



# Appendix B: 2000-2005 Housing Element Program Evaluation

## R A N C H O C U C A M O N G A G E N E R A L P L A N

Since 1981 the overarching goal of the Housing Element has been consistent with the State's goal that *"the City shall provide opportunities and incentives for the provision of a variety of housing types for all economic segments wishing to reside in the community regardless of race, religion, sex, or income group."* The 2000 to 2005 Housing Element identifies the following nine (9) goals that contribute to the availability of Housing in Rancho Cucamonga.

- 1) Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations.
- 2) Provide housing opportunities that meet the needs of all economic segments of the community including very low, low-, and moderate-income households and special needs groups.
- 3) Promote equal housing opportunities for all economic segments of the community regardless of race, sex, or religion.
- 4) Provide quality residential environments which contribute to a well-functioning community by ensuring residential development which is not only attractive in design, but which functions to protect the public safety and welfare, and provide benefits to the community.
- 5) Conserve and improve the existing housing stock, including structures of historic significance, and eliminate the causes and spread of blight by encouraging the investment of public and private funds in housing rehabilitation and public improvements.
- 6) Provide sufficient opportunities so that thirty percent of the persons employed in the city may live in the city.
- 7) Require energy efficiency in all residential developments.
- 8) Where possible, eliminate governmental constraints.
- 9) As required by State law, periodically update the housing element, including evaluation of its effectiveness in attainment of its goal, objectives, policies, and programs.

The 2000-2005 Housing Element was extended for three years through State legislation to June 30, 2008. The following discussion and tables provide a summary of the City's accomplishments in the implementation of the prior element. The accomplishments analysis includes a discussion of the following:

- **Implementation Actions** – Describes the actions taken to implement the nine (9) objectives identified in the 2000-2005 Housing Element planning period. Multiple actions were often necessary to achieve these objectives.
- **Progress** – Describes the effectiveness of the implementation actions during the planning period, including quantifiable data when available.
- **Evaluation** – Based on the outcomes of the implementation actions, an evaluation was conducted of each action and the progress reported during the planning period to determine its continued appropriateness.

### Goal

The following section describes each individual goal from the 2000-2005 Housing Element, the actions taken to implement each goal, a report on the progress and effectiveness of each action, and a summary evaluation of each implementation action to determine effectiveness and continued appropriateness. This Evaluation is an

important tool in crafting the programs and objectives for the 2008-2014 Housing Element planning period, which is contained in Section 5 – Housing Plan.

### Enable a Broad Range of Housing Types

Since incorporation, the City of Rancho Cucamonga has made a comprehensive effort to develop a community with a balanced land use plan that provides opportunities for a wide range of housing types. In the late 1980's the City studied the relationship between the number of multi-family to single-family units projected at build-out and concluded that planned land uses would yield a higher ratio of multi-family to single-family than planned for by surrounding cities. In February 1991, the City Council adopted the goal that at build-out the ideal ratio of multi-family to single-family units is 32:68.

In order to preserve a variety of housing types, the City has established a condominium conversion ordinance that limits the amount of multi-family units that may be converted to ownership units annually. During the planning period no requests to convert multi-family units to ownership units were proposed. Pursuant to Government Code §65863.7, the preservation of mobile home units is encouraged as they provide an additional source of affordable housing. The City has not adopted an ordinance to protect the conversion of mobile home parks, however, the City does provide multiple resources in the form of rehabilitation programs, etc., to preserve and enhance mobile home units.

**Goal 1: Allow And Create New Opportunities That Enable A Broad Range Of Housing Types, Maintain A Balanced Supply Of Ownership And Rental Units, And Provide Sufficient Numbers Of Dwelling Units To Accommodate Expected New Household Formations.**

Program / Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 1.A.1:</b> Opportunity for a variety of Housing Types</p> <ul style="list-style-type: none"> <li>- Provide opportunities for a variety of housing types through implementation of the Land Use Plan, Development District Map, and Community Plans.</li> </ul>	Planning	Annual	<p><b>Progress</b> Housing production increased dramatically between 2000 and 2008 producing a wide range of housing types. As of January 1, 2008, there were 55,180 residential units within the City, including 12,864 multi-family units.</p> <p><b>Evaluation</b> Between January 1, 2000 and January 1, 2010 approximately 13,507 new dwelling units were produced. Another 3,010 units were in the processing stream and were either under staff review or had received approval by the Planning Commission.</p>	Ongoing
<p><b>Program 1.A.2:</b> Manufactured Homes</p> <ul style="list-style-type: none"> <li>- Review and amend provisions of the Development Code pertaining to mobile homes, consistent with Government Code §65852.3, to allow manufactured homes in all residential districts.</li> </ul>	Planning	2005	<p><b>Progress</b> The City's Development Code (Rancho Cucamonga Municipal Code (RCMC) §17.08.030.E.4) provides that one mobile home is permitted on a lot in a residential district, except the Very Low (VL) District. The VL District requires a 0.5 acre minimum lot size and due to the cost of vacant land there have been no requests to modify standards to allow for the inclusion of this type of unit. The City's Code has been superseded by Government Code §65852.3, which identifies that a city "shall allow the installation of manufactured homes ... on a foundation system ... on lots zoned for conventional single-family residential dwellings."</p> <p><b>Evaluation</b> No results were achieved on this program due to lack of demand.</p>	Ongoing
<p><b>Program 1.A.3:</b> Mobile Home Park Conversion</p> <ul style="list-style-type: none"> <li>- Discourage the conversion of existing mobile home parks to other uses, consistent with Government Code §65863.7, in order to maintain a valuable source of affordable housing.</li> </ul>	Planning, RDA	Annual	<p><b>Progress</b> Mobile home parks are permitted in all residential districts, subject to approval of a Conditional Use Permit. Eight mobile home parks are located in the City providing 1,380 mobile home units. Although the City has not enacted a Mobile Home Conversion Ordinance, the City promotes the conservation of Mobile Home Parks. No requests for mobile home park conversions were submitted during the planning period.</p> <p><b>Evaluation</b> No requests for mobile home park conversions were submitted during the planning period.</p>	Ongoing

<b>Program</b> Conversion	<b>1.A.4:</b> Condominium	Planning	Annual	<b>Progress</b> As of June 30, 2008, Rancho Cucamonga had 51 multi-family complexes (i.e., apartments and condominiums) with a total of 12,864 units; an increase of 13 complexes and 4,604 units since January 1, 2000. Multi-family developments are typically recorded as condominium maps allowing the complex to be managed as rentals, but could allow for the conversion to owner occupied units at any time.  <b>Evaluation</b> No requests for condominium conversions were submitted during the planning period.	Ongoing
- Maintain and administer a condominium conversion ordinance which establishes a maximum annual limit, defined as no more than one-half the number of multi-family rental dwellings added to the City's housing stock during the preceding year, for the number of multi-family rental units that may be converted to ownership type.					

### Housing for All Economic Segments of the Community

The provision of housing for all economic segments of the community is an important objective for the 2000 to 2005 Housing Element planning period. The City utilizes a variety of resources to ensure that opportunities are available, as well as units preserved for all economic segments. The Redevelopment Agency utilizes development agreements and set-aside funds to provide incentives for the development of senior and affordable multi-family rental units, as well as carefully monitoring the status of restricted affordable units to ensure preservation.

During the planning period, RDA funds were used to acquire units and facilitate the construction of 597 affordable units. In 2002 the City adopted Density Bonus Provisions which greatly facilitated the construction of the aforementioned affordable units. In addition to supporting affordable units, the City has made a comprehensive effort to support homeless persons within the City by allocating CDBG funds to non-profit agencies that provide temporary emergency shelter, transitional housing opportunities, and services to the City's homeless population.

Finally, the City has worked effectively to amend its Development Code in response to State legislation. In 2002, the Planning Department amended the Development Code to permit second dwelling units on single-family lots, as well as identifying zones for emergency shelters in all zones. The subject amendments are compliant with State law.

**Goal 2: Provide Housing Opportunities That Meet The Needs Of All Economic Segments Of The Community Including Very Low, Low-, And Moderate-Income Households And Special Needs Groups.**

Implementation Actions	Lead Agency	Target Year	Status	Completion Date	
<b>Program</b> Agreements	2.A.1: Development	RDA	Annual	<b>Progress</b> Redevelopment Agency (RDA) 20 Percent Set-Aside funds are being used to expand the range of housing opportunities for senior and multi-family affordable rental units. Implementation of the program will expand the range of housing opportunities for lower and moderate-income households.  <b>Evaluation</b> This action has been very effective during the planning period allowing for the construction of over 597 multi-family rental units. Between July 1, 2000 and June 30, 2008, RDA funds were utilized to assist in the acquisition of the 117-unit Woodhaven Apartments and entitlements to a 40-unit expansion at Rancho Verde East, development of the 49-unit Heritage Pointe Senior Apartments, and obtained entitlements for the 166-unit Rancho Workforce Housing and the 225-unit San Sevaine Villas.	Ongoing
<b>Program</b> Bond Program	2.A.2: Residential Mortgage	RDA	Annual	<b>Progress</b> The RDA administers the First-time Home Buyer program using down payment assistance loans. The program provides loans up to a maximum of \$80,000, recorded as a silent second.  <b>Evaluation</b> The program has assisted 9 households with home buyer assistance during the planning period.	Ongoing
<b>Program</b> Production	2.A.3: Affordable Housing	RDA	Annual	<b>Progress</b> The RDA has been actively monitoring and producing	Ongoing

<ul style="list-style-type: none"> <li>- Monitor restricted, affordable housing production within the redevelopment project area assisted by the RDA.</li> </ul>			<p>affordable housing within its project area.</p> <p><b>Evaluation</b> As of January 1, 2010, a total of 2,424 restricted, affordable units have been provided to meet the RDA's affordability obligation. Of these 2,424 units, 1,403 units are located within the redevelopment project area.</p>	
<p><b>Program 2.A.4: Density Bonus Provisions</b></p> <ul style="list-style-type: none"> <li>- Develop an ordinance within the annual work program schedule or within 90 days of receiving a project proposal utilizing density bonus provisions, whichever comes first, to implement density bonus requirements, consistent with Government Code §65915.</li> </ul>	<p>Planning, RDA</p>	<p>2002</p>	<p><b>Progress</b> In 2002 the City adopted Affordable Housing Incentives – Density Bonus Provisions to assist in the development of affordable housing opportunities in accordance with Government Code §65915-65918. These provisions allow a density bonus and other regulatory concessions to provide incentives for "the production of housing for very low income, lower income, moderate income, and senior households" and to "facilitate the development of affordable housing" within the City.</p> <p><b>Evaluation</b> Proposed action completed. The Affordable Housing Incentives – Density Bonus Provisions have been used successfully in the development of workforce housing units (San Sevaine Villas – 225 units, which includes 180 units permitted and 45 unit density bonus).</p>	<p>2002</p>
<p><b>Program 2.A.5: Section 8</b></p> <ul style="list-style-type: none"> <li>- Maintain discussions with private developers and multi-family apartment managers encouraging the use of Federal rental assistance programs to assist lower income households.</li> <li>- Support the Housing Authority of the County of San Bernardino (HACSB) applications for additional Federal vouchers to meet the needs of low-income households.</li> </ul>	<p>RDA</p>	<p>Annual</p>	<p><b>Progress</b> The City supports annual applications by the HACSB for additional Federal vouchers consistent with the City's policy that assisted, affordable housing units be scattered throughout the community and be indistinguishable from market rate housing. A high ratio of lower income households residing in units developed under the City's Senior Housing Overlay District benefit from owner participation in the Section 8 program administered by HACSB.</p> <p><b>Evaluation</b> As of June 30, 2008, 170 households residing in the City utilized certificates or vouchers distributed by HACSB. These units are identified in the CAPER and reported to HUD as meeting an activity of the City's Consolidated Plan.</p>	<p>Ongoing</p>
<p><b>Program 2.A.6: Mobile Home Accord</b></p> <ul style="list-style-type: none"> <li>- Support the Mobile Home Park Accord voluntary rent stabilization past the current expiration date of February 2002, as a means of keeping rents at reasonable levels to allow continued affordability of this method of housing.</li> </ul>	<p>RDA</p>	<p>Annual</p>	<p><b>Progress</b> The Mobile Home Accord serves as a rent stabilization agreement between the City and the 8 mobile home park owners, which limits how much park owners can raise rents based on the CPI.</p> <p><b>Evaluation</b> In 2009 the Mobile Home Accord was renewed for a 7-year participation agreement.</p>	<p>Ongoing</p>
<p><b>Program 2.A.7: Affordable Housing Strategy</b></p> <ul style="list-style-type: none"> <li>- Develop, implement, and monitor an Affordable Housing Strategy (AHS) utilizing the RDA's 20 Percent Housing Set-Aside Funds consistent with the Western Center for Law and Poverty Agreement and the RDA's Housing Production Plan (HPP).</li> </ul>	<p>RDA</p>	<p>Annual</p>	<p><b>Progress</b> The RDA completed the 2005-2009 Implementation Plan to provide baseline information for the Housing Production Plan required by Health and Safety Code §33413(b).</p> <p><b>Evaluation</b> A revised Housing Production Plan was prepared as part of the technical update to the Housing Element. The HPP did not result in the development of any affordable housing during the planning period, however, recently the RDA has participated in the development of 394 affordable housing units.</p>	<p>Ongoing</p>
<p><b>Program 2.B.1: Homeless Assistance</b></p> <ul style="list-style-type: none"> <li>- Conduct an annual survey of area non-profit service providers to the homeless in order to determine the level of need within the City.</li> </ul>	<p>Planning, RDA</p>	<p>Annual</p>	<p><b>Progress</b> The most reliable indication of homeless need in the City comes from providers of assistance to the homeless. The level of assistance requested is correlated to the level of need in the City.</p>	<p>Ongoing</p>

- Promote efforts to define both the size and composition of the homeless population in order to assess existing and future needs and support a multi-jurisdictional comprehensive approach toward addressing those needs.			<b>Evaluation</b> The City supports a variety of homeless providers through the CDBG program; these service providers support both those homeless and those at-risk of homelessness.	
<b>Program 2.C.1: Emergency Shelters and Supportive Housing Assistance</b>  - Assist the efforts of local organizations and community groups to provide temporary emergency shelters, transitional housing opportunities, and services to the City's homeless population.	Planning	Annual	<b>Progress</b> This program is implemented through the allocation of CDBG funds to non-profit agencies that provide temporary emergency shelter, transitional housing opportunities, and services to the City's homeless population.  <b>Evaluation</b> The CDBG program supports public service groups who provide assistance for homeless and those at-risk of homelessness. CDBG funds have been allocated to non-profit agencies that provide emergency shelter and transitional housing opportunities. This includes the Foothill Family Shelter who provides assistance to individuals and families with children, and the House of Ruth who provides emergency shelter for battered women and their children.	Ongoing
<b>Program 2.C.2: Emergency Shelters and Supportive Housing Code Amendments</b>  - Evaluate existing code requirements to determine those conditions and standards where various types of shelter facilities may be located, including review and evaluation of industrial districts.  - Research and evaluate special requirements for location of shelters for abused women and children, specifically the need for an anonymous address.	Planning	2002	<b>Progress</b> In 2002 the City amended its Development Code to identify those zones where emergency shelters may be located with the intent being to address opportunities for establishing emergency shelter facilities, not to provide long-term transitional housing opportunities, which typically allow for an extended stay. When permitted, emergency shelter facilities were allowed in various commercial and industrial districts, subject to the approval of a Conditional Use Permit, but these shelters were not permitted within any residential districts. Since the adoption of this amendment, the applicable Government Code section has been amended to identify that emergency shelters should be identified as a permitted land use in certain districts without a conditional use or other discretionary permit.  <b>Evaluation</b> Administration of the program was effective in that the City's codes were revised to comply with State law; however, the implementation of the program was not completed as there were no requests to locate emergency shelters within the City.	2002
<b>Program 2.C.3: Comprehensive Homeless Program</b>  - Participate with adjacent communities toward the provision of a subregional shelter program.  - Encourage the County to develop a comprehensive homeless program.	Planning	Annual	<b>Progress</b> Continue this program and participate with the County and neighboring cities as opportunities arise.  <b>Evaluation</b> The goals of the San Bernardino County Homeless Coalition are to identify needs, develop policies, and implement programs for the homeless. Volunteers accomplish most of the work of the coalition. Private and/or non-profit providers offer most of the homeless programs in the County and neighboring cities.	Ongoing
<b>Program 2.D.1: Second Units</b>  - Allow for the establishment of second units on single-family residential lots to provide additional elderly housing opportunities pursuant to State law and established zoning regulations.	Planning	2005	<b>Progress</b> The Development Code permits, subject to specific development criteria, the development of second dwelling units in all single-family residential districts, consistent with Government Code §65852.1 and §65852.2.  <b>Evaluation</b> In 2002 the City updated its Development Code consistent with the requirements of State law facilitating the construction of numerous second dwelling units.	2005
<b>Program 2.D.2: Reasonable</b>	Building	Annual	<b>Progress</b>	Ongoing

<p>Accommodations</p> <ul style="list-style-type: none"> <li>- Enforce and regulate the disabled accessibility and adaptability standards contained in Title 24 of the California and Uniform Building Code as they apply to apartment, condominium, and townhouse projects.</li> </ul>			<p>Title 24 applies to new construction. The Building and Safety Department continues to enforce all American Disabilities Act regulations.</p> <p><b>Evaluation</b> During the planning period, the Building and Safety Department enforced California Building Code (CBC) requirements on the construction of 13,507 new dwelling units, which includes both single-family and multi-family units. As of January 1, 2008, there were 55,180 residential units within the City, including 12,864 multi-family units.</p>	
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### Non-Discrimination in Housing Choice

The Inland Fair Housing and Mediation Board (IFHMB) is a key resource in the Inland Empire for providing education on fair housing and landlord/tenant rights, as well as pursuing discrimination cases when necessary. The City provides handouts to residents about the Inland Fair Housing and Mediation Board, and will refer tenants and landlords to the board should issues arise.

**Goal 3: Promote Equal Housing Opportunities For All Economic Segments Of The Community Regardless Of Race, Sex, Or Religion.**

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 3.A.1: Equal Housing Opportunity</b></p> <ul style="list-style-type: none"> <li>- Provide fair housing and landlord tenant counseling.</li> <li>- Fair housing services include proactive education and voluntary compliance, as well as legal enforcement on a case-by-case basis.</li> <li>- Landlord/tenant counseling includes assistance with the resolution of tenant/landlord disputes and housing discrimination complaints.</li> </ul>	Planning	Annual	<p><b>Progress</b> IFHMB receives numerous inquiries regarding landlord/tenant complaints and housing discrimination, and pursues discrimination cases when conditions warrant. On a complaint basis IFHMB conducts on-site testing, with appropriate follow-up. IFHMB conducts community education programs regarding fair housing and landlord/tenant rights.</p> <p><b>Evaluation</b> Through the implementation of the 2000-2004 Consolidated Plan, a total of 322 residents received fair housing assistance and 1,033 residents received landlord tenant counseling assistance. Implementation of the 2005-2009 Consolidated Plan will likely assist a comparable number of residents.</p>	Ongoing

### Quality Residential Environment

The City of Rancho Cucamonga works diligently to develop a residential environment that is safe, limits nuisance impacts from adjacent uses, and protects environmentally sensitive resources. As indicated in the 2000 to 2005 Housing Element planning period, the implementation of the City's Development Code and Hillside Development Regulations is central to achieving these objectives. The City's Hillside Development Regulations are key in the preservation of environmentally sensitive resources, minimizing grading impacts, and preserving natural landforms. During the planning period the City has reviewed numerous development proposals under the Hillside Development Regulations. Each project is evaluated under the regulations and a comprehensive review effort is made to identify alternatives and reducing impacts to these sensitive areas.

The City has established a thorough review process to ensure the development of residential communities that are safe and of high quality design. As such, the City's review process includes review and comment from all City Departments, including Police and Fire regarding safety concerns. Residential projects are reviewed by staff and then forwarded to Committee Review (Grading, Technical, and Design), which includes the evaluation for safety concerns and design. The implementation of these objectives is ongoing and utilized on a daily basis.

**Goal 4: Provide Quality Residential Environments Which Contribute To A Well-Functioning Community By Ensuring Residential Development Which Is Not Only Attractive In Design, But Which Functions To Protect The Public Safety And Welfare, And Provide Benefits To The Community.**

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 4.A.1: Residential Design</b></p> <ul style="list-style-type: none"> <li>- Implement the Hillside Development Regulations to ensure that residential</li> </ul>	Planning, Building, Eng.	Annual	<p><b>Progress</b> Residential design excellence is encouraged through appropriate development standards applicable to hillside property. The Hillside Development Regulations</p>	Ongoing

<p>development in hillside areas is appropriate to the carrying capacity of the land, avoids development in environmentally sensitive areas, minimizes adverse grading impacts through architectural and structural techniques, and preserves the natural landform characteristics.</p> <ul style="list-style-type: none"> <li>- Promote the use of development techniques that foster a continued high quality of residential design and construction and ensure the appropriate development of hillside areas.</li> </ul>			<p>are supplemental developmental standards applicable to hillside residential development. The review of a proposed project for compliance with Hillside Development Regulations does not lengthen a projects review time; but merely imposes additional development standards (i.e., grading, building mass, building height, etc.) that are designed to protect the unique characteristics of hillside property. These standards are evaluated during the City's Development Review Process that includes Committee and Commission review.</p> <p><b>Evaluation</b> During the planning period numerous residential units were developed under the Hillside Development Regulations (RCMC §17.24). Hillside Development Regulations typically apply to properties in the northern portions of the City, where property is steeply sloped, generally on property exceeding an 8 percent slope.</p>	
<p><b>Program 4.A.2:</b> Residential Design Safety Concerns</p> <ul style="list-style-type: none"> <li>- Evaluate residential projects for safety concerns, including lighting, pedestrian movements, parking lot configuration and design, as well as unit design and orientation, particularly with regard to multi-family development.</li> </ul>	<p>Planning, Building, Eng.</p>	<p>Annual</p>	<p><b>Progress</b> The City's development review process, which includes both staff review and Committee Review (Grading, Technical, and Design) evaluates multi-family residential projects for safety concerns.</p> <p><b>Evaluation</b> The implementation of this program is an ongoing process and is utilized on a daily basis as development plans are reviewed for consistency with the Development Code and established City policies.</p>	<p>Ongoing</p>
<p><b>Program 4.A.3:</b> Crime Prevention Through Environmental Design</p> <ul style="list-style-type: none"> <li>- Utilize CPTED concepts to evaluate single-family and multi-family residential developments.</li> <li>- Establish CPTED design guidelines to improve the safety of new residential developments.</li> </ul>	<p>Building</p>	<p>Annual</p>	<p><b>Progress</b> CPTED provides a method for systematic measurement of public, semi-public, and semi-private areas in relation to intended and unintended uses. In the 1990's a CPTED study was utilized to focus on commercial development. The study emphasized that its purpose was proactive because at that time crime was not considered a problem for commercial development in the City. CPTED goals include data collection, particularly crime analysis capability, as well as increased communication and coordination among all private and public entities engaged in crime suppression. CPTED standards are not viewed as a constraint to development, as a means of reviewing projects from a public safety perspective.</p> <p><b>Evaluation</b> CPTED methods are being incorporated into design review for all projects in the City, including residential multi-family projects. Implementation of the CPTED study included the adoption of design guidelines for commercial projects, as well as applicable ordinance revisions.</p>	<p>Ongoing</p>

## Housing Conservation

While the majority of development within Rancho Cucamonga has occurred after the City's incorporation in 1977, the City's annexation included multiple tracts from the Cucamonga, Alta Loma, and Etiwanda communities. As such, much of the housing stock in these pre-City communities was built prior to 1970 which infers that the housing stock in the communities is aging and requiring additional maintenance. In order to address this housing condition, the City has made a comprehensive effort to develop programs during the 2000 to 2005 Housing Element planning period to conserve the existing housing stock.

As key components for the preservation of older residential units, the City has encouraged participation in Mills Act contracts for qualifying properties. During the planning period, an additional 3 structures have been preserved while 35 properties are being managed with active Mills Act contracts.

In order to preserve aging portions of the community, particularly southwest Rancho Cucamonga, the RDA actively supports the NHDC in rehabilitating existing homes as well as developing new affordable units. During

the planning period 2 homes were rehabilitated and offered for sale. The RDA has also targeted multiple public improvement projects including street and drainage improvements to beautify and improve the safety of the neighborhoods in southwest Rancho Cucamonga.

In addition, the City offers a grant program and a loan program to qualifying residents to make minor repairs to their residences. These programs have proven worthwhile in that over 240 residents were assisted utilizing the grant program, and 10 homeowners have utilized the loan program. Due to the benefits of these programs, the City will continue to include this program in the next Housing Element planning period.

The City's Code Enforcement Department is also a key component in maintaining housing stock. While the primary responsibility for the maintenance of properties is on the homeowner, the City's Code Enforcement and Building & Safety Department will investigate complaints and ensure compliance with City building and maintenance regulations. During 2004 to 2008, the City implemented 8 neighborhood clean up programs in target areas of concern. These programs have proven very effective in the clean-up of neighborhoods throughout the City.

Finally, City staff is encouraged to refer property owners with active code violations to the City CDBG coordinator to determine eligibility for CDBG grants or loan programs to assist with clean-up efforts. This program has proven effective for income-qualifying residents.

**Goal 5: Conserve And Improve The Existing Housing Stock, Including Structures Of Historic Significance, And Eliminate The Causes And Spread Of Blight By Encouraging The Investment Of Public And Private Funds In Housing Rehabilitation And Public Improvements.**

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 5.A.1: Historic Preservation</b></p> <ul style="list-style-type: none"> <li>- Encourage rehabilitation and preservation of historic residences through participation in Mills Act contracts.</li> <li>- Recognize the unique contribution to the City's heritage by historic structures.</li> <li>- Develop programs to encourage the preservation and maintenance of historic structures.</li> </ul>	Planning	Annual	<p><b>Progress</b></p> <p>Through the implementation of this program the City has addressed the preservation of 3 structures. Additionally, a total of 35 properties have active Mills Act contracts. No requests have been received for loans for restoration of private property. However, a low-income owner-occupant could utilize the existing residential loan program for the purpose of maintaining historic properties, including repairs necessary to meet State requirements for seismic retrofitting.</p> <p><b>Evaluation</b></p> <p>The City will continue to emphasize the rehabilitation and preservation of historic residences through participation in Mills Act contracts, and when possible, the utilization of CDBG funding.</p>	Ongoing
<p><b>Program 5.B.1: Residential Rehabilitation</b></p> <ul style="list-style-type: none"> <li>- Evaluate and identify areas of the City with concentrations of older or deteriorating housing units that may be targeted for rehabilitation and improvement programs.</li> <li>- In order to ensure a continued supply of quality affordable housing, departments cooperate to revitalize and rehab, where feasible, substandard residential structures. CDBG and RDA funds support rehabilitation efforts; however, in some cases the only alternative is demolition.</li> </ul>	Planning, Building, Fire, Code Enf, Police, RDA	Annual	<p><b>Progress</b></p> <p>The RDA actively assists non-profit rehabilitation activities. In 1993 the RDA assisted in the formation of the Northtown Housing Development Corporation (NHDC), which has undertaken the rehabilitation of existing homes as well as development of new affordable units in the Northtown area. Between 2000 and 2008, 2 homes were rehabilitated and offered for sale to low-income households with affordability restrictions on future sales.</p> <p><b>Evaluation</b></p> <p>RDA funds and CDBG funds have been utilized in the Northtown and Southwest Cucamonga areas, as well as the Monte Vista Street Target Area, which was qualified as a low-income target area by the quartile method. Public improvements continue to be directed to the Northtown and Southwest Cucamonga target areas for any necessary street and drainage improvements.</p>	Ongoing
<p><b>Program 5.B.2: Home Improvement Program - Grants</b></p> <ul style="list-style-type: none"> <li>- Implement a repair grant program for all lower income single-family and mobile home owners.</li> </ul>	Planning, CDBG	Annual	<p><b>Progress</b></p> <p>The repair program addresses minor housing needs by providing grants up to \$7,500, and loans up to \$30,000, for labor and materials.</p> <p><b>Evaluation</b></p> <p>The City has met or exceeded its annual goal. Between</p>	Ongoing

			2000 and 2005 the City assisted 240 owner occupied units with this highly successful program; representing 120 percent of the entire Home Improvement Program participants.	
<p><b>Program 5.B.3:</b> Home Improvement Program - Loans</p> <ul style="list-style-type: none"> <li>- Implement a housing rehabilitation and repair loan program that offers both deferred loan payments and low interest loans to lower income households, excluding mobile homes.</li> </ul>	Planning, CDBG	Annual	<p><b>Progress</b></p> <p>This worthwhile program has proven to be extremely successful and is affected more by the availability of funding rather than the number of requests for assistance.</p> <p><b>Evaluation</b></p> <p>Between 2000 and 2005 a total of 10 loans were completed. The City will continue to allocate CDBG funds for the Home Improvement Program assisting owner-occupied single-family homes.</p>	Ongoing
<p><b>Program 5.C.1:</b> Public Improvements</p> <ul style="list-style-type: none"> <li>- Provide public improvements and community facilities such as street improvements, streetlights, sidewalks, parkway landscaping, as well as park facilities in qualified target areas.</li> <li>- Promote efforts to ensure that all neighborhoods of the City have adequate public improvements and community facilities.</li> </ul>	Eng., Planning, CDBG	Annual	<p><b>Progress</b></p> <p>CDBG and RDA resources continue to be expended on this highly successful program to improve the public infrastructure of older, lower income neighborhoods.</p> <p><b>Evaluation</b></p> <p>During the reporting period, CDBG resources focused on low- and moderate-income areas. Implementation of the 2000-2004 Consolidated Plan provided opportunities for sidewalk improvements, wheelchair ramps, street improvements, and park improvements, providing some much needed improvements to low-income residential neighborhoods.</p>	Ongoing
<p><b>Program 5.D.1:</b> Code Enforcement</p> <ul style="list-style-type: none"> <li>- Utilize concentrated Code Enforcement programs to target specific areas or problems when the need and community support warrant such activity.</li> </ul>	Code Enf.	Annual	<p><b>Progress</b></p> <p>Residents have the primary responsibility for maintenance of existing sound, quality housing. They are assisted by the Building and Safety Department and Code Enforcement staff. Staff will investigate complaints and pursue compliance with City Building Codes and Ordinances.</p> <p><b>Evaluation</b></p> <p>Between 2004 and 2008, Code Enforcement conducted 8 extremely successful neighborhood clean-up programs. This included: 2 in the Etiwanda Boulevard area south of Foothill Boulevard; 2 in the Southwest Cucamonga area at Grove Avenue south of San Bernardino Road, and Hellman Avenue south of Arrow Route; 3 in central Rancho Cucamonga on Henbane Street south of Church Street, Vineyard Avenue south of Church Street, and Stafford Street west of Center Avenue; and finally 1 in the northern Rancho Cucamonga area on Buckthorn Avenue north of Wilson Avenue. These programs focused around a one-day educational event that included free pick-up of large items such as appliances, water heaters, and beds.</p>	Ongoing
<p><b>Program 5.D.2:</b> Rehab Outreach</p> <ul style="list-style-type: none"> <li>- Develop an outreach referral program where City workers encourage owners of properties which may have structural or maintenance problems to contact the CDBG coordinator for assistance under existing CDBG repair and rehabilitation grant and loan programs.</li> </ul>	All Depts., CDBG	Annual	<p><b>Progress</b></p> <p>This program has been implemented by Code Enforcement. Residents with open cases are frequently referred to the program to verify eligibility.</p> <p><b>Evaluation</b></p> <p>This ongoing program results in frequent referrals to the City's Home Maintenance Program where income eligible single-family and mobile home owners may be eligible for assistance.</p>	Ongoing

## Balancing Housing and Employment

Providing a wide range of employment opportunities within the City for its residents is a key objective under the 2000 to 2005 Housing Element planning period. In order to achieve this objective, encouraging the location and retention of businesses and industry in the City through promotional activities and removal of governmental constraints is a central component. In addition, the City will continue to maintain and update the City's database system which monitors residential, commercial and industrial projects.

During the planning period, the RDA actively promoted businesses to locate in the City as well as encourage the retention of existing businesses. The RDA has successfully marketed the City as having a positive business image which has resulted in many businesses locating in the City ranging from logistics to manufacturing businesses.

The City continues to evaluate governmental constraints and its impact on the business community and makes an effort to adjust its regulations when feasible. The removal of governmental constraints can take on various forms: variable land use controls, quality housing stock, permit streamlining, public safety improvements, building permit fees, and alternative means of infrastructure financing. The City of Rancho Cucamonga will continue to evaluate potential governmental constraints in the next planning period.

### Goal 6: Provide Sufficient Opportunities So That Thirty Percent Of The Persons Employed In The City May Live In The City.

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 6.A.1: Economic Development</b></p> <ul style="list-style-type: none"> <li>- Encourage the location of new business and industry in the City through promotional activities and through removal of governmental constraints.</li> </ul>	RDA, Planning	Annual	<p><b>Progress</b></p> <p>The RDA actively encourages economic development activities. Economic development goals focus on job creation, improving the quality of life to residents and businesses, increasing the City's tax base, encouraging private investment in the community, and providing opportunities for public and private partnerships. Economic development activities focus on two basic efforts: business retention and business attraction. The removal of government constraints is accomplished through variable land use controls, a housing stock in relatively good condition, permit streamlining, public safety improvements, building permit fees, and alternative means of financing infrastructure.</p> <p><b>Evaluation</b></p> <p>The RDA has successfully implemented a variety of marketing and promotion strategies suggested in their strategic plan that have leveraged the community's attributes as well as establishing a positive business related image.</p> <p>Retail activity has increased substantially from 2000. Terra Vista Town Center, which includes a Target and a now closed Mervyn's, provided the first regional retail development. In 2004, the development of the Victoria Gardens Regional Mall became a significant catalyst for further retail development in the eastern portion of the City. Other major retail developments include Costco, Wal-Mart, Home Depot, Best Buy, and Lowe's.</p> <p>The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	Ongoing
<p><b>Program 6.A.2: Database Management System</b></p> <ul style="list-style-type: none"> <li>- Maintain and update the City's database management system, which monitors proposed residential, commercial, and industrial projects.</li> </ul>	Building, Planning, Eng.	Annual	<p><b>Progress</b></p> <p>This monitoring system is in place and the database continues to be updated frequently. The City has been successfully utilizing Tidemark permit tracking software, which allows different City departments to track and monitor all proposed residential, commercial, industrial, and institutional projects.</p> <p><b>Evaluation</b></p> <p>This program is on-going and allows staff to provide up-</p>	Ongoing

		<p>to-date project information. Because the information is accessible by different departments, the effectiveness of staff review has been improved. This program also allows the public to access the database on the City's server, which improves communication with the public and improves the processing of project applications.</p> <p>The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	
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### Provide Energy Efficiency

Energy efficiency in housing units is a key component in reducing energy consumption and homeowner costs. The City has adopted the CBC, including Title 24, which has specific energy efficiency requirements for new and rehabilitated residential units. In compliance with AB 1881, the City has adopted regulations related to water efficient landscaping. All qualifying projects must meet stringent landscape standards to reduce onsite water consumption thereby reducing demand on the State's water system. The ongoing implementation of Title 24 standards and the City's Water Efficient Landscaping Ordinance will ensure that housing units will be energy efficient.

**Goal 7: Require Energy Efficiency In All Residential Developments.**

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 7.A.1: State Energy Design Guidelines</b></p> <ul style="list-style-type: none"> <li>- Enforce and regulate the existing State Residential Energy Design Guidelines through existing State legislation and the California Building Code.</li> <li>- Increase public awareness of, and encourage the utilization of, energy and resource conservation measures through the enforcement of the State energy code, City development regulations, and through the development of public information and policy statements.</li> </ul>	Building	Annual	<p><b>Progress</b> The City adopted the CBC which establishes building code requirements for all development. All development, including residential development, are required to comply with the requirements of the CBC, specifically Title 24 which relates to energy efficiency.</p> <p><b>Evaluation</b> The Building and Safety Department and Planning Department shall continue to enforce energy efficiency requirements of the California State and Uniform Building Codes.</p> <p>The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	Ongoing
<p><b>Program 7.A.2: Energy Efficient Design</b></p> <ul style="list-style-type: none"> <li>- Implement energy efficient design procedures and specification for such things as solar techniques, landscaping standards, house orientation, and sun angle exposure.</li> </ul>	Planning, Eng., Building	Annual	<p><b>Progress</b> The City will continue to implement energy efficient design guidelines and requirements. RCMC §§17.08.040(I) and 17.08.060(H) address efficient energy design guidelines and requirements.</p> <p><b>Evaluation</b> The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	Ongoing
<p><b>Program 7.A.3: Resource Conservation</b></p> <ul style="list-style-type: none"> <li>- Increase the public's awareness and utilization of energy saving and resource conservation techniques through the use of public information brochures, the Model Home Landscape Policy, and the Water Efficient Landscape Ordinance.</li> </ul>	Planning	Annual	<p><b>Progress</b> The City adopted the Water Efficient Landscape Ordinance in December 2009 in conformance with AB 1881. The purpose is to promote conservation in both landscape plantings and irrigation design. All new residential, commercial, and industrial projects must comply.</p> <p><b>Evaluation</b> The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	Ongoing

## Removal of Governmental Constraints

The removal of governmental constraints in order to encourage and facilitate the construction of housing units in the City is an important objective. There are multiple factors that affect the construction of housing units, including, but not limited to, land costs, infrastructure improvements, City fees, permit processing, etc. During the planning period, the City conducted a fee study to determine those fees necessary to carry out public services. The City of Rancho Cucamonga will continue to review and update fees and the methodology on which these fees are based in the next housing element planning period.

In addition to City fees, the facilitation of development processing is another important program in the 2000 to 2005 Housing Element planning period. During this period, the City has updated and revised its handouts and forms at the public counter and online to provide information about City standards and procedures. Furthermore, staff is encouraged to hold informal meetings with project proponents to discuss issues prior to submittal to facilitate a more streamlined review. The City of Rancho Cucamonga will continue to evaluate its development review process in the 2008-2014 Housing Element planning period.

### Goal 8: Where Possible, Eliminate Governmental Constraints.

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 8.A.1: Development Fees</b></p> <ul style="list-style-type: none"> <li>- Periodically review and update City fees, and the methodology on which the fees are based, in order to determine the necessary costs for the provision of adequate public services and improvements to ensure the continued health, safety, and welfare of the community.</li> <li>- Charge only those fees necessary to adequately carry out needed public services and improvements.</li> </ul>	Planning, Eng., Building	Annual	<p><b>Progress</b></p> <p>During the planning period, the City conducted a fee study to determine those fees necessary to adequately carry out needed public services. Fees are tied to the Consumer Price Index (CPI) and are updated annually.</p> <p><b>Evaluation</b></p> <p>Continue the annual review and update of City fees and the methodology on which the fees are based. Continue to review and evaluate fees and charge only those fees necessary to adequately carry out needed public services.</p>	Ongoing
<p><b>Program 8.A.2: Permit Processing</b></p> <ul style="list-style-type: none"> <li>- Facilitate development processing through multiple techniques, including staff assistance and handouts at the public counter, articles in the City's newsletter, informal meetings with applicants, Preliminary Review applications to address technical issues, and Pre-Application Review to address policy issues.</li> <li>- Promote efforts to reduce procedural delays.</li> <li>- Provide information early in the process regarding development costs.</li> </ul>	Planning, Eng., Building	Annual	<p><b>Progress</b></p> <p>Articles in the City's newsletter, the City website, and handouts continue to provide information about City standards and procedures. Information is also provided at the public counter in City Hall. Further, informal meetings with proponents are encouraged at the early stages of project development.</p> <p><b>Evaluation</b></p> <p>The City will continue to facilitate development processing through multiple techniques, including assistance, handouts, articles in the City's newsletter, informal meetings with applicants, and preliminary development applications.</p>	Ongoing
<p><b>Program 8.A.3: Development Review Procedures</b></p> <ul style="list-style-type: none"> <li>- Evaluate processing procedures for all residential developments and whenever possible recommend streamlining procedures.</li> </ul>	Planning, Eng., Building	Annual	<p><b>Progress</b></p> <p>The Planning Department has a responsibility to evaluate processing procedures. In August 1994, the City adopted a project-streamlining ordinance that reduces the optimum processing time from eleven weeks to eight weeks for applications that require Planning Commission review. Also, under the streamlining ordinance projects which require public notice but are substantially routine in character may now be approved at a Planning Director hearing in as short a period of time as six weeks. These procedures are available for all applicants, including, but not limited to, applications for low-income housing.</p> <p><b>Evaluation</b></p> <p>The City will continue to evaluate processing for all residential developments and whenever possible</p>	Ongoing

recommend additional streamlining procedures.

### Compliance with State Law

During the planning period, the City of Rancho Cucamonga focused programs towards preserving at-risk housing, implementing the Redevelopment Agency Housing Production Plan, preparing the State mandated RDA report on the use of Housing Set-Aside funds and the CDBG CAPER for low- and moderate-income housing programs, and updating the Housing Element consistent with the requirements and schedule adopted by the State Legislature.

In the preservation of at-risk housing, the 2000 Housing Element identified that the RDA had executed 5 owner-Agency agreements preserving the affordability of 592 units-at-risk. During the planning period, the RDA successfully negotiated the conservation of an additional 78 units for a total of 670 affordable units. A Units-at-Risk analysis was conducted and identified 265 units are at-risk of conversion to market rate prior to June 30, 2010. To address the conservation of these units, the RDA shall continue discussions with owners of units at-risk of conversion to market rate. On a case-by-case basis, the RDA will purchase, assist purchase by a non-profit agency, or enter into contracts to preserve restricted affordable units.

The City annually prepares the necessary reports identifying accomplishments in the use of Housing Set-Aside funds and CDBG funds on the implementation of low- and moderate-income housing programs. The RDA prepares an annual report, including 20 Percent set-aside achievements, which is forwarded to the City Council. The CDBG program prepares reports that are reviewed and/or adopted by the Council, including the Consolidated Plan, Annual Action Plan, and CAPER. The Council adopts an annual budget, and annually reviews and adopts the City fee schedule.

The Planning Department prepares the mandated updates to the Housing Element. The process for adoption includes Planning Commission consideration, HCD review, response and/or correction, and City Council adoption. The City initiated a comprehensive update to the Housing Element consistent with the schedule adopted by the State Department of Housing and Community Development.

**Goal:** As Required By State Law, Periodically Update The Housing Element, Including Evaluation Of Its Effectiveness In Attainment Of Its Goal, Objectives, Policies, And Programs.

Implementation Actions	Lead Agency	Target Year	Status	Completion Date
<p><b>Program 9.A.1: Units At Risk</b></p> <ul style="list-style-type: none"> <li>- Preserve restricted, affordable units which are at-risk of conversion to market rate between July 1, 2000, and June 30, 2005, as identified with the City's Units-at-Risk Study and included in the Technical Appendix of the 2000 Housing Element update.</li> </ul>	RDA	2005	<p><b>Progress</b> The program did not meet proposed objectives. The 2000 Housing Element units at-risk analysis identified 404 units at-risk of conversion to market rate. During the planning period the RDA was able to conserve 78 additional housing units, for a total of 670 units.</p> <p><b>Evaluation</b> The City recognizes the importance of preserving the existing housing stock and will continue to address the preservation of the at-risk housing stock.</p>	Ongoing
<p><b>Program 9.A.2: Annual RDA and CDBG Reporting</b></p> <ul style="list-style-type: none"> <li>- Annually prepare the State mandated RDA report on the use of Housing Set-Aside funds and the CDBG CAPER on the implementation of low- and moderate-income housing programs.</li> </ul>	RDA	Annual	<p><b>Progress</b> The RDA prepares an annual report, including 20 Percent set-aside achievements, which is forwarded to the City Council. The CDBG program prepares reports that are reviewed and/or adopted by the Council, including the Consolidated Plan, Annual Action Plan, and CAPER. The Council adopts an annual budget, and annually reviews and adopts the City fee schedule.</p> <p><b>Evaluation</b> Program action complete. The RDA independently reports to HCD regarding the RDA's annual affordable housing reporting requirements. Additionally, the Planning Department prepares all necessary CDBG reporting requirements to HUD.</p>	Annual

			The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.	
<p><b>Program 9.A.3: Housing Element Update</b></p> <p>- Complete the next State mandated Housing Element update consistent with the requirements and schedule adopted by the State Legislature.</p>	Planning	2010	<p><b>Progress</b></p> <p>The City will complete the next Housing Element update consistent with State reporting requirements and the submission schedule adopted by the State Legislature.</p> <p><b>Evaluation</b></p> <p>The City prepared the draft 2008 Housing Element update and submitted to HCD on April 9, 2008. Comments were received from HCD regarding revisions to the draft Housing Element and a revised draft was submitted to HCD in February 2010.</p> <p>The identified implementing action is a program policy, not a specific housing program and will not be included as a specific program in the 2008-2014 Housing Element.</p>	2010