

proactive outreach to landlords in these areas

**Program 19: Affirmatively Furthering Fair Housing Outreach and Coordination Program**

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- **High Priority** contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- **Medium Priority** factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- **Low Priority** factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table 1, the City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6<sup>th</sup> Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the San Jacinto community. These actions are intended to alleviate the main issues identified in the AFFH analysis and the City intends to implement these and all the programs outlined above during the 2021-2029 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the Annual Progress Report (APR) to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals. To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law. Specific actions include:

*Education and Outreach*

~~• In conjunction with the City's comprehensive General Plan Update, educate the community on what affordable/attainable housing means and who it benefits.~~

~~• Annual training of City staff, including through coordination with local advocacy groups or the Fair Housing Council of Riverside County, on how to receive, log, refer, and follow up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.~~

~~• Biennial fair housing update to the City Council.~~

~~• Meet with developers annually to identify special housing needs in the City (i.e., housing for seniors or persons with disabilities) and encourage development of special needs housing that accesses the population of San Jacinto.~~

~~• Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the City by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.~~

#### Integration/Segregation

~~• Work with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.~~

~~• On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.~~

#### Assess to Opportunity

~~• Target community revitalization efforts to areas with lower opportunities levels and develop strategies to enhance mobility and reduce displacement on a biennial basis (concurrent with the City's budgeting process).~~

~~• Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies (typically every two or four years).~~

~~• Provide education to the community on the importance of participating in the planning and decision-making process on an annual basis and the importance of completing Census questionnaires as they are released, with a special focus on ensuring participation in the decennial census.~~

~~• Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of San Jacinto that need infrastructure improvements.~~

~~• Meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed to connect residents with educational facilities (both for youth and adults), employment centers, medical centers, and other resources and services. If expansion needs are identified, provide technical support to RTA to apply for funding to support infrastructure improvements. Work with developers to encourage transit access be included in new projects.~~

~~Meet with developers annually to identify special housing needs in the City (i.e., housing for seniors or persons with disabilities) and encourage development of special needs housing that accesses the population of San Jacinto.~~

~~Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the City by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.~~

#### Place Based Solutions

On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of San Jacinto that need infrastructure improvements and include the program in the General Plan Implementation Program for future funding.

Implement Program 5, General Plan and Development Code Update

Displacement Risk

Work annually with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

Implement Program 2, Preservation of At-Risk Units

Housing Mobility

In conjunction with the City's comprehensive General Plan Update in 2022, educate the community on what affordable/attainable housing means and who it benefits.

Annual training of City staff, including through coordination with local advocacy groups or the Fair Housing Council of Riverside County, on how to receive, log, refer, and follow up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to Department of Fair Employment and Housing (DFEH) to ensure that affordable housing laws are actively enforced.

Biennial fair housing update to the City Council.

Staff to meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed to connect residents with educational facilities (both for youth and adults), employment centers, medical centers, and other resources and services. If expansion needs are identified, provide technical support to RTA to apply for funding to support infrastructure improvements. Work with developers to encourage transit access be included in new projects.

**Responsible Agency:**

City of San Jacinto, Community Development Department/Planning Division; County of Riverside Housing Rights Center.

**Financing:**

General Fund, CDBG, grant funding/CDBG funds

**2021-2029 Objectives:**

Facilitate equal and fair housing opportunities by implementing measures to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through actions identified in Table 1. Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.

**TimingSchedule:**

Ongoing for the 2021-2029 planning period beginning immediately, and as further outlined in Table 1. Ongoing implementation and annual monitoring and reporting throughout the planning period.

TABLE 1: FAIR HOUSING PROGRAM ACTION ITEMS

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<b>Fair Housing Education and Outreach</b>					
Education and Outreach	Reduce fair housing discrimination by landlords resulting from a lack of local fair housing education and outreach, resources for fair housing agencies and organizations and state or local fair housing laws to support strong enforcement.	<ul style="list-style-type: none"> <li>• Provide information and brochures regarding fair housing/equal housing opportunity requirements with links to the City website;</li> <li>• Act as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City and refer discrimination complaints to the City's fair housing services provider;</li> <li>• Provide public service announcements, through coordination with HCD, via social media and the City's website;</li> <li>• Allocate funding to creating locally hosted educational workshops on fair housing to reduce the amount of discrimination;</li> <li>• Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.</li> </ul>	High priority/ within 18 months of Housing Element adoption	Citywide	<ul style="list-style-type: none"> <li>• Provide information (2023) and review annually to ensure that any materials, links, and info provided are current;</li> <li>• Biennial fair housing updates to City Council;</li> <li>• Annual public service announcements;</li> <li>• Ongoing recruitment of residents from neighborhoods of concentrated poverty for participation in local government;</li> <li>• Assist 500 households during the planning period.</li> </ul>
<b>Housing Mobility Enhancement</b>					
Accessory Dwelling Units (ADUs)	Encourage the development of ADUs throughout the City to expand housing opportunities for all income levels	<ul style="list-style-type: none"> <li>• Update the City's current ADU Ordinance;</li> <li>• Identify and implement potential methods to encourage production</li> </ul>	High priority/ within 18 months of	Citywide; target marketing in	<ul style="list-style-type: none"> <li>• Update ADU Ordinance (2023);</li> <li>• Implement methods to encourage ADU</li> </ul>

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	particularly lower and moderate-income households) and special needs groups. (Program 9)	<ul style="list-style-type: none"> <li>of affordable ADUs;</li> <li>Promote development of ADUs through City website and informational material;</li> <li>Monitor the production and affordability of ADUs annually.</li> </ul>	Housing Element adoption	opportunities relatively higher income areas (census tracts 435.12, 435.17, 427.44, 427.45 and 513.01).	<ul style="list-style-type: none"> <li>production (ongoing);</li> <li>Monitor production of ADUs by income level at the time of the Annual Progress Report (APR);</li> <li>Target 20% of ADUs in higher opportunity areas.</li> </ul>
Housing Choice Vouchers (Rental Assistance)	Promote the Housing Choice Voucher Program (Section 8 Rental Assistance) with a particular emphasis on promoting the program to the City's special needs populations. (Program 3)	<ul style="list-style-type: none"> <li>Continue to promote the Housing Choice Voucher Program and refer households to the Housing Authority of Riverside County for rental assistance.</li> <li>Aim to increase voucher usage in higher opportunity areas.</li> <li>Work with the City's fair housing services provider to encourage property owners to participate in the Housing Choice Voucher Program.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	<ul style="list-style-type: none"> <li>Increase the number of voucher assistance recipients in higher opportunity areas;</li> <li>Target education and marketing efforts throughout the community with an emphasis on higher opportunity relatively higher income areas (census tracts 435.12, 435.17, 427.44, 427.45 and 513.01).</li> </ul>	<ul style="list-style-type: none"> <li>Increase the number of low-income recipients in receiving voucher assistance in higher opportunity areas by 5% by FY 25/26.</li> </ul>
Public Transportation	Improve access to public transportation.	<ul style="list-style-type: none"> <li>Coordinate with the Riverside Transit Agency to assess unmet transit needs in the City and expand routes and frequency as needed to connect residents with educational facilities (both for youth</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	<ul style="list-style-type: none"> <li>Encourage transit access to be included in new projects, particularly in lower income</li> </ul>	<ul style="list-style-type: none"> <li>Meet with the Riverside Transit Agency biannually.</li> <li>Encourage Riverside Transit Agency to</li> </ul>

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		and adults), employment centers, medical centers, and other resources and services.	adoption	areas.	fund and implement capital improvement annually for the duration of the planning period. <ul style="list-style-type: none"> <li>Work with Riverside Transit Agency to encourage transit usage to increase by at least 10% over the planning period.</li> </ul>
<b>New Housing Choices and Affordability in Higher Opportunity Areas</b>					
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Incentives and Assistance to Affordable Housing Developments (Program 10)	<ul style="list-style-type: none"> <li>Assist developers in seeking state and federal funding and/or tax credits for construction of new affordable housing.</li> <li>Facilitate affordable housing projects by granting modifications to development standards, expedited processing, or financial incentives.</li> <li>Contact affordable housing developers annually to encourage affordable and special needs housing production.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	Target affordable housing throughout the City with an emphasis on higher opportunity areas, areas with higher concentrations of LMI households, and along transit corridors.	<ul style="list-style-type: none"> <li>Provide ongoing assistance to interested affordable housing developers.</li> <li>Annual outreach to the development community.</li> <li>Target 30% of new affordable housing in areas of concentrated poverty.</li> </ul>
Provide Housing Opportunities in Higher Opportunity Areas and Relatively Higher Income Areas for all Members of the Community	Housing for Extremely Low-Income (ELI) Persons and Persons with Special Needs (Program 21)	<ul style="list-style-type: none"> <li>Conduct outreach to non-profit developers and special needs housing developers.</li> <li>Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	Target ELI housing and special needs housing across the City with an emphasis on higher opportunity/relativ	<ul style="list-style-type: none"> <li>Facilitate development of 40 ELI units, if feasible, during the planning period, including 40 in areas of relatively higher income.</li> <li>Annual outreach to non-profit</li> </ul>

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		<ul style="list-style-type: none"> <li>Facilitate expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing.</li> <li>Encourage the production of new rental units, including units sized to accommodate larger families.</li> </ul>		<ul style="list-style-type: none"> <li>Highly higher income areas (census tracts 435.12, 435.17, 427.44, 427.45, and 513.01) areas with highest concentrations of LMI households (census tracts 435.23, 436.02, 436.01, and 435.13) and along transit corridors.</li> <li>Conduct targeted advertising of housing rehabilitation programs to areas with high concentrations of senior residents.</li> </ul>	<ul style="list-style-type: none"> <li>Developers and special needs housing developers.</li> </ul>
<b>Place-Based Strategies for Community Preservation and Revitalization</b>					
Public Investment in Specific Neighborhoods, Including Services and Amenities	Infill Housing Program (Program 11)	<ul style="list-style-type: none"> <li>Work with private property owners to promote development of housing on identified vacant lots.</li> <li>Explore available incentives, such as a fee reduction program, to support their development.</li> </ul>	<ul style="list-style-type: none"> <li>High priority/ within 18 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Downtown area which allows densities of up to 40 du/ac</li> </ul>	<ul style="list-style-type: none"> <li>Assist in the development of one infill housing project annually.</li> </ul>

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Public Investment in Specific Neighborhoods, Including Services and Amenities	Rehabilitation Program (Program 4)	<ul style="list-style-type: none"> <li>Subject to availability of funding, provide housing rehabilitation assistance to low and moderate-income homeowners.</li> <li>Pursue grant opportunities.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	Citywide with focus on census tracts with highest concentrations of LMI households.	<ul style="list-style-type: none"> <li>As funding is available, assist 16 low and moderate-income homeowners.</li> <li>Annually apply for funding as Notices of Funding Availability are released.</li> </ul>
Public Investment in Specific Neighborhoods, Including Services and Amenities	Encourage investments in lower income areas and mixed-income strategy in housing development.	<ul style="list-style-type: none"> <li>Promote development of affordable housing through mixed-use and infill opportunities and near services (transit and jobs).</li> <li>Proactively advertise housing sites to the development community and conduct outreach to developers to discuss housing programs in San Jacinto.</li> <li>Continue to invest in public facilities and infrastructure projects (public facilities, infrastructure, streetscapes, active transportation, safe routes to school, community amenities, parks, EJ element or other planning and implementation, facade improvements, economic development, outreach and representation) that improve the quality of life for residents, especially in the City's disadvantaged communities.</li> <li>Utilize a place-based approach to investing CDBG funds for public improvements in areas with concentrated low and moderate-income pops.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	<ul style="list-style-type: none"> <li>Citywide with focus on census tracts with highest concentrations of LMI households.</li> <li>Prioritize funding for infrastructure improvements in areas with highest concentrations of LMI households.</li> </ul>	<ul style="list-style-type: none"> <li>Annual outreach to the development community.</li> <li>Annual review of CDBG funding allocation with emphasis on investment in areas with concentrated LMI populations.</li> <li>Fund and implement in at least four capital improvement projects that specifically help increase the viability of development of affordable housing units, with a target of investments in areas of relatively higher income.</li> <li>Invest in at least two</li> </ul>



Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<ul style="list-style-type: none"> <li>including access to transit, access to jobs, improved environmental conditions, access to schools and services, and place-based recreation and community opportunities.</li> </ul>			<ul style="list-style-type: none"> <li>public/private partnerships designed to address the needs of lower-income and/or special needs populations.</li> </ul>
Priority Funding	Prioritize capital improvement funding in areas of high segregation and/or poverty	<ul style="list-style-type: none"> <li>Consider the needs of lower-income and special needs populations, including access to transit, access to jobs, improved environmental conditions, access to schools and services, and place-based recreation and community opportunities, when identifying and prioritizing capital improvement projects.</li> <li>Apply for funding bi-annually</li> <li>Identify and implement at least one place-based capital improvement project (i.e., sidewalks, bike lanes, transit shelters, park, etc.) annually in an area of high segregation and/or poverty.</li> </ul>	<ul style="list-style-type: none"> <li>Apply for funding bi-annually</li> <li>Implement at least one capital improvement program annually</li> </ul>	<ul style="list-style-type: none"> <li>Areas of high segregation and/or poverty.</li> </ul>	<ul style="list-style-type: none"> <li>1-2 capital improvements per year</li> </ul>
<b>Displacement Protection</b>					
Displacement Risk of Lower Income Residents Due to Economic Pressures	Economic Displacement Risk Analysis (Program 20)	<ul style="list-style-type: none"> <li>Conduct an analysis to identify the local conditions that lead to displacement and develop and implement an action program based on the results.</li> <li>Review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns.</li> </ul>	<ul style="list-style-type: none"> <li>Medium priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Focus analysis where development is anticipated to occur, i.e. areas around Housing Element sites</li> </ul>	<ul style="list-style-type: none"> <li>Conduct analysis by August 1, 2024 and establish resulting programs (if any) by December 31, 2024. Annually monitor program effectiveness.</li> <li>Ongoing and at least annual review of planning proposals.</li> </ul>

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Displacement Risk of Lower Income Residents Due to Economic Pressures	Preservation of At-Risk Units (Program 2)	<ul style="list-style-type: none"> <li>Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration.</li> <li>Work with public and non-profit agencies interested in purchasing and/or managing units at risk.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	Promote the preservation of affordable units throughout the City.	<ul style="list-style-type: none"> <li>Ongoing implementation and annual monitoring and reporting throughout the planning period.</li> </ul>
Displacement Risk of Lower Income Residents Due to Economic Pressures	Replacement of Affordable Units (Program 3)	<ul style="list-style-type: none"> <li>Identify need for replacement of affordable housing units and ensure replacement, if required, occurs.</li> </ul>	Medium priority/ within 24 months of Housing Element adoption	Citywide, depending on location of development project.	<ul style="list-style-type: none"> <li>Require and verify replacement of 100% of displaced affordable units.</li> <li>Ongoing implementation and annual monitoring and reporting throughout the planning period.</li> </ul>
Displacement Risk of Lower Income Residents Due to Economic Pressures	Protection of renters in areas at-risk for displacement, including sensitive communities	<ul style="list-style-type: none"> <li>Research and evaluate at least three viable potential renter protection policies such as a "just cause eviction" policy, "right to lease" policy, and/or "right of first refusal" policy and present the research to City Council for direction.</li> </ul>	High priority, by December 2024	Citywide, with focus on advertising renter protection policies in areas of high sensitivity (which coincide with areas of higher renter cost burden and high renter overcrowding).	<ul style="list-style-type: none"> <li>Recommend adoption of at least one tenant protection policy.</li> </ul>
Displacement Risk of Lower Income Residents Due to Economic Pressures	Protection of homeowners in areas at-risk for displacement, including sensitive communities	<ul style="list-style-type: none"> <li>Partner with the City's Fair Housing Service Provider to promote the availability of legal assistance to contest foreclosure orders and assist victims of predatory lending by advertising on City-managed print and digital channels (Program 18).</li> </ul>	High priority, by June 2024	Citywide, with focus on advertising homeownership support programs in areas of high sensitivity (which coincide with	<ul style="list-style-type: none"> <li>Assist 100% of fair housing service requests.</li> <li>Rehabilitate 16 housing units, with at least 60% in areas of high sensitivity/high cost burden.</li> </ul>