

RIVERSIDE COUNTY
2023 Annual Progress Report
SUMMARY

Below are summaries of the data within the Tables A and A2 of the 2023 Housing Element Annual Progress Report (APR) for Riverside County, which is required by Section 65400 of the Government Code. This summary is followed by brief descriptions of what all other APR tables describing what each table is intended to report. A full report (2023 APR) for Riverside County can be found via the following link:

<https://planning.rctlma.org/annual-progress-reports>

Table A: Housing Development Applications Submitted

Applications	Units	Housing Type
Building Permits	2,060	Most housing units were above moderate and low-income units, which were mostly owner occupied / single family housing, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).

Table A2: Annual Building Activity Report Summary – New Const., Entitled, Permits and Completed Units

Entitlements		
Activity	Units	Housing Type
Approved Entitlements	598	housing units were above moderate units, which were for owner occupied / single family housing, and additional residential accommodations (i.e., ADUs, etc.).
Building Permits (BPs)		
Issued BPs	1,239	Most housing units were above moderate units, which were for mostly owner occupied / single family housing, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).
Finalized BPs (Certificates of Occupancy or other form of readiness)	2,388	Most housing units were above moderate and low-income units, which were mostly owner occupied / single family housing, mobile homes, and additional residential accommodations (i.e., ADUs, etc.).

Table B: Regional Housing Needs Assessment (RHNA) Allocation Progress

See full report for 6th Cycle progress.

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

No sites identified or rezoned during the 2023 calendar year for this purpose.

Table D: Program Implementation Status

See full report for 6th Cycle program implementation status.

Table E: Commercial Development Bonus Approved

No commercial development bonuses were approved during the 2023 calendar year.

Table F: Units Rehabilitated, Preserved, and Acquired for Alternate Adequate Sites

See full report for units were rehabilitated, preserved, and acquired, pursuant to GovernmentCode Section 65583.1, subdivision (c)(2), during the 2023 calendar year.

Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

No locally owned lands were sold, leased or disposed of in the 2023 reporting year.

Table H: Locally Owned Surplus Sites

No additional locally owned surplus sites were added in the 2023 reporting year. See full report for locally owned surplus sites.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Riverside County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1a	<p>Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds and)/Home Investment Partnership Act (HOME) funds and Low and Moderate Income Housing Asset Funds (LMIHAF) to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.</p>	<p>The County is an entitlement community for CDBG and Home funds. Affordable Housing Partners you apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>	<p>The County received an allocation of Home Investment Partnerships Act (HOME) funds from HUD in the amount of \$2,475,738.86 for FY 2022/2023 to be utilized in unincorporated areas and within participating cities with the County. In 2023, the County assisted 1 project in the city of Indio totaling \$1,500,000 for the development and construction of 99 affordable housing units for low-income families and farm workers. No units were assisted in unincorporated areas of the County in 2023.</p> <p>The County was allocated \$26,488,683 in Housing Homelessness Incentive Program (HHIP) funds from Inland Empire Health Plan (IEHP) for 2023 and \$21,672,559 in 2022. No units were assisted in unincorporated areas of the County 2023.</p> <p>The County was allocated \$30,000,000 in State HCD funding for the relocation of Oasis Mobile Home Park residents, of which \$15,000,000 was designated for the County's Oasis Mobile Home Park Housing Opportunities Grant Program ("OHOP Program"). 4 units were assisted in 2023 with more slated for 2024.</p> <p>Ongoing production and assistance for the creation of affordable housing within unincorporated areas of the County include the following available programs funded or allocated in prior years:</p> <p>American Rescue Plan Act (ARPA). In 2023, the County assisted 2 projects within cities of Riverside and Corona totaling \$6,400,000 providing 49 beds and 52 units, respectively, providing permanent supportive housing for individuals that are homeless or at risk of homelessness and impacted by COVID-19. No units were assisted in unincorporated areas of the County 2023.</p> <p>Permanent Local Housing Allocation (PLHA) program. In 2023, the County assisted 1 project in the city of Moreno Valley totaling \$948,000 to acquire and rehabilitate a 4-unit property for low-income households. No units were assisted in unincorporated areas of the County 2023.</p> <p>Neighborhood Stabilization Program (NSP). In 2023, the County assisted 1 project in Cathedral City to assist 29 units reserved for low-income households with a preference for Veterans. No units were assisted in unincorporated areas of the County 2023.</p> <p>Housing Authority Low and Moderate Income Housing Asset Funds (LMIHAF). No units were assisted in unincorporated areas of the County 2023.</p> <p>Housing Authority Project-Based Vouchers (PBV). In 2023, the County assisted 5 projects within the cities of Riverside, Beaumont, Cathedral City and Corona providing a total of 240 PBVs to subsidize rents for very low-income households at or below 30% AMI valued at \$80,554,800 over 20 years. No units were assisted in unincorporated areas of the County 2023.</p>

1.1b	Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction	EDA/HWS	Developers leveraged local County funds to apply for and secure tax-exempt revenue funds. Funds are competitive and local funds help developers secure these funds. No units were assisted in unincorporated areas of the County 2023.
1.1c	Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Annually, or in response to the Notice of Funding Availability (NOFA).	The County allocated \$15,000,000 in State HCD funding for its Oasis Mobile Home Park Housing Opportunities Grant Program ("OHOP Program"). 4 units were assisted in 2023 with more slated for 2024.
1.1d:	Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	Ongoing, as projects are processed through the Planning Department.	In 2023, no projects were submitted to the county. The County TLMA will continue to promote these options to developers.
1.1e	When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	Review resources on an annual basis through 2029.	See implementation status for Program 1.1a.
1.1f	Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups.	Ongoing, as projects are processed through the Planning Department.	In 2023, the County did not give priority to permit processing for affordable housing projects for seniors or other special needs groups.
1.1g	Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.	Ongoing. Within 6 months of adoption of the Housing Element	The County's Density including density bonus provisions were updated in 2021.
1.1h	Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review on a project by project bases, as projects are proposed.	A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set aside at least 15 percent of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. Mary Erickson Community Housing, Coachella Valley Housing Coalition and the Riverside Housing Development Corporation were certified as a CHDOs in previous years. No CHDOs were certified in 2023.
1.1i	The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Ongoing, as projects are processed, and annual outreach with local developers.	During In 2023, the following development projects assisted extremely low-income households at 30% AMI in the County of Riverside: Mission Heritage, Riverside – 58 Project Based Vouchers (PBVs) at 30% AMI Project Legacy, Riverside – 49 beds at 30% and 50% AMI; \$1,900,000 County CARES Act; \$1,000,000 HACR HOPWA; \$2,500,000 Continuum of Care HHIP \$2,500,000; \$634,498 CoC HHAP; \$2,000,000 County ARPA St. Michael's, Riverside – 24 PBVs at 30% AMI The Blossom, Beaumont – 47 PBVs at 30% AMI Veterans Village, Cathedral City - \$1,500,000 in NSP; 59 PBV at 30% AMI Vista Dorada (aka Ayres Hotel), Corona - \$2,500,000 in ARPA; 52 PBV at 30% AMI

1.1j:	Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	Annually	Since the dissolution of the County's Redevelopment Agency, the Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency for the County of Riverside (HASA), has been working with developers to apply for new funding from HCD, including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), CalHome, Housing for a Healthy California (HHC), Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, SB 2 Planning Grants Program, Section 811 Project Rental Assistance, Supportive Housing Multifamily Housing Program (SHMHP), Veterans Housing and Homelessness Prevention Program (VHHP).
1.2a	To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.	Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.	The County monitors Housing Element sites to ensure affordable housing is provided where applicable.
1.2b	Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	Annually meet with non-profit developers.	No County-owned sites were completed with affordable housing in 2023, but the County is actively working with nonprofits and affordable housing developers to entitle existing County-owned property for the construction of affordable housing.
1.2c	Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley	Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing	In 2023, the County continued to work with affordable housing developers and partners, such as Lift to Rise, in the Coachella Valley on several potential projects at various stages that are in the pipeline that will be restricted for various needs including farm worker households.

1.2d	<p>The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> - Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project. - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. - Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). - In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. - The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development 	Review standards and revise as necessary within two years of adoption of the Housing Element	Parking standards are planned to be reviewed for possible reduced parking for affordable projects. In 2023, no affordable housing projects were submitted.
1.2e	<p>The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.</p>	Ongoing, as projects are processed through the Planning Department.	In 2023, no mixed-use that included housing were approved.

1.2f	<p>In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</p>	<p>Ongoing, update as projects are processed through the Planning Department.</p>	<p>Completed in 2016.</p>
1.2g	<p>To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> - allow affordable projects to exceed the maximum height limits, - lessen set-backs, and/or - reduce parking requirements. - The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. 	<p>Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>In 2023, no developers approached the County to consolidate lots to accommodate an affordable housing project.</p>

1.2h	As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.	Ongoing 2021- 2029, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.	The 4th district Board of Supervisor allocated \$3,000,000 in ARPA funds to fund infrastructure in the community of Mecca that will facilitate the development 290 Nuestro Orgullo self help/home ownership project for low income first time home buyers. Coordination is ongoing with service providers with regards to infrastructure for development projects. A copy of the County's HCD certificated/adopted housing element will be provided to service providers, which will help facilitate affordable housing units.
1.3a:	Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities	HOME entitled, annually apply for HUD and HCD grants.	In 2023, no units were assisted in unincorporated areas of the County. In 2023, the County assisted 1 project in the city of Indio totaling \$1,500,000 for the development and construction of 99 affordable housing units for low-income families and farm workers. The County continues to work with affordable housing developers and partners, such as Lift to Rise, in the Coachella Valley on several potential projects at various stages that are in the pipeline that will be restricted for various needs including farm worker households.
1.3b	The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.	Within 6 months of adoption - HCD certification of the Housing Element.	Will be completed within six-months of a certified Housing Element.
1.3c	The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	Annually meet with developers	See the implementation status for Program 1.3a.

1.3d	Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. The County will assist approximately a minimum of 83 households with the MHTL program .	As loans are processed. Based on HOME funds availability at the time of application.	The MHTL is no longer in operation. The County applied for \$5,000,000 in MORE grant funds in 2023, The MORE program replaced the MPRROP program. The County will be awarded MORE program funds in 2024 which will be utilized to offer a mobile home rehabilitation program for very low-income residents.
1.4a	Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	Ongoing	The County provides diversified services to those living on the streets or at risk of homelessness, including those with substance use and co-occurring mental disorders. This effort is managed through the Riverside University Health System – Behavioral Health's (RUHS-BH) Homeless Housing Opportunities Partnerships and Education program (HHOPE). HHOPE staff provide households with linkage to mainstream benefits, health care, mental health, substance use treatment, social security, legal aid, employment, and housing of all types.
1.4b	Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds	Meet annually with County legislative advocates to address implications of new legislation.	The Shelter Plus Care Program and PSH Consolidated Program have been absorbed into the Continuum of Care options discussed in the following Section 1.4e. Therefore, these program funds will no longer be separately addressed in the future. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.
1.4c	Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special needs housing into affordable housing communities	Ongoing	Through the Riverside University Health System – Behavioral Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).
1.4d	Promote the integration of special needs housing into affordable housing communities.	Ongoing, throughout the planning period.	The Shelter Plus Care Program and PSH Consolidated Program have been absorbed into the Continuum of Care options discussed in the following Section 1.4e. Therefore, these program funds will no longer be separately addressed in the future. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.
1.4e	Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill .	Ongoing, throughout the planning period.	The Shelter Plus Care Program administered by HACR was ended in June of 2022. Participants in the program were converted to the Housing Choice Voucher Program.
1.5a	In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	Ongoing as funding is available.	In 2023, the County assisted with 2 projects converting hotels to transitional to permanent housing with supportive services: Project Legacy, Riverside – (49 beds) housing project for purposes of providing decent, safe, and sanitary transitional housing to homeless individuals or individuals at risk of homelessness, including vulnerable populations such as LGBTQ youth, seniors, and individuals living with HIV or AIDS Vista Dorada, Corona – (52 rental PSH units) for homeless and chronically homeless households

1.5b	Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.	Valley Restart Pallet Village which provides 6 new units and provides 30-90 days to seniors who are experiencing homelessness in the city of Hemet. The shelter opened its doors in fall 2023. The County of Riverside has earmarked \$10M in ARPA dollars to create 400+ sheltering beds that are in various development stages and are set to open their doors by December 2026.
1.5c	Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Within 6 months of the Housing Element.	Completed in 2021.
1.6a	Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	Establish an annual meeting with CHDOs to provide policy direction.	In 2023, the County continued to work with non-profit organizations certified as CHDOs with self-help programs and identify potential projects within the unincorporated areas of the County.
1.7a	Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	Ongoing, as projects are processed.	The County provides flexibility in residential design through individual project review of housing development within existing Specific plans and Area plan(s).
1.7b	Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees (when funding is available) as an incentive.	Ongoing, as projects are processed.	The county encouraged new mobile home parks and manufactured housing through development fee options (reduced for mobile/manufactured homes).
1.7c	Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.	Ongoing, as projects are processed.	HWS continues to work with developers on identifying potential mixed-use projects.
1.7d	The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans in cooperation with developers to achieve affordability restrictions and develop minimal affordability thresholds.	Consider adopting provisions within three years. Continue to pursue on an ongoing basis.	The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined
1.7e:	The County will adopt of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development	Explore alternatives within 3 years of adoption and certification by HCD of the County's Housing Element; adopt program before end of the 2029.	The County will continue to explore further methods of promoting inclusionary housing options and develop a policy/program by October 2025..

2.1a	When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.	For this reporting period approximately \$538,220 was included for the Home Enhancement Program under CDBG. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). A total of forty-two (42) housing rehabilitation projects were undertaken to improve substandard housing conditions for low-income homeowners, seniors, and disabled persons. Fourteen (14) projects were completed expending \$559,443.52. CDBG funding in the amount of \$330,000 was utilized to renovate 10 units at Desert Rose Apartments in Ripley for low-income families. The County applied for \$5,000,000 in MORE grant funds in 2023. The MORE program replaced the MPRROP program. The County will be awarded MORE program funds in 2024 which will be utilized to offer a mobile home rehabilitation program for very low-income residents.
2.1b	The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	Ongoing, throughout the planning period.	Prior to October of 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households including families, seniors and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the United States Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties and allow units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were finally converted and transferred to the Housing Authority's non-profit arm, Riverside County Housing Corporation (RCHC), to own and operate the former public housing units.
2.1c	Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation	As projects come forward assist with the process for applying for funding on the developers' behalf.	The County/Housing Authority did not utilize tax-exempt private activity bonds for the financing of multi-family housing rehabilitation in 2023.
2.1d	Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.	Continue program when funding becomes available.	For this reporting period approximately \$538,220 was included for the Home Enhancement program. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). A total of forty-two (42) housing rehabilitation projects were undertaken to improve substandard housing conditions for low-income homeowners, seniors and disabled persons. Fourteen (14) projects were completed expending \$559,443.52.
2.1e	The Community Action Partnership (CAP) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	Ongoing program	The Community Action Program (CAP) oversees this program and reports 42 households located in unincorporated areas received weatherization services in calendar year 2023.
2.1f	Through the Senior Home Rehabilitation Program (SHRP), the County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Ongoing as funds are available	Funding has been exhausted and the SHRP program no longer offered. The County applied for \$5,000,000 in MORE grant funds in 2023. The MORE program replaced the MPRROP program. The County will be awarded MORE program funds in 2024, which will be utilized to offer a mobile home rehabilitation program for very low-income residents.

2.1g	Through the Home Enhancement Program, assist lower income homeowners in fixing or repairing exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	Ongoing as funds are available	For this reporting period approximately \$538,220 was included for the Home Enhancement Program under CDBG. The program is eligible in unincorporated and participating cities. Rehab Program (Home Enhancement Program) is included in the Five-Year Consolidated Plan (2019/2024). From FY 2014 to current, the Home Enhancement project is active with funding for FY 2024.
2.1h	The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	Develop a plan by summer 2024	Please see the implementation status for Program 2.1g.
2.2a	Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	Ongoing, on a case-by-case basis.	The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.
2.2b	Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.	Ongoing as funds are available and units are identified.	The program All funds have been exhausted and the activity has been closed out.
2.3a	As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	Ongoing as funds are available and units or parks are identified.	The County applied for \$5,000,000 in MORE grant funds in 2023, The MORE program replaced the MPRROP program. The County was awarded MORE program funds which will be utilized to offer a mobile home rehabilitation program for very low-income residents.
2.3b	Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.	Through the help of nonprofit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and community meetings that also use translators to reach farmworkers.

2.4a	<p>Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>	<p>Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	<p>The County's portfolio of assisted affordable housing is regularly monitored for compliance with applicable regulation and affordability covenant expiration dates. The portfolio consists of approximately 200 contracts/projects. During the 2023 calendar year, there were no conversions of affordable housing rental projects to market rate.</p>
3.1a	<p>Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p>HWS staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters. Staff attendee Fair Housing Council's Housing Conferences when available. The County of Riverside under its implementation of the Emergency Rental Assistance Program, known locally as UnitedLift, set aside a portion of its administrative fee and ERAP monies to fund Riverside Legal Aid and the Fair Housing Counsel to assist families that were going through the eviction process.</p>
3.1b	<p>Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>Ongoing 2023 and throughout the planning period.</p>	<p>The County is in process of preparing its 2025-2029 Assessment of Fair Housing (AFH) Plan as required for Affirmatively Furthering Fair Housing (AFFH) and the County's Consolidated Plan for HUD programs. The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. The AFFH plan is being prepared for the in partnership with TLMA and Housing Authority.</p>
3.2a	<p>Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>Ongoing, as funding permits.</p>	<p>For Fiscal Year 2022-2023, through a CDBG grant of \$135,000 with Fair Housing Council of Riverside County: • 68 individual clients were assisted under the project, Fair Housing Anti-Discrimination; and • 2,062 individual clients were assisted under the project, Landlord and Tenant Services.</p>

3.3a	<p>Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. Coordinate with the Inland Regional Center to promote outreach efforts that inform families in the county on housing and services available for persons with developmental disabilities.</p>	Ongoing, as projects are processed.	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 USC 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards, which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities establishes requirements for new construction of multifamily projects: 5 percent of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. Prospective tenants may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability. Additionally, the County's Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria. The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation, especially for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guidebook with procedures for the disabled to pursue Section 8 assistance. The County updated its reasonable accommodation ordinance in June 2016 to meet legislative requirements. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>
3.3b:	<p>Continu to utilize the following programs to assist special needs households: 1.Housing Choice Voucher Section 8 (HCV) Program 2. Family Self Sufficiency (FSS) Program 3. HUD-VASH 4. CalWORKs Housing Support Program (HSP) 5. ESG Housing First Program 6. HOPWA 7. Family Unification Program (FUP)</p>	Programs will continue as funding is obtained.	<p>The County continued to utilize the following programs to assist special needs households. Assisted households for 2023 are listed below: 1. Housing Choice Voucher Section 8 (HCV) Program: Approximately \$109,593,844 in total HAP assisted 9,858 clients. Of the clients served, whose incomes at admission must be at or below 50 percent AMI, 624 households were veterans and 6,860 were disabled and/or elderly including veterans. 2. Family Self Sufficiency (FSS) Program: The FSS program served 370 participants. A total of 8 families graduated. 3. HUD-VASH: The VASH program provided 389 veterans with Case Management administration from the Housing Authority Team and clinical supportive services from the VA Loma Linda Healthcare Team. 4. CalWORKs Housing Support Program (HSP): The CalWORKs HSP program provided 484 cash-aid eligible families with rapid rehousing assistance to help them relocate and stabilize in permanent housing. 5. ESG Housing First Program: The ESG Program provided 49 households for a total of \$135K impacted by Covid and/or experiencing homelessness with rapid rehousing and homeless prevention services to help them relocate and stabilize in permanent housing. 6. HOPWA: The program assisted 217 households with \$1.2M in services that included Tenant Based Rental Assistance, Project Based Rental Assistance, Short-Term Rental Mortgage and Utility Assistance (STRMU), & Permanent Housing Placement (PHP) Services, Housing information Services & Case Management/Transportation Services. 7. Family Unification Program (FUP). The FUP assisted 184 households</p>
3.3c	Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.
3.3d	The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	Ongoing, throughout the planning period.	The Shelter Plus Care Program administered by HACR was ended in June of 2022. Participants in the program were converted to the Housing Choice Voucher Program.
3.3e	Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.

3.3f	DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.
3.3g	Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Ongoing, throughout the planning period.	The Shelter Plus Care Program administered by HACR was ended in June of 2022. Participants in the program were converted to the Housing Choice Voucher Program.
3.3h:	The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	Ongoing, throughout the planning period.	The Mobile Home Rent Stabilization Ordinance No. 760 serves various residents in approximately 61 mobile home parks located within the unincorporated area
3.4a:	Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners	Ongoing, throughout the planning period.	Bond allocation was not available by CDLAC for the MCC program in 2023. The County will apply for a bond allocation if made available to continue offering the MCC program to residents.
3.4b:	Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program	Ongoing, throughout the planning period.	In 2023, the County assisted 35 households with down payment assistance from County Permanent Local Housing Allocation (PLHA) funds. Of the 35, a total of 4 households purchased within the unincorporated area of the county. There were 15 participants (4 households) assisted within incorporated cities of the County of Riverside.
3.5a	Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	Annually meet with interested developers.	In 2023, the County assisted with 3 acquisition/rehabilitation rental projects: Project Legacy, Riverside – (49 beds) housing project for purposes of providing decent, safe, and sanitary transitional housing to homeless individuals or individuals at risk of homelessness, including vulnerable populations such as LGBTQ youth, seniors, and individuals living with HIV or AIDS Sheila Apartments, Moreno Valley – (4 rental units) multi-family housing for qualified low-income families Vista Dorada, Corona – (52 rental PSH units) for homeless and chronically homeless households.
3.5b	Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. Assist with available housing for extremely low and lower income households by: (1) Process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2)Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.	Within six months of adoption of the Housing Element.	In 2023, the County assisted with 2 projects converting hotels to transitional housing with supportive services: Project Legacy, Riverside – (49 beds) housing project for purposes of providing decent, safe, and sanitary transitional housing to homeless individuals or individuals at risk of homelessness, including vulnerable populations such as LGBTQ youth, seniors, and individuals living with HIV or AIDS Vista Dorada, Corona – (52 rental PSH units) for homeless and chronically homeless households
4.1a	To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis	Annually, throughout the planning period..	The county annually reviews fees.
4.1b:	Continue to review the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	Ongoing, throughout the planning period.	The County is planning to update the definition within Ordinance 348 before the end of the planning period

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General Comments

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