

Appendix A: Review of Past Performance

The following chart is a review of the City of Hemet’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th Cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Goal H-1 – Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.			
<p>Program H-1a: Implement Fair Housing Laws</p> <p>The City of Hemet actively furthers fair housing in the community. Specifically, the City will continue to contract with an appropriate agency to promote fair housing. The City will continue to refer complaints regarding fair housing and discrimination issues to the appropriate agency. At present, the City contracts with the Fair Housing Council of Riverside County for these services. The City will also advertise fair housing and housing discrimination services in City and public buildings.</p>	<p>Continue to support the Fair Housing Council of Riverside County and provide referral services.</p>	<p>The Rental Registration Program was established in 2014 to identify rental dwelling units, to ensure that such units afford tenants a safe and decent place to live, to reduce criminal activity, and to require rental unit with substandard conditions meet and maintain minimum building and housing code standards. Recently, the City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") was repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964. This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety, and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a</p>	<p>Modify. This program will be continued and modified to consider new requirements for AB 686.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		consequence, may experience a lower standard of living with inoperable or substandard vital systems.	
<p>Program H-1b: Emergency Shelters and Homeless Facilities The City will continue to coordinate with the County of Riverside, Valley Restart and other applicable service providers to address the needs of homeless individuals and families. Activities may include, but are not limited to, monitoring the capacity of existing shelters within the City and coordinating outreach services with applicable providers and agencies.</p>	<p>Provide for the housing needs of homeless persons.</p>	<p>The City of Hemet actively participates in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally. The CoC was notified in April 2014 of its 2013 Tier One Renewal Grant award for the Continuum of Care Program. It will receive \$7,149,842 for various programs including transitional housing, permanent supportive housing, Shelter Plus Care, and HMIS; with permanent supportive housing as its highest priority. These funds will leverage the County's relatively small allocation of Emergency Solutions Grant (ESG) funding used to support shelter operations and provide homelessness prevention and rapid rehousing.</p> <p>Due to limited funding and available resources, many of the emergency and transitional housing facilities available are not located within the city limits or have decreased in number. The limited availability makes it difficult to meet the housing needs of homeless persons. Increasing the supply of bridge housing is the goal of Riverside County's Action Plan to End Homelessness is seeking to complete. This is partly due to the shift in funding away from transitional housing to permanent housing. Interim or transitional housing beds are still needed, however, to bridge a homeless individual or family who has been accepted for permanent housing but may wait weeks or months to</p>	<p>Continued. The City will continue to coordinate with the County and other service agencies in the 6th Cycle.</p>

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		find a permanent unit. Bridge housing can offer short stays in transitional housing and/or motels/hotels during the wait period.	
<p>Program H-1c: Accessibility for Persons with Disabilities The City will continue to enforce State requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:</p> <ul style="list-style-type: none"> • Encourage housing developers to include accessibility for individuals with disabilities in their project designs and ensure compliance with the accessibility requirements in the California Building Standards Code (Title 24). • Periodically evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities. • Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods. • Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available. 	<p>Increase accessibility in housing for persons with disabilities.</p>	<p>2015 On December 8, 2015, the City hired an accessibility consultant to identify all physical barriers on City-owned property and propose structural solutions. Additionally, the consultant will prepare an ADA Transition Plan.</p> <p>2016 The ADA Transition Plan for City-owned property was completed in 2016. The report identified physical barriers and proposed structural solutions, which the City has begun addressing.</p> <p>2017 In 2017 the City obtained funding to eliminate the physical barriers on City-owned identified by the ADA Transition Plan completed in 2016. The City prioritized the tasks and began with the smaller, easier projects.</p> <p>2018 In 2018, the City completed the ADA improvements to Mary Henley Park and required that all commercial properties obtaining tenant improvements bring the properties to ADA compliance.</p> <p>2019 In 2019, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility standards per the 2019 California Code of Regulations Title 24.</p>	<p>Continued. The City will continue to collaborate with services agencies and programs to serve persons with disabilities including funding, referral, and improvements during the 6th Cycle.</p>

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<ul style="list-style-type: none"> Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled. Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures. 		<p>2020 In 2020, the City continues to require that all new construction and remodels of existing structures meet the minimum requirements to meet accessibility standards per the 2019 California Code of Regulations Title 24.</p>	
<p>Program H-1d: Special Housing Needs In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, housing rehabilitation, and supportive services programs described in other implementation programs. In addition, the City will seek funding under State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, persons with developmental disabilities, and persons at-risk of homelessness.</p>	<p>Increase the availability of housing for special needs groups while meeting the City’s overall goals for the production of housing affordable to extremely low, low, very low, and moderate-income households.</p>	<p>Between July 1, 2015 and June 30, 2020, the City has established the following priority needs and subsequent goals as a guide for allocation CDBG funding:</p> <ul style="list-style-type: none"> Provide supportive services for persons with special needs including youth, elderly, and persons with disabilities Fund, as available, innovative public service activities 	<p>Continued. The City will continue to provide funding and support for special needs households.</p>

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<p>Program H-1e: Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing</p> <p>The City will review and revise, as necessary, definitions, standards, and other provisions for emergency shelters and transitional and supportive housing in the Zoning Code to comply with State law. To accommodate transitional and supportive housing, the City will amend its zoning code in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone. In addition, definitions for “target population”, “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582. The City will amend standards and provisions in Chapter 90 Article X Division 4 of the Municipal Code to comply with all statutory requirements related to emergency shelters pursuant to State law, including use separation requirements.</p>	<p>Accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law.</p>	<p>On August 13, 2013, the Hemet City Council adopted Ordinance No. 1867 amending portions of Hemet Municipal Code Chapter 90 (Zoning) to designate zoning for emergency shelters and farmworker housing, to establish development standards for emergency shelters, and to remove age restrictions in the small lot residential zone.</p> <p>On April 14, 2015 the Hemet City Council adopted Ordinance No. 1901 amending certain sections of Chapter 90 (Zoning) of the Hemet Municipal Code to update provisions related to disability, transitional and supportive housing, fair housing, and other housing-related definitions to achieve compliance with state and federal mandated housing laws.</p>	<p>Completed. The City adopted Ordinance No. 1867 and Ordinance No. 1901 which accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law.</p>
<p>Goal H-2 – Facilitate the provision and improvement of affordable housing to meet the needs of the community.</p>			
<p>Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing through Regulatory Incentives</p> <p>Development of affordable housing requires substantial leverage of public funds, and multiple</p>	<p>Continue to work with housing developers and the County of Riverside to pursue various</p>	<p>SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited in the Fund,</p>	<p>Modify. The City will continue to provide funding opportunities when available. The Housing Element</p>

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<p>layers of funding are often required to address the subsidies required. The City will continue to partner with public and private entities to pursue available local, State, and federal funding resources. Currently, the City offers a number of housing programs, including HOME funds. The City will advertise the availability of these programs on the City website and at public counters through brochures.</p> <p>As applicable, the City will continue to refer interested individuals to the County of Riverside for first-time homebuyer assistance through low-interest loans and/or mortgage credit certificates financed through Riverside County mortgage revenue bonds. The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, and mortgage credit certificates to finance housing construction and home purchase for low- and moderate-income households. Specific actions by the City will include:</p> <ul style="list-style-type: none"> • Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations; • Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program; and 	<p>funding mechanisms.</p>	<p>beginning in calendar year 2019, to local governments for eligible housing and homelessness activities.</p> <p>The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The County intends to allocate 20% of the funds towards a down payment assistance program and 80% of the funds towards development of new affordable housing units.</p> <p>The City of Hemet is partnering with the Riverside County Housing Authority's Permanent Local Housing Allocation (PLHA) Program. The City's estimated five-year allocation is \$2,415,216. The estimated 5-year allocation is anticipated to fluctuate and decrease if the number of real estate transactions decreases.</p> <p>The County of Riverside is currently in the process of working with HCD to establish an account to draw down from this program pending the completion of review of template agreements and homebuyer documents. Applications are currently being accepted the RCHA.</p> <p>The City of Hemet advertises, online and at City Hall, the availability of grant funding for lower income households who need financial assistance to make repairs and improvements.</p>	<p>Update will also analyze potential constraints to the development of housing in an effort to facilitate the development of affordable housing.</p>

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<ul style="list-style-type: none"> Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters. 			
<p>Program H-2b: Participate in Regional Solutions to Housing Issues Continue to coordinate with the California League of Cities, Western Regional Council of Governments (WRCOG) and other applicable organizations to monitor legislation, work directly with local legislators, and propose and/or promote State and federal legislation that supports the goals and objectives of the City's Housing Element and the needs of the community.</p>	<p>Support legislative activities that promote the goals and objectives of the City's Housing Element.</p>	<p>During the 5th Cycle, the City allowed for rezones to permit by-right development for multi-family, without discretionary action pursuant Government Code Section 65583.2(h) and (i).</p> <p>The City is in the process of adopting objective design standards for multi-family residential that would allow for non-discretionary (staff level) approval.</p> <p>The City is currently working on objective design standards and housing related infrastructure financing.</p>	<p>Continued. The City will continue to seek opportunities for the development of housing in the 6th Cycle.</p>
<p>Program H-2c: Provide Dedicated Staff for Coordination of the City's Housing Programs Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.</p>	<p>Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.</p>	<p>During DY 2021-2022, housing will be transferred into the Community Development Division. As a result, a new housing program coordinator position will be created in 2021 to oversee all housing programs, including CDBG programs.</p>	<p>Continued. The City will continue this program in the 6th Cycle.</p>
<p>Program H-2d: Development Permit System Review To ensure that the City can accommodate its RHNA regional share of new housing construction need and</p>	<p>Continue expediting the permit process.</p>	<p>2015 Planning Division staff updated all the development applications to improve and expedite processing procedures.</p>	<p>Continued. The City will continue reviewing its permitting process to facilitate housing</p>

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<p>its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that:</p> <ul style="list-style-type: none"> • Includes concurrent review of multiple permit applications. • Provides one-stop permit processing with a case manager for each permit application. • Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved. <p>The City will annually review its development permit system to ensure effective implementation.</p>		<p>2016 Staff processed several zoning ordinance amendments intended to update, streamline, clarify, and simplify planning permit processing.</p> <p>2017 The Planning Division processed five zone ordinance amendments intended to update, streamline, clarify, and simplify the planning permit process.</p> <p>2018 The Planning Commission reviewed and approved the necessary zone changes to bring the zoning map into compliance with its General Plan, which was the final component of the City's consistency zoning effort. The Planning Department continued to streamline and update its application processing procedures.</p> <p>2019 The City included a proposal to establish an electronic project review system in its SB 2 application to HCD with the goal of expediting permit processing. The proposal was approved by HCD in 2019.</p>	<p>development and reduce burdens on development of affordable housing.</p>
<p>Program H-2e: Address Flooding Issues Hemet will continue efforts to resolve flooding problems by collecting development impact fees and requiring implementation of planned flood control improvements in all affected residential projects. As part of these efforts, the City will develop and implement a master drainage plan for west Hemet, including the Salt Creek area.</p>	<p>Ensure that new residential developments are protected from flooding and improve flood protection for existing homes.</p>	<p>City of Hemet Staff meets with Riverside County Flood Control District (RCFCD) on a monthly basis.</p> <p>A Master Flood Control and Drainage Plan was initiated in 2013 with RCFCD. The Plan provides an update to the City's master flood control and drainage plan and creates sub-area drainage plans to identify drainage infrastructure needs and design standards. The plan prioritizes drainage solutions and sub-area plans for the</p>	<p>Continued. The City will continue protecting new residential developments from flooding and improve flood protection for existing homes.</p>

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		Tres Cerritos, Northwest Hemet, and West Hemet Districts. The draft document has been prepared, and as of July 2021, is under review.	
<p>Program H-2f: Coordination for Entitlement Funding</p> <p>The City’s departments will coordinate internally on an annual basis for the use and distribution of federal entitlement programs to better integrate Housing Element policies, programs, and reporting requirements with the City’s Consolidated Plan.</p>	<p>Interdepartmental coordination for Consolidation Plan Process.</p>	<p>As part of the process for the 2010-2015 Consolidated Plan 4th Year Annual Action Plan (FY 2013-2014), staff coordinated internally on the Plan's programs, policies, and reporting requirements.</p> <p><u>2013</u> The Hemet City Council adopted the FY 2013-2014 Annual Action Plan on April 9, 2013.</p> <p><u>2014</u> The Hemet City Council adopted the FY 2014-2015 Annual Action Plan on April 8, 2014.</p> <p><u>2015</u> On April 14, 2015, the Hemet City Council adopted:</p> <ul style="list-style-type: none"> • 2015-2020 Consolidated Plan • 2015-2016 Annual Action Plan • 2015-2020 AI and Fair Housing Plan <p><u>2016</u> On April 26, 2016, the Hemet City Council adopted the 2016-2017 Annual Action Plan.</p> <p><u>2017</u> On April 25, 2017, the Hemet City Council adopted the 2017-2018 Annual Action Plan.</p> <p><u>2018</u> On March 13, 2018, the Hemet City Council adopted the 2018-2019 Annual Action Plan.</p>	<p>Continued. The City will continue improving interdepartmental coordination for the Consolidation Plan Process.</p>

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		<p>2019 On March 27, 2019, the Hemet City Council adopted the 2019-2020 Annual Action Plan.</p> <p>2020 On November 10, 2020, the Hemet City Council adopted the 2020-2021 Annual Action Plan.</p>	
<p>Goal H-3 – Provide adequate sites for housing.</p>			
<p>Program H-3a: Compliance with Regional Housing Needs Allocation The City has a sufficient inventory of available sites to ensure capacity to accommodate the City’s 2014-2021 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City’s allocation of 67 units affordable to extremely low income households, 67 units affordable to very-low income households, 96 units affordable to low income households, 112 units affordable to moderate income households, and 262 units affordable to above-moderate income households. The City’s existing capacity for housing, including projects in the approval process, will allow the City to meet or exceed the RHNA need. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels. The City</p>	<p>Meet the 2014-2021 RHNA.</p>	<p>Between 2013 and 2021, the City has permitted 538 units. The City has met its RHNA allocation for Moderate-Income units.</p> <p>A total of 304 housing units remain to meet the City’s RHNA allocation, according to the 2019 Annual Progress Report. This includes a remaining 134 Very Low-Income units, 46 Low-Income units, and 124 Above Moderate-Income units.</p>	<p>Continued. The City will continue to implement the policies and programs of the Housing Element to meet its RHNA allocation.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
will continue to monitor development of current projects to meet its RHNA allocation.			
<p>Program H-3b: Maintain Inventory of Housing Sites, Including Infill Sites Maintain an inventory of sites suitable for future residential development, including infill sites, that provide housing opportunities to all income levels. The City has prepared an inventory of infill sites with residential development potential. The City will make this information available to interested nonprofit or for-profit developers.</p>	Provide inventory of residential sites to housing developers.	The City has a sufficient inventory of available sites to develop affordable housing and promotes the inclusion of a percentage of affordable units in market-rated development projects.	Continued. The City will continue informing housing developers of the City’s inventory of residential sites, so they are aware of available affordable sites.
<p>Program H-3c: Coordinate with Annual Capital Improvement Program The City will annually coordinate the Capital Improvement Program (CIP) with the Housing Element objectives to ensure that facilities and infrastructure are available to accommodate housing needs.</p>	Ensure infrastructure availability to accommodate housing needs.	On August 12, 2014, the City Council adopted a five year capital improvement plan, as a planning tool that provides the necessary information to repair and replace an aging infrastructure, or to construct new facilities, and at the same time set the community priorities to meet the needs of Hemet’s growing population.	Continued. The City will continue ensuring infrastructure availability to accommodate housing needs.
<p>Program H-3d: Encourage the Use of Density Bonuses To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law and the City’s density bonus ordinance, Chapter 90, Article 6 of the Hemet Municipal Code.</p>	Encourage use of density bonuses for affordable housing.	Currently the City offers density bonus incentives for the inclusion of affordable housing in otherwise market rate housing developments and provides streamlined permit processing for affordable housing developments.	Continued. The City will continue encouraging the use of density bonuses by promoting information online and in-person at City Hall.

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<p>The City will disseminate information to the development community about the density bonus provisions.</p>			
<p>Program H-3e: Monitoring Potential Constraints The City will periodically review City regulations, procedures and fees to identify any potential constraints to the reasonable development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations or procedures are a constraint to the provision of adequate housing, the City will examine revisions to identified requirements or policies as reasonable and necessary.</p>	<p>Ensure that City regulations, procedures and fees do not unreasonably constrain production and maintenance of housing.</p>	<p>The City reviewed potential constraints to the development of housing in the 5th Cycle Housing Element Update. The City acknowledges potential constraints when updating its fee schedule and review its permitting process. The Planning Division Fee schedule was updated on January 1, 2021, and a new fee study is currently underway for FY 2021-2022.</p>	<p>Continued. The City will review potential constraints to the development of housing, especially affordable housing, during this 6th Cycle Housing Element Update. If major constraints are identified they will be addressed through new policies and programs.</p>
<p>Goal H-4 – Preserve existing neighborhoods and rehabilitate the existing housing stock.</p>			
<p>Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance may include:</p> <ul style="list-style-type: none"> Loans to low-income homeowners for housing rehabilitation. 	<p>Support the rehabilitation of approximately: 75 single family dwellings through loans/grants; 5 senior homes through handicap ramp grants, 20 CalHOME loans for owner-occupied</p>	<p>The Senior Home Repair is the only home rehabilitation offered by the City. It is a grant program with a maximum of \$10,000 to correct health and safety violations or provide ADA improvements in the homes of Very Low and Extremely Low-Income residents. 2013 The homes of 16 very low and extremely low-income senior citizens were assisted under this program. 2014 The homes of 12 senior citizens were assisted under this program.</p>	<p>Continued. The City will continue to provide funding opportunities for home rehabilitation and repairs, when available.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> Home repair grants for very-low income elderly and/or disabled homeowners (including mobile homeowners). Mobile home repair loans. 	units, and the 44 units at the Mobley Lane apartments.	<p>2015 The homes of 18 senior citizens were assisted under this program.</p> <p>2016 The homes of 10 senior citizens were assisted under this program.</p> <p>2017 The homes of 17 senior citizens were assisted under this program. Of these, 12 were extremely low households and 5 were very low households.</p> <p>2018 The homes of 13 senior citizens were assisted under this program. Of these, 4 were Very Low income and 9 were Extremely Low-income households.</p> <p>2019 The homes of 15 senior citizens were assisted under this program. Of these, 9 were Very Low income and 6 were Extremely Low-income households.</p>	
<p>Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations The City of Hemet will continue to seek cooperative relationships with other public or private organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority and identify one or more agencies or organizations with organizational and financial</p>	Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.	<p>2015 The Greystone Apartments (formerly Mobley Lane) were sold to the Riverside Housing Development Corporation (RHDC) on November 16, 2015. RHDC, a non-profit organization whose mission is to improve the quantity, quality, and condition of affordable housing throughout Riverside and San Bernardino Counties, will be the responsible party in rehabilitating, leasing, and managing the properties. The property consists of 16 fourplexes, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance.</p>	<p>Continued. The City will continue fostering relationships with public and private organizations to provide financial assistance for home repairs and rehabilitation.</p>

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<p>capacity to operate home repair and/or housing rehabilitation programs in Hemet.</p>		<ul style="list-style-type: none"> 12 units were completed and occupied in 2015. <p>2016 The Riverside Housing Development Corporation completed its rehabilitation of the Greystone Apartments, which have affordability covenants expiring in 2060. The Hemet Housing Authority will monitor for compliance.</p> <ul style="list-style-type: none"> 29 units were completed and occupied in 2016. In 2015, 12 units were completed for a project total of 41 units. 	
<p>Program H-4c: Rental Registration and Inspection Program The City will evaluate the feasibility and appropriateness of developing a rental registration and inspection program. This program would provide for periodic survey and inspection of rental units within the City to proactively identify and address substandard housing conditions.</p>	<p>Evaluate developing a rental registration and inspection program.</p>	<p>The Hemet City Council adopted Ordinance No. 1870 on August 27, 2013, establishing the Residential Rental Registration and Crime-Free Rental Housing Program, and amended the ordinance when it adopted Ordinance No. 1873 on October 8, 2013. It became effective on November 1, 2013.</p> <p>The program requires the registration of all rental dwelling units in the city, of which 30% will be inspected to verify exterior property maintenance. It also provides classes for owners and managers of rental property on crime prevention techniques and environmental design.</p> <p>2014 The mechanisms to implement the program were established. Training classes and inspections were scheduled.</p> <p>2015 The City has identified 465 properties with 3 or more units for a total of almost 6,000 rental units, and over 400 single-family and duplex units.</p>	<p>Discontinued. The U.S. Department of Housing and Urban Development has determined Crime Free programs to be in violation of Title VI of the Civil Rights Act of 1964. The City will discontinue this program for the 6th Planning Cycle Housing Element.</p>

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		<ul style="list-style-type: none"> The City has registered 334 of those properties covering over 3,000 units <p><u>2016</u> The City is conducting regular inspections of the rental properties with a focus on complexes with 3 or more units. There are 320 rental properties that have been registered, inspected, and cleared for compliance with City codes and policies. In 2016, a procedures manual was finalized. Additionally, staff established minimum front yard landscape standards and created a graphic handout for rental property owners and managers.</p> <p><u>2017</u> In 2017, 275 new registrations for 704 units were received. Of the 275 properties, 190 are located in CDBG areas. 1,062 inspections were performed: 329 initial inspections and 733 follow-up inspections. 15 properties with 964 units were approved.</p> <p><u>2018</u> In 2018, the City processed the following:</p> <ul style="list-style-type: none"> New registrations: 349 properties with 1,226 units. Of the 349 properties, 196 are located in CDBG areas. Inspections performed: 654. Approval granted: 93 properties with 1,809 units. <p><u>2020</u> The City of Hemet's Rental Registration and Crime-Free Rental Housing Programs ("Programs") are being</p>	

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		<p>repealed pursuant to a voluntary compliance agreement with the Department of Housing and Urban Development (HUD) related to a compliance review HUD conducted of the Programs pursuant to Title VI of the Civil Rights Act of 1964.</p> <p>Owners of rental property are no longer required to submit a Crime Free Certification, utilize the City's Crime Free Lease Addendum, pass CPTED inspections, attend Crime Free Rental Housing Training, or undergo annual code inspections under the Programs.</p> <p>This program has been replaced with the Rental Property Repair Program. The primary objective of the rental property owner repair program (RPRP) is to promote the health, safety and welfare of residents; and to preserve the rental housing stock within the City of Hemet. Rental property owners who rent to very low to low income typically are struggling with resources to repair or replace vital home systems and as a consequence, may experience a lower standard of living with inoperable or substandard vital systems.</p>	
<p>Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code prohibiting owners of substandard rental housing from claiming depreciation, amortization,</p>	<p>Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.</p>	<p>The City has continued to partner with the Franchise Tax Board to enforce the California Revenue and Tax Code.</p>	<p>Continued. The City will continue to work with the Franchise Tax Board to improve living conditions for rental properties through the 6th Cycle.</p>

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<p>mortgage interest, and property tax deductions on State income tax. The City will develop procedures to guide enforcement of these provisions.</p>			
<p>Program H-4e: Health and Safety Inspections of Mobile Home Parks The City will continue to be proactive in surveying and inspecting mobile home parks to identify issues affecting habitability. Based on the surveys, the City will conduct building and code enforcement inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition, in accordance with Title 25.</p>	<p>Conduct approximately 6 mobile home park inspections per year based on the survey and inspection schedule. Require specific improvements to address deficiencies identified in inspections to improve park conditions.</p>	<p>The City of Hemet amended its inspection schedule of mobile home parks to comply with Health & Safety Code Section 18400.1, which recommends inspecting 5% of the jurisdiction's parks annually. There are 33 parks in the City subject to inspections, which is 1.65 annually.</p> <p>2013 In Program Year 1, the City's Building Department inspected 1 park and required specific improvements to address identified deficiencies.</p> <p>2014 In Program Year 2, the City's Building Department inspected 2 separate parks and required specific improvements to address identified deficiencies.</p> <p>2015 In Program Year 3, the City did not inspect any mobile home parks.</p> <p>2016 The City's Building Department did not inspect any mobile home parks in 2016.</p> <p>2017 In 2017, the City's Building, Fire, and Code Enforcement Divisions inspected the Cozy Trailer Travel Trailer Park. The Divisions will ensure that the corrections are completed in a timely manner.</p>	<p>Continued. The City will continue to promote safe living conditions by surveying and inspecting mobile home parks, as well as provide funding opportunities, when available, for repairs and rehabilitation through the 6th Cycle.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
		<p><u>2018</u> In 2018, the City continued its Health and Safety Inspections of the CozyTrailer Travel Trailer Park. As a joint effort between the Fire, Building, and Code Enforcement Departments, all code violations were identified and remedied.</p> <p><u>2019</u> The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City.</p> <p><u>2020</u> The City of Hemet continues to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City.</p>	
<p>Program H-4f: Neighborhood Preservation The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems. The City is currently coordinating these efforts through the Hemet Restoring Our Community Strategy (ROCS).</p>	<p>Neighborhood preservation and improvement.</p>	<p>CDBG funding was used for a variety of public improvements such as code compliance activities, construction, improvement and replacement of curbs, gutters, sidewalks, water and sewer systems, and drainage in order to improve community health and safety.</p>	<p>Continued. The City will continue to seek funding opportunities for neighborhood preservation, in addition to promoting coordination between City departments and local organizations for neighborhood improvements and crime prevention.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
Goal H-5 – Preserve affordable housing opportunities.			
<p>Program H-5a: Improve Residential Energy Efficiency Through the General Plan, the City has adopted goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:</p> <ul style="list-style-type: none"> • Enforcement of State energy conservation standards (Title 24) in new residential construction; • Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs; • Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use; • Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and; • Implementation of General Plan policies and zoning standards for energy conservation in project design, including: 	<p>Increase energy efficiency of new and existing housing.</p>	<p>Hemet’s Owner-Occupied Rehabilitation Housing Loan Program provides thirty-year, zero interest, deferred loans of up to \$30,000 for substantial rehabilitation to single family owner-occupied residences within the City of Hemet. Energy conservation items are included in the eligible improvements.</p>	<p>Continued. The City will continue to comply with Title 24 and other State requirements. Information about standards, services, and partnerships will continue to be made publicly available on the City’s website and at City Hall.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<ul style="list-style-type: none"> ○ Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns. ○ Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process. ○ Support conversion of asphalt to green space to help reduce urban heat island effects. ○ Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative transportation use. ○ Advertise federal, State, and utility energy conservation incentive and education programs via the City's website and public counter brochures. 			

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>Program H-5b: Preserve Existing Assisted Units</p> <p>The City of Hemet will continue to monitor and coordinate with the owners and management of Oasis Senior Villa, Oasis Senior and Ability First (housing for low-income persons with disabilities) to ensure preservation of the rental housing units as affordable housing for low-income households.</p>	<p>Preserve 158 units of housing affordable to lower income households.</p>	<p>None of Hemet's five publicly assisted multi-family rental housing properties are at-risk of conversion to market rate until at least 2033.</p>	<p>Continued. The City will continue to monitor the affordability of low-income housing units through the 6th Cycle. The City will work with housing management to preserve affordable units at risk of conversion.</p>
<p>Program H-5c: Riverside County Housing Choice Vouchers</p> <p>The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very-low income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay.</p>	<p>Continue to report potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.</p>	<p>The City has not reported any potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.</p>	<p>Continued. The City will continue to work with the Riverside County Housing Authority to review Housing Choice Vouchers and report on potential fraudulent uses.</p>
<p>Program H-5d: Evaluate Development Impact Fees</p> <p>Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.</p>	<p>Ensure that development impact fees are no higher than they must be to cover costs.</p>	<p>The City has modified its zoning district regulations and established permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants.</p>	<p>Continue. The City will continue to review and assess its Development Impact Fees annually.</p>

Program	Objective	Program Accomplishments	Status for Sixth Cycle
<p>Program H-5e Mobile Home Rent Review Commission</p> <p>The City shall continue to meet the provisions of Hemet Municipal Code Chapter 2 (Administration), Article IV (Boards, Commissions, and Committees), Division 3 (Mobile Home Rent Review Commission) regarding rent increases at mobile home parks.</p>	<p>Maintain a process to conduct hearings on mobile rent issues.</p>	<p>The City of Hemet continue to investigate complaints received regarding health and safety violations in mobile home and RV parks located in the City. This effort was put on hold in 2020 due to the COVID-19 pandemic.</p>	<p>Continued. The City will continue to maintain its process for public hearings on rent issues in mobile home parks.</p>

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