

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grand Terrace
Reporting Period 1/1/2016 - 12/31/2016

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Preston Project		O			2		2	2		2	
Pico Subdivision		O			3		3	3			
(9) Total of Moderate and Above Moderate from Table A3 ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶					5			5			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

**Table C
Housing Element Program Evaluation
City of Grand Terrace
2016**

Program	Objectives	Timeframe	Implementation Status
<p>Program 1: Continue maintain an inventory of vacant and underutilized sites suitable for housing development, and make this information available to developers at City Hall and on the City website.</p>	<p>Support housing production</p>	<p>2014 and annually</p>	<p>An inventory of sites suitable for housing development was made available at City Hall and on the City website.</p>
<p>Program 2: A new R3-20 zone district was created to allow multiple-family development at a density of 20 units per acre, and which exclusively allows multiple-family and senior residential uses and permits owner-occupied and rental multi-family residential uses by-right. To ensure the availability of adequate sites to accommodate the City's share of lower-income regional housing need, amendments to the Land Use Element of the General Plan and the Zoning Code will be processed to provide capacity for at least 42 additional lower-income units pursuant to Government Code Sections 65583.2(h) and (i). Rezoned parcels will be selected from the list of potential candidate sites identified in Table 8.30b and will meet the following requirements:</p> <ul style="list-style-type: none"> • Zoning shall permit owner-occupied and rental multifamily residential use by right. "Use by right" shall mean that the City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of CEQA. "Use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" under CEQA. • Sites shall accommodate at least 16 units • Allowable density shall be 20 to 24 units per acre • At least 50 percent of the very-low- and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or 	<p>Land Use Element and Zoning Code amendments; Support low-income affordable housing production</p>	<p>Amendments in 2016; Ongoing implementation through the planning period</p>	<p>Land Use Element and Zoning Code amendments were adopted in 2016</p>

Program	Objectives	Timeframe	Implementation Status
<p>mixed-uses are not permitted, except that all of the very-low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project</p> <p>The City will continue to facilitate affordable housing development with priority for projects that provide extremely-low-income units.</p>			
<p>Program 3: The City's CEDD will consider, on a case-by-case basis, to allow developers to use Planned Residential Development standards, where, in addition to density bonuses in accordance with state law, allows for density bonuses where energy efficient construction is incorporated into projects.</p>	<p>Support housing production</p>	<p>Ongoing through planning period</p>	<p>A 17- unit project was approved utilizing the PRD standards.</p>
<p>Program 4: A City-owned parcel was acquired by Habitat for Humanity to develop two lower non-senior income affordable housing units. Collaborate with Habitat for Humanity to construct the two units during the planning period.</p>	<p>Support housing production</p>	<p>2017</p>	<p>Plans are in plan check for construction of 2 lower-income units slated in 2017.</p>
<p>Program 5: Facilitate development of the 0.63-acre parcel owned by the Housing Authority for low-income housing units, with priority for ELI units through expedited processing, modified development standards, and reduced development fees when feasible.</p>	<p>Support lower-income housing production</p>	<p>2019</p>	<p>Parcel is available for development, but no activity has occurred.</p>
<p>Program 6: Ensure access to the Section 8 Rental Assistance program operated by the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City's website.</p>	<p>Support housing availability</p>	<p>2014, and Ongoing as notified by the San Bernardino County Housing Authority</p>	<p>The City has assisted the County Housing Authority by posting Section 8 information on the City's website</p>
<p>Program 7: The San Bernardino County CDH Department participates in the CRHMFA Homebuyers Fund (CHF) program that provides down payment, payment, and closing costs assistance to County residents. The Mortgage Credit Certificate Program provides a federal income tax credit for first-time homebuyers, which may be</p>	<p>Production of affordable housing</p>	<p>2014, and biennially thereafter</p>	<p>Information on this program was posted on the City's website</p>

Program	Objectives	Timeframe	Implementation Status
<p>claimed as long as the homebuyer occupies the home and pays interest on the mortgage. Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper.</p>			
<p>Program 8: The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided.</p> <p>Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper.</p>	Production of affordable multi-family housing	2014, and biennially thereafter	Information on this program was posted on the City's website
<p>Program 9: San Bernardino County residents meeting certain income eligibility requirements may be eligible to participate in the CalHOME funding program that provides down payment assistance for first-time homebuyers. The CalHOME is administered by various organizations; locally Neighborhood Housing Services of the Inland Empire (NHSIE) and Neighborhood Partnership Housing Services, Inc. (NPHS) administer CalHOME programs. Generally, prospective homeowners could qualify for up to \$28,000 in down payment assistance to be paid back through a silent second with simple interest rates up to 3%.</p> <p>Information on this Program will be provided on the City's website, including links to the NHSIE and NPHA websites, and posted biennially in the local newspaper.</p>	Production of affordable housing	2014, and biennially thereafter	Information on this program was posted on the City's website
<p>Program 10: The City adopted Chapter 18.68 (Reasonable Accommodations) providing for a streamlined process for disabled persons to request deviations from the City's code requirements. Over the planning period the City will continue to implement this program.</p>	Support fair housing	Throughout the planning period	No reasonable accommodation requests were received in 2016.
<p>Program 11: Continue to expedite the processing of plans</p>	Streamline production of	Ongoing	No extremely-low-income units were

Program	Objectives	Timeframe	Implementation Status
for proposed housing projects that are affordable to low- and moderate-income households, with priority processing, modified development standards, and reduced fees, where feasible, for projects that include extremely-low-income units.	affordable housing		proposed in 2016.
Program 12: Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing. Process a Zoning Code amendment to allow required covered parking for multi-family developments to be provided with either carports or garages.	Mitigate governmental constraints	Code amendment in 2016	A Zoning Code amendment to modify parking standards for multi-family developments was adopted in 2016
Program 13: Amend the Zoning Code as it relates to transitional and supportive housing in accordance with state law, so that such housing is subject only to those restrictions that apply to other residential uses of the same type in the same zone. Amend the definition of family in conformance with state law.	Mitigate governmental constraints	Code amendment in 2016	A Zoning Code amendment to modify regulations for transitional and supportive housing consistent with state law was adopted in 2016
<p>Program 14: The San Bernardino County PACE loan program provides loans for weatherization and energy efficiency rehabilitation improvements, such as air sealing, weather stripping, attic insulation, re-roofing, attic and house fans, and weatherized doors and windows. The Community Action Partnership of San Bernardino County (CAPSBC) provides weatherization and energy conservation assistance to low income residents.</p> <p>Information on the PACE and CAPSBC Programs will be provided on the City's website, including links to the respective programs and posted biennially in the local newspaper.</p>	Maintenance and improvement	2014 and throughout the planning period	Information on this program was posted on the City's website
Program 15: Continue code enforcement efforts to enforce municipal codes intended to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles, graffiti, and land use violations. Programs include, but are not limited to non-owner occupied	Maintenance and conservation	Ongoing throughout the planning period	The City's code enforcement and rental inspection programs continue to be implemented

Program	Objectives	Timeframe	Implementation Status
inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas.			
<p>Program 16: Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N' Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home's major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc.</p> <p>Information on this Program will be provided on the City's website, including links to the NHSIE website, and posted biennially in the local newspaper.</p>	Maintenance and conservation	2014, biennially thereafter	Information on this program was posted on the City's website
<p>Program 17: Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities.</p> <p>Information on this Program will be provided on the City's website, including a link to the NPHS website, and posted biennially in the local newspaper.</p>	Conservation and improvement	2014, biennially thereafter	Information on this program was posted on the City's website
<p>Program 18: California's Keep Your Home California Program is a federally funded foreclosure prevention and loan modification program. Keep Your Home California provides the following:</p> <p>Unemployment Assistance to assist homeowners who have experienced involuntary job loss. Eligible homeowners may receive benefits up to \$3,000 per household per month towards their mortgage payment for up to 6 months.</p>	Provide mortgage assistance to low-income first-time homebuyers	2014, biennially thereafter	Information on this program was posted on the City's website

Program	Objectives	Timeframe	Implementation Status
<p>Mortgage Reinstatement Assistance to assist homeowners who have defaulted on their mortgage payment. Eligible homeowners may receive benefits up to \$15,000 per household towards their mortgage payment.</p> <p>Principal Reduction Program is intended to assist homeowners attain an affordable monthly payment. If eligible, homeowners may receive benefit assistance up to \$50,000 per household, less monies previously received from other Keep Your Home California programs.</p> <p>Transition Assistance Program is intended to provide transition assistance benefits to homeowners who can no longer afford their home and want to avoid foreclosure. This program helps homeowners make a smooth transition to alternative housing by providing up to \$5,000 per eligible household.</p> <p>Information on Keep Your Home California will be posted on the City website and published biennially in the local newspaper.</p>			
<p>Program 19: Continue to provide technical drawing for simple improvements such as patio covers, retaining and block walls, and similar small projects; a home construction pamphlet, and information on hiring contractors.</p>	<p>Maintain and improve housing stock</p>	<p>Ongoing throughout the planning period</p>	<p>The City continued to provide technical assistance to applicants for minor improvements.</p>
<p>Program 20: Provide information on fair housing on the City's website. Provide a link to the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook.</p>	<p>Support fair housing</p>	<p>2014 and every year thereafter</p>	<p>Information on this program was posted on the City's website</p>
<p>Program 21: Continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.</p>	<p>Support fair housing</p>	<p>2014 and ongoing throughout the planning period</p>	<p>The City continued to support County homeless programs and the Point in Time Survey</p>

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

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

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

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	28										28
	Restricted Non-deed restricted											
Low	Deed	19										19
	Restricted Non-deed restricted											
Moderate	Deed	22		1	2						3	7
	Restricted Non-deed restricted			9	3						12	
Above Moderate		49										49
Total RHNA by COG. Enter allocation number:		118		10	5						15	103
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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