing Production Plan) and the Federal Housing and Community Development Act which expanded the HOME Program. Both laws as well as other housing legislation are currently being implemented by the county and therefore are not delineated below. The following legislation, however, was approved by the state legislature in 1994 to take effect on January 1, 1995 unless otherwise noted. Each of the senate and assembly bills listed below relates to, or has a direct or indirect effect on, housing programs.

September 30, 1994: Senate Bill No. 749; Pub. Res. Code 21080.14; Environmental Quality

This amendment was a urgency bill with a number of important revisions relating to the California Environmental Quality Act (CEQA). The important relationship of this bill to housing is that, under certain circumstances, it exempts affordable housing development from CEQA. Such circumstances include the following: the proposed development consists of no more than 45 units; the site is not larger than two acres and is surrounded by urban uses; the project includes legal commitments to maintain the units as low or low and moderate income units; the project is consistent with the general plan and zoning; the site is assessed for hazardous waste and contaminants; and there is no "reasonable possibility" that unusual circumstances would cause significant environmental effects.

January 1, 1995: Assembly Bill No. 51; Gov't Code 65584.5; Planning

This bill establishes rules and procedures for transferring a portion of a city's or county's share of the regional housing need to other jurisdictions. The transfer is made through an agreement that can be enforced by the Attorney General or any interested party.

Gov't Code 65400; Housing

This legislative change was a part of Assembly Bill No. 51 and requires that the Annual Housing Status report be prepared using forms and definitions adopted by the Department of Housing and Community Development (HUD) and that it be submitted by July 1, 1995.

January 1, 1995: Assembly Bill No. 3198; Gov't Code Sections 65852.2, 65852.150; Second Units

This bill restricts local agencies from unreasonably restricting second units through the passage of arbitrary and/or burdensome ordinances. A local agency is allowed to establish minimum and maximum unit sizes as long as it permits, at minimum, an efficiency unit to be built and an attached unit does not exceed 30 percent of the area of the first unit. In addition, the number of parking spaces that a jurisdiction can require is restricted unless the requirement is directly related to second unit use and consistent with neighborhood standards.

C. ORDINANCE AMENDMENTS

The following amendments to Ordinance No. 348 (Land Use Ordinance) have been adopted during the last three fiscal years. Each of the amendments listed relates to or has a direct or indirect affect on housing programs. There were no amendments approved during fiscal year 1993-1994 that were pertinent to the Housing Element of the Comprehensive General Plan.

Fiscal Year 1991-1992:

August 13, 1991 Amendment No. 348.3341 Senior Citizen Development Zoning

This amendment established Senior Citizen Development Zoning to conform to the 'housing for older persons' provisions of the Fair Housing Amendment Act of 1988 (42 U.S.C }3607). The amendment also deleted all reference to age restrictions.

December 17, 1991 Amendment No. 348.3407 Second Unit Permits

This amendment created a renewal procedure for extending the life of second unit permits. A renewal fee of \$25.00 was implemented through an amendment to Ordinance No. 671.8. Prior to approval of these amendments, an applicant with an existing second unit permit was required to initiate a new application at a cost of \$2,645.00 and obtain a new permit once the five year life of the original permit had expired.

May 5, 1992 Amendment No. 348.3420 Day Care Centers

This amendment revised a number of sections of Ordinance No. 348 to conform to Section 1597.46 of the Health and Safety Code which provides that cities and counties should not prohibit large family day care homes on lots zoned for single family dwellings. Several new sections were added including Section Nos. 21.25a and 21.34c defining day care centers and day care homes, respectively.

Fiscal Year 1992-1993:

April 13, 1993 Amendment No. 348.3503 Senior Citizen Development Zoning

This amendment required that all dwelling units falling under Senior Citizen Development Zoning be occupied by persons 55 years of age or older.

D. HOUSING ELEMENT PROGRAM COMPLETION SUMMARY

1. Program Areas

a. Conservation of Housing and Communities

<u>Program</u>	<u>Completed</u>	<u>Partially Completed</u>	<u>Not Completed</u>
A.1*	x		
A.2*	x		
A.3*	x		
A.4*	x		
A.5		x	
A.6*	x		
A.7*	x		
A.8*		x	
A.9		x	
A.10*	x		
A.11		x	

* Ongoing program.

(1) Analysis of Program Completion

Of the 11 individual programs under this program area, seven (7) were completed and four (4) were partially completed. As such, approximately 64 percent of the total number of programs included under this program area were completed and 36 percent were partially completed.

(2) Programs Partially Completed: Summary of Objective(s) not Accomplished

<u>Program</u>	<u>Objective</u>
A.5	[New Ordinance]

Ordinance establishing minimum health and safety standards for hotels, motels and resorts. Ordinance drafted but has not been submitted to the Board of Supervisors. However, the proposal will be submitted this year.

[New Ordinance]

Ordinance establishing minimum health and safety standards for rental units. This ordinance will be developed after the proposed ordinance establishing health and safety standards for hotels, motels and resorts has been adopted.

A.8 [Ongoing review]

There was to be ongoing review of existing, as well as the development of new, locational guidelines for low and moderate income housing.

A.9 [General Plan Amendment]

Development of a "Neighborhood Design Standards Program" to be submitted as an amendment to the Community Policies Element.

A.11 [Funding]

Provision of funds for the purchase of federally assisted projects eligible to convert to market rates.

(3) Programs not Completed: Summary of Objective(s) not Accomplished

Not Applicable.

b. Affordable Housing

<u>Program</u>	<u>Completed</u>	<u>Partially Completed</u>	<u>Not Completed</u>
B.1*	x		
B.2*			x
B.3*		x	
B.4			x
B.5	x		
B.6***	x		
B.7			x
B.8			x
B.9*	x		
B.10		x	
B.11			x
B.12*	x		
B.13**	x		
B.14	program deleted in 1989		
B.15****	x		
B.16			x
B.17*		x	
B.18			x
B.19****	x		
B.20			x
B.21			x
B.22			x

- * Ongoing program.
- ** Ongoing program -- goal not attained.
- *** Program is operational on an as needed basis.
- **** Ongoing program--goal attained.

(1) Analysis of Programs Completed

Of the 21 individual programs remaining under this program area, eight (8) were completed, three(3) were partially completed, and ten (10) were not completed. As such, 38 percent of the total number of programs included under this program area were completed, 14 percent were partially completed and 48 percent were not completed.

(2) Programs Partially Completed: Summary of Objective(s) not Accomplished

<u>Program</u>	<u>Objective</u>
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B.3	[Annual Report]
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An annual report was to be submitted by the Redevelopment Agency to the Board of Directors. The report was to include a revenue analysis, project area activity, and a review of housing needs and activities for each project area.

B.10	[Ordinance Amendment]
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Ordinance 348 was to be amended to include a density bonus zone for multi-family residential housing for low and moderate income persons.

B.17	[Input of Information -- GIS]
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Development of the GIS was to be ongoing.

(3) Programs not Completed: Summary of Objective(s) not Accomplished

<u>Program</u>	<u>Objective</u>
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B.2	[Utilization of Tax Exempt Mortgage Revenue Bonds]
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Bonds were to be used to increase the stock of affordable housing.

B.4	[Assessment]
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Assessment of the feasibility of using the Corporate Fund for Housing (LINK) to assist in the development of affordable housing projects and county contribution of potential cost cutting measures for projects proposed for such assistance.

B.7 [Assessment and Ordinance Amendment]

The R-6 Zone was to be reevaluated with recommendations for its amendment or replacement.

B.8 [Priority Processing]

A schedule was to be developed for the priority processing of affordable housing projects.

B.11 [Study]

Development of guidelines for the provision of housing in specific plans based on income levels (employment income range) generated by various commercial and/or industrial land uses contained within those plans.

B.16 [Implementation Program]

Energy conservation programs relating to residential design and construction were to be implemented through the Air Quality Element.

B.18 [Study]

A review of fees collected by the Department of Building and Safety at the building permit stage was to be completed for the purpose of assessing the impact of such fees on low and moderate income households and other issues relating to affordable housing.

B.20 [Study]

A study was to be conducted to determine the method by which the county would develop a land banking system.

B.21 [Creation of "matching hours" program for county employees]

A matching hours program was to be created for county employees volunteering to work on nonprofit affordable housing projects.

B.22 [Study]

Proposal for the creation and permanent funding of a housing trust fund.

c. **Housing Opportunity**

<u>Program</u>	<u>Completed</u>	<u>Partially Completed</u>	<u>Not Completed</u>
C.1*	x		
C.2	x		
C.3*	x		
C.4*	x		
C.5***	x		
C.6*			x
C.7*	x		
C.8*	x		
C.9**	x		
C.10*		x	
C.11			x

* Ongoing program.

** Ongoing program -- goal not attained.

*** Unable to ascertain whether or not goal attained due to lack of information.

(1) **Analysis of Programs Completed**

Of the 11 individual programs included under this program area, eight (8) were completed, one (1) was partially completed, and two (2) were not completed. As such, 73 percent of the total number of programs included under this program area were completed, 9 percent were partially completed and 18 percent were not completed.

(2) **Programs Partially Completed: Summary of Objective(s) not Accomplished**

<u>Program</u>	<u>Objective</u>
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C.10	[Ordinance Amendment]
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Amendment to Ordinance 348 to provide siting criteria for emergency shelters.

(3) **Programs not Completed: Summary of Objective(s) not Accomplished**

<u>Program</u>	<u>Objective</u>
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C.6	[Ongoing Review]
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Land use regulations affecting farmworker housing were to be reviewed on a regular basis.

C.11 [Development of Job Description and Employment Criteria]

Housing Coordinator position.

d. Provision of Housing Sites

<u>Program</u>	<u>Completed</u>	<u>Partially Completed</u>	<u>Not Completed</u>
D.1*	x		
D.2			x
D.3		x	
D.4*	x		
D.5	x		

* Ongoing program.

(1) Analysis of Programs Completed

Of the five programs included under this program area, three (3) were completed, one (1) was partially completed, and one (1) was not completed. As such, 60 percent of the total number of programs included under this program area were completed, 20 percent were partially completed and 20 percent were not completed.

(2) Programs Partially Completed: Summary of Objective(s) not Accomplished

<u>Programs</u>	<u>Objective</u>
D.3	[Input into GIS]

Information on residential components of specific Plans.

(3) Programs not Completed: Summary of Objective(s) not Accomplished

<u>Program</u>	<u>Objective</u>
D.2	[Input into GIS]

Development of capability to distinguish rural and urban property and maintenance of a Housing Lands Inventory.

c. Housing Supply

<u>Program</u>	<u>Completed</u>	<u>Partially Completed</u>	<u>Not Completed</u>
E.1*			x
E.2*			x
E.3*			x
E.4*	x		
E.5*	x		
E.6*	x		
E.7*	x		
E.8*	x		

* Ongoing program.

(1) Analysis of Programs Completed

Of the eight individual programs included under this program area, five (5) were completed and three (3) were not completed. As such, approximately 63 percent of the total number of programs included under this program area were completed and 37 percent were not completed.

(2) Programs Partially Completed: Summary of Objective(s) not Accomplished

Not Applicable.

(3) Programs not Completed: Summary of Objective(s) not Accomplished

<u>Program</u>	<u>Objective</u>
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E.1	[Annual Assessment]
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A yearly assessment of land use policies contained in the Comprehensive General Plan was to be made. The assessment was to evaluate the effectiveness of the policies in providing for a variety of housing types and mixes.

E.2	[Annual Assessment]
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An annual assessment of the objectives contained Housing Element, the Growth Management Element and the Air Quality Element of the Comprehensive General Plan was to be conducted to determine whether or not the goal of jobs/housing balance was being attained.

E.3	[Ongoing Assessment and Ordinance Amendment]
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Ordinance 348 was to be reviewed and amended to facilitate residential design flexibility.

[Feasibility Study]

A study investigating the potential of utilizing mixed use zoning in conjunction with program A.9 -- "Neighborhood Oriented Community Design Standards Program" -- was to be conducted.

[Feasibility Study and Ordinance Amendment]

An evaluation was to be made regarding the feasibility of using mixed use zoning in portions of the county not included within the boundaries of specific plans and community plans. An amendment to Ordinance 348 was to be considered.

2. Evaluation: Reason for Partial and Non Completion of Housing Programs by Program Area

a. Conservation of Housing and Communities

<u>Program</u>	<u>Reason for Partial or Non Completion of Programs</u>
A.5	economic climate - Environmental Health budget and staff reductions - Building and Safety
A.8	budget and staff reductions - Planning Department
A.9	budget and staff reductions - Planning Department
A.11	lack of funds to evaluate and purchase - Housing Authority

b. Affordable Housing

<u>Program</u>	<u>Reason for Partial or Non Completion of Programs</u>
B.2	lack of demand created by recession and low interest rates
B.3	lack of adequate staffing - Redevelopment Agency
B.4	budget and staff reductions - Planning Department
B.7	budget and staff reductions - Planning Department
B.8	budget and staff reductions - Building and Safety, Environmental Health, Fire Department, Flood Control, Planning Department and Transportation Department
B.10	budget and staff reductions - Planning Department

- B.11 budget and staff reductions - Planning Department
- B.16 budget and staff reductions - Planning Department
- B.17 budget and staff reductions - GIS
- B.18 budget and staff reductions - Building and Safety and all affected county departments
- B.20 budget and staff reductions - Planning Department, Housing Authority and Community Action
- B.21 budget and staff reductions - Planning Department, Housing Authority, Community Action and the Administrative Office
- B.22 budget and staff reductions - Planning Department, Housing Authority, Administrative Office and Assessors Office; lack of permanent funding source

c. Housing Opportunity

<u>Program</u>	<u>Reason for Partial or Non Completion of Programs</u>
C.6	budget and staff reductions - Planning Department, Building and Safety and Environmental Health
C.10	budget and staff reductions - Planning Department
C.11	budget and staff reductions - Environmental Health, Building and Safety, Planning Department, Administrative Office, Department of Community Action, Office on Aging, Housing Authority and Economic Development Agency

d. Provision of Housing Sites

<u>Program</u>	<u>Reason for Partial or Non Completion of Programs</u>
D.2	budget and staff reductions - Planning Department and GIS
D.3	budget and staff reductions - GIS

e. Housing Supply

<u>Program</u>	<u>Reason for Partial or Non Completion of Programs</u>
E.1	budget and staff reductions - Planning Department
E.2	budget and staff reductions - Planning Department
E.3	budget and staff reductions - Planning Department

f. Analysis

The Housing Element contains a total of 56 individual programs. Of this total, 25 programs or approximately 45 percent were either partially completed or not completed. Approximately 92 percent of all programs that were either partially completed or not completed appear to be the direct result of budget reductions that have taken place during the preceding three years in the departments responsible for program implementation.

SW:MHE:LN:ln (anreport.94) cdbg/housing/element

