Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Lake Elsinore

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Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lake Elsinore
Reporting Period Date 1/1/2011 - Date 12/31/2011

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Pottery Ct.	5+	R	111			2	113		RDA	DB	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			111			2	113				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

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

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

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			Prev.	2011								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted			111								111	
	Non-deed restricted	978											867
Low	Deed Restricted												
	Non-deed restricted	639											639
Moderate	Deed Restricted												
	Non-deed restricted	829	1513										0
Above Moderate		1,317	3073	2									0
Total RHNA by COG. Enter allocation number:		3,763											
Total Units ► ► ►			4586	113									1,506
Remaining Need for RHNA Period ► ► ► ► ►													

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

Note: Data by year is not available.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
*See attached Table 56			
City of Lake Elsinore			
Housing Element			
Accomplishments.			

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General Comments:

None.

Table 56
CITY OF LAKE ELSINORE
2002-2008 HOUSING ELEMENT ACCOMPLISHMENTS

Action	Anticipated Impact	2000-08 Accomplishments	Effectiveness and Appropriateness
A. Actions in support of Housing Availability and Production			
1) Review and update General Plan.	Review the existing General Plan to identify and update land use designations, policies and goals to provide a range of residential development opportunities and adequate sites to accommodate future growth in the City.	The General Plan *has been* updated and adoption *occurred on* December 13, 2011.	*The 2011 General Plan includes new land use categories – Mixed Use Residential and Mixed Use Commercial – which encourage the development of affordable housing, particularly in the Downtown area.*
2) Focus development activities within entitled Specific Plans and within the Downtown.	Construction of housing in areas that allow for higher density residential development and within the City's Downtown core where commercial and mass transit services are more readily available.	The majority of new residential development was constructed within Specific Plans since adoption of the 2002 Housing Element. The City approved a 184 unit senior apartment complex in February 2006 within the Eastlake Specific Plan. *The City adopted the Downtown Master Plan, the Downtown Code, and Implementation Program on December 13, 2011, which facilitates development in the Downtown core area.*	*This program will continue in the 2008-2014 Housing Element. The City will continue to encourage and support residential development opportunities in Specific Plans as well as in the Downtown core area.*
3) Redevelopment Agency Assistance to Affordable Housing Project.	Identification of one project site per year, if available, and/or CDBG allocations to provide the following incentives which may be applied to an	Between 2000-2005, the Redevelopment Agency did not identify a site or allocate CDBG funds for use to an affordable	*This program has been included in the 2008-2014 Housing Element under a Financial Assistance program to be implemented as part of the Redevelopment*

Table 56
CITY OF LAKE ELSINORE
2002-2008 HOUSING ELEMENT ACCOMPLISHMENTS

Action	Anticipated Impact	2000-08 Accomplishments	Effectiveness and Appropriateness
	affordable housing project: 1) lease of City/Agency owned property at low rates for a term consistent with the duration of affordability restrictions; 2) land write-downs; or 3) provisions of off-site improvements.	housing project. *The City of Lake Elsinore Redevelopment Agency was dissolved in accordance with State Mandates.*	*Agency's efforts to support affordable housing projects* *The City will continue to encourage affordable housing projects but without benefit of RDA funding.*
4) Collaboration with non-profit developers in the provision of affordable housing.	Enlist the assistance of non-profit developers to develop, construct, and manage any affordable housing project involving City/Agency owned land leased at low rates, thereby complying with Article 34 of the State Constitution.	The City did not have the opportunity to collaborate with non-profit developers during the reporting period to develop, construct or manage affordable housing projects. *The City of Lake Elsinore Redevelopment Agency was dissolved in accordance with State Mandates.*	*The Redevelopment Agency, Planning Division, and Geographic Information Systems Division prepared a map and zoning information list of City/Agency owned land in January 2012 .*
5) Encourage development of multi-family housing in the R-2 and R-3 zones.	Maximize use of vacant R-2 and R-3 land.	Multi-family residential development did not occur on R-2 or R-3 zoned land during the reporting period.	*This program has been included in the 2008-2014 Housing Element under the Density Bonus program to be implemented as part of the Planning Division's efforts to promote the City's Density Bonus Ordinance and facilitate affordable housing projects on land zoned for multi-family residential uses.*
6) Development agreement negotiations	Include language in development agreements that require developers to:	The City has not had the opportunity to negotiate any new	*This program will continue in the 2008-2014 Housing Element. When negotiating*

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	• Incorporate a wide range of housing types, densities, and prices. Construct a percentage of affordable housing concurrently with market rate housing in each phase of development.	development agreements, however existing agreements with two developers have been identified by the City as a means to develop and redevelop areas where housing opportunities are available.	*development agreements, the City will continue to encourage developers to provide a variety in housing types/prices, as well as construct affordable housing concurrent with market rate homes.*
7) Emergency Shelter and Homeless Facilities Provisions	Modify Zoning Code to allow for conditional use of emergency shelters in churches, City administrative facilities, and other facilities suitable for emergency shelter, subject to review and CUP on a case-by-case basis. Modify Zoning Code to specifically allow homeless facilities in R-2/R-3 zones with a CUP.	The City has not had the opportunity to draft an amendment to the Zoning Code to allow emergency shelters in churches. The City has not had the opportunity to draft an amendment to the Zoning Code to allow homeless facilities in R-2/R-3 zones.	*This program has been included in the 2008-2014 Housing Element under the Emergency Transitional and Homeless Shelters program with a deadline of December 31, 2012 to make the necessary Zoning Ordinance amendments.*

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8) Density Bonus	Adopt a special density bonus provision that provides developers with the ability to develop at intensities at least 25% above the maximum density allowed by the City's Zoning Ordinance. Also consider other incentives to promote the construction of rental housing with three or more bedrooms.	The City was successful in adopting a density bonus ordinance in May of 2008 that allows for increases up to 35% of the maximum density, consistent with State law and that includes regulatory concessions and incentives. *The City has added a Density Bonus incentive in the proposed Residential Mixed Use and Commercial Mixed Use zones.*	*This program will continue in the 2008-2014 with modifications to indicate the Planning Division will make efforts to promote the Ordinance to facilitate affordable housing projects on land zoned for multi-family residential uses.*
9) Public Services and Facilities	Ensure consistency within General Plan and Master Plans to ensure availability of services and utilities.	The City has continued to implement the General Plan and Master Plans as development has occurred. The Land Use and Circulation Elements have been updated as part of the 2011 General Plan to ensure availability of services and utilities.	*This program has been included in the 2008-2014 Housing Element under the Infrastructure Improvements program to be implemented as part of the City's efforts to identify a list of specific infrastructure improvements to facilitate the construction of affordable housing projects.*

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Action	Anticipated Impact	2000-08 Accomplishments	Effectiveness and Appropriateness
10) Environmental Review	Ensure the adequate availability and delivery of services and utilities prior to development.	The City continues to accomplish this objective through the development review and approval process, and all services and utility connections are required through project Conditions of Approval and must be satisfied prior to occupancy.	*This program is part of City staff's standard practices in project review and approval processing and therefore it has been removed from the 2008-20014 Housing Element.*
B. Actions in support of the Development of Affordable Housing			
1) Developer Assistance	Work with developers to increase homeownership opportunities for low- and moderate-income households, with a goal of providing 52 dwelling units ($100,000 per year total in loans).	Over 1,500 moderate income units were constructed in the City between June 30, 2005 and 2008. However, due to market demands, very few units were built for low income households in this planning period.	*This program has been included in the 2008-2014 Housing Element under the Financial Assistance and Non-Profit Developer Assistance programs with modifications to include identification of site(s) suitable for affordable housing development and/or allocation of funds for the development of affordable housing.*
2) Multi-Family Acquisition	Purchase affordability covenants on at least one existing multi-family project with a minimum of 20 units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that 50% of the units would be affordable to very low	The City did not receive funds from the Redevelopment Agency for this purpose; therefore this goal has not been accomplished. *The City of Lake Elsinore Redevelopment Agency was dissolved in accordance with State Mandates.*	*This program will continue in the 2008-2014 with modifications to indicate the City will target one project of at least 25 units, as well as prepare outreach materials to encourage local CHDOs and non-profit organizations to participate in available programs.*

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2002-2008 HOUSING ELEMENT ACCOMPLISHMENTS

Action	Anticipated Impact	2000-08 Accomplishments	Effectiveness and Appropriateness
	income households.		
3) City/County Mortgage Revenue Bond	Work with the Riverside County Housing Authority to ensure all funds allocated to the City in the joint City/County Mortgage Revenue Bond financial pool are expended to meet the City's RHNA needs.	The City has not received funds from the Housing Authority; therefore this goal has not been accomplished.	*This program will continue in the 2008-2014.*
4) Support Riverside County Housing Authority Programs	Support the activities of the Riverside Housing Authority in their efforts to provide 450 Section 8 rental assistance vouchers to eligible tenant households, and work with property owners to encourage expansion of rental projects participating in the program, as well as provision of 30 units of public housing in the City.	City staff has provided ongoing support of the Housing Authority throughout the planning period.	*This program will continue in the 2008-2014 as part of the following programs:* ▪ *City/County Mortgage Revenue Bond* ▪ *Section 8 Program Support* ▪ *First Time Homebuyers Assistance*
5) Maintain and/or Increase Section 8 Vouchers	Maximize use of Section 8 vouchers in the City to maintain 108 units. Strive to increase vouchers by 10 per year.	The City has experienced an increase in the amount of Section 8 Vouchers to a total of 137 units.	*This program has been included in the 2008-2014 Housing Element under the Section 8 Program Support program, with modifications to direct eligible households to the program through direct referrals, as well as provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.*

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6) Riverside County Mortgage Credit Certificate Program	Continue to provide homeownership assistance through the county's Mortgage Credit Certificate Program. Strive for assistance to 10 units over the planning period.	The City did not track inquiries or assistance provided on the Riverside County Mortgage Credit Certificate Program. However, the City provided information and a link to the County's program on the City's website in 2009.	*This program will continue in the 2008-2014.*
7) Section 202 Elderly or Handicapped Housing	Encourage non-profit sponsors to make application for HUD Section 202 allocations for construction or acquisition/rehabilitation of rental housing for seniors and the handicapped by taking all actions necessary to expedite processing and approval of such projects, as well as emphasize reduced parking requirements for Section 202 projects.	The City has continued to encourage these efforts throughout the planning period, however projects related to senior or handicapped housing developments did not occur during the reporting period.	*This program will continue in the 2008-2014.*
8) Low Income Housing Tax Credit	Encourage home developers to use this State program to construct, rehabilitate or acquire affordable housing development in the City by taking advantage of tax credits available through investment in low income rental housing.	During the reporting period, the City partnered with Bridge Housing to design a multi-family development of 111 units within the City, utilizing State tax credits. *Construction commenced during this reporting period on all 111 Very Low Income units.*	*This program will continue in the 2008-2014 Housing Element as part of the City Supported Financing Opportunities and Incentives Program. The City will continue to encourage developers to utilize the LIHTC Program to construct, rehabilitate or acquire affordable housing development. Bridge Housing's "Pottery*

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			Court" project has commenced construction, utilizing County HOME and TCAC funds.
9) Emergency Shelter Grant Program	Provide assistance to organizations and groups providing services to homeless persons.	Requests for construction or operation of Emergency Shelters were not received by the City during the planning period.	*This program has been included in the 2008-2014 Housing Element under the Emergency Transitional and Homeless Shelters Program.*
C. Actions to Conserve and Improve the Condition of Existing Housing Stock			
1) Preservation of Existing Affordable Units	Conservation of 82 units currently assisted, although not-at-risk (52 at Lakeside Apartments, 14 at Broadway Machado Apartments and 16 at Fairview Apartments).	The City was able to not only conserve 82 assisted units within the planning period, but included an additional 305 affordable units in a total of seven separate housing developments for a grand total of 387 affordable units located in the City.	*This program will continue in the 2008-2014 Housing Element as part of the following programs:* ▪ *Affordable Housing Report* ▪ *Section 8 Program Support* ▪ *Assisted Housing*

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2) HUD Foreclosure Homes	Investigate the feasibility of acquiring HUD foreclosure homes and offering them to households with incomes below 80% of the County median. Strive to acquire 5 homes during the planning period.	The City did not acquire any HUD foreclosed homes during the reporting period, however is still analyzing the feasibility of acquiring foreclosed homes.	*This program has been included in the 2008-2014 Housing Element under the Home Foreclosures program.*
3) Senior Repair Program	Provide assistance to 8-10 dwelling units.	The City did not implement a program to assist elderly households with improvement opportunities or financial assistance.	*This program will continue in the 2008-2014 Housing Element.*
4) Code Enforcement	Ensure enforcement of current building codes and prevent deterioration of existing housing stock.	The Code Enforcement Division has continuously filed notices of violations to deteriorating and/or noncompliant housing.	*This program will continue in the 2008-2014 Housing Element.*
5) Annual Housing Progress Report	Develop monitoring program and report annually to the City Council on number of units constructed, number of units assisted through federal, state, and local programs, and overall implementation progress. Forward the monitoring report to HCD.	The City has prepared the "Redevelopment and Housing Implementation Plan for 2005-2009", which includes some information on affordable housing projects considered by the City. However, a list of affordable housing projects constructed or	*This program has been included in the 2008-2014 Housing Element under the 2010-15 Redevelopment and Housing Implementation Plan program, with modifications to require an annual progress report to be prepared and submitted to the City Council/ Redevelopment Agency and HCD.*

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		assisted through various funding sources is not included in the document.	*The City of Lake Elsinore Redevelopment Agency was dissolved in accordance with State Mandates.*
D. Actions to Remove Governmental Constraints			
1) Priority Processing	The City shall prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors, handicapped units and mixed-use/residential infill in the Downtown.	The City has been successful in establishing an informal fast track program for developments, however did not approve housing projects for seniors, handicapped units or mixed-use/residential during the reporting period. *The proposed Residential Mixed Use and Commercial Mixed Use Ordinance allows for the approval of an extension of time by the Director of Community Development.*	*This program will continue in the 2008-2014 Housing Element under the Fast-Track Development Processing program with a formal policy to be adopted by the City prior to December 31, 2012.*
2) Re-Zone Vacant Land	Review vacant land inventory and make recommendations to increase supply available for all types of development. Rezone as necessary.	This objective was accomplished as part of the 2011 General Plan update.	*This program will continue in the 2008-2014 Housing Element, with implementation anticipated prior to December 31, 2013, under the following programs:* ▪ *Zoning Amendments* ▪ *Residential Mixed-Use Ordinance* ▪ *Commercial Mixed Use Ordinance* *The proposed Residential Mixed Use and*

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			Commercial Mixed Use Ordinances are anticipated to be adopted in the first quarter of 2012. *The City anticipates the implementation of Consistency Zoning during the 2012 and 2012 fiscal years.*
3) Modify Development Fees	Review developmental fees and where feasible, recommend reduction of fees or deferred payment until occupancy for projects with affordable units.	Currently, any reduction or deferral of development fees is evaluated on a case-by-case basis. *The City's Development Fee Schedule was reviewed during the first quarter of 2012, with clarifying language. However, consideration of deferral of development fees remain on a case-by-case basis.*	*This program will continue in the 2008-2014 Housing Element.*
E. Actions to Promote Equal Housing Opportunity			
1) Riverside County Fair Housing Council	Support the activities of the Fair Housing Council of the County of Riverside.	City staff has provided ongoing support of the Fair Housing council throughout the planning period.	*This program will continue in the 2008-2014 Housing Element under the Equal Housing Opportunity program and include specific activities for the City to distribute Fair Housing Rights information to local residents.*

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2) Social Service Agencies	Coordinate housing actions with social services agencies with support efforts of organizations dedicated to working toward elimination of discrimination of housing.	City staff has provided ongoing support to these groups throughout the planning period.	*This program will continue in the 2008-2014 Housing Element under the Equal Housing Opportunity and City Website programs and include specific activities for the City to distribute Fair Housing Rights information to local residents.*
3) Building (Title 24) and Americans with Disabilities Act (ADA) Standards	Require that new development meet the standards of Title 24 and ADA requirements.	ADA requirements have been met on all new development as required by Title 24 of the Building Code.	*As this plan objective is a part of City staff's on-going activities it can be removed from the goals.*
4) Housing for Homeless and Disadvantaged Groups	Support local private and non-profit groups and the County of Riverside Housing Authority in addressing the housing needs of the homeless and other disadvantaged groups.	The City provided assistance to the County of Riverside Housing Authority in conducting the 2004-2005 Homeless Assessment through providing staff members to organize the census count in the Community. The City also contributed funding to the local Food Bank.	*This program will continue in the 2008-2014 Housing Element under the following programs:* • *Emergency Transitional and Homeless Shelters* • *County of Riverside DPSS Homeless Programs Unit* • *CalHFA MHSA Housing Program*
5) Fair Housing Rights Booklet	Prepare booklet on fair housing rights obligations and disseminate, along with County materials, to Chamber of Commerce and public facilities such as the City's planning counter, post offices, community centers, and	The City-issued booklet was not prepared, however the City is a member of the Fair Housing Council of Riverside County and has access to, and distributed when needed, the material they	*This program will continue in the 2008-2014 Housing Element under the Equal Housing Opportunity program and provides for the preparation of an informational handout, as well as City website link, prior to December 31, 2012.*

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	libraries, among others.	have available regarding fair housing rights.	
F. Actions to Promote Energy Conservation			
1) Public Education	The City will support public education programs and encourage water conservation.	City staff has provided ongoing support for these programs throughout the planning period.	*This program will continue in the 2008-2014 Housing Element under the Energy Conservation Informational Materials program and provides for the City to maintain and distribute energy conservation informational material.*
2) Energy Conservation Programs	Encourage maximum utilization of federal and state programs that assist homeowners in energy conservation activities.	City staff has provided ongoing support for these programs throughout the planning period.	*This program will continue in the 2008-2014 Housing Element.*
3) Title 24	The City will continue to enforce building codes and regulations (Title 24).	The City has continued to enforce building codes and regulations (Title 24) as required in the Building Code.	*This program is part of City staff's standard practices in project review and approval processing and therefore it has been removed from the 2008-20014 Housing Element.*