



PROGRESS IN ACHIEVING THE PAST ELEMENT QUANTIFIED OBJECTIVES

The County's past Housing Element established a housing production objective of 58,508 new market rate housing units. It is not clear, however, from the past Element if this number was assigned to unincorporated County only, as the RHNA established a new construction need of 39,843 new units. As well, the Element established objectives for the rehabilitation and preservation of housing units, as specified in the previous matrix. While the Element's production objectives originally covered the 1989-1994 planning period, these objectives have been extended to June 30, 1998 based on direction from the State Department of Housing and Community Development to reflect the revised Housing Element cycle.

Table H-55 summarizes the County's progress in reaching its affordable housing targets through the mechanisms available during the period of July 1, 1989 through June 30, 1998. The fiscal years are reflected in this table to correspond to the County's system of annual performance records.

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Housing Element



**Table H-55
Progress Towards Objectives
July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
NEW CONSTRUCTION							
MARKET RATE							
Market Rate Single Family	N/A ¹	21,546	21,546	2,155	4,310	6,500	8,581
Market Rate Multi-Family	N/A ¹	1,196	1,196	300	600	296	
Mobile Homes	N/A ¹	800	800	500	200	100	
SINGLE FAMILY AFFORDABLE							
Redevelopment Agency							
Village at Mecca		91	91	31	60		
Las Serenas I and II		22	22	8	14		
HOME							
Brown Street (Habitat for Humanity)	3		3	3			
Third Street	4		4	1	3		
Cathedral City Self-Help (Habitat for Humanity)	2		2	2			
Casas Mirasol Self Help (CVHC)		11	11	10	1		
Paseo de los Poetas (CVHC)		21	21	19	2	0	
Blythe Self Help Homes (CVHC)	16		16	15	1		
Other							
CVHC Self help Homes	259	132	391	235	156		
SUBTOTAL	284	23,819	24,103	3,279	5,347	6,896	8,581

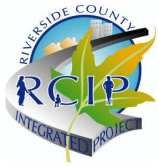


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Progress Towards Objectives
July 1 1989 - June 30, 1998

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
MULTIFAMILY AFFORDABLE PROJECTS							
<i>CDBG Housing Loan Fund</i>							
Oaktree Apartments	40		40		40		
Indio Desert Palms	144		144		144		
<i>HOME</i>							
Mecca II Apartments		118	118	10	108		
Nueva Vista Apartments		32	32	11	21		
Miles Avenue La Hacienda Apartments SRO	35		35	35			
Mission Villas Senior Apartments (Section 202)		54	54	11	43		
<i>Housing Authority</i>							
Jasmine Springs Apartments	59		59		12	47	
Villa de Corona Apartments	36		36		7	29	
French Quarter Apartments	14		14		3	11	
Racquet Club Apartments	8		8		2	6	
Calle de Carlos Apartments	9		9		2	7	
Thermal II Apartments		25	25	25			
Dr. Clair S. Johnson Apartments		40	40	40			

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July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
<i>Other New Construction</i>							
Coyote Run	140		140	70	70		
Tlaquepaque Apartments	76		76	38	38		
Las Casas 3	52		52	26	26		
Ripley Migrant Center		100	100	100			
Las Casas 2 (FmHA)		78	78	40	38		
SUBTOTAL	613	447	1,060	406	554	100	0
TOTAL NEW CONSTRUCTION	897	24,266	25,163	3,685	5,901	6,996	8,581
RHNA Allocation 1989-94			39843	7570	9044	7371	15858
<i>REHABILITATION</i>							
CDBG PROGRAMS							
<i>CDBG Housing Loan Fund Acquisition/Rehabilitation</i>							
Christenson Apartments	144		144		144		
Coachella Community Homes Rental Complex	100		100		100		
Date Palm Mobile Home Park		65	65		65		
<i>Senior Home Repair Programs</i>							
Enhanced Senior Home Repair	2,088	1,284	3,372	2,851	521		
Minor Senior Home Repair	5,727	3,029	8,756	8,756			
<i>Home Improvement Program - Single Family</i>	80	96	176	124	52		



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Progress Towards Objectives
July 1 1989 - June 30, 1998

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
REDEVELOPMENT AGENCY							
Single Family Rehabilitation	2	6	8		8		
Mobile Home Park Assistance Loan Fund	73		73	19	54		
HOUSING AUTHORITY REHABILITATION/ACQUISITION							
HUD Section 8 Rehabilitation	46		46	46			
El Solano Apartment Complex	40		40	40			
HOME							
BPRC Single Family Rehabilitation	2		2		2		
Jordan Street Single Family Rehabilitation	3		3	3			
Cathedral City Duplex Conversion	32		32	22	10		
Rancho West Apartments	150		150	43	107		
TOTAL REHABILITATION	8,487	4,480	12,967	11,904	1,063	0	0
PRESERVATION							
Public and Affordable Housing 3		1,681		1,681			
TOTAL PRESERVATION		1,681		1,681			
ASSISTANCE							
Tenant Based Rental Assistance		15	15	15			
Home Weatherization Program	600	3,923	4,523	4,523			
Mortgage Credit Certificate Program	975	117	1,092	62	379	651	
Section 8 Certificates and Vouchers	6,677	133	6,810	6,810			
Family Unification Program	100		100	100			

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July 1 1989 - June 30, 1998**

Unit Type/Description	# Units			Very Low	Low	Moderate	Above Mod
	Incorporated	Unincorporated	Total				
HOPWA	?? Need data	Need data	--				
First Time Homebuyers Program	214	76	290	65	225		
Persons with Disabilities Section 8 Certificates	152 ³			152			
HELP (Lease/Purchase)	14		14		14		
Shared Housing	878	431	1,309	785	524		
Transitional & Permanent Housing (SHP & S+C)	54		54	54			
TOTAL ASSISTANCE	9,512	4,695	14,359	12,566	1,142	651	

¹ Market rate housing in the incorporated cities is not provided in this table as it does not contribute towards meeting the RHNA established for the unincorporated County, nor does it reflect projects which have been assisted with County funding and/or programs.

² Includes 491 units of public housing, 1,038 units subsidized with bonds and multi-family tax exempt bonds, 100 migrant farmworker units, 50 permanent homeless beds, and 2 Redevelopment Agency homes. Information not provided by jurisdiction

³ Information not provided by jurisdiction

⁴ Includes 166 units where jurisdiction is not known



As shown in the Summary Matrix table, overall the County was not able to meet the majority of its quantified objectives for the 1989-1998 planning period, primarily due to the economic downturn and subsequent development activity slowdown of the early 1990's. Riverside County was impacted more severely than some of the other County areas in the Southern California region, although the Riverside County region as a whole has generally recuperated strongly in recent years. In addition, the objectives established in the past Element, particularly for new construction, appear to be extremely high. This may be based on part on the extreme development activity experienced in the latter part of the 1980's "boom" period, which was used as the baseline to forecast the anticipated housing growth for the upcoming planning period. As such, the future growth objectives were not founded on actual projects in the development pipeline, but on a continuation of past growth trends. The effects of the recession significantly reduced development activity, and therefore the extreme growth projections were not realized, both in terms of housing units constructed, and population growth. A secondary effect of the economic turndown, based in part upon the decreased construction activity throughout the County, was the reduction in staffing in the County departments affiliated with the development and monitoring of housing, which affected not only construction activities, but also sources of funding and staffing levels to administer project assistance for new construction, redevelopment, rehabilitation and financial subsidies. Many housing programs virtually came to a standstill during the early 1990's. In addition, a number of activities, studies, preparation of elements, development of ordinances or standards, or creation of housing assistance entities as proposed by the 1989 Housing Element did not occur as anticipated. As of the mid-1990's, staffing levels and funding resources have been re-instituted, and housing programs administered by EDA, (including Redevelopment activities), the Housing Authority, the Planning Department, and other County agencies have been active in the provision, conservation, and assistance of housing for all economic segments of the community.

During the recessionary period, the most cost effective, efficient and politically feasible approach to meet the demand for affordable housing included the cultivation of existing housing resources through acquisition and/or rehabilitation, clearing of blighted conditions and neighborhood improvements, provision of financial support to bridge the gap between market rate and rates affordable to lower income households when feasible, and approval of new development projects as the market could support.

In terms of new construction, only 60 percent of the 39,843 new dwelling units established by the RHNA were achieved over the planning period. In all income categories except for the Moderate income group, the number of units constructed was approximately one-half of the need established by the RHNA. The number of units constructed in the Moderate income category closely approximated the target established by the RHNA. According to the Annual Housing Status Report 1992-94, a total of 52,362 units were produced for 1988-1994, which exceeded the RHNA by 31% or 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 short of RHNA-established goals for a combined deficit of 14,584 very low and low income units. In general, the shortfall in new construction of housing units can be attributed to the depressed economic climate in the Southern California housing market in the early 1990s. As



discussed previously, during this time development activity severely slowed down, County funding sources were impacted, and staffing levels reduced. Reduced developer interest and the limited ability of non-profit organization resources to provide affordable housing, combined with diminished Federal, State and local funding opportunities all contributed to the shortfall in new units affordable to households with incomes below 80% of the county median, as well as impacting rehabilitation activities. The drop in land values and residential real estate lending practices following the national savings and loan scandal, changes in the residential insurance market related to earthquakes and fires, increasing foreclosure rates associated with the impacts of the recession on the job market, and increasing construction defect litigation which, when combined resulted in an economic downturn of the Southern California development market. Despite these conditions, however, the County exceeded their established objective of 1,018 “affordable assisted” units, completing 616 units in the Very Low income category, and 832 units in the Low income category. In light of the economic conditions of the past, the County has made progress in establishing programs to meet their objectives for the upcoming planning period.

The County was successful in meeting their quantified objective for rehabilitation and conservation of units. The EDA/Redevelopment Agency’s proactive rehabilitation programs have been significant in the substantial progress made during the past period, given the environment of decreased funding resources and staffing. As well, the County’s existing stock of single and multi-family homes served as a valuable resource for providing affordable housing during this period. The specific objective for the Senior Home Repair Programs was slightly exceeded, as was the objective for Mobile Home Repair, although the programs changed over the planning period and funding sources varied from those proposed in the past element. Additional funding sources came into play in the acquisition and rehabilitation of dwelling units, particularly through CDBG resources.

Specific objectives were not established for projects assisted with County, State or Federal funding resources, with the exception of the MCC program. The MCC program was extremely successful over the planning period, nearly doubling the established objective. Other assistance programs were implemented as feasible and funding available, including the First Time Homebuyers Program, Section 8 rental assistance vouchers or certificates, and emergency shelter grants for provision of emergency or transitional facilities for the homeless.

A comprehensive housing strategy for the future 2000-2005 planning period has been developed by reviewing the progress in implementation of the adopted programs, the effectiveness of the present element, and the continued appropriateness of these identified programs. This strategy, and the associated goals, policies and housing program plan, are presented in Section 2 of this Housing Element.