Appendix A –
Evaluation of the 2008-2013 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the prior Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The previous Housing Element covered the 2008-2013 planning period.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the previous planning period. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table A-3 summarizes the City's progress toward the quantified objectives for construction, rehabilitation and conservation is the prior period.

Table A-1
Housing Element Program Effectiveness Evaluation
City of San Jacinto
2008-2013

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
Conserve and Improve Affordable Housing				
1. Code Enforcement	Code Enforcement Staff	Redevelopment Set Aside, CDBG, and General Fund	Continue to implement code enforcement program. By the end of FY 09/10, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	Ongoing. Funded by General Fund and CDBG. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints.
2A. Housing Rehabilitation Loan Programs - Single-Family Homeowner	Redevelopment Agency, Planning Department	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least six homeowners annually.	This program was implemented in 2006-07, and 21 homes (including program 2B) have been rehabilitated to date. In 2011 the program was placed on hold pending the elimination of the redevelopment agency. Future funding to continue the program is uncertain at this time.
2B. Enhanced Senior Home Repair Grant Program	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least 60 mobile home homeowners annually.	This program was implemented in FY 06/07, and the City Council allocated $20k from the General Fund to assist 10 lower-income households with repairs through the United Communities Network (United Way). Future funding to continue the program is uncertain at this time.
3. Conservation of Existing and Future Affordable Units	Community Development Department, HUD, HCD, and the Housing Authority of Riverside County (HARIVCO)	HUD Section 8 vouchers, other funding sources as available	Monitor the status of assisted projects (none were at-risk during the planning period).	Continue program.
4. Section 8 Rental Assistance	Housing Authority of Riverside County	Section 8 vouchers	Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.	Ongoing - continue to support.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
Provide Adequate Housing Sites				
5. Land Use Element	Planning Department	General fund	Maintain land use designations on adequate sites to accommodate San Jacinto's regional housing needs.	The Land Use Element was amended in 2012 to provide additional capacity for high-density housing commensurate with the RHNA (see also Program 11). This program should be continued although no Land Use Element amendments are necessary in the new planning period.
Facilitate the Provision of Affordable Housing				
6. Provide Incentives and Assistance to Affordable Housing Developments	Planning Department	General Fund	Facilitate affordable housing development commensurate with the RHNA.	No new projects were assisted during 2008-2013. Continue program.
7. Downpayment Assistance	Redevelopment Agency	Redevelopment set-aside	Provide downpayment or closing cost assistance to five qualified persons or families annually.	Prior to the dissolution of the RDA in 2012, 50 households were provided assistance. Future funding to continue the program is uncertain at this time.
8. Single-Family Infill Housing Program	Planning Department	Redevelopment set-aside, CDBG, HOME, tax credits, bond financing	Assist in the development of one single-family home annually through the end of the planning period.	Prior to the dissolution of the RDA, the City was working with Habitat for Humanity to acquire sites for new homes. The City acquired 4 parcels with the intention of facilitating infill affordable housing development, however the status of those parcels is uncertain, and future funding to continue the program is uncertain at this time.
9. Pursue State and Federal Funding	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds	Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	The City worked with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units) to facilitate affordable housing development. With the loss of RDA set-aside funds, continuation of the program is uncertain at this time.
10. Mortgage Credit Certificate Program	Riverside County EDA	EDA and federal tax credits	Provide information regarding the MCC Program to eligible home buyers.	The City worked with Riverside County EDA to facilitate MCCs for 16 homebuyers in San Jacinto.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
Remove Governmental Constraints				
11. Zoning Ordinance Update	Planning Department	General fund	Adopt a new Development Code in accordance with this program during 2010-2012.	The new Development Code was adopted by the City Council in 2012. This program has been completed and is no longer necessary.
Promote Equal Housing Opportunities				
12. Fair Housing Services	Redevelopment Agency	General fund	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	This program was not funded due to limited City resources and the dissolution of the Redevelopment Agency. Future funding is uncertain at this time.
13. Reasonable Accommodation in Housing for Persons with Disabilities	Planning Department	Department budget	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of 2012.	Reasonable accommodation procedures are included in the new Development Code that was adopted in 2012. This program has been completed and is no longer necessary.
14. Housing for Extremely-Low-Income Persons	Planning Department	Grant funds, Riverside County EDA, Redevelopment Agency	• Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing • Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments • Conduct annual outreach to non-profit developers	The City has continued to work with affordable housing developers, although no ELI units were produced.
Promote Residential Energy Conservation				
15. Residential Energy Conservation	Planning Department	General Fund; grant programs as available	Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.	13 low-income units were assisted with energy conservation retrofits through WRCOG's GRID program, resulting in an estimated savings of $12k per year in utility bills.

Table A-2
Appropriateness of 2008-2013 Housing Element Goals and Policies
City of San Jacinto

Goal	Policy	Appropriateness
Goal 1 – Conserve, improve, and rehabilitate housing.		
	1.1 Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.	Appropriate - retain
	1.2 Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.	Appropriate - retain
	1.3 Preserve existing single-family neighborhoods.	Appropriate - retain
	1.4 Encourage continued and new investments in established communities.	Appropriate - retain
	1.5 Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.	Appropriate - retain
Goal 2 – Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.		
	2.1 Provide adequate sites for new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 12,026 units.	Appropriate – Update with RHNA requirement for the 2014-2021 housing period.
	2.2 Provide adequate sites for a range of housing types and prices.	Appropriate - retain
Goal 3 – Assist in the development of a housing supply which is affordable to all segments of the community.		
	3.1 Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.	Appropriate - retain
	3.2 Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.	Appropriate - retain
	3.3 Promote the development of attractive and safe housing to meet community needs.	Appropriate - retain
Goal 4 – Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.		
	4.1 Promote efficient and creative alternatives to help reduce governmental constraints.	Appropriate - retain
	4.2 Provide incentives and regulatory concessions for affordable and seniors housing..	Appropriate - retain
	4.3 Improve the City's development process to facilitate housing construction.	Appropriate - retain

	4.4 Provide for reasonable accommodation for housing for persons with disabilities.	Appropriate - retain
Goal 5 – *Promote equal opportunity for housing throughout the City of San Jacinto.*		
	5.1 Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, sex, family, size, martial status, national origin, color, or income.	Appropriate - retain
	5.2 Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.	Appropriate - retain
	5.3 Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.	Appropriate - retain
	5.4 Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Zoning Ordinance.	Appropriate - retain

Table A-3
Progress in Achieving Quantified Objectives
City of San Jacinto

Program Category	Quantified Objective	Progress 2008-2013
New Construction*		
Extremely Low	1,354	-
Very Low	1,354	32
Low	1,931	151
Moderate	2,206	2,623
Above Moderate	5,183	80
Total	12,026	2,886
Rehabilitation		
Extremely Low	100	
Very Low	100	16
Low	100	
Moderate	--	
Above Moderate	--	
Total	300	
Conservation		
Extremely Low		
Very Low	417	417
Low		
Moderate	--	--
Above Moderate	--	--
Total	417	417

*Quantified objective and progress for new construction reflect the 2006-2013 period, consistent with the previous RHNA cycle

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