



November 16, 2021

California Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Dear Ms. Kirkeby,

Enclosed is the 2021–2029 City of Eastvale Housing Element update for review. This Housing Element describes the City’s plan for addressing the housing needs of its residents through 2029.

The City is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions.

The City released the Public Review Draft of the 2021-2029 Housing Element on October 29, 2021 for review and comment. The draft is available on the City’s website and notice was posted on the City’s social media accounts. The City will be accepting public comments throughout the public review period and will make edits as appropriate.

We look forward to hearing from your office. If you have any questions, please do not hesitate to contact me at (916) 607.7281 or cwalsh@placeworks.com.

Sincerely,

PLACEWORKS

Cynthia Walsh, Senior Associate

CC: Gustavo Gonzales, Planning Manager



2021-2029 HOUSING ELEMENT



PUBLIC REVIEW DRAFT
NOVEMBER 2021

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FORWARD

Past

Towards the end of the 20th century, Eastvale existed as an unincorporated area of Riverside County. It was a part of the larger Chino Valley dairy area, which at its height, contained over 400 dairies and more cows than people. In the 1990s, Eastvale succumbed to development pressure from the lack of developable land in the surrounding areas and the influx of people coming from Orange and Los Angeles counties seeking more affordable housing. Prior to cityhood in 2010, Eastvale's housing prices rose rapidly to meet the growing demand for upscale housing. We were the affordable housing for other counties at one time with housing in the \$200,000s and now in 2021 our average home price is \$790,000.

Growth

The push for cityhood began in the mid-2000s, with Eastvale becoming an incorporated city on October 1, 2010. The 2008 recession greatly affected Eastvale, resulting in many foreclosures. Throughout the 2010s, Eastvale continued its trend of converting dairy land to housing, commercial, and industrial development, again attracting residents from coastal counties. In less than 20 years, Eastvale has transformed from a concentration of dairies to a diverse, well-educated, and affluent community that continues to attract residents with its top-rated schools and high quality of life. Today, Eastvale counts over 16,000 units, comprised mostly of single-family homes, to house its 70,000 residents living within 13.1 square miles.

Eastvale 2040

In February 2020, Eastvale kicked off its General Plan (Eastvale 2040) and Housing Element updates to set the course for how the City will develop over the next 20 years. On March 22, 2021, the State approved the final Regional Housing Needs Allocation (RHNA) plan, allocating 3,028 housing units to Eastvale between 2021 and 2029. As part of this State mandate, the City is tasked to ensure that sufficient land is zoned to accommodate RHNA. Like many cities in California, Eastvale faces a shortage of entry-level and market-rate housing. Implementation of Eastvale 2040 and the Housing Element will result in a more diverse housing stock to satisfy RHNA.

Housing Plan

The Eastvale Housing Element is the result of a focused and comprehensive effort involving the City and the residents of Eastvale. The City's outreach program included numerous opportunities for public input. The City created a project website to serve as the information portal to this project and an online simulation tool was developed to give the public an opportunity to create a balanced housing plan. In addition, staff interviewed "community champions" to receive input on housing and held 15 community engagement events, including with the Planning Commission and City Council.

Opportunities

With over 90% of the City built out, Eastvale has about 250 acres left of vacant and developable land. In the coming years, the City must make important land use decisions. While vacant land is scarce in Eastvale, the majority is comprised of large parcels that offer opportunities for housing and other land uses that complements and supports the existing community. In particular, the 160-acre Leal property has the potential to serve as the heartbeat of the City. Envisioned as Eastvale's downtown, development of this property will include over 2,000 housing units along with significant amounts of commercial, office, and civic uses supported with public transit, open space, and other community gathering spaces. As we chart the course for Eastvale's future, the City is committed to responding effectively to these challenges and opportunities.



Eastvale at Sunset

ROLE OF THE HOUSING ELEMENT

The Housing Element is a state mandated chapter of the Eastvale General Plan that sets forth an eight-year plan (housing cycle) to address the City's identified housing needs. The Housing Element describes, identifies, and analyzes the City's housing needs; and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or are expected to live in Eastvale in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes a Housing Policy Program to accommodate the Regional Housing Needs Assessment (RHNA) allocation, as determined by the Southern California Association of Governments (SCAG) and approved by the California State Department of Housing and Community Development (HCD). The Housing Element provides the following:

- Summary of the city's community outreach efforts to engage the public in the development of the Housing Element
- Policies to address the city's housing needs and comply with State law
- Review of the city's implementation of the 2014-2021 Housing Element
- Overview of city's housing and population
- Analysis of opportunities and barriers that affect housing
- Identification of sites to accommodate the RHNA

In June 2013, the Eastvale City Council adopted the Housing Element for the 2014-2021 planning period, referred to as the Fifth Cycle. This Housing Element will guide future decision-making related to housing for the 2021-2029 planning period, referred to as the Sixth Cycle.

State Mandates

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the content of the housing element and requires an analysis of:

- Summary of the city's community outreach efforts to engage the public in the development of the Housing Element
- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

- Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs in the community so that policies and schedules promote the preservation, improvement, and development of diverse housing types at a range of costs in Eastvale.

General Plan Consistency

State law requires that “the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies” (Government Code Section 65300.5). Internal consistency is required to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in Eastvale.

The Housing Element, including its Housing Policy Program, relates to, and is consistent with, the other Elements of the General Plan, which the City first adopted in 2012. The General Plan is a dynamic document that the City Council amends on an ongoing basis to comply with State law requirements, reflect land use planning efforts such as individual development proposals and specific plans, and provide consistency with other planning efforts.

The Housing Element supports and reinforces residential development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines these land uses build-out potential. By designating residential development, the Land Use Element identifies limits for densities and types of housing units constructed in the City. It also identifies lands designated for a range of other land uses, including employment generating uses, open space, and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also relates to the Housing Element. The Circulation Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units, in addition to mitigating the effects of growth in the City.

The Mobility Element of the General Plan also relates to the Housing Element. The Mobility Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units, in addition to mitigating the effects of growth in the City.

The City is in the process of a General Plan update (Eastvale 2040), and the Housing Element has been reviewed for consistency with the City's other

General Plan elements. The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Regional Housing Needs Assessment

The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for Riverside County is developed by the Southern California Association of Governments (SCAG) and allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Assessment (RHNA). The RHNP allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction’s housing element. The RHNP also identifies and quantifies the existing housing needs for each jurisdiction.

SCAG identified the housing need in Eastvale to be 3,028 units over the 2021-2029 eight-year planning period. In accordance with State law, the City is required to have zoning in place to accommodate Eastvale’s housing need allocation. The City is also required to have zoning in place with densities of at least 30 dwelling units per acre to accommodate units for very low and low income households. Table H-1 below shows Eastvale’s RHNA allocation.

TABLE HE-1: 2021-2029 EASTVALE REGIONAL HOUSING NEEDS ALLOCATION	
Density	RHNA
30 or more dwelling units per acre	1,817 units
8-20 dwelling units per acre	635 units
1-8 dwelling units per acre	576 units
Total	3,028 units
Source: SCAG 2021, HCD 2020	

PUBLIC PARTICIPATION

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort." The City has conducted extensive public outreach activities beginning in February 2020. Below is a summary of the opportunities for public participation:

- A project website to serve as the information portal to the Housing Element update with materials translated in Mandarin.
- Email blasts and a strong social media presence across all platforms to share information on the Housing Element update.
- A lecture session featuring a subject matter expert (Clear Vision Speaker Series) focused exclusively on ‘missing middle’ housing.
- An online simulation tool (RHNA Challenge) that allowed the public to create and submit a balanced housing plan.

- Interviews with “community champions” to receive input on housing.
- Consultations with service providers and other stakeholders who represent different socioeconomic groups.
- Two (2) videos explaining the Housing Element and RHNA.
- Four (4) ‘pop-ups’ at local community events to engage with residents and distribute information on the Housing Element.
- Two (2) Planning Commission.
- Three (3) City Council workshops.
- One (1) large community open house event.
- Three (3) community roundtables special City Council meetings.
- One (1) joint special Planning Commission/City Council meeting.
- Mandarin translators at most engagement events.

The Housing Element Appendix (Housing Background Report) contains a detailed description of the City’s community outreach and engagement efforts.



The City hosted multiple opportunities for public input at local community events as well as several community meetings to engage with residents and distribute information on the Housing Element.

HOUSING POLICY PROGRAM

This section of the Housing Element describes the Policy Program for the 2021-2029 Planning Period. The Policy Program identifies the specific policy strategies necessary to address present and future housing needs and consider the input by residents and stakeholders. The emphasis of the 2021-2029 Policy Program is on strategies enabling the City to maintain and increase housing opportunities for all income levels. In developing this Policy Program, the City assessed its housing needs, evaluated the performance of existing programs, considered the availability of existing and projected funding resources and received input from the community through extensive outreach efforts. These policies are required by State law and necessary to achieve compliance from the California State Department of Housing and Community Development (HCD).

Goals

- Goal HE-1** Adequate Housing: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all income segments of the population.
- Goal HE-2** Housing Production Streamlining: Streamline government processes to increase the production of housing.
- Goal HE-3** Special Needs Groups: Address the housing needs of special population groups.
- Goal HE-4** Housing Conservation and Preservation: Conserve and improve the condition of City's existing housing stock.
- Goal HE-5** Equal Housing Opportunities: Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, or gender.
- Goal HE-6** Energy Conservation: Conserve energy in the development of new housing and the rehabilitation of existing housing.
- Goal HE-7** Housing Quality and Design: Provide high quality, well-designed living environments for Eastvale residents.



Half Moon Park

Goal HE-1 – Adequate Housing

Policy HE-1.1: Ensure there is a sufficient supply of land zoned to meet the housing needs identified in the Regional Housing Needs Assessment (RHNA).

Policy HE-1.2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

Policy HE-1.3: Facilitate the development of all levels of affordable housing by providing, when feasible, appropriate State and Federal financial and regulatory incentives.

Policy HE-1.4: To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.

Strategies

Strategy HE-1A: Amend the Land Use Designation on Sites to Meet the RHNA. Amend the land use designation and with applicable zoning on vacant and/or underutilized land to accommodate a portion of the City's RHNA. Refer to Table H-24 for a list of proposed sites. Sites will be redesignated and rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone and redesignation will accommodate 100 percent of the shortfall during the planning period and will include the following components.

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households
- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre
- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses
- Ensure sites will be available for development during the planning period where water and sewer can be provided
- Ensure sites actively address fair housing issues by integrating land for lower-, moderate-, and above moderate-income development and encouraging proximity to employment, schools, and other resources

Responsible Agency: Community Development Department

Timeframe: Land use designation amendments, change of zones and create zoning and development standards by October 15, 2022.

Funding Source: General Fund and LEAP funding

Quantified Objective: Create opportunity for at least 3200 units of which a

minimum of 1817 units will provide opportunity for multifamily housing for lower income households which will be within close proximity to services and other resources in high opportunity areas

Strategy HE-1B: Residential Overlay at The Eastvale Gateway. Establish a Residential Opportunity (RO) Overlay Zone on the Eastvale Gateway commercial property to create opportunities for infill residential development on underutilized commercial surface parking areas. The RO will have a minimum density of 20 units per acre and will comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The City will also provide additional incentives in addition to density bonus, including but not limited to, the City's No Net Loss Ordinance unit bank, fee waivers or deferrals, flexibility in development standards and reduced parking, to promote development of affordable housing on this site as listed in Strategy HE-1A.

Responsible Agency: Community Development Department

Timeframe: Adopt the RO Overlay Zone by October 15, 2022.

Funding Source: General Fund

Quantified Objective: Included as a part of Strategy HE-1A

Strategy HE-1C: Amend the Leal Master Plan. Amend the Leal Master Plan to allow for the development of a variety of housing types at verifying densities ranging from 8-45 units per acre. Sites that are assumed to meet the lower income RHNA will have a minimum density of 20 units per acre and will comply with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed in Strategy HE-1A.

Responsible Agency: Community Development Department

Timeframe: Amend the Leal Policy Area by October 15, 2022.

Funding Source: General Fund

Quantified Objective: Included as a part of Strategy HE-1A

Strategy HE-1D: Large Sites. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The City will adopt regulations for development of high-density residential on large sites (such as the Leal property) that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment.

Additionally, to ensure the program is successful, the City will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as projects are processed through the Community Development Department; regulations/incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers.

Funding Source: General Fund

Strategy HE-1E: Multifamily Development. To assist in the development of affordable housing, the City will offer density bonuses; expedite permit processing; consider reducing parking standards and lot sizes of dwelling units for all income levels consistent with State law.

Responsible Agency: Community Development and Building and Safety Departments

Timeframe: Ongoing, as applications are processed through the Community Development and Building and Safety Departments and reach out to housing developers annually.

Funding Source: General Fund

Quantified Objective: 150 lower-income units, 50 units within close proximity to services and other resources in high opportunity areas

Strategy HE-1F: Encouraging Housing in Mixed-Use Projects. The City shall incentivize development of residential units in mixed-use projects. The program shall create incentives for residential and mixed-use infill development, including but not limited to:

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades

Responsible Agency: Community Development Department

Timeframe: Ongoing

Funding Source: General Fund

Quantified Objective: 30 very-low- income units and 30 low-income units to improve access to high resource areas for lower-income households and increase housing mobility opportunities.

Strategy HE-1G: Accessory Dwelling Units (ADUs). The City will encourage the construction of ADUs through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a JADU on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.
- Distribute materials on the benefits of a ADUs in areas of high opportunity to increase mobility for low-income households.
- Develop and implement a monitoring program that will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023), and if it is determined these units are not meeting the lower-income housing need, the City shall consider identifying additional capacity to continue to provide for capacity above the RHNA.

Responsible Agency: Community Development Department

Timeframe: Amend the municipal code by June 2022 if necessary; make ADU materials available by June 2022; evaluate effectiveness of ADU approvals and affordability by 2023; and identify additional site capacity, if needed, by 2024.

Funding Source: General Fund

Quantified Objectives: 47 ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower- and moderate-income households (20 ADUs are assumed to address the displacement risk.)

Strategy HE-1H: Homeownership Opportunities. Explore opportunities to work with local nonprofit agencies in an effort to provide homeownership opportunities in the city.

Responsible Agency: Community Development Department

Timeframe: Work with the County of Riverside to apply for HOME funds as notices of funding availability (NOFAs) are released annually.

Funding Source: HOME funds, other funding sources

Quantified Objective: Connect 5 households with homeownership opportunities to assist in housing mobility for eligible households.

Goal HE-2 – Housing Production Streamlining

Policy HE-2.1: Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing housing needs.

Policy HE-2.2: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

Policy HE-2.3: Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.

Policy HE-2.4: Ensure that all City regulations related to housing are up-to-date and consistent with State housing legislation.

Strategies

Strategy HE-2A: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the programs in the element in achieving the City's housing goals and objectives. The City will provide annual reports to the City Council regarding the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.

Responsible Agency: Community Development Department

Timeframe: Annually, starting in April 2022.

Funding Source: General Fund

Strategy HE-2B: Development Review and Processing Procedures. The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will also annually review fees to ensure they do not constrain development.

Responsible Agency: Community Development Department

Timeframe: Annually review, starting in June 2022

Funding Source: General Fund

Strategy HE-2C: Building Code. As new uniform codes are adopted, the City will review and revise its building codes for current compliance and adopt the necessary revisions to further local development objectives.

Responsible Agency: Building and Safety Department

Timeframe: Review and update the City's building codes as new codes are adopted by the State of California.

Funding Source: General Fund

Strategy HE-2D: Streamlined Approval (SB 35). The City will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The application will be available on the City's website for developers interested in pursuing the streamlined process.

Responsible Agency: Community Development Department

Timeframe: Develop an SB 35 streamlined approval process by October 2022 and implement as applications are received.

Funding Source: General Fund

Quantified Objectives: 10 very-low-income units and 10 low-income units

Strategy HE-2E: Density Bonus. To comply with California Government Code Section 65915, as revised, amend the municipal code to be consistent with State density bonus law.

Responsible Agency: Community Development Department

Timeframe: Amend the municipal code by December 2022.

Funding Source: General Fund

Strategy HE-2F: Use of Previous Cycle Sites. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households

Responsible Agency: Community Development Department

Timeframe: Upon adoption of the Housing Element.

Funding Source: General Fund

Strategy HE-2H: Objective Design Standard. Adopt objective design standards that target infill areas including the Leal, Eastvale Gateway, and Vernola properties.

Responsible Agency: Community Development Department

Timeframe: Upon adoption of the comprehensive Zoning Code update.

Funding Source: SB 2 Grant

Strategy HE-2I: Land Management and Permit Expediting. Implement an updated and comprehensive land management database to assist in the tracking and expediting of permit application.

Responsible Agency: Community Development Department

Time Frame: Update by October 15, 2022, monitor annually

Funding Source: SB 2 and LEAP Grants

Strategy HE-2J: No Net Loss Ordinance. Implement the City's recently adopted "No Net Loss" Ordinance to allow for transfers of residential density between sites in the City. The ordinance creates a "unit bank" that will receive residential units that are lost as a result of a change to the land use designation or zoning of a property, or a change in residential development standards, that decrease the intensity of housing development that could be built on a site. Future residential development projects may then submit an application for a density bonus from the units available in the unit bank.

Promote the ordinance by posting it on the City's website and in City buildings as well as provide materials to housing developers.

Responsible Agency: Community Development Department

Timeframe: Develop a "No Net Loss" Program by October 15, 2022, annually market to developers

Funding Source: General Fund



Goal HE-3 – Special Needs Groups

Policy HE-3.1: Encourage housing developers to produce affordable units by providing development standard incentives for projects that include new affordable units available to special needs groups.

Policy HE-3.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

Policy HE 3.3: Promote the development of special needs housing, such as housing for seniors; housing for persons with physical, developmental, or mental disabilities; and housing for extremely low-income persons.

Policy HE-3.4: Support family housing that addresses resident needs for childcare, youth services, recreation opportunities, and access to transit.

Policy HE-3.5: Participate regionally in addressing homelessness issues.

Strategies

Strategy HE-3A: Support Affordable Housing Development. Work with housing developers to expand opportunities for affordable lower-income housing for special needs groups, including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and person experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities:

- Support affordable housing development for special-needs groups, including seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.
- Promote the use of the density bonus ordinance, no net loss ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.

- Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- Pursue partnerships with the Inland Regional Center to identify funding opportunities and promote housing for persons with disabilities.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with Inland Regional Center.

Funding Source: Where feasible, leverage state and federal financing, including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

Quantified Objective: 300 lower-income units to reduce displacement risk for lower-income households and encourage access to high resource areas.

Strategy HE-3B: Residential Care Housing. Consistent with State legislation, amend provisions in the Municipal Code to allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Municipal Code to make it easier to locate a residential care facility for seven or more persons in the City. The City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and to reduce displacement risk for these residents by increasing the supply of suitable housing options in the city.

Responsible Agency: Community Development Department

Time Frame: Identify if barriers exist to development of residential care facilities for seven or more persons by December 2022 and amend the Municipal Code by July 2023, if needed.

Funding Source: General Fund

Quantified Objective: 6 residential care facility units within close proximity to services and other resources in high opportunity areas

Strategy HE-3C: Employee Housing. Consist with State legislation, amend the municipal code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

Responsible Agency: Community Development Department

Time Frame: Amend the municipal code by June 2022

Funding Source: General Fund

Strategy HE-3D: Low-Barrier Navigation Centers. Consistent with new State legislation, review the municipal code and revise as necessary to allow low-barrier navigation centers for the homeless by right in mixed-use zones and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

Responsible Agency: Community Development Department

Timeframe: Amend the municipal code by October 2022

Funding Source: General Fund

Strategy HE-3E: Extremely Low-Income Households. Encourage the development of housing for extremely low-income households through a variety of activities to reduce displacement, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible), in-kind technical assistance, or land write-downs; providing expedited processing; identifying grant and funding opportunities; supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as projects are processed by the City, and outreach with local developers

Funding Source: General Fund

Quantified Objectives: 25 housing units for extremely low-income households to reduce displacement risk

Strategy HE-3F: Reasonable Accommodations. Continue to implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs.
- Review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with disabilities and persons with developmental disabilities.
- Continue to provide exceptions in zoning and land use for housing for persons with disabilities and persons with development disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director.

The City will also review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as applications are processed by the City; review and revise regulation approval findings by December 2022

Funding Source: General Fund

Quantified Objective: Assist 5 residents with reasonable accommodation requests to reduce displacement risk and encourage 5 accessible units to improve housing mobility

Strategy HE-3G: Support Housing for Residents with Developmental Disabilities. Coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Implement an outreach program in coordination with the Inland Regional Center that informs families in the City about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City's website.

Responsible Agency: Community Development Department

Timeframe: Meet annually with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.

Funding Source: General Fund

Quantified Objectives: 10 housing units for persons with disabilities to reduce displacement risk

Strategy HE-3H: Regional Homeless Issues. Cooperate with neighboring cities, the County, the Western Riverside Council of Governments, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Responsible Agency: Community Development Department

Timeframe: Meet with neighboring cities, the County, and WRCOG annually to discuss homeless issues

Funding Source: General Fund

Strategy HE-3I: Transitional and Supportive Housing. Consistent with State law, amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5); and allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3).

The City will coordinate with service providers to identify opportunities for the city to support funding applications that will enable the development of additional accessible housing that is affordable to lower-income households and reduce the risk of displacement.

Responsible Agency: Community Development Department

Time Frame: Amend the municipal code by October 2022.

Funding Source: General Fund

Strategy HE-3J: Development Standards for Emergency Shelters. Ensure development standards for emergency shelters are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).

Responsible Agency: Community Development Department

Timeframe: Amend the municipal code by October 2022

Funding Source: General Fund



Goal HE-4 – Housing Conservation and Preservation

Policy HE-4.1: As the City's housing stock ages, pursue all available federal and state funds to establish a housing rehabilitation program.

Policy HE-4.2: Focus rehabilitation assistance and community preservation efforts in the Swan Lake and Chandler areas, which have a concentration of older and/or substandard residential structures.

Policy HE-4.3: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

Strategies

Strategy HE-4A: Housing Rehabilitation Program. Apply for rehabilitation funds to provide housing rehabilitation and weatherization services to very-low- and low-income households and facilitate place-based revitalization in areas of targeted rehabilitation need. To improve effectiveness of this program, the City will advertise rehabilitation and weatherization programs on the City's website and provide brochures at City Hall.

Responsible Agency: Community Development and Building and Safety Departments

Time Frame: Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of agency funds.

Quantified Objective: Targeted rehabilitation of 10 housing units to encourage place-based revitalization and reduce displacement risk for occupants

Funding Source: HOME funds

Strategy HE-4B: Code Enforcement. The City's Community Enhancement and Safety staff is responsible for ensuring compliance with building and property maintenance codes. Community Enhancement and Safety handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, housing conditions, and Health and Safety concerns. The City will continue to use Community Enhancement & Safety, as well as Building and Safety staff to ensure compliance with building and property maintenance codes.

Responsible Agency: Building and Safety Department

Timeframe: Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.

Funding Source: General Fund

Quantified Objective: Conservation of 10 housing units to prevent displacement.

Strategy HE-4C: Preservation of At-Risk Housing Units. As of May 2021, the City does not have any publicly assisted affordable projects, but if it does in the future, the City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsible Agency: Community Development Department

Timeframe: Annually monitor units at risk of converting; coordinate noticing as required per California law.

Funding: General Fund

Strategy HE-4D: Replacement Housing. Require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to, non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Responsible Agency: Community Development Department

Timeframe: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Funding Source: General Fund



Goal HE-5 – Equal Housing Opportunities

Policy HE-5.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.

Policy HE-5.2: Support programs that offer low- and moderate-income households the opportunity for homeownership.

Policy HE-5.3: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

Strategies

Strategy HE-5A – Affirmatively Further Fair Housing (AFFH). In compliance with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), 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:

- Implement policies strategies that support AFFH, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas

with a higher concentration of lower-income households and overpayment, and facilitating affordable housing in high opportunity areas such as the Leal property.

- By December 2022, assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website.
- Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Eastvale.
- Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Strategies may include incentives such as fee waivers, parking reductions, or density bonuses.
- Ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.
- Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process, and apply to committees through coordinating with service providers and posting information in grocery stores and public buildings.
- Work with the County of Riverside to provide training for landlords on fair housing responsibilities, discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants.
- 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.
- Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. If deficient, work with developers in underserved areas to identify sites for new school facilities.
- Meet annually with the Riverside Transit Agency and Omnitrans to assess unmet transit needs in the city and expand routes and frequency as needed.
- By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and

rental opportunities in the city.

- Encourage landscaping or other buffers between residential and industrial uses to promote healthy neighborhoods.

Responsible Agency: Community Development Department

Timeframe: Refer to each strategy in the AFFH program for specific time frames.

Funding Source: General Fund

Strategy HE-5B – Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low- to moderate-income homeowner assistance. Promote the availability of this program by posting it on the City’s website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.

Responsible Agency: County of Riverside Economic Development Agency

Timeframe: Develop informational materials to distribute and post on the City’s website by October 2022.

Funding Source: General Fund

Quantified Objective: Connect 15 eligible residents with the Mortgage Credit Certificate Program

Strategy HE-5C – First-Time Homebuyer Program. Work with the County of Riverside to consider the implementation of a first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.

Responsible Agency: Community Development Department

Timeframe: Consider implementing a first-time homebuyer program by December 2024, annually apply for funding thereafter.

Funding Source: HOME funds

Quantified Objective: Provide assistance to 6 low-income first-time homebuyers

Goal HE-6 – Energy Conservation

Policy HE-6.1: Encourage the use of energy conservation features in residential construction, rehabilitation, and remodeling.

Strategies

Strategy HE-6A – Promote Energy Conservation. Promote energy efficiency in existing housing and new development:

- Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards.
- Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.
- Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety.
- Promote California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.

Responsible Agency: Community Development and Building and Safety Departments

Timeframe: Make information available on the City's website and in public places, such as City Hall, by July 2022

Funding Source: General Fund, SCE, and SoCalGas funding sources

Goal HE-7 – Housing Quality and Design

Policy HE-7.1: Ensure housing quality and good design in all new housing development.

Policy HE-7.2: Ensure adequate open space is available to current and future residents of all income levels.

Policy HE-7.3: Proactively address future demand on infrastructure facilities to support existing and future housing needs.

Strategies

Strategy HE-7A – Community Design. Ensure quality design of the City's neighborhoods by continued use and reference of the Eastvale Design Guidelines during the review of proposed housing developments. The City will also update the guidelines to address current development trends, as necessary. The Eastvale Design Guidelines provide policy guidance to ensure quality design of the City's built environment. This document addresses

community-wide design features such as gateways, landscaping, streets, and public signage, as well as special policies for specific areas within the City. Many of these policies are also reflected in the City's Zoning Code (Title 18 of the Municipal Code).

Responsible Agency: Community Development and Building and Safety Departments

Timeframe: Update of Eastvale Design Guidelines as necessary

Funding Source: General Fund

Strategy HE-7B – Parks and Open Space. Ensure a balance between the provision of additional housing and additional recreational amenities that support the growing population of the City. Parks and open space are important factors that contribute to Eastvale residents' quality of life. As the housing stock and population grows in the City, and vacant land becomes scarcer, the City will need to continue to explore creative opportunities to provide quality parks, open space, and recreational amenities for Eastvale residents.

Responsible Agency: Community Development and Community Services Departments; Jurupa Community Services District

Timeframe: Ongoing, as applications are processed by the City

Funding Source: General Fund

Strategy HE-7C – Provision of Infrastructure to Serve Housing. Work collaboratively to ensure future housing demand is coordinated with future capital planning for the City's potable water, electrical, storm drain and sewer infrastructure systems.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as applications are processed by the City and with implementation of capital improvement projects

Funding Source: General Fund

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table H-2**.

TABLE HE-2: QUANTIFIED OBJECTIVE SUMMARY			
Policy Strategy	30 + du/acre (EL, VL, L)	8-20 du/acre (M)	1-8 du/acre (AM)
RHNA	1817	635	576
New Construction			
Strategy HE-1A	1205	1343	485
Strategy HE-1B		200	150
Strategy HE-1C	140		
Strategy HE-1D		45	3
Strategy HE-1E		5	
Strategy HE-2C	5	5	
Strategy HE-2E	5	15	
Strategy HE-3A	10	25	
Strategy HE-3B	3	5	
Strategy HE-3E	5		
Strategy HE-3G		5	
Rehabilitation			
Strategy HE-4A	10		
Conservation			
Strategy HE-4A		10	
Strategy HE-4B	10		
Strategy HE-4C		5	
Strategy HE-4D		2	
Total:	1825	1427	515
<i>Source: City of Eastvale, October 2021</i>			

APPENDIX – HOUSING BACKGROUND REPORT

PUBLIC PARTICIPATION

State law requires that jurisdictions use a variety of outreach methods “to achieve public participation of all economic segments of the community in the development of the housing element . . .” (Government Code Section 65583). To satisfy this requirement, the City pursued several outreach strategies, as detailed below.

Public Engagement Website and Social Media

The City’s public engagement website (engage.eastvaleca.gov) is used to inform residents of government and community events and transmit important information. The website is used for this project to inform residents of the Housing Element update process and provide access to an online simulation tool. Materials on the website were also translated in Mandarin. The draft Housing Element will be posted for review prior to submitting it to the California Department of Housing and Community Development (HCD) and will be available for the entire 60-day review period. Comments received will be reviewed and addressed and summarized in this section. In addition, the City maintains a strong social media presence within the community with thousands of followers across all platforms where information related to the General Plan and Housing Element updates is continuously shared with residents, business owners, and other community stakeholders regarding upcoming opportunities for public input and engagement.

Online Simulation Tool (RHNA Challenge)

An online simulation tool was created to allow members of the public to create a balanced housing plan and submit the plan to staff as input for the Housing Element (<https://eastvaleca.abalancingact.com/TaketheRHNAChallenge>). This tool allowed residents to create their own housing plan for the City by increasing or decreasing the density on each candidate site with the ability to visualize what is necessary to meet the City’s RHNA. This method was used to gather public input on which sites the public would like to be rezoned and redesignated as a part of 6th cycle Housing Element update. The tool was launched August 4, 2021 and kept live through November 1, 2021. As of November 1, 2021, staff had received 60 simulation submittals. The input received using this tool, along with other forms of input, helped to inform staff’s recommendation of the candidate sites.

Community Champion Interviews

As part of the General Plan and Housing Element update outreach program, staff conducted eighteen “Community Champion” interviews with various residents, business owners, and other community leaders to understand the biggest challenges faced by Eastvale as they see it, how they envision Eastvale’s future, and what ideas they may have to offer in support of the updates. During the interviews, staff covered various housing-related topics, including entry-level and “missing middle” housing, ADUs, rental vs ownership, and multiple-family vs single-family. The interviews will be summarized in the General Plan and Housing Element update outreach report.

Clear Vision Speaker Series

The Clear Vision Speaker Series consisted of six evening lecture sessions from a “who’s who” of planning experts covering various topics in urban planning that took place from November 2020 through March 2021. One of the sessions focused exclusively on housing and the “missing middle”. The speaker explained how diverse housing options can fit seamlessly into existing residential neighborhoods and support walkability, locally serving retail, and public transportation options. Another session focused on community design and how diverse housing options are an integral component of good urban design.

Members of the public were made aware of upcoming sessions through social media and on the City’s public engagement website. The sessions were also recorded and moderated by staff. Each of the speakers shared their expertise and importance of their topic as it applies to Eastvale. An open forum after each presentation afforded community members the opportunity to ask questions of the experts and probe deeper on case studies and themes that may be applicable to the future of Eastvale. After each session, a survey was sent to those in attendance as well as other interested parties where they were asked to provide feedback on the specific topic. Links to all of the session and surveys are included on the public engagement website.

Informational Videos

Staff developed two informational videos explaining the Housing Element (<https://youtu.be/WDobNqhUCuk>) and the RHNA process (www.facebook.com/cityofeastvale/videos/4382009068527178). These videos were made available through the project’s website and regularly shared via the City’s social media outlets. The videos were also shared during community meetings and used as a conversation starter at ‘pop-up’ events to inform the public.

Community “Pop-up” Events

Staff hosted a series of “pop-up” booths at local community events through the summer of 2021. These included the popular monthly EATsVale food truck events on July 23, August 4, and September 24, as well as the Chinese Full Moon Festival on September 18. During these all-day events staff provided information on the Housing Element, explained the RHNA process using large maps, and had iPads on hand to encourage the public to submit a balanced housing plan using the online simulation tool. Mandarin and Spanish translators were also on hand at these events to assist with language barriers.

Public Meetings

Planning Commission Workshop

On January 20, 2021, the city held a Planning Commission workshop on the 2021-2029 Housing Element update that was open to the public to attend and participate, virtually and in person with social distancing. City staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet the city's regional housing need allocation (RHNA), and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Eastvale. Commissioners expressed their support for increasing the availability of affordable housing and interest in considering a variety of units to meet this need, including accessory dwelling units (ADU). No community members chose to participate during the open discussion and questions portion of the presentation; however, the event was held virtually and is available on the City's website, allowing residents ongoing access to this information. Commissioners discussed current and past RHNA responsibility and the challenges that come with identifying sites to accommodate the current RHNA. There was also a discussion about development projects, the fact that project applications typically do not request a lower project density than is permitted, and possible penalties for not meeting RHNA or adopting a compliant Housing Element.

City Council Workshop

On April 14, 2021, the City held a City Council workshop on the 2021-2029 Housing Element update and that was open to the public to attend and participate virtually and in person with social distancing. This workshop was the same format as the January 20 Planning Commission workshop. City staff presented an overview of the Housing Element update process and the element's required contents, discussed early strategies to meet their regional housing need allocation, and solicited feedback from the City Council and community members on these strategies and other housing needs in Eastvale. Public comment was not received from any participants. Council members discussed the limitations of the City's ability to require affordability or spur development of certain types and asked for further information about the pending and approved projects listed in the RHNA allocation discussion. There was also discussion of the assumptions regarding the relationship between affordability and density and how deed restrictions influence affordability.

Planning Commission Meeting

On April 21, 2021, staff gave a presentation to the Planning Commission on the General Plan update (Eastvale 2040) community engagement summary that covered the topic of housing, among other topics related to the General Plan. The Planning Commission meeting was open to the public to attend and participate virtually and in person with social distancing. Staff covered the various forms of outreach used to inform the community about the General Plan and Housing Element, including the City's public engagement website, social media platforms, stakeholder interviews, and the award-winning Clear Vision Speaker Series. Staff also presented a set of common themes that emerged from the outreach, including some related to housing which

included protecting existing neighborhoods, considering affordable and diverse options for seniors, young people, and multi-generational residents, and ensure good design and adequate infrastructure to support housing.

Planning Commission Meeting

On July 21, 2021, before the Planning Commission, and on July 28, 2021, before the City Council, staff gave a presentation on the potential sites available to meet the City's RHNA. The presentation provided a list of all available sites and potential increased capacities. Staff also introduced the online simulation tool (RHNA Challenge) in which the City asks the community to participate in an interactive online RHNA tool that gives residents an opportunity to provide feedback on the sites households at all income levels and densities.

Open House

On August 26, 2021, the City held a large two-hour open house and community engagement event at a local church. The event consisted of a presentation on the Housing Element and the RHNA Process, followed by an open forum Q&A discussion where members of the public could ask questions and have an open dialogue with staff and project consultants. After the Q&A session, four breakout groups were conducted, each hosted by a member of the project team. The breakout groups include large printed maps showing the opportunity sites and sticky notes to allow members of the public to leave comments on the sites. In addition, staff also had iPads on hand to encourage the public to submit a balanced housing plan using the online simulation tool.

Community RoundTable/City Council Meetings

On September 20, 2021, the City kicked off a series of community roundtable special City Council meetings held at local churches. Subsequent special City Council meetings were held on September 27 and October 18. These meetings were conducted like the open house and community engagement event, including an open forum Q&A discussion where members of the public could ask questions and have an open dialogue with staff and project consultants, along with breakout groups. As special City Council meetings, council members were also in attendance to observe and ask questions.

Joint City Council/Planning Commission Meeting

On November 1, 2021, the City held a joint Special meeting of the City Council and Planning Commission to review the draft Housing Element and recommended sites and direct staff to submit to HCD for a 60-day review period in compliance with State law.

Agency Consultations

To ensure that the city solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Between December 2020 and January 2021, staff reached out to eight stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Of these eight organizations, four responded and provided input to the city. These included:

- Community Action Partnership of Riverside County
- Inland Regional Center
- Fair Housing Council of Riverside County
- Southern California Association on Nonprofit Housing (SCANPH)

In each consultation, the stakeholders were asked the following questions:

What three top opportunities do you see for the future of housing in Eastvale?
What are your three top concerns for the future of housing in Eastvale?

What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?

What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

How do you feel about the physical condition of housing in Eastvale? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders identified several barriers to housing, especially for lower-income households. One service provider noted that much of the lower-income housing has been limited to senior households, which not only causes challenges for non-senior households, but can also be challenging for senior households requiring on-site medical services if these are not provided. Wheelchair accessibility was also identified as a barrier to residents with disabilities looking to live in affordable projects (addressed in Strategies HE-3F and HE-3G). Another community organization representative identified poor housing conditions as a barrier to safe, affordable housing, with insects and mold being the biggest issues (addressed in Strategies under Policies HE-4B and HE-4B). Another respondent discussed the challenge of finding sites with appropriate land use designations for higher-density housing in the city, as well as the lack of available infrastructure (addressed in actions under Policy HE-1D).

Public Hearings

This section will be updated after the Planning Commission and City Council public hearings take place.

Public Comment

This section will be updated after public comment is received.

Noticing of the Draft Housing Element

The Draft Housing Element was released for public review on October 29, 2021 and was made available on the City's website and noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

According to Government Code Section 65588:

Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; (3) The progress of the city, county, or city and county in implementation of the housing element.

This section discusses the progress achieved to date and identifies if the city will continue, modify, or delete each action. Additionally, the city worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- Amended the zoning code to allow for single-room occupancy in the C-1/C-P zones with a conditional use permit.
- Amended the zoning code to include a formalized process to allow for reasonable accommodations.
- Amended the zoning code to allow accessory dwelling units (ADUs) in accordance with State law.
- Reached out to local homeless service providers to determine how the city could assist with regional homeless needs; the city will work to provide support through fundraisers and by promoting their efforts through the City's website.

Program	Implementation Status	Action
ACTION H-1.1: Monitor Vacant Land Inventory To ensure the City has enough land to meets its Regional Housing Needs Allocation (RHNA), the City will continue to monitor its vacant land inventory throughout the planning period.	The City will continue to monitor the vacant land inventory to ensure capacity exists to accommodate its RHNA.	Modified. Combined with Action H- 3.1. New Strategy HE-1A.
ACTION H-1.2: Large Site The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of	No mixed-use projects have come forward, but the City will continue to encourage mixed-income housing for future projects. In 2014, the City approved the Nexus Residential development consisting of 220 townhomes on 10 acres (High Density Residential). These units' starting price was in the low \$300,000s. In 2015, the City approved Sendero Residential development consisting of	Modified. New Strategy HE-1D.

Program	Implementation Status	Action
larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.	323 small-lot homes on 44 acres (Medium High Density Residential), This involved approval of a general plan amendment to increase the allowable density from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to Medium High Density Residential (MHDR) of 5.1 to 8 dwelling units per acre. It also required approval of a change of zone from Single Family Residential (R-1) to Planned Residential Development (PRD) to create site-specific development standards to accommodate small lots. Construction started in 2018 and continued into 2019. Starting price for these units is anticipated to be in the low \$400,000s.	
ACTION H-2.1: Assistance with Affordable Projects Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for two projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.	The City has not yet offered assistance with land acquisition and off-site infrastructure improvements for affordable projects nor assisted in securing financial resources for lower-income households.	Modified. HE-3A
ACTION H-3.1: Updated Land Inventory As part of the General Plan update process, establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.	The City continues to utilize its GIS to monitor the land inventory by acreage and location and by land use designation.	Modified. Combined with HE-1.1.
ACTION H-4.1: Funding Opportunities Use, to the greatest extent possible, a portion of available funds for the production and subsidy of lower- and moderate-income housing. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus; they are offered above and beyond.	The City has not received any requests for lower- or moderate-income housing.	Delete. Combined with HE-3A
ACTION H-4.2: Available Housing Programs and Assistance	The City provides the Housing Chapter at City Hall and on its	Delete. Combined

Program	Implementation Status	Action
To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish the City's Housing Chapter and updates and Annual Reports and make these documents available, to developers, housing development agencies, and City residents.	website in order to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available.	with H-2.1.
ACTION H-4.3: Multi-Family Development To assist in the development of affordable housing, the City will offer density bonuses, as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions are not limited to density bonuses).	The City has not received a request to provide assistance with the development of affordable, multifamily housing.	Continue. New Strategy HE-1E
ACTION H-5.1: Homeownership Opportunities Explore opportunities to work with local nonprofit agencies in an effort to provide homeownership opportunities in the city.	The City does not currently have any funding available for this program.	Continue. New Strategy HE-1H.
ACTION H-6.1: Annual Review of the Housing Element The City will review the Housing Chapter on an annual basis to determine the effectiveness of the programs in the chapter in achieving the City's housing goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Chapter. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.	The City completed its first annual report and submitted it to HCD in March 2013. The City has completed an annual report each year since.	Continue. New Strategy HE-2A.
ACTION H-7.1: Development Review and Processing Procedures The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the city. The City will also annually review fees to ensure they do not constrain development.	The City has established a staff-level review committee that meets biweekly, or as needed, to discuss development projects. This staff level review expedites the process. The City also promotes the pre-application process and provides initial conditions and comments. The City has updated development applications and processing fees and created flowcharts to help the	Continue. New Strategy HE-2B.

Program	Implementation Status	Action
	public understand the development process and timeline.	
ACTION H-7.2: Building Code As new uniform codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	No new uniform codes have been adopted.	Continue. New Strategy HE-2C.
ACTION H-8.1: Incentives for Development of Housing The City will offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.	The City has provided expedited processing of development projects.	Delete. Combined with HE-1.41. New Strategy HE-3.I
ACTION H-9.1: Priority for Affordable Projects Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.	The City has not received a request to process any affordable housing project permits.	Delete. Combined with HE-1.4. New Strategy HE-3A.
ACTION H-10.1: Special Needs Housing Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs, and take all actions necessary to expedite processing of such projects.	In 2017, the City approved the Leal Master Plan, which identified the site as a candidate for future developments of rental housing and other high density housing.	Delete. Combined with H-2.1. New Strategy HE-3A.
ACTION H-11.1: Extremely Low-Income Households The City will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	In June 2012 the City amended the zoning code to allow for single-room occupancy in the C-1/C-P zones with a conditional use permit.	Continue. New Strategy HE-3E.
ACTION H-11.2: Reasonable Accommodations The City will continue to implement state requirements (Sections 4450–4460 of the	In June 2012 the City amended the zoning code to include a formalized process to allow for reasonable	Modify. New Strategy HE-3F.

Program	Implementation Status	Action
California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities. The City will continue to the following actions: Encourage housing developers to include mobility-impaired accessibility in their project designs. Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities. Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with disabilities and persons with developmental disabilities. The City will continue to provide exceptions in zoning and land use for housing for persons with disabilities and persons with development disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director by applying the following criteria: 1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws. 2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.	accommodations.	
ACTION H-12.1: Child-Care Program In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child-care center with affordable, multi-family housing developments or nearby major residential subdivisions.	Private developers have not expressed any interest in this program to date.	Delete.
ACTION H-13.1: Regional Homeless Issues The City shall cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	The City reached out to I Care Shelter Home, Path of Life Ministries Family Shelter, Operation SafeHouse, Lutheran Social Services, Homeless Task Force of Corona, and the Corona-Norco Rescue Mission to	Continue. New Strategy HE-3I

Program	Implementation Status	Action
	determine how the City could assist with regional homeless needs, As a result of this outreach, the City will work to provide support through fundraisers and promoting their efforts through the City's website.	
ACTION H-14.1: Rehabilitation Program The City will pursue grant opportunities to create a Rehabilitation Program. The City will apply for HOME funding for this program.	The City contracts with Riverside County to administer its HOME funds. The City has not yet received any HOME funds.	Continue. New Strategy HE-4A.
ACTION H-15.1: Code Enforcement The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. In addition, the City's Code Enforcement Officer also provides daily observation to ensure compliance.	The City actively responds to complaints to ensure compliance with building and property maintenance codes.	Continue. New Strategy HE-4B.
ACTION H-16.1: Preservation of At-Risk Housing Units State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Currently, the City does not have any publicly assisted affordable projects, but should they in the future, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	The City does not have any units at risk of converting to market rate.	Modify. New Strategy HE-4C.
ACTION H-17.1: Fair Housing The City will continue to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments; (2) education and outreach to apartment owners, associations, management companies,	The Planning Department refers interested persons to the Fair Housing Council of Riverside County.	Modify. New Strategy HE-4D.

Program	Implementation Status	Action
lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.		
ACTION H-18.1: Mortgage Credit Certificate Program Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low- to moderate-income homeowners assistance.	Since adoption of the Housing Chapter in 2013, the City has not received any requests for mortgage assistance for low- to moderate-income housing. Thus, it has not yet referred eligible residents to the Riverside County Mortgage Credit Certificate Program.	Continue. New Strategy HE-5A.
ACTION H-18.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.	The City has not yet established a first-time homebuyer program, but intends to as funding becomes available.	Continue. New Strategy HE-5C.
ACTION H-18.3: Foreclosures Continue the City's foreclosed home ordinance and as opportunity arises, investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.	The City has not yet identified the feasibility of acquiring foreclosed homes and selling them below market rate. In December 2012, the City adopted an ordinance requiring foreclosed homes to be registered. A fee is associated with registration, which pays for the program and encourages property maintenance.	Delete.
ACTION H-19.1: Acquisition/Rehabilitation Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.	The City has not worked with public or private sponsors to encourage acquisition/rehabilitation of multifamily housing units.	Delete.
ACTION H-20.1: Promote Energy Conservation The City will continue to work with Western Riverside Council of Governments (WRCOG) and its HERO program to promote energy efficiency and water conservation improvements. These improvements include, but are not limited to solar panels, heating and air conditioning systems, pool filtration equipment, windows and doors, and other investments that will significantly reduce energy use.	The City reached out to utility service providers to determine the different energy conservation programs they have to offer Eastvale residents and to see how the City could help promote the programs. Based on this outreach, City staff will keep in contact with SCE, SoCalGas, and RPU to ensure that their programs are posted on the City's website and available to Eastvale residents. In addition, the City will continue to work with	Modify. New Strategy HE-5C.

Program	Implementation Status	Action
	Western Riverside Council of Governments to promote its HERO program, which assists with energy efficiency and water conservation improvements. In addition, the City promotes Western Riverside Council of Governments' HERO program, which assists with energy efficiency and water conservation improvements.	
ACTION H-20.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state-mandated green building standards.	The City's local building codes are consistent with state-mandated green building standards.	Delete.
ACTION H-20.3: Implement State Energy Conservation Standards The City's Building Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	The City actively enforces Title 24 energy conservation standards.	Delete.

COMMUNITY PROFILE

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is identifying the need for housing according to income level and by special needs groups.

Data Sources

The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2014-2018 American Community Survey (ACS), 2012-2016 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), 2020 Southern California Association of Governments (SCAG) data that was approved by HCD, and data from other sources.

Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

Population Trends

Eastvale was predominantly dairy farms and agriculture until the late 1990s. At that time, the area started to suburbanize to accommodate the influx of people from neighboring Orange and Los Angeles counties seeking affordable housing. Between 2015 and 2021, Eastvale's population grew moderately by 6,624 people, or 10.9 percent, compared to the SCAG region as a whole, which grew by 0.6 percent during the same period (see **Table HE-3**).

TABLE HE-3. POPULATION GROWTH				
Jurisdiction	Total Population		Growth	
	2015	2021	Total	Percentage
Eastvale	61,002	69,757	8,755	12.5%
Riverside County	2,315,706	2,454,453	138,747	6.0%
SCAG Region	18,731,901	18,849,841	117,940	0.6%

Source: CA DOF E-5 Population and Housing Unit Estimates, SCAG Housing Element Data; 2020 Census

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences change. Age characteristics are therefore important in planning for the changing housing needs of residents.

For instance, many young adults (under 34) are single or starting families.

Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34 to 64) may already be homeowners, are usually in the prime earning portion of their careers, and thus tend to seek larger homes. Seniors (65+) often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

The age distributions for the City of Eastvale and Riverside County are presented in **Table HE-4**. According to the 2014-2018 ACS, a little more than half (55.3 percent) of the population in Eastvale is working age, between 20 and 59 years of age, and a little over one-third (33.4 percent) of the population is school age or below, between 0 and 19 years of age. The remaining 11.3 percent of the population is 60 years and over. The age distribution is similar to Riverside County, although Eastvale has a slightly higher percentage of persons under 19 years of age and a lower percentage of persons over the age of 60.

TABLE HE-4. 2018 AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups								
		0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80 and over
Eastvale	33.1	17.4%	16.0%	12.6%	15.9%	15.8%	11.0%	6.5%	3.0%	1.8%
Riverside County	35.3	13.7%	14.9%	14.2%	13.1%	12.8%	12.3%	9.6%	5.9%	3.4%

Source: 2014-2018 American Community Survey

Race and Ethnicity

As shown in **Table HE-5**, the largest racial group in Eastvale in 2018 identified themselves as white (43.2 percent). Riverside County had a higher percentage of white residents, with 60.8 percent. Hispanic residents made up 40.5 percent of the population in Eastvale, which was slightly lower than the county's 48.4 percent. Compared to Riverside County, Eastvale has a higher population of Asian residents (26.1 percent), the largest group of which identify as Chinese (11 percent of the city's total population).

TABLE HE-5. 2018 RACE AND ETHNICITY

Jurisdiction	Race/Ethnicity of Population						
	White	African American	American Indian/ Alaska Native	Asian	Hawaiian/ Pacific Islander	2 or more races/ Other	Hispanic*
Eastvale	43.7%	8.6%	0.16%	26.3%	0.16%	20.9%	40.5%
Riverside County	60.8%	6.4%	0.8%	6.4%	0.3%	20.8%	48.4%

Source: 2015-2019 American Community Survey

*The Census does not categorize Hispanic as a race and could be represented in all race categories.

Household Characteristics

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Types and Sizes

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

Table HE-6 displays household composition as reported by the 2014-2018 ACS. In Eastvale, families made up 87.7 percent of all households, and 67.7 percent of families have children under 18 years of age (56.8 percent of the total population). Owner-occupied households have a higher percentage of families than renter-occupied households, but families with children make up a higher percentage of renter households than owner-occupied households.

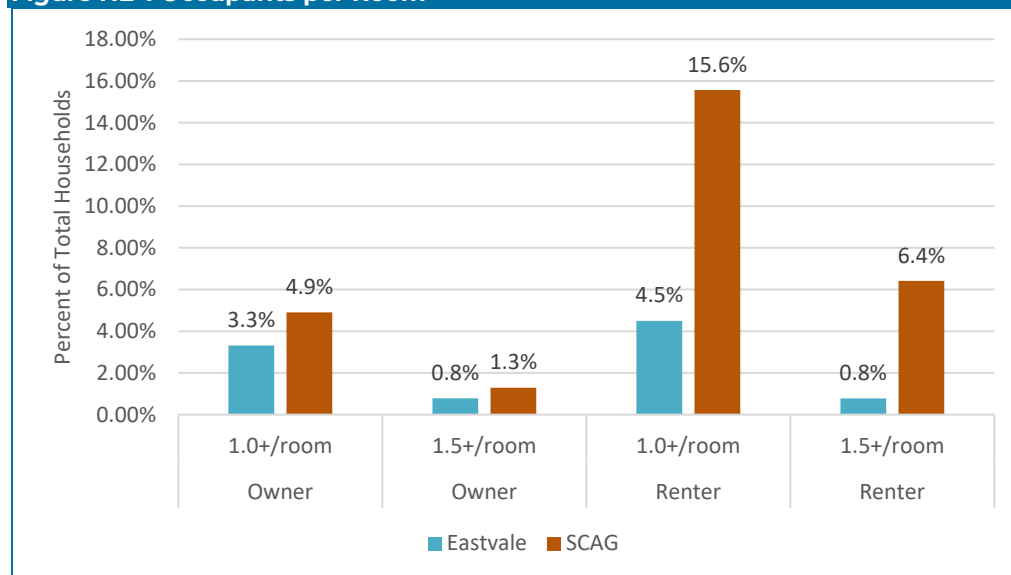
TABLE HE-6. HOUSEHOLD CHARACTERISTICS						
	All Households		Owner Occupied		Renter Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
Households	14,705	-	10,969	-	3,736	-
Families	12,897	87.7%	9,810	89.4%	3,087	82.6%
Families With Children Under 18	8,354	56.8%	6,124	55.8%	2,230	59.7%
Nonfamily	1,808	12.3%	1,159	10.6%	649	17.4%
Average Household Size	4.17		4.11		4.36	
Source: 2014-2018 American Community Survey						

Overcrowding

Overcrowding is closely related to household income and the cost of housing. The US Census Bureau considers a household overcrowded when there is more than one person per room (rooms exclude bathrooms and kitchens) and severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households usually indicate a lack of affordable housing.

According to the 2014-2018 ACS and as shown in **Figure HE-1**, 3.3 percent of Eastvale's owner-occupied households were overcrowded and only 0.8 percent were severely overcrowded, compared to the SCAG region, with 4.9 percent of households overcrowded and 1.3 percent severely overcrowded. In renter-occupied households, 4.5 percent of Eastvale households were overcrowded and 0.8 percent were severely overcrowded, compared to the SCAG region, with 15.6 percent of households overcrowded and 6.4 percent severely overcrowded.

Figure HE-1 Occupants per Room



Source: 2014-2018 American Community Survey, SCAG Housing Element Data

Household Income

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Eastvale. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the HCD. For Riverside County, the area median income (AMI) for a family of four in 2020 was \$ 75,300.

- Extremely Low Income: Up to 30 percent of AMI (\$0 to \$26,200)
- Very Low-Income: 31 to 50 percent of AMI (\$26,201 to \$37,650)
- Low Income: 51 to 80 percent of AMI (\$37,651 to \$60,250)
- Moderate Income: 81 to 120 percent of AMI (\$60,251 to \$ 90,350)
- Above Moderate Income: Above 120 percent of AMI (\$90,351 or more)

Table HE-7 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data are used to calculate the maximum affordable housing payments for households with different income levels and their eligibility for federal housing assistance.

TABLE HE-7. MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2020

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
Low	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550
Median	\$52,700	\$60,250	\$67,750	\$75,300	\$81,300	\$87,350	\$93,350	\$99,400
Moderate	\$63,250	\$72,300	\$81,300	\$90,350	\$97,600	\$104,800	\$112,050	\$119,250

Source: California Department of Housing and Community Development 2020

Table HE-8 provides a summary of households in Eastvale according to the 2014-2018 American Community Survey. The highest percentage of households (31.4 percent) earns more than \$150,000.

TABLE HE-8. HOUSEHOLD INCOME BY TENURE, 2018

Annual Income	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$14,999	345	3.1%	361	9.7%	706	4.8%
\$15,000 to \$24,999	223	2.0%	35	0.9%	258	1.8%
\$25,000 to \$34,999	361	3.3%	259	6.9%	620	4.2%
\$35,000 to \$49,999	662	6.0%	233	6.2%	895	6.1%
\$50,000 to \$74,999	1,421	13.0%	461	12.3%	1,882	12.8%
\$75,000 to \$99,999	1,251	11.4%	377	10.1%	1,628	11.1%
\$100,000 to \$149,999	3,012	27.5%	1,085	29.0%	4,097	27.9%
\$150,000 or more	3,694	33.7%	925	24.8%	4,619	31.4%

Source: 2014-2018 American Community Survey

As shown in **Table HE-9**, according to the 2012-2016 CHAS, renter households tended to have lower incomes overall—26.7 percent of renter households earned 80 percent of the AMI or less, compared to 16.7 percent of owner households. Almost two-thirds of renter households earn more than 100 percent of the AMI (65.6 percent, or 2,250 households), and the next largest group earns between 50 and 80 percent of the AMI (11.2 percent, or 385 households). Citywide, only 6.4 percent of households earned less than 30 percent of the AMI. More than half of these were owner households, but because the majority of households in Eastvale are owners, extremely low-income households make up less than 5 percent of owner households. Almost

three-quarters of households (74.6 percent) earned more than 100 percent of the area median income. More than three-quarters of owner-occupied households (77.5 percent) earned more than 100 percent of the area median income. No other income category represented more than 9 percent of the owner-occupied households.

Overpayment

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Severe overpayment is defined as households paying more than 50 percent of their income for housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. Households overpaying or severely overpaying for housing can be in a precarious financial position and can be at risk for homelessness.

Table HE-9 shows to what extent occupied housing units (households) in Eastvale are overpaying for housing by their income category. Extremely low-income households tended to have the highest rate of severe overpayment—among renters and owners combined, 82.7 percent of extremely low-income households overpaid for housing, and 81.0 percent severely overpaid for housing. More than three-quarters of lower-income households earning 80 percent or less of the AMI (79.9 percent, or 2,150 households) paid more than 30 percent of their income on housing expenses. More than two-thirds of lower-income households paid more than 50 percent of their income on housing expenses (68.6 percent, or 1,845 households). The rates of overpayment between lower-income owners and renters were fairly similar, with 81.7 percent of lower-income homeowners paying more than 30 percent of their income for housing (1,450 households), and 76.5 percent of lower-income renter households overpaying (700 households). Among households earning 100 percent or more of the area median income, more than one-quarter were overpaying for housing (28.9 percent), and only 4.1 percent were severely overpaying.

TABLE HE-9. TOTAL HOUSEHOLDS OVERPAYING BY INCOME IN EASTVALE

Income Level	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low Income (<30% of AMI)	895	6.4%	520	4.9%	375	10.9%
Overpaying (30% or More)	740	82.7%	420	80.8%	320	85.3%
Severely Overpaying (50% or More)	725	81.0%	420	80.8%	305	81.3%
Very Low Income 30 to 50% of AMI	505	3.6%	350	3.3%	155	4.5%
Overpaying (30% or More)	465	92.1%	315	90.0%	150	96.8%
Severely Overpaying (50% or More)	390	77.2%	265	75.7%	125	80.6%
Low Income (50 to 80% of AMI)	1,290	9.2%	905	8.5%	385	11.2%
Overpaying (30% or More)	945	73.3%	715	79.0%	230	59.7%
Severely Overpaying (50% or More)	730	56.6%	555	61.3%	175	45.5%
Moderate Income (80 to 100% of AMI)	885	6.3%	620	5.8%	265	7.7%
Overpaying (30% or More)	615	69.5%	415	66.9%	200	75.5%
Severely Overpaying (50% or More)	370	41.8%	245	39.5%	125	47.2%
Greater than 100% of AMI	10,515	74.6%	8,265	77.5%	2,250	65.6%
Overpaying (30% or More)	3,040	28.9%	2,425	29.3%	615	27.3%
Severely Overpaying (50% or More)	435	4.1%	385	4.7%	50	2.2%
Total	14,090		10,660		3,430	

Source: 2012-2016 CHAS

Employment Trends

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. **Table HE-10** shows the types of industries for employed persons who are residents of Eastvale in 2018. Just under one-quarter of employed residents (22.3 percent) work in education or social services, and just over 10 percent (11.4 percent) of residents work in retail, which tends to be a lower-income profession.

TABLE HE-10. EMPLOYMENT OF EASTVALE RESIDENTS BY INDUSTRY, 2018		
Industry	Number	Percentage
Agriculture	189	0.7%
Construction	1,724	6.0%
Manufacturing	3,107	10.8%
Wholesale Trade	1,271	4.4%
Retail Trade	3,280	11.4%
Transportation	2,011	7.0%
Information	471	1.6%
Finance	1,819	6.3%
Professional Services	2,862	9.9%
Education & Social Services	6,416	22.3%
Arts, Entertainment, Recreation	2,337	8.1%
Other	1,269	4.4%
Public Administration	2,018	7.0%
Total civilian employed population 16 years and over	28,774	100.0%
Source: 2014-2018 American Community Survey		

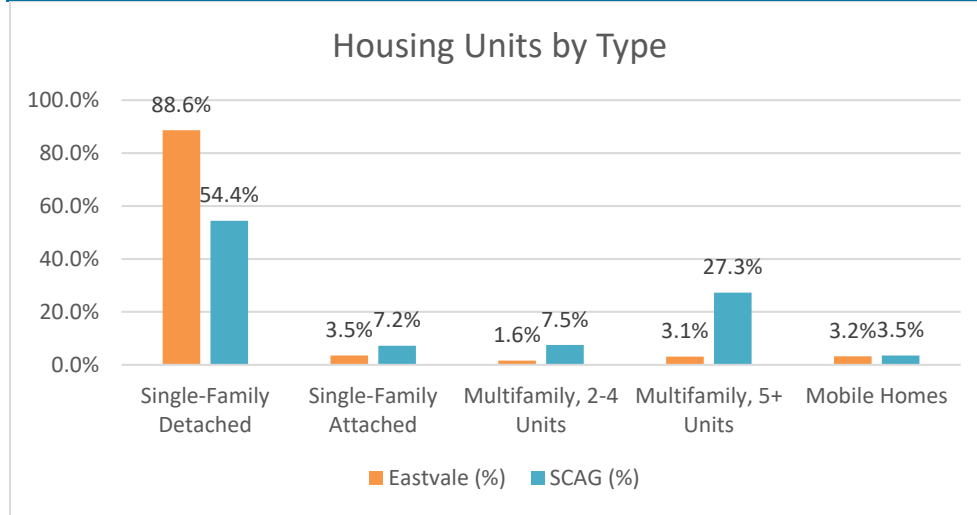
Housing Stock Characteristics

This section describes the housing stock characteristics and conditions that affect housing needs in Eastvale. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Type

According to a 2020 Department of Finance survey, 88.6 percent of the city's housing stock were single-family detached homes, 3.5 percent were single-family attached homes, 1.6 percent were in multifamily buildings with between two and four units, 3.1 percent were in multifamily buildings with five or more units, and the remaining 3.2 percent were mobile homes/other. The SCAG region as a whole had a significantly lower number of housing units that were detached single-family homes (54.4 percent) and more than three times the number of multifamily units in buildings with two to four units (7.5 percent) and multifamily buildings with five or more units (27.3 percent). In both Eastvale and the SCAG region, less than 4 percent of homes were mobile homes (3.2 percent in Eastvale, 2.5 percent in the SCAG region) (see **Figure HE-2**).

Figure HE-2 Housing Units by Housing Type, 2020



Source: 2014-2018 American Community Survey

Housing Tenure

Housing tenure (owner versus renter) is affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table HE-11 details housing tenure in Eastvale and Riverside County according to the 2014-2018 ACS. Eastvale has a much higher percentage of owner-occupied households (74.6 percent) than Riverside County (65.8 percent).

TABLE HE-11. HOUSING TENURE				
Housing Tenure	City of Eastvale		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	10,969	74.6%	472,401	65.8%
Renter-Occupied Households	3,736	25.4%	245,948	34.2%

Source: 2014-2018 American Community Survey

Vacancy Rate

Vacancy rates of 5 to 6 percent for rental housing and 1.5 to 2.0 percent for ownership housing are generally considered optimal. A higher vacancy rate may indicate an excess supply of units and a softer market and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HE-12 shows the occupancy status of the housing stock in Eastvale and Riverside County according to the 2014-2018 ACS. Eastvale had a vacancy rate of 4.0 percent, and Riverside County as a whole had a vacancy rate of 14.3 percent. According to the 2014-2018 American Community Survey, the Eastvale

homeowner vacancy rate was 1.4 percent, and the rental vacancy rate was 6.9 percent. Of all vacant units in Eastvale, 45.8 percent were for rent and 26.6 percent were for sale; another 11.2 percent were homes for recreation or vacation. This distribution of vacancy suggests that Eastvale may be experiencing a disconnect between rental prices and the prices area renters can afford, and that there is also high demand for ownership housing that may not be met by the current housing stock. For the county as a whole, the homeowner vacancy rate was 2.1 percent, and the rental vacancy rate was 4.7 percent. The highest percentage of vacant units in the county were homes for seasonal or recreational use, such as vacation homes.

TABLE HE-12. 2018 OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Eastvale		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	14,705	96.0%	734,948	85.7%
Vacant	605	4.0%	122,274	14.3%
For rent	277	45.8%	13,906	11.4%
For sale	161	26.6%	9,184	7.5%
Rented/sold, not occupied	48	7.9%	5,980	4.9%
For seasonal/recreational or occasional use	68	11.2%	65,882	53.9%
All other including migrant workers	51	8.4%	20,301	16.6%
Total Housing Units	15,310	100.0%	857,222	100.0%
Source: 2014-2018 American Community Survey				

Housing Age and Conditions

Housing conditions are an important indicator of quality of life in Eastvale. Like any asset, housing ages and deteriorates. If not regularly maintained, structures deteriorate, which discourages reinvestment, depresses neighborhood property values, and even becomes a health hazard. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table HE-13** displays the age of Eastvale's housing stock as of January 2020. The vast majority of housing units in Eastvale, 92.1 percent, were built since 2000. Only 4.2 percent of the housing stock is more than 30 years old, meaning rehabilitation needs across the city could be relatively low. When compared to the region as a whole, housing in Eastvale was built much more recently. Across Riverside County, just under 10 percent of units were built in 1959 or earlier, and just over 50 percent were built more than 30 years ago. It is estimated that less than 1 percent of the housing stock in the City of Eastvale is in need of rehabilitation. Additionally, when looking at median home values (\$688,843 in 2020, according to Zillow.com) and the median income of Eastvale residents (\$114,230 according to the 2014-2018 ACS), it is assumed that current property

owners are completing ongoing maintenance and repairs to maintain the values of their homes. Because of this private reinvestment, an accurate percentage of housing in need of rehabilitation is estimated to be less than 1 percent.

TABLE HE-13. AGE OF HOUSING STOCK				
Structure Built	Eastvale		Riverside County	
	Units	Percentage	Units	Percentage
2014 to 2020	1,464	8.9%	39,116	4.5%
2010 to 2013	2,228	13.6%	20,725	2.4%
2000 to 2009	11,441	69.7%	222,711	25.9%
1990 to 1999	602	3.7%	130,136	15.1%
1980 to 1989	120	0.7%	178,093	20.7%
1970 to 1979	398	2.4%	122,313	14.2%
1960 to 1969	60	0.4%	64,827	7.5%
1959 and earlier	113	0.7%	82,834	9.6%
Total Units	16,426		860,755	
Source: 2014-2018 American Community Survey, SCAG Housing Element Data; California Department of Finance				

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be available. Housing affordability depends on both income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the HCD and the US Department of Housing and Urban Development (HUD), housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household's gross income.

Sale Prices

Eastvale was hit hard by the nationwide burst of the housing bubble in the late 2000s, which dramatically lowered housing prices. Nevertheless, the list price for owner-occupied homes has returned to levels from the mid-2000s. In June 2006, the median home in Eastvale was valued at \$601,000. As shown in **Table HE-14**, the median list price for a three-bedroom home in the city as of February 2021 was \$612,900. For homes with five or more bedrooms, the median list price was \$743,944. This survey of listings included 26 single-family homes and a condominium unit, indicating that the majority of owner-occupied housing on the market is lower density detached housing. The table reports median listing prices for single-family homes by number of bedrooms.

TABLE HE-14. SINGLE-FAMILY HOME MEDIAN LISTING PRICES, FEBRUARY 2021

Unit Size	Median List Price
2 BR	\$434,990
3 BR	\$612,900
4 BR	\$670,000
5+ BR	\$743,944

Source: Zillow.com Survey, February 9, 2021

Rental Prices

In February 2021, a rental survey was conducted to determine rent rates for housing units in Eastvale. **Table HE-15** illustrates the rental costs in Eastvale by the number of bedrooms. Both apartments in multifamily buildings and single-family homes were available for rent in Eastvale. The survey covered 24 multifamily apartments and 8 single-family rental homes in Eastvale. The median rental cost for multifamily was between \$2,749 and \$3,700 depending on size, and the median rental cost for detached single-family homes was between \$2,200 and \$7,200. It is worth noting that most of the single-family homes for rent with five or more bedrooms rented for more than double the median rent amount for a four-bedroom rental, indicating that homes of that size available for rent are likely being marketed to a luxury renter market.

TABLE HE-15. MEDIAN RENTAL COST BY HOUSING TYPE

Housing Type	1 BR	2BR	3BR	4BR	5+BR
Apartments	\$2,749	\$3,190	\$3,700	–	–
Houses	–	–	\$2,200	\$3,000	\$7,200

Source: Apartments.com Survey, February 9, 2021

Housing Affordability

Table HE-16 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in the table, the maximum affordable rent for a very-low-income, four-person household was \$941 monthly. As shown in **Table HE-15**, one- and two-bedroom apartments were renting for \$2,749 to \$3,190 and therefore are out of the affordability range for these households.

In February 2021, the listing price for single-family homes in the city ranged from \$600,000 to \$788,000 for a four-bedroom home, and from \$430,000 to \$689,000 for a three-bedroom home. There was also a two-bedroom home on the market listed at \$434,990. The maximum affordable sales price for a four-person household is \$144,824 for an extremely low-income household, \$203,359 for a very-low-income household, \$325,441 for a low-income household, and \$487,995 for a moderate-income household of four. This indicates that only moderate-income households can afford existing and newly constructed two-bedroom homes in Eastvale; three-bedroom and larger homes might be out of reach for even moderate-income families.

TABLE HE-16. HOUSING AFFORDABILITY BY INCOME LEVEL

	Income Level			
	Extremely Low	Very Low	Low	Moderate
Annual Income	\$26,200	\$37,650	\$60,250	\$90,350
Monthly Income	\$2,183	\$3,138	\$5,021	\$7,529
Maximum Monthly Gross Rent ¹	\$655	\$941	\$1,506	\$2,259
Maximum Purchase Price ²	\$144,824	\$203,359	\$325,441	\$487,995

Source: 2020 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <https://www.zillow.com/mortgage-calculator/house-affordability/>

1 Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

2 Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 3% annual interest rate.

Special Needs Groups

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, disabilities, and others. These “special needs” groups include seniors, persons with disabilities, large households, female-headed households with children, homeless persons, and farmworkers.

Seniors

Senior residents have many different housing needs depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2014-2018 ACS, there were 4,639 seniors or 7.5 percent of the total population (age 65 and over) in Eastvale. Of those, 2,824 were between the ages of 65 and 74, 1,372 were between the ages of 75 and 84, and the remaining 443 were 85 and older. Riverside County had almost double the percentage of seniors, with 13.8 percent of persons ages 65 and over.

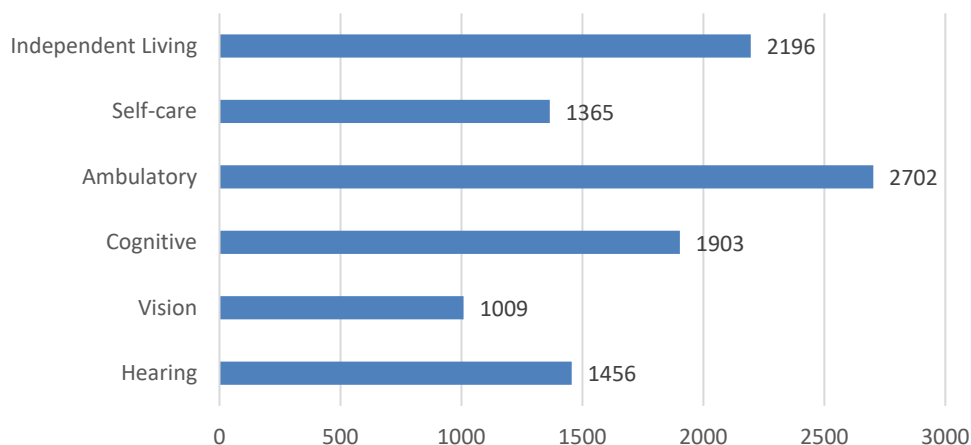
Of the senior population in Eastvale, 1,338 seniors were householders, representing 9.1 percent of all households. Of those 1,055 households (84.6 percent) were owner-occupied and 206 households (15.4 percent) were renter occupied. Riverside County's portion of senior householders was much greater, with 181,052 senior householders accounting for 25.2 percent of the entire household population. The senior householder tenure was similar to Eastvale, with 79.4 percent of households living in homes that they own, and 20.6 percent of senior-headed households renting their homes.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Disability data provides valuable context for assessing current and future need for accessible housing units. Persons with disabilities have special housing needs related to their often-limited ability to earn a sufficient income and to a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The Census Bureau recognizes the complexities inherent in defining "disability," but uses a participation-based understanding of disability, referring to challenges the respondent may face in performing activities in their day-to-day life. Based on the 2014-2018 ACS, 5,303 (8.7 percent) of persons in Eastvale had some form of disability (see **Figure HE-3**). Of the residents who reported any disability, the most common was ambulatory difficulty, with 2,702 residents (or 51.0 percent of all residents with a disability) reporting this difficulty.

Figure HE-3 Disabilities Among Eastvale Residents



Source: American Community Survey 2014-2018, SCAG Housing Element Data. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Development Disabilities

Government Code Section 65583(a)(7)) requires the City to include in its analysis of "special needs groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently

within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 330,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Inland Regional Center is one of 21 regional centers in California that provides point-of-entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Inland Regional Center designs programs according to age, specialization, and geographic location. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability. The following information (**Table HE-17**) from the Inland Regional Center provides a closer look at Eastvale's population of developmentally disabled persons.

TABLE HE-17. DEVELOPMENTALLY DISABLED RESIDENTS BY AGE AND TYPE OF RESIDENCE

By Residence:	Home of Parent/Family/Guardian	458
	Independent/Supported Living	5
	Community Care Facility	47
	Intermediate Care Facility	22
	Foster/Family Home	16
	Other	0
By Age:	0-17 Years	317
	18+ Years	231
TOTAL		548

Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Note: The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction level by SCAG. Totals may not match because counts below 11 individuals are unavailable, and some entries were not matched to a ZIP code, which necessitated approximation.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-

accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, as part of **Strategy HE-3G**, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Households

Large households are defined as households with five or more members. Large households are a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. In order to save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, which frequently results in overcrowding.

Based on estimates from the 2014-2018 ACS, 29.3 percent (4,315) of Eastvale's households were large households, including 14.0 percent (2,052) that had six or more persons and 5.6 percent (825) that had seven or more persons. Of the 4,523 household in Eastvale with five or more persons, 2,827 were owner-occupied households and 1,488 were renter-occupied households.

Female-Headed Households

Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the City to analyze the housing needs of these households. Female-headed households are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income compared to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to day care or childcare, health care, and other supportive services.

According to the 2014-2018 ACS, 11.5 percent (1,698 households) of households in the city were female-headed households. Two-thirds of female-headed households with no husband present are homeowner households. This may suggest a greater amount of housing stability than renters, but as shown in Table H-9, many homeowners in Eastvale may still experience the financial burden of overpaying for housing. Among renters, 15.4 percent are female-headed family households. Census data reported for the 2014-2018 ACS and earlier reports the presence of a husband or wife; the data sets dated 2015 – 2019 and later, identify this category as spouse. For the purpose of consistency

throughout the Housing Element, the City has used the 2014- 2018 ACS data set.

Farmworkers

Farmworkers are generally considered to have special housing needs because of the limited income and unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Eastvale. The only work of this nature is dairy work, which is not seasonal but year-round.

Based on the 2014-2018 ACS, it is estimated that there are approximately 149 persons employed in agriculture, forestry, and fishing occupations, representing only 0.52 percent of the workers in this field within the SCAG region. It is also estimated that only 10 of the 57,741 jobs in the region within the farming, fishing, and forestry industry are in Eastvale.

Extremely Low-Income Households

Extremely low-income (ELI) households, or households earning less than 30 percent of the area median income, tend to have the fewest choices for housing because they have extremely limited resources to spend on housing costs. In 2020, an ELI household of four earned \$26,200 or less. As shown in **Table HE-9**, 6.4 percent of the City's households fell into the ELI category in 2016. Extremely low-income households make up 4.9 percent of owner-occupied households (520 households) and 10.9 percent of renter households in the city (375 households). Of the extremely low-income owner-occupied households, 80.8 percent were paying more than 30 percent of their income for housing costs (420 households). All 420 of these households were also severely overpaying or paying more than 50 percent of their income for housing costs. Of the 375 ELI renter households, 85.3 percent were paying 30 percent or more of their income on housing; 81.3 percent were paying 50 percent or more of their income toward housing costs. As part of Strategies HE-2E, HE-3A, and HE-3D the City will use several strategies to encourage the development of housing for extremely low-income households, including the use of incentives, technical assistance, or financial assistance when feasible.

Homeless

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people.

In the 2019 Riverside Point in Time Count, 2,811 homeless community members were counted countywide. No interviews with homeless community members or observations of homeless community members were made within the city of Eastvale. According to the 2020 Continuum of Care Housing Inventory in Riverside County, there are 894 year-round shelter beds and 43 transitional housing beds in Riverside County. Additionally, there are 1,744 beds of permanent supportive housing distributed through the Riverside Continuum of Care area. **Table HE-18** shows some of the emergency and transitional shelter resources available to the homeless in Riverside County.

TABLE HE-18. EMERGENCY AND TRANSITIONAL SHELTER RESOURCES IN RIVERSIDE COUNTY

Shelter Name	Type of Shelter	City	Number of Beds
Alternatives to Domestic Violence	Emergency	Riverside/Corona	60 Family Beds
Coachella Valley Rescue Mission	Emergency	Indio, Palm Springs	35 Family, 260 Adult-Only
Department of Public Social Services	Emergency	Riverside	
Martha's Village and Kitchen Inc	Emergency	Indio	95 Family, 25 Adult-Only
Operation SafeHouse	Emergency	Riverside	4 Adult-Only, 24 Child-Only
Path of Life Ministries	Emergency	Riverside	60 Family, 95 Adult-Only, 55 Seasonal
Riverside University Health System	Emergency – Hotel Voucher Pgm	Riverside	12 Family, 34 Adult-Only
Shelter from the Storm	Emergency – Domestic Violence	Palm Desert	18 Family, 2 Adult-Only
Valley Restart Shelter	Emergency	Hemet	25 Family, 10 Adult-Only
Alternatives to Domestic Violence	Transitional	Riverside/Corona	40 Family
Help for Future Leaders	Transitional	Moreno Valley	13 Adult-Only
LightHouse Social Service Centers	Transitional	Colton	12 Adult-Only
Operation Safe House	Transitional	Riverside	2 Family, 25 Adult-Only
Source: Riverside County Continuum of Care Housing Inventory Report, 2020			

Analysis of At-Risk Housing

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation.

Inventory of Affordable Units

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in Eastvale.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming “at risk.” Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Eastvale will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintaining regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintaining contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Developing and maintaining a list of potential purchasers of at-risk units and acting as a liaison between owners and eligible purchasers.
- Ensuring that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Riverside County, including Eastvale, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Anka Behavioral Health
- BUILD Leadership Development
- Coachella Valley Housing Coalition
- Coalition for Economic Survival
- Orange Housing Development Corporation
- The East Los Angeles Community Union
- Keller & Company

Fair Housing Assessment

State Government Code Section 65583 (10)(A)(ii) requires the City of Eastvale to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. Several data sources were consulted in order to prepare this evaluation, including data prepared by the Tax Credit Allocation Committee (TCAC) with HCD, data at the Census Tract level, displacement risk data prepared by the University of California Berkeley, the ACS, and fair housing complaint data from HUD.

TCAC and HCD synthesize data to create a variety of opportunity indices, which can help jurisdictions to evaluate factors that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Each census tract is evaluated on a scale from “highest resource” to “high segregation and poverty.” According to the 2021 TCAC/HCD Opportunity Area map (**Figure HE-4**), all of Eastvale is considered in the highest-resource category. The City does not have any high segregation and poverty or “low resource” areas when compared to the County level. As a result, none of the lower-income sites in the sites inventory will be located in lower-resource or high-segregation areas. Eastvale’s population tends to be higher-income households with a high level of homeownership, which can correspond to higher levels of local investment in education and other local resources. Compared to the surrounding region, Eastvale has more high-resource areas than neighboring jurisdictions, particularly compared to the Mira Loma area immediately to the east of Eastvale, which is primarily “moderate resource,” and nearby areas with high segregation and poverty such as downtown areas of Riverside and the Rubidoux area of Jurupa Valley. Other cities in the Western Riverside Council of Governments (WRCOG) region, such as Hemet, Perris, and Lake Elsinore, are primarily low-resource areas, and Banning has several areas of high segregation and poverty.

Similarly, the TCAC Opportunity Areas map ranks the entirety of Eastvale within the highest category of education outcomes (**Figure HE -5**) and economic outcomes (**Figure HE-6**). Regionally, Mira Loma and Jurupa Valley have significantly fewer positive education outcomes, as do the parts of the city of Riverside to the south of Jurupa Valley but north of Highway 91. The cities of Moreno Valley, Hemet, and Banning are within the lowest category of education outcomes. In contrast with Eastvale’s high economic outcomes, the neighborhoods in the city of Riverside north of Highway 91 and south of Mira Loma, along with the areas east of the city of Riverside, have lower economic outcomes. The cities of Hemet and Moreno Valley and several areas surrounding Mira Loma and Perris rank in the lowest quartile.

Figure HE-4 TCAC Opportunity Areas, 2021

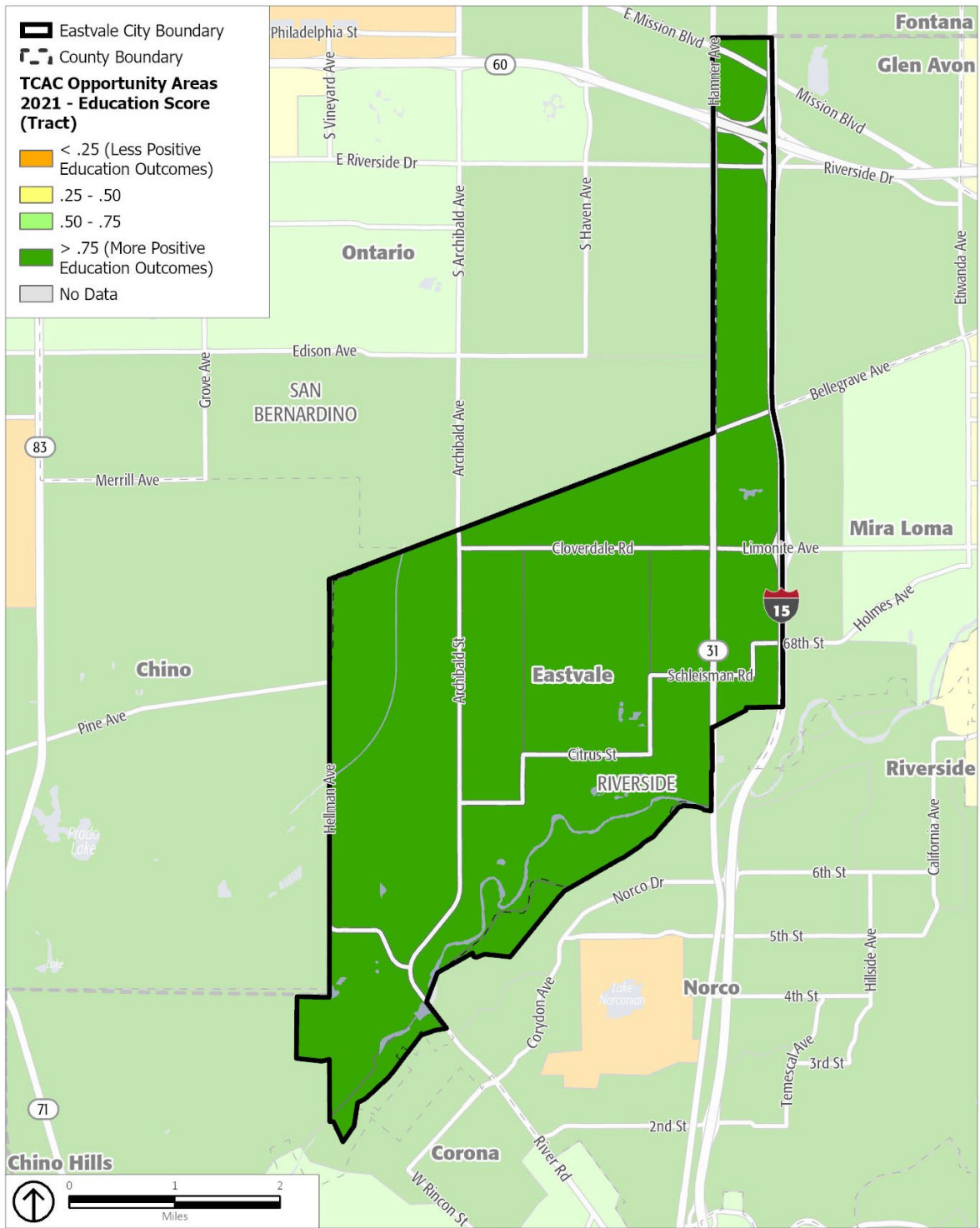
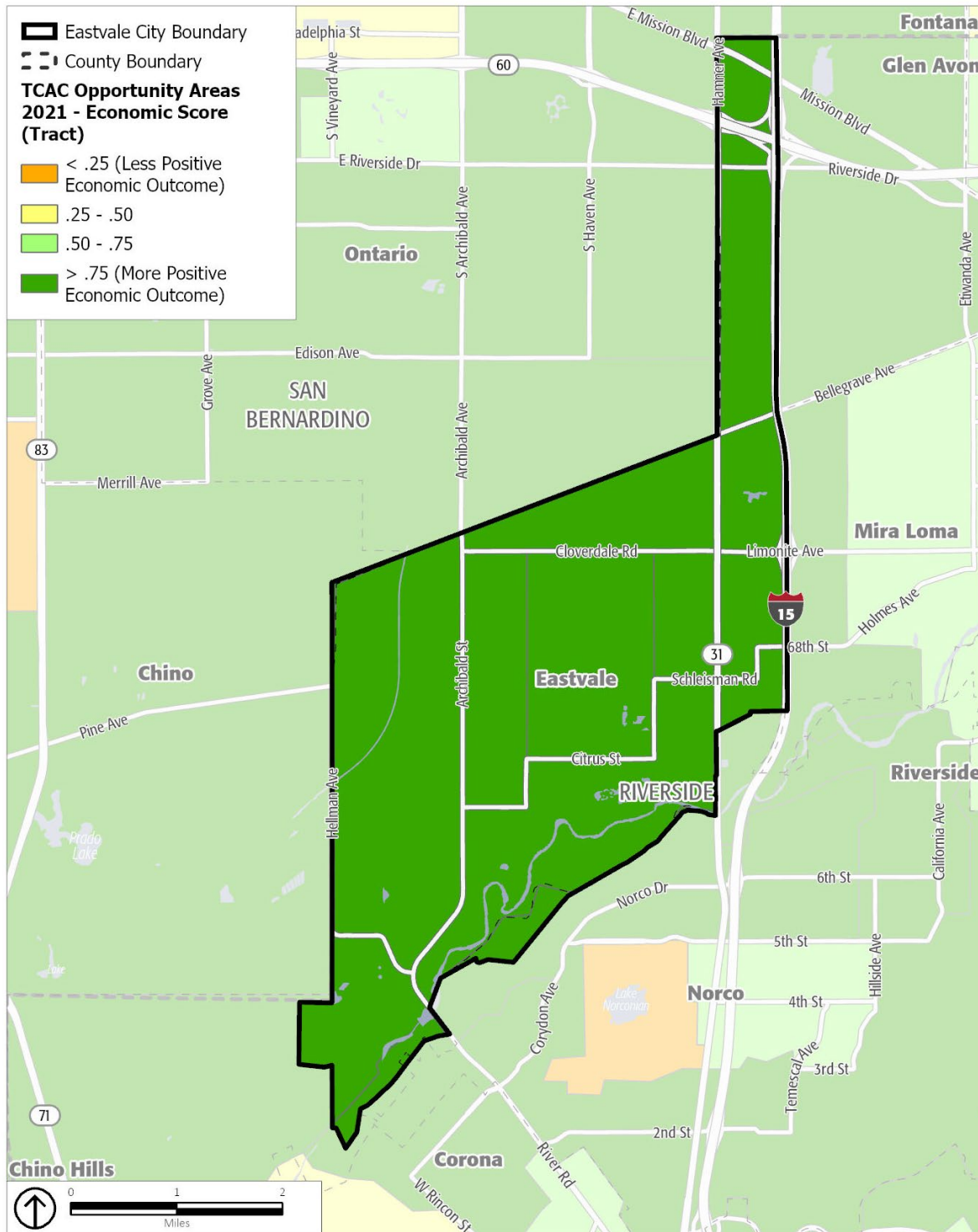


Figure HE-6 TCAC Economic Score



Outreach

As discussed in the Public Participation section of the Housing Element, the City held a public Planning Commission meeting in January 2021 at which staff presented an overview of the Housing Element update process and solicited feedback from commissioners and members of the public on housing need, barriers to accessible housing, and sites for future development. This meeting was held virtually due to the COVID-19 Pandemic and a recording was made available on the City's website for anyone that was unable to attend the virtual meeting. The City held a second public meeting in April 2021 at a City Council meeting. Staff presented an overview of the update process and solicited feedback at this time as well. At both events, commissioners and council members discussed the challenges of identifying sites and barriers to development of affordable housing. While members of the public were invited to attend both meetings, they did not elect to participate in the discussion or questions following the presentation. The City has included **Strategy HE-5A** to ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special needs groups. As with the public meetings, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concerns that stakeholders raised were regarding the shortage of non-age restricted affordable housing and wheelchair accessibility for persons with disabilities, poor housing condition, and the limit of appropriately zoned land to accommodate high density affordable housing. The City has included **Strategy HE-1A** to ensure there is a sufficient appropriately zoned land to accommodate affordable housing for all lower-income households and **Strategy HE-3A**, and **HE-3C** to prioritize affordable housing for special needs groups, including persons with disabilities.

As part of the greater General Plan Update process, the City held "Community Champion" interviews and hosted the Clear Vision Speaker Series. The interviews were with residents of Eastvale and solicited input and feedback on challenges faced by residents and the city as a whole as well as feedback on a variety of housing needs. Interviewees reported that reasonable accommodation requests and poor housing condition are the most common fair housing complaints in the region and identified that the biggest barrier to providing affordable housing and special needs housing is a shortage of appropriately zoned land and community opposition to high density residential projects. Interviewees identified inclusionary housing policies as a valuable strategy to integrate affordable and market rate housing to affirmatively further fair housing. The speaker series provided an educational experience for community members to familiarize themselves with planning topics and ask experts questions. This open forum was intended to build community support for planning and encourage residents to engage in the planning process. These efforts are part of the City's larger goal to expand outreach to connect with all socio-economic segments of the population.

Integration and Segregation

Race and Ethnicity

HUD defines a racially or ethnically concentrated area of poverty (R/ECAPs) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. The City of Eastvale does not have any R/ECAPs (**Figure HE-7**). There are also no R/ECAPs in the adjacent areas of Corona or Mira Loma. In the WRCOG region, the central area of Hemet, parts of the city of Riverside, two tracts in Moreno Valley, and one large census tract near Canyon Lake have been identified as R/ECAPs. Similarly, there are no areas that meet the definition of a “racially concentrated area of affluence” (RCAA). A RCAA was defined in 2019 in the HUD’s Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. Using this definition, there are no census tracts in, or overlapping with, the City of Eastvale that can be identified as a RCAA. Most RCAAs in the SCAG region are located in coastal communities while inland suburban communities do not reflect this pattern.

According to UC Berkeley’s data on racial segregation, Eastvale does not have any areas of single or dual-community segregation (Figure H-8). All census tracts in the city are identified as either three-group mixes or four-group mixes. This suggests that the White, Hispanic, and Asian residents of Eastvale, that is, 43.2, 40.5, and 26.1 percent of the population, respectively, are evenly distributed throughout the city, with no group overly represented in any census tract, and that the African American community may be concentrated in the southern “four-group mix” part of the city. Across the WRCOG region, many census tracts near the center of cities have a similar distribution, including the centers of Riverside, Banning, and parts of Corona. However, much of the region is primarily Latinx and White, particularly in the unincorporated Riverside County areas. In the Moreno Valley and Perris area, several census tracts have been identified as mostly Latinx or Latinx and Black communities. Several census tracts in the city of Riverside to the southeast of Eastvale but adjacent to Highway 91 are predominantly Latinx.

Persons with Disabilities

According to the 2015-2019 American Community Survey, there are no census tracts in the city with a high concentration of residents with disabilities (see Figure H-9). In the majority of census tracts, fewer than 10 percent of residents have a disability. A slightly higher percentage of residents in the northernmost census tract and the area along the border with Norco have a disability, but in these areas the number of residents with disabilities is less than 20 percent. This follows similar patterns across the region, with most areas of the western Riverside County area having either less than 10 percent or between 10 and 20 percent of residents identifying themselves as having a disability. One exception to this trend is a tract north of the Mira Loma area of Jurupa Valley, where the total number of residents is limited by a low number of housing units and where a senior housing is located; senior residents are more likely to have disabilities than younger residents. While there are no concentrations of persons with disabilities in Eastvale, stakeholders identified a shortage of

accessible units as a barrier to fair housing. To address this, the City will educate the public on how to request a reasonable accommodation (**Strategy HE-3F**).

Figure HE-7 R/ECAPs

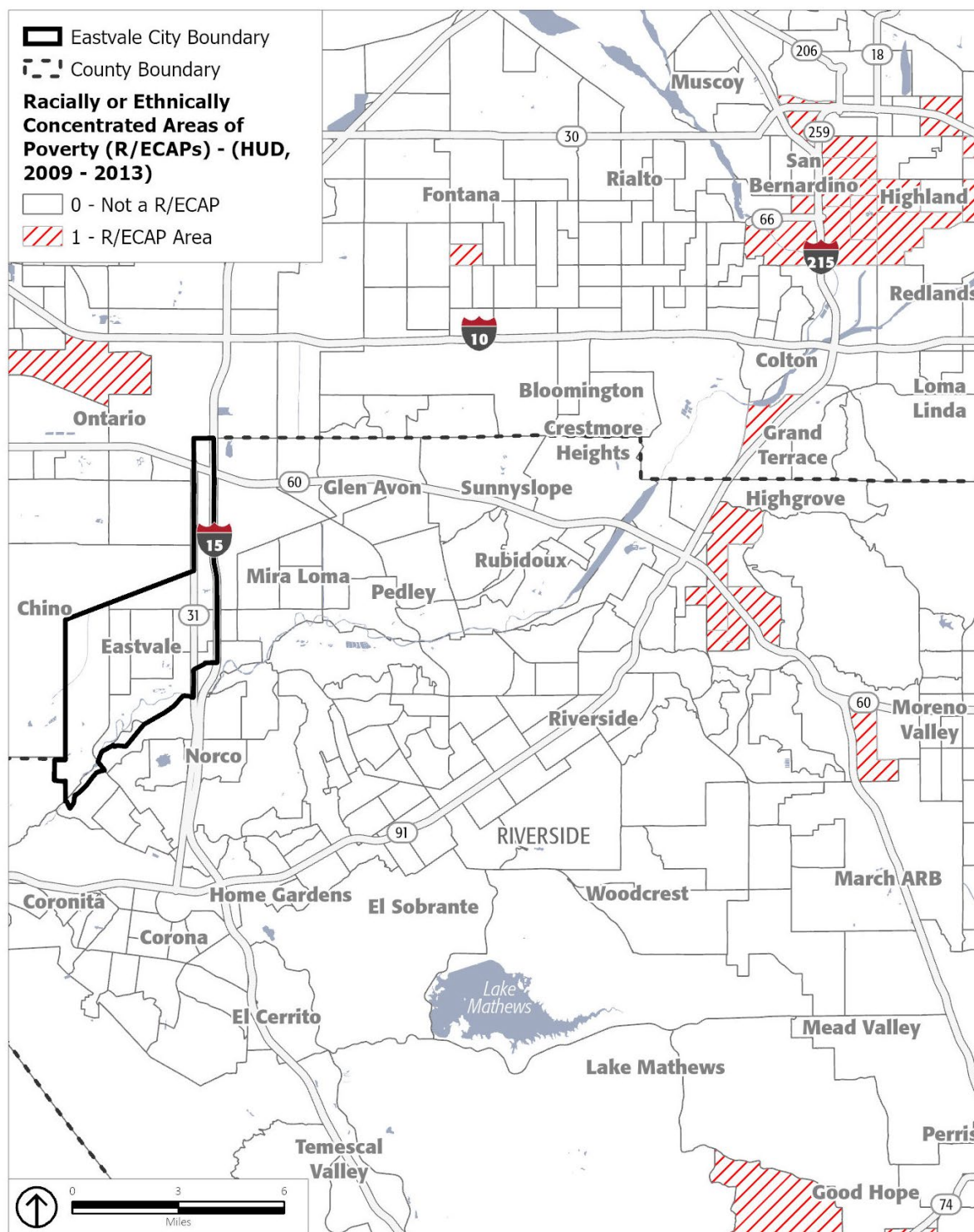


Figure HE-8 Neighborhood Segregation

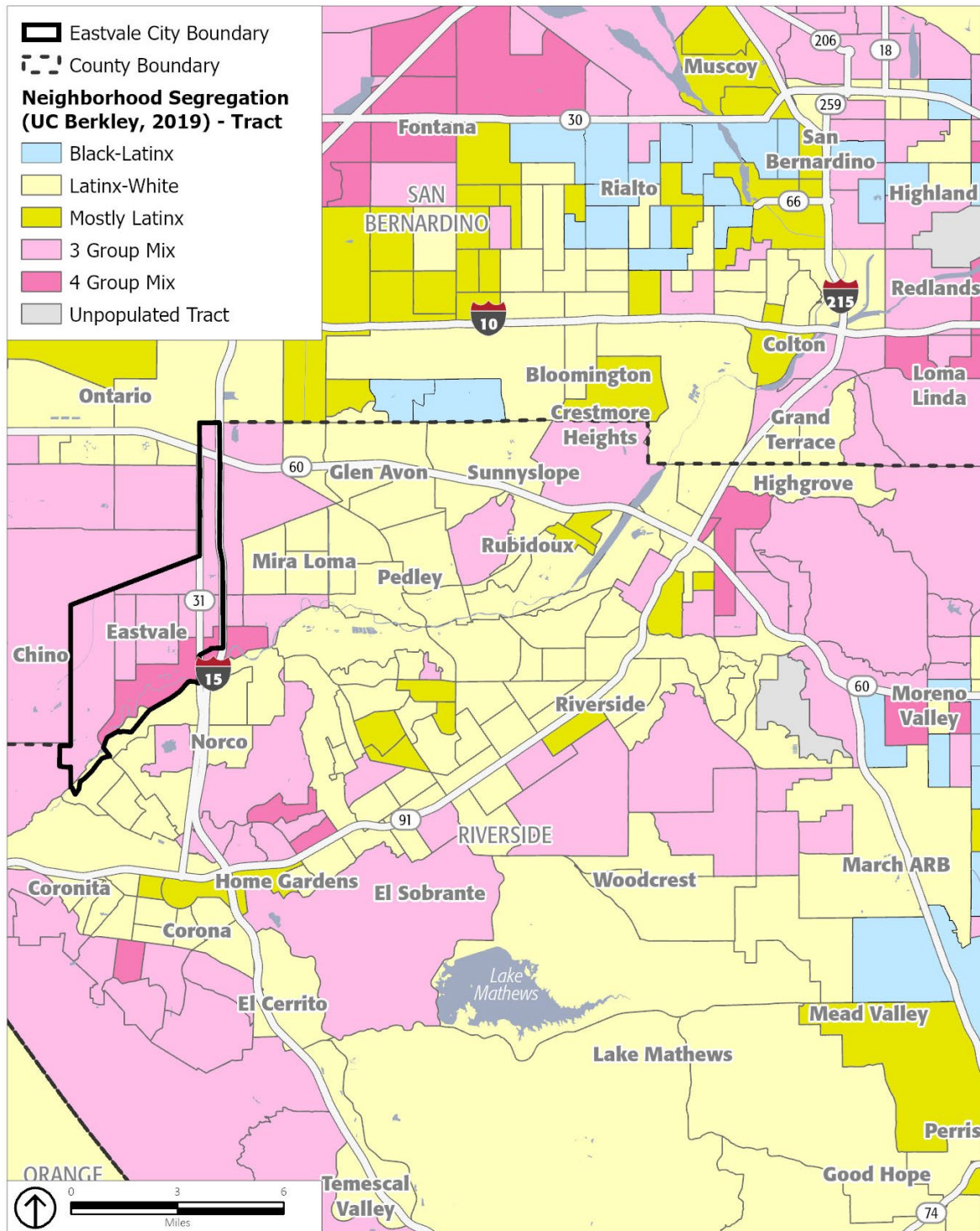
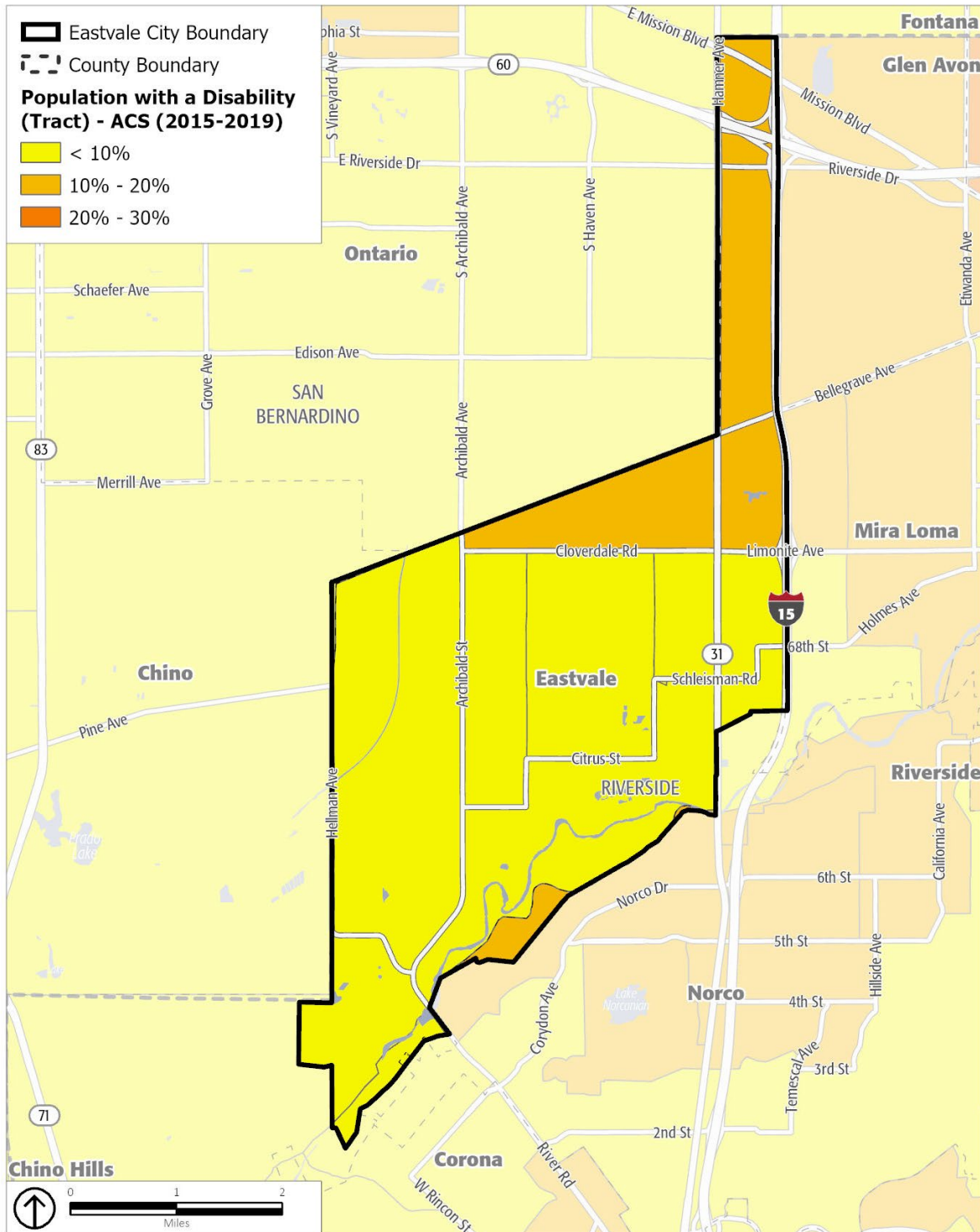


Figure HE-9 Residents with Disabilities



Income

Income data is available at the block group level, allowing for a finer-grain discussion of income distribution. As is shown in **Figure HE-10**, most block groups in Eastvale have a median household income between \$87,100 and \$125,000, which is higher than the state median income. Areas in the center of the city, south of Limonite Avenue and east of Archibald Avenue, tend to be higher income, with median incomes greater than \$125,000. This corresponds with poverty rates seen in the City. While the poverty rate across the City is low (6.4 percent), it is slightly higher north of Limonite Avenue, with a rate of approximately 5.5 percent compared to approximately 4.7 percent south of Limonite Avenue.

The high median incomes and low poverty rates found in Eastvale are unusual compared to many other areas of western Riverside County and much of the inland region. While some areas south of Eastvale and in the southern area of Riverside also have a high median income, many parts of the region have a median income lower than the region median overall. The cities of Perris and Moreno Valley, central Riverside, and parts of Riverside around Highway 91 tend to have lower incomes, including areas with median incomes lower than \$55,000 per year. For a household of four, this would be a low-income household. While the high median income and low poverty rates in Eastvale are indicators of a high resource area, this assessment explores whether these patterns are attributable to factors that contribute to fair housing issues such as a shortage of affordable housing for lower-income households.

Familial Status

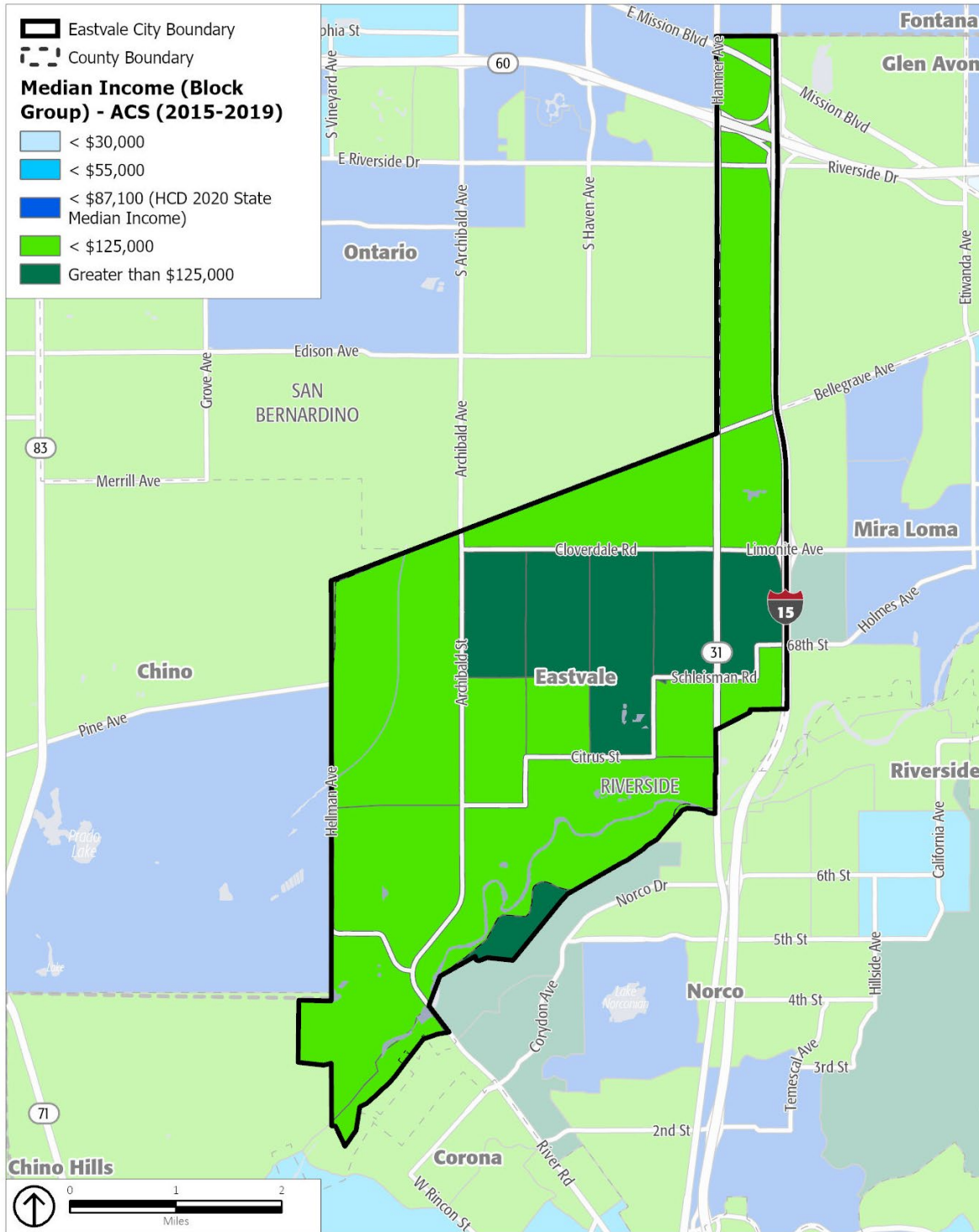
Eastvale has historically been highly family-oriented, a pattern that persists today. The majority of households in Eastvale are family households, and more than half of the households in the city have children under 18. Approximately 29 percent of households in Eastvale have five or more persons, indicating a need for large housing units. While many communities across the SCAG region are predominantly made up of married-couple families, like Eastvale, the percentage of households with children decreases in more rural and unincorporated areas, especially in the eastern portion of the region. In Eastvale, according to the 2014-2018 ACS, approximately 77 percent of housing units in Eastvale have four or more bedrooms, indicating that there is sufficient housing supply to accommodate the needs of families with children, rather than putting them at risk of displacement due to housing stock limitations. However, while there is a low homeowner vacancy rate (1.4 percent), the rental vacancy rate is high (6.9 percent), suggesting that families may have greater access to rental options than ownership options. This indicated a need to promote development of affordable ownership options to meet the needs of families in Eastvale. The City will work with local nonprofits to increase homeownership opportunities (Strategy HE-1F), promote the Riverside County Mortgage Credit Certificate program (**Strategy HE-5B**), and consider developing a First-Time Homebuyer program if funding is available (**Strategy HE-5C**).

Access to Opportunity

Mobility

Eastvale is currently served by two Riverside Transit Agency (RTA) routes, Route 3 and Route 29. Route 3 connects riders to the Amazon Fulfillment Center in northern Eastvale, travels primarily along Hamner Avenue, includes stops at River Heights Intermediate School and Eleanor Roosevelt High School, and connects to the Corona Transit Center. This allows riders to connect to the Metrolink regional rail system and the Corona Cruiser fixed-route local bus system. Route 29 also begins at Amazon Eastvale and travels down Limonite Avenue through Jurupa Valley to downtown Riverside, where it ends at the Riverside Transit Center. At this transit center, Route 29 connects to Metrolink regional rail as well as Omnitrans, which serves the San Bernardino area. Omnitrans also provides service to Eastvale with Route 87, but this primarily connects the Amazon Fulfillment Center to the cities of Ontario and Rancho Cucamonga. All Transit is a data tool that measures access to transit, connectivity, and service availability. According to All Transit, the City of Eastvale has a transit performance score of 2.1, compared to 3.3 for Riverside County and 5.5 for the SCAG region as a whole. Given the limited routes and frequency of public transit in Eastvale, the City will work with RTA to assess unmet transit needs and expand routes and frequency as needed (Strategy HE-5A).

Figure HE-10 Median Household Income



Employment Opportunities

Based on HUD's Jobs Proximity Index for the years 2014 to 2017, there is some disparity within Eastvale with regard to access to employment centers (see **Figure HE-11**). Residents of the northernmost census block group in the city tend to be in closest proximity to job centers, partially owing to the Amazon fulfillment center in this area. The block group near the Corona Municipal Airport and the Naval Sea Systems Command center in Norco has a similar jobs proximity rating. For residents living in the center of Eastvale, which is predominantly residential, access to job centers requires more travel. This follows similar patterns across the western Riverside County region, where primarily residential areas away from central interregional transportation lines such as Highway 91 and Highway 15 tend to have lower jobs proximity ratings. By promoting mixed-use development and coordinating with transit agencies to provide service to residential areas (Strategies HE-1E and HE-4D, respectively), the City can help to reduce the potential cost of living burden related to high transportation costs and long commute times in these areas.

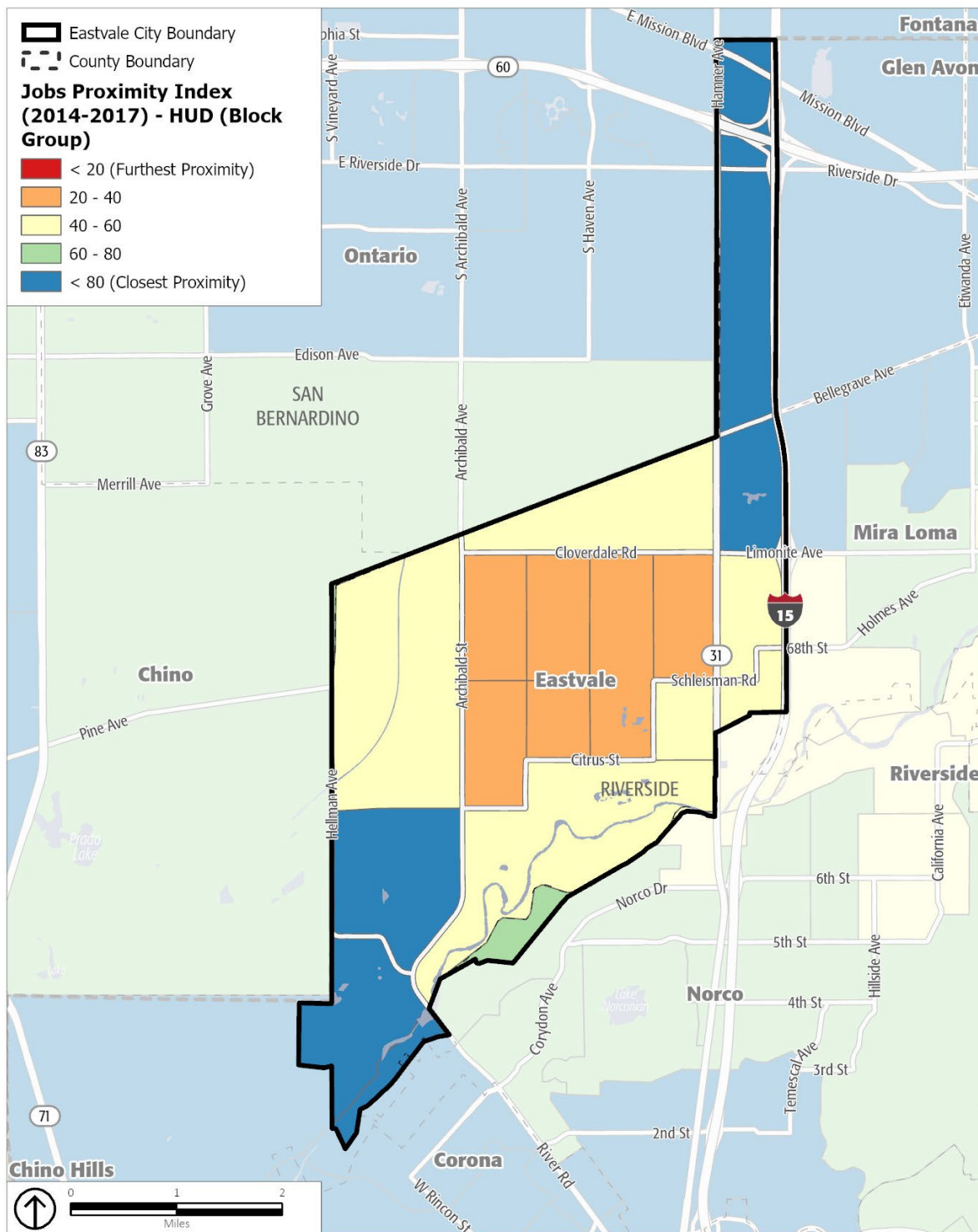
Educational Opportunities

Each year, the California Department of Education publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Reporting of educational indicators were suspended in 2020 due to the COVID-19 pandemic, therefore, 2019 is the most recent data available. There are seven schools in the City of Eastvale for which data is reported by the Department of Education; these include one high school, two intermediate schools, and four elementary schools. In 2019, the state-wide performance for English Language Arts was 2.5 points below standard and 33.5 points below standard for Mathematics. These scores measure how far students are from meeting the lowest possible score for their grade level standard, on average. All of the schools in Eastvale far exceed the statewide average scores, with nearly all English Language Arts and Mathematics scores being above the grade standard. Eleanor Roosevelt High also had a higher percentage of students that were considered "prepared" for college and/or careers than the statewide average. All households throughout the city regardless of income have access to high performing educational opportunities. Overall, Eastvale has a more positive educational outcome expected than many areas in the SCAG region and Riverside County. Eastvale scores are also slightly higher than most nearby cities of Corona and Rancho Cucamonga and are significantly higher than the cities of Mira Loma, Ontario, and Jurupa Valley. In the SCAG region, suburban communities with high median incomes tend to have higher educational scores than urban and rural, which reflects the score in Eastvale as a suburban city.

Additionally, elementary schools are also distributed evenly throughout the city, and there is a high school in the center of the city providing equal access by distance. The Corona-Norco Unified School District provides bus transportation to school for elementary school students whose home is greater than 2 miles from the school they attend and intermediate and high school students who live in outlying areas. RTA also provides public transit for students to River Heights Intermediate, Dr. Augustine Ramirez Intermediate, and Eleanor Roosevelt High. As a result of a variety of transit options and relatively even distribution of all high-performing schools, there are no areas in the City of Eastvale that have more limited access to proficient educational

opportunities. However, the Department of Education reported that at most schools, chronic absenteeism (missing more than 10 percent of instructional days) is most common among socioeconomically disadvantaged students and suspension is most common among African American students. Housing stability and neighborhood safety can play a large role in students' academic performance and ability to regularly attend school. Therefore, the City will promote the availability of rehabilitation programs to promote place-based revitalization where needed and assist lower-income households with providing children with safe, stable housing (**Strategy HE-4A**).

Figure HE-11 Job Proximity Index



Services for Persons with Disabilities

To meet the needs of the population with disabilities, Eastvale is served by five licensed adult residential care facility and 15 licensed residential care facilities for the elderly. Additionally, residents are served by Dial-A-Ride, an advanced reservation, origin-to-destination transportation option offered by RTA for seniors and persons with disabilities at locations within three-quarters of a mile of an RTA fixed route. RTA also provides a “lifeline” service for residents with no other transportation options. Omnitrans provides ADA paratransit service as well as taxi vouchers or Lyft credit for residents with disabilities. Other services for residents with disabilities are distributed throughout Riverside County, including Independent Options Inc. in Corona, which provides both residential and day services to adults with developmental disabilities.

Beyond mobility for persons with disabilities, the City requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and by providing rehabilitation assistance (**Strategy HE-3F** and **HE-4A**).

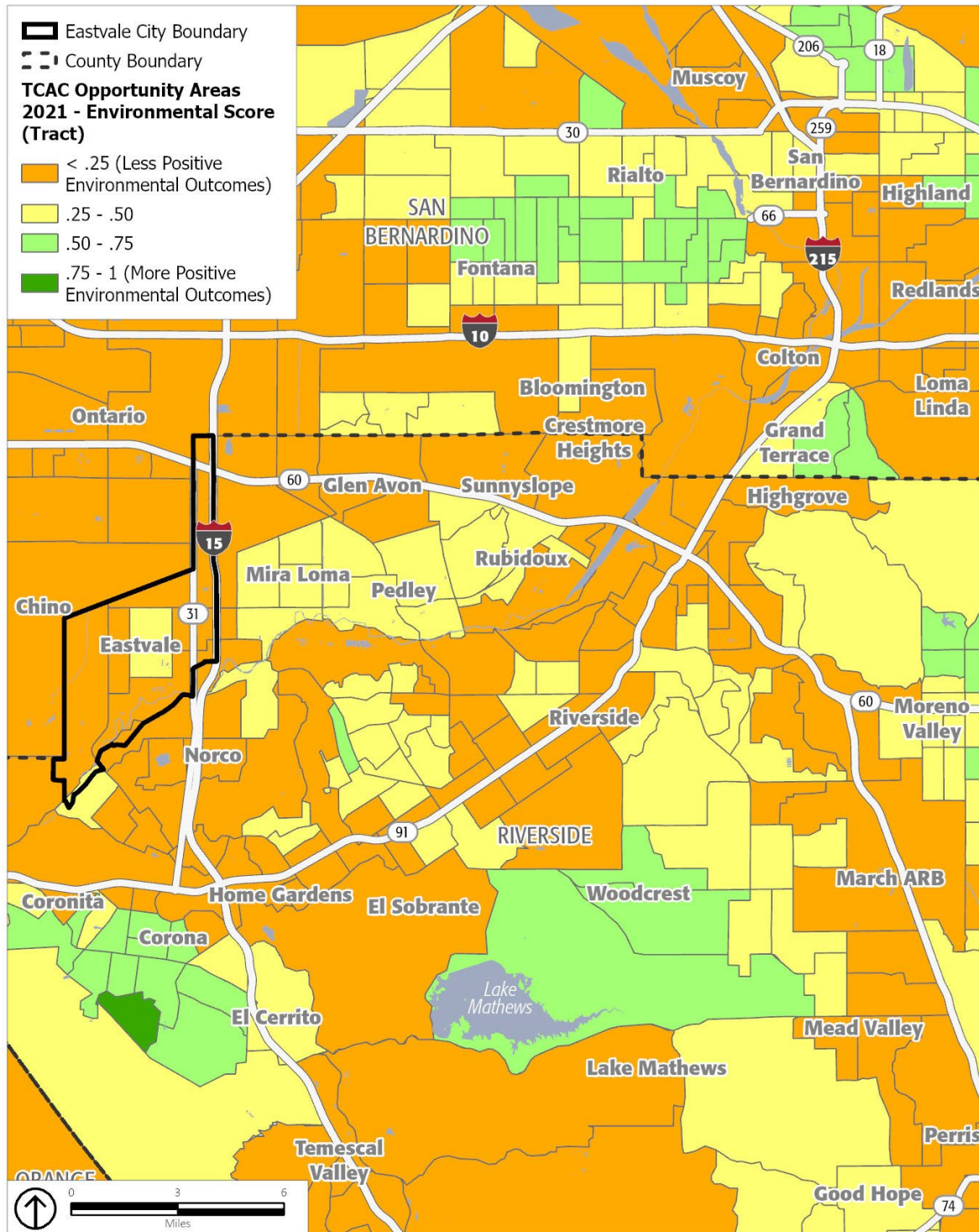
Environmental Health

Though Eastvale is in the highest quartile for levels of both economic and educational opportunity, like much of western Riverside County, most of Eastvale is in the lowest quartile for environmental indicators as identified by TCAC, indicating that it has some of the least positive environmental outcomes (**Figure HE-12**). Central Eastvale, in the census tract bounded by Limonite Avenue, Scholar Way, Harrison Avenue, and Citrus Street, is in the second-lowest quartile. The three most prominent types of pollution in Eastvale’s CalEnviroScreen 3.0 ratings (as of June 2018) are particulate matter (PM2.5), ozone, and drinking water pollution. In some sections of Eastvale, solid waste is also a noted environmental concern.

According to the California Office of Environmental Health Hazard Assessment, particulate matter air pollution may come from cars and trucks, factories, wood burning, and other activities. Similarly, ozone pollution primarily comes from transportation sources (trucks, cars, and planes), factories and farms, and dry cleaners. This is particularly concerning for families with children and elderly people in the household, because these groups are particularly susceptible to air pollution. However, this type of pollution is prevalent across Eastvale and does not disproportionately affect some residents. The Office of Environmental Health Hazard Assessment indicates that runoff from agricultural or industrial uses and groundwater contamination from fires are possible sources for groundwater pollution. Solid waste pollution is particularly prevalent in the northern section of Eastvale, which contains one solid waste facility, and the western edge of the city, which is near seven solid waste facilities (one in Eastvale, the rest in the Chino area). These facilities have the potential to leach toxic chemicals into the water or air. Though the eastern and southern sections of the WRCOG region, such as Hemet, Murietta, and Wildomar, tend to have environmental scores associated with more positive environmental outcomes,

Eastvale's environmental rating is similar to those of Riverside, Corona, Jurupa Valley, Perris, and unincorporated sections of the county (see **Figure HE-12**, which covers a portion of the WRCOG region).

Figure HE-12 TCAC Environmental Score



Displacement Risk/Disproportionate Need

Overcrowding

Fewer than 8.2 percent of households in each of Eastvale's census tracts were considered overcrowded, which puts the city below the statewide average (see **Figure HE-13**). According to California Health and Human Services (CHHS), the rate of overcrowding is relatively similar across the City of Eastvale, with no areas with households at greater risk of displacement risk due to overcrowding or severe overcrowding. Just east of the city, in Jurupa Valley, this rate is higher, with some census tracts having rates of overcrowding between 8.3 and 12 percent, between 12.01 and 15 percent, or between 15.01 and 20 percent. In parts of the Jurupa Valley and Moreno Valley, central Riverside, and Perris, this number is greater than 20 percent of households. While there are no areas of greater overcrowding, any household that is experiencing overcrowding has a disproportionate need for affordable, larger housing units and is at risk of displacement from their housing unit or community without it. By encouraging and supporting the development of a diverse range of housing types at a range of affordability levels (**Strategies HE-1B, HE-1C, HE-1D, HE-1E, HE-3A, and HE-3E**), Eastvale will encourage the development of housing appropriate to households of many sizes, allowing for households to identify homes sized appropriately for their needs.

Overpayment

Among lower-income owners in Eastvale, many households spend more than 30 percent of their income on housing. As shown in **Figure HE-14**, in 2015 to 2019, more of these households lived in the outer edges of the city than in the center, which is correlated with income in the city. Regionally, the center and east side of Riverside have higher rates of overpayment than Eastvale, but most cities in the area have similar levels of overpayment. Among renters, (**Figure HE-15**), rates of overpayment among renters tend to be higher outside of Eastvale than within the city limits. However, within many census tracts in Eastvale, particularly in the northern half of the city, between 40 and 60 percent of renters pay more than 30 percent of their income for housing. This suggests that there is a potential risk for lower-income households to be displaced due to high housing costs, but this risk is regional in nature and not limited to Eastvale. The City has included **Strategy HE-1F** to work with nonprofits to increase affordable homeownership opportunities and **Strategy HE-5A** to connect lower-income households with affordable ownership and rental options within the City.

Figure HE-13 Household Overcrowding

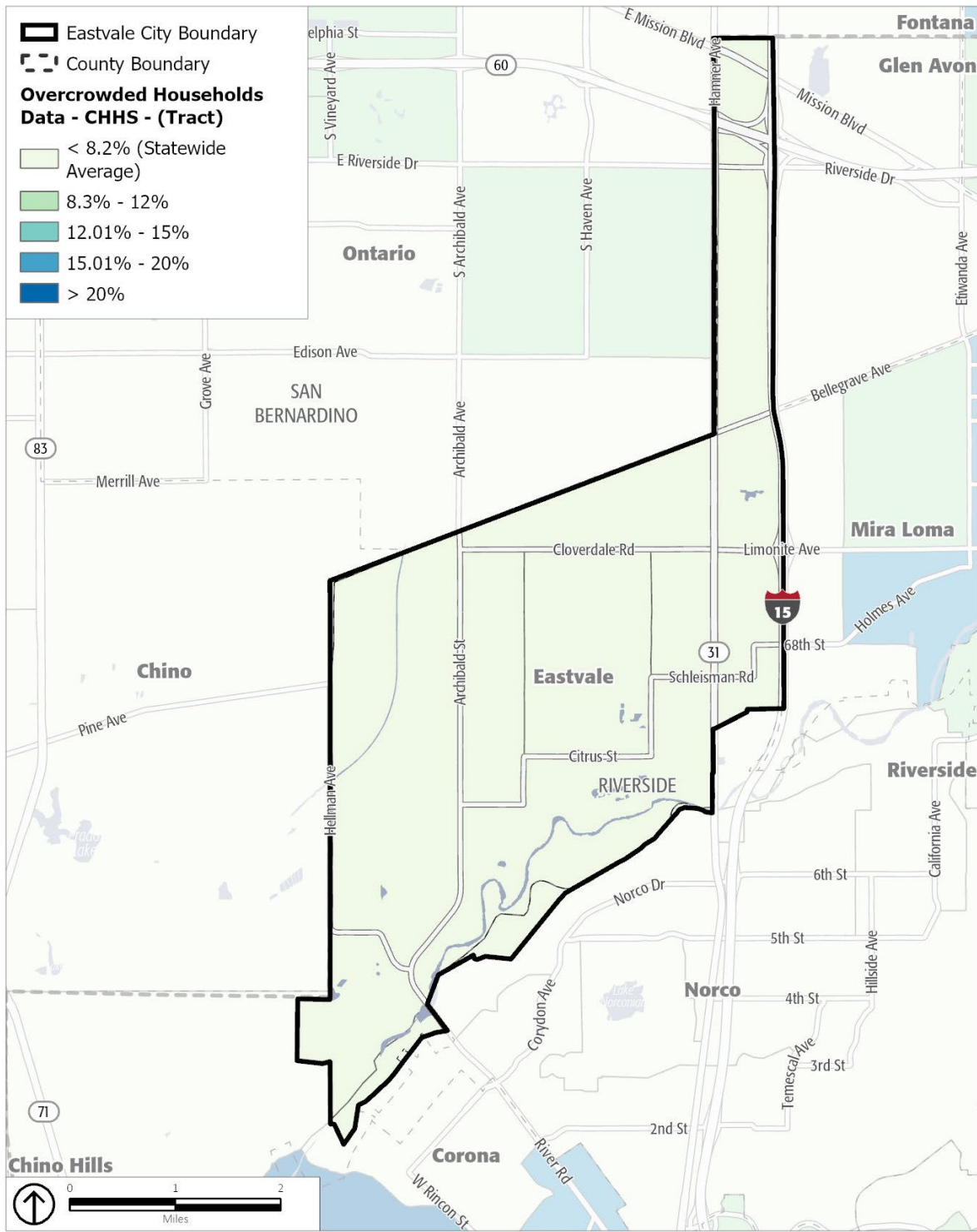


Figure HE-14 Overpayment by Homeowners

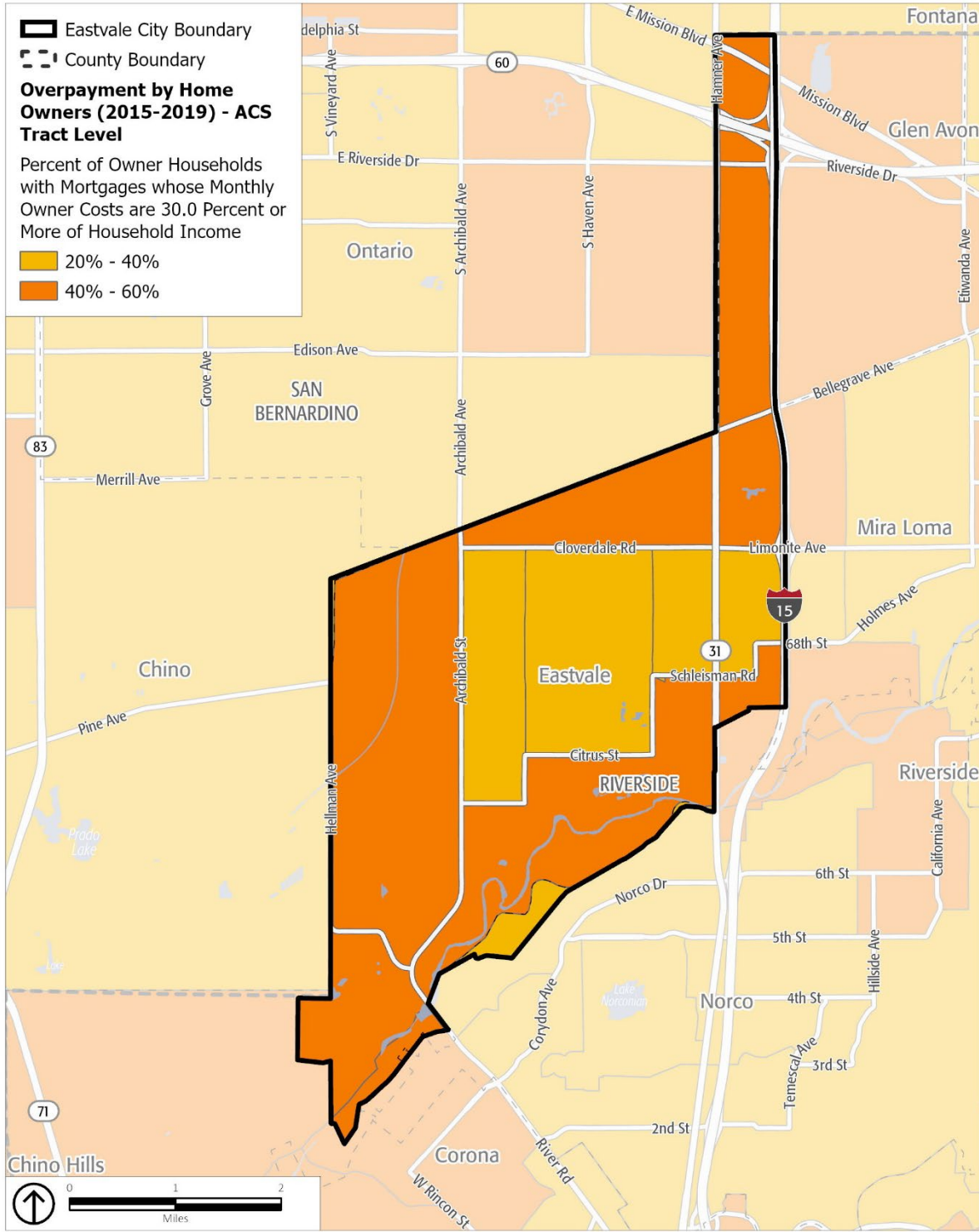
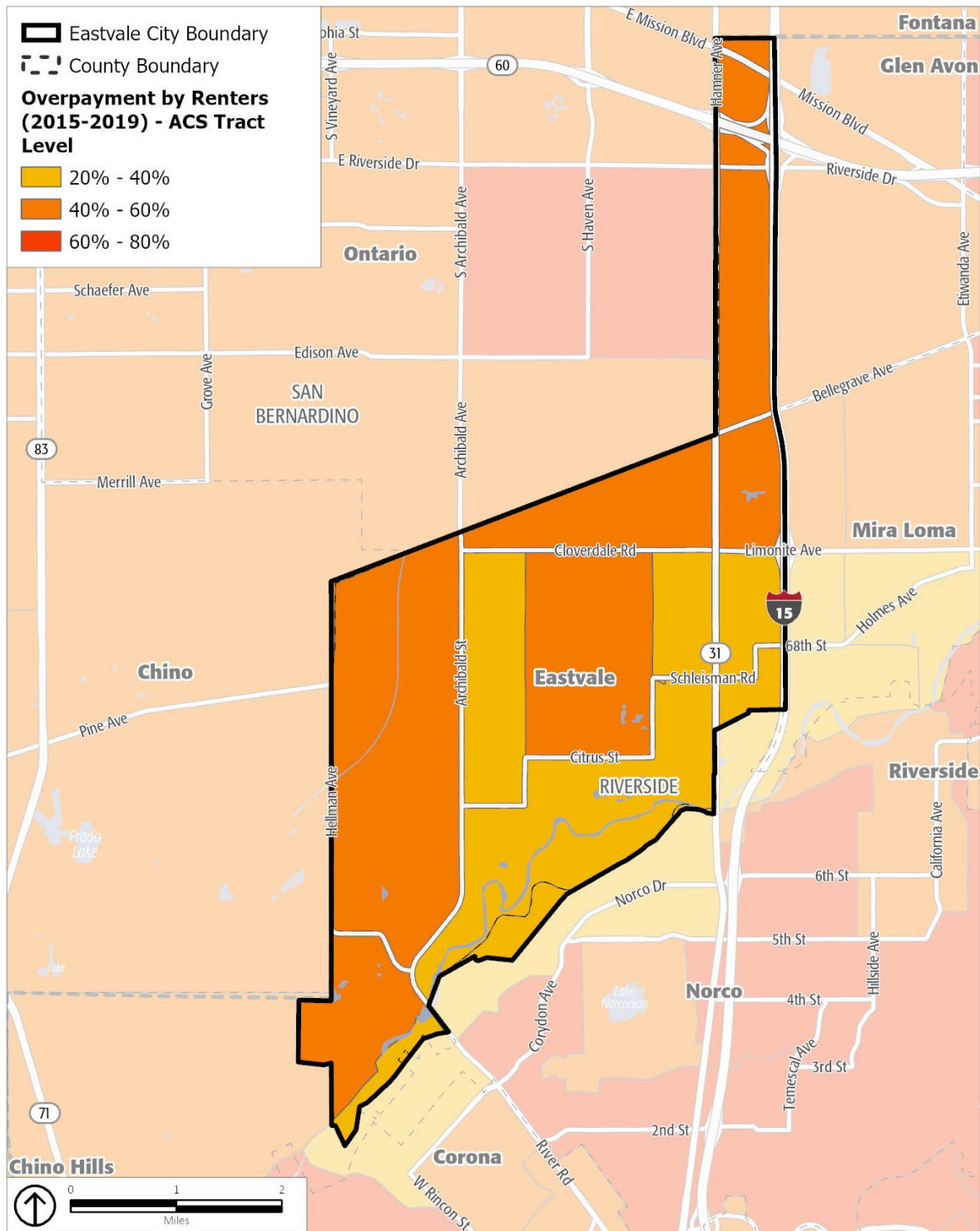


Figure HE-15 Overpayment by Renters



Housing Condition

While overpayment presents a displacement risk for residents, housing condition is less likely to be an issue as approximately 92 percent of the housing stock has been built since 2000. Substandard housing condition resulting from deferred maintenance can often present a health and safety risk for occupants and a displacement risk if the unit is deemed inhabitable. However, units that are less than 30 years old typically have fewer repair needs resulting from wear and tear and less likely to be considered “substandard.” Given the age of Eastvale’s housing stock, housing condition does not present a risk of displacement for residents. In the event that a lower-income homeowner or landlord needs assistance to maintain the condition of their home, the City will offer rehabilitation assistance (**Strategy HE-4A**). While most of Eastvale’s housing stock is new and in good condition, that is not the case throughout the SCAG region, particularly in eastern communities. Many eastern communities are dominated by mobile and manufactured homes, which typically need repairs more frequently than standard stick-built housing. Additionally, many communities in the SCAG region were established well before Eastvale and have an older housing stock. Therefore, it is likely that housing conditions in Eastvale are better than in most of the region.

Homelessness

According to the 2020 Riverside County point-in-time survey, there are no homeless residents in Eastvale. Even if the survey failed to capture the whole population, it is unlikely that the homeless population in Eastvale is larger than 10 persons. If this the case, the homeless population in Eastvale makes up less than 5 percent of the total unsheltered population of District 2. The homeless populations in the cities of Corona and Jurupa Valley are significantly higher at an estimated 109 and 103 persons, respectively.

Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there are several shelters and homeless resources available to homeless residents of Eastvale (**Table HE-16**), there are limited services available inside city limits. In order to facilitate the construction of emergency shelters, the City has included **Strategy HE-3D** to allow low-barrier navigation centers in all zones that allow mixed-use and non-residential zones that allow multifamily uses. The City also encourages development of housing for extremely low-income housing through outreach to developers, financial and technical assistance when feasible, expedited processing, and other incentives identified in Strategy HE-3F.

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the average home value in Eastvale has increased by an average of 13 percent annually since 2012, increasing from \$357,000 which was affordable to a household earning approximately \$56,000 annually to \$774,000 in July 2021, a price that is affordable to a household earning approximately \$122,000. The rate of increase in rental prices still outpaces wage increases but is less than that of home values. Between March 2015 and July 2021, the average rent in

Eastvale increased 3.2 percent annually, from prices affordable to households earning \$75,500 to those earning \$88,800 or more. While housing costs have increased rapidly, wages have not kept pace. The median income in Eastvale has increased approximately 1.4 percent annually, from \$105,894 in 2010 to \$119,213 in 2019 according to the American Community Survey. The difference in these trends indicates growing unaffordability of housing in Eastvale, as is the case throughout the region and state. In order to address affordability challenges, the City will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities (see **Strategies HE-3A**, and **HE-5A**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. As discussed under Patterns of Integration and Segregation, the rate of poverty in Eastvale is relatively lower, with only a slightly higher rate in the northern portion of the City. However, as shown in **Figures HE-14** and **HE-15**, the areas with higher rates of overpayment do not strictly align with the distribution of lower-income households. Therefore, displacement risk due to overpayment for low-income renter households is not significantly higher in any one area of the city. The City has included **Strategies HE-5A** and **HE-5C** to connect lower-income households with affordable housing opportunities and assist first-time homebuyers.

Other Relevant Factors

The City of Eastvale does not have a recent history of exclusionary zoning or discriminatory policies. As a relatively new community (incorporated in 2010), the city is dominated by single-family residential uses, with residential areas almost entirely zoned for one dwelling unit. Affordable housing development typically requires high density zones to support construction; therefore, zones limited to single dwelling units on each lot do not support affordable development. More than 85 percent of the housing stock in Eastvale consists of single-family, detached housing, ranging significantly in size depending on the age of the unit. Larger, more unaffordable single-family homes are typically located in the higher resource areas, making proximity to resources unattainable for lower-income households. However, despite this dominance, multi-family zones, specific plan areas, and planned residential development zones are scattered throughout the city rather than being concentrated. Additionally, the city does not have any areas identified by TCAC as lower resource areas. While the City has limited capacity for new construction in residential zones due to nearly complete build-out, Eastvale's Specific Plans also include multifamily homes to encourage this development. The purpose of promoting this type of use is to facilitate construction of housing in areas with close access to resources and opportunity through a range of housing types, not exclusively single-family construction. Additionally, the emergence of ADUs combats the dominance of single-family zones by allowing a multiple unit, at a range of sizes, on each lot. ADUs provide a mechanism of facilitating mixed-income neighborhoods while maintaining single-family zoning.

According to Home Mortgage Disclosure Act (HMDA) data for 2019, 39 percent of home purchase mortgages originated were made to Asian homebuyers (315

loans), a disproportionately higher rate of origination than is represented in the population as a whole. Loans for White homebuyers were originated at a slightly lower rate than (37 percent, or 293 loans compared to 43.2 percent of the population in the 2014-2018 ACS). Four percent of loans originated were made to Black or African American homebuyers (34 loans), a lower percentage of total borrowers than is represented in the population as a whole (8.9 percent in the 2014-2018 ACS). In 2019, 20 percent of all loans originated for home purchases were made to Hispanic residents. This is a disproportionately lower percentage of Hispanic residents than is represented in the City's population (40 percent of the total population in the 2014-2018 ACS). However, it is worth noting that loans made to Hispanic or Latino homebuyers are contained within other ethnic groups within HMDA data rather than being counted as a separate race category, unlike the ACS. Census Tract 406.07 had the highest rate of approvals (33 percent). However, this Census Tract also includes a section of Jurupa Valley, and it is likely that the majority of home loan applications in this Census Tract were not made in Eastvale. Tract 406.16, along the city's southern edge, had the second highest rate of approvals at 22 percent.

Among home purchase loan applications that were denied in 2019, White applicants were most likely to receive a denial (39 percent of denials, or 38 applications). This is slightly lower than the overall representation of White residents in the City's population. For Hispanic applicants, rates of denial were disproportionately lower than the overall representation in the community (32 percent), and Asian applicants had a slightly higher rate of denial than their representation in the overall population (35 percent of denials vs 26 percent of the population). Only two home purchase loan applications made by Black or African American borrowers were denied in 2019. The central area of the city, Census Tract 406.15, saw the highest percentage of denials (32 percent); however, this is also one of the highest income areas of the city.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

At the time of this Housing Element update, the City is conducting a comprehensive review of the City's zoning laws and policies for compliance with fair housing law and anticipates completing this review and update during the 2022 calendar year. In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. All fair housing complaints are referred to the Fair Housing Council of Riverside County (FHCRC), which also provides landlord-tenant counseling services and educational workshops. According to the 2019-2024 Analysis of Impediments to Fair Housing, between 2013 and 2018, over half of fair housing complaints countywide (51.03 percent) were related to physical disability. An additional 11.9 percent were related to mental disability.

Per Policy H-7 the City will periodically review its zoning code and policies to ensure they do not constrain housing production. Additionally, the City will provide biannual training to landlords on fair housing laws and will work with FHCRC to promote the availability of fair housing legal services and distribute information to landlords and property managers on state and federal fair housing laws (**Strategy HE-5A**).

The Fair Housing Council of Riverside County (FHCRC) provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the County regarding discrimination complaints and housing disputes. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations; however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of insects and cases of mold. FHCRC confirmed that these issues are not isolated to Eastvale and are experienced by residents across their service area. While they do not track the origin of complaints to Eastvale, FHCRC reported in their quarterly reports that they received a total of 1,549 complaints between January and September 2020 from residents of West County, which includes Eastvale.

In their 2019 Annual Report, the California Department of Fair Employment and Housing (DFEH) reported that they received 36 housing complaints from residents of Riverside County, approximately 3.8 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that just three cases were filed by residents of the City of Eastvale between January 2013 and March 2021. All three cases were based on the renter's disability status and included discriminatory refusal to rent, discriminatory advertising, and failure to make reasonable accommodation. All three were successfully settled. In addition to the three cases, one inquiry of an unknown alleged basis for discrimination was sent to HUD, however, this case was closed when the inquirer failed to respond to HUD's follow-up.

FHCRC and DFEH were not able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. **Strategy HE-5A** has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As stated above, all of Eastvale is designated as a highest opportunity area, though access to opportunity varies slightly throughout the community as identified in this assessment of fair housing.

In order to confirm whether the sites identified in the Housing Element inventory will affirmatively further fair housing, the City examined the TCAC/HCD opportunity area map as well as specific geographic patterns of resources. As the entirety of the City of Eastvale has been designated as a highest resource area by TCAC and HCD, the City primarily relied on other indicators to determine whether the sites inventory affirmatively furthers fair housing.

Potential Effect on Patterns of Integration and Segregation

As discussed throughout *this* assessment, there are no notable concentrations of poverty or affluence, minority populations, or other indicators of possible segregation within Eastvale. Sites to accommodate the lower-income RHNA have been identified north of Limonite Avenue in the Leal Master Plan and east of Archibald Avenue. Each of these sites will facilitate construction of new lower-income units to increase housing mobility opportunities for current lower-income residents in Eastvale, while also creating housing opportunities for other populations who may not have previously been able to access housing in Eastvale.

Additionally, the Leal Master Plan includes residentially zoned land that has been identified to accommodate moderate- and above moderate-income units, therefore facilitating a mixed-income neighborhood and encouraging integration of lower-income housing in high opportunity areas. The assessment of fair housing and **Figures HE-4** through **HE-15** do not identify any concentrations of poverty or overpayment, disproportionate housing need or displacement risk, or other indicators of fair housing issues in this area. The site capacity identified east of Archibald Avenue further ensures that lower-income housing is available in multiple areas of the City to combat potential concentrations of lower-income households in the Leal Master Plan.

The distribution of sites to meet each income category, shown in the table below, aims at ensuring there is additional housing stock in areas of need, such as north of Limonite Avenue, while preserving the relatively integrated characteristics of Eastvale that exist today and creating housing opportunities across the community for a growing population.

TABLE HE-19. UNITS BY INCOME AND GEOGRAPHIC AREA			
Income Category	Geographic Area of the City		
	North of Limonite Avenue	West of Archibald Avenue	East of Archibald Avenue
Lower-Income	1,700	0	400
Moderate-Income	570	46	0
Above Moderate-Income	530	47	59
Total	2,800	103	459

Potential Effect on Access to Opportunity

The Leal Master Plan is located adjacent to a commercial center that offers a variety of job opportunities and is within a mile of multiple grocery stores and a school. Therefore, the development of the Leal Master Plan will affirmatively further fair housing through constructing new affordable housing in an amenity rich, income-integrated neighborhood to provide housing and economic mobility opportunities. The other sites identified to meet the lower-income RHNA in the eastern portion of the City are within close proximity of the Eastvale Gateway where jobs, restaurants, pharmacies, grocery stores, and other services are abundant. All sites for lower-income units are placed such that they will provide close access to opportunities in high resource areas and mixed-income communities for these households.

The available sites to meet the moderate- and above moderate-income RHNA are located throughout the City. All of these sites are located in highest resource areas, near grocery stores and schools, and have nearby neighborhood parks. Additionally, no sites are located in areas with disproportionate rates of overpayment, poverty, overcrowding, or other fair housing concerns compared to the city or region. Therefore, the sites identified in **Table HE-22** and **HE-23** will provide access to services, employment, and educational and recreational opportunities for future residents and are a mechanism of affirmatively furthering fair housing by promoting mixed-income neighborhoods, facilitating mobility to high opportunity areas, and reducing displacement risk for cost burdened tenants and homeowners by increasing the supply of housing.

Potential Effect on Displacement Risk

As discussed in the assessment of disproportionate housing need, overpayment is an issue for approximately 30 percent of lower-income homeowners and up to 60 percent of renters in some areas of the City. Overpayment is a more chronic problem outside the core of the City (see **Figures HE-14** and **HE-15**). The sites identified in the inventory to meet all income categories of RHNA are primarily located outside of the core of Eastvale the City will address overpayment in these areas through an increased housing stock that will alleviate the demand on an existing shortage of affordable housing and will facilitate mobility opportunities for all households. Therefore, the selected sites will combat displacement risk by addressing housing need in existing resources. Additional efforts to increase reduce overpayment risk include establishing a Residential Opportunity Overlay Zone on the Eastvale

Gateway to support additional affordable housing (**Strategy HE-3G**), encouraging the construction of ADUs (**Strategy HE-1E**), and establishing partnerships to support affordable housing development, particularly for special needs groups (**Strategy HE-3A**).

Contributing Factors

The primary fair housing issues that arose through this assessment were discrimination against residents with disabilities and overpayment by both renters and homeowners across the city. Factors that contribute to discrimination against residents with disabilities may include a shortage of accessible, affordable housing or lack of awareness of the legal requirements to provide reasonable accommodation (see Table HE-19). In Strategy HE-5A the City will provide information to all registered rental properties about their fair housing responsibilities. To help address issues of overpayment, the City will support the development of affordable housing of a variety of types as identified in Table H-19.

TABLE HE-20. CONTRIBUTING FACTORS		
AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
Segregation based on disability status.	Discriminatory actions against persons with disabilities. Shortage of accessible housing units. Limited funding for subsidized housing for persons with disabilities.	Allow residential care facilities as a residential use (Strategy HE-3C). Encourage mobility-impaired accessibility in project design (Strategy HE-3G). Promote reasonable accommodations request process (Strategy HE-3G). Encourage providers to designate new affordable units for persons with disabilities (Strategy HE-3H). Ensure compliance with building standards through code enforcement (Strategy HE-3G and HE-4B). Distribute fair housing information, provide biannual training (Strategy HE-5A).
Displacement of residents due to economic burden.	High cost of housing (rents and sale prices). Shortage of affordable units. Cost of repairs and rehabilitation. Low homeowner vacancy rates. Shortage of available land for high density housing.	Prioritize processing subdivisions that include affordable units (Strategy HE-1B). Encourage construction of ADUs (Strategy HE-1E). Work with local nonprofits to increase homeownership opportunities (Strategy HE-1F). Prioritize permit processing for affordable housing and housing for special needs groups (Strategy HE-3A). Partner with developers to incentivize affordable development (Strategy HE-3B). Provide rehabilitation assistance (Strategy HE-4A). Promote the Mortgage Credit Certificate program (Strategy HE-5B). Consider developing a First-Time Homebuyer program (Strategy HE-5C).

TABLE HE-20. CONTRIBUTING FACTORS

AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
Disproportionate access to services and employment.	Limited transit routes available in portions of the city. Separation of residential from other uses rather than mixed-use development.	Develop an infill program for residential units in mixed-use projects (Strategy HE-1D). Work with RTA and Omnitrans to assess unmet transit need (Strategy HE-5A).
Limited access to environmentally healthy neighborhoods.	Proximity to industrial facilities and major freight transportation routes.	Encourage landscaping or other buffers between residential and industrial uses (Strategy HE-5A). Explore options to provide parks, open space, and other recreational amenities as the City's population grows (Strategy HE-7B).

HOUSING OPPORTUNITIES AND RESOURCES

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

Regional Housing Need

Eastvale falls under the jurisdiction of the Southern California Association of Governments. SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in Table H-20, Eastvale is required to plan for 3,028 units during the 2021-2029 planning period at e certain densities, 1,817 of which must be affordable to extremely low, very low, and low income households, 635 must be affordable to moderate income households, and 576 for above moderate income households.

TABLE HE-21. REGIONAL HOUSING NEED, 2021-2029	
Density	2021- 2029 RHNA
30 or more dwelling units per acre	1817
8-20 or more dwelling units per acre	635
1-8 or more dwelling units per acre	576
Total	3,028
Source: SCAG 2021	

Availability of Land

To demonstrate the City's capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The sites listed in Table HE-21 will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the remainder of the 2021-2029 RHNA period.

This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

Realistic Capacity

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) as well as project examples to determine approximate density and unit capacity. Based off of these findings, the City assumed an 80 percent realistic unit number on sites included in **Table HE-22** and sites 22 and 23 in **Table HE-23**. Site 21 is based off of the approved unit count for the project.

The City considered the following projects as well as considered regional projects examples that were both affordable and market rate to determine that an 80% realistic capacity was appropriate.

- Magnolia Ranch (previously Orange Street) (proposed, Eastvale) – 103 percent realistic capacity
- Home Front at Camp Anza (affordable, constructed, Riverside) – 81 percent realistic capacity
- Entrada (constructed, Riverside) – 110 percent realistic capacity
- Tres Lagos (affordable, approved, Wildomar) – 109 percent realistic capacity

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; and (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Eastvale is 30 dwelling units per acre. The City is relying on the Highest Density Residential (HHDR) land use designation, which allows for 20.1 – 40 units per acre to accommodate the lower income RHNA. However, the City is currently updating its General Plan, which will provide for higher density land use designations. to accommodate the lower income RHNA, the updated General Plan will include new land use designations that will allow up to 40 to 70 dwelling units per acre.

None of the sites included in **Table HE 22** have been included in the last 2 Housing Element cycles.

Current Site Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City's RHNA. **Table H-22** provides the characteristics of each site including, zoning, general plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. and Figures H-16 through **Figures HE-16** through **HE-20** maps the location of each site in the City. As shown in the table below, the city currently has capacity to accommodate 47 above moderate-income units, and 56 moderate- income units. Currently, the city does not have any sites to accurate the lower income RHNA.

TABLE HE-22. CURRENT AVAILABLE SITES

Site ID	APN	Acreage	GP Des.	Zoning	Realistic Capacity	Current Use	Assumed Affordability
1	144130016	0.53	LDR	A-1	1	Vacant	Above Moderate
2	144130009	1.03	LDR	A-1	2	Vacant	Above Moderate
3	130070019	1.09	LDR	A-1	2	Vacant	Above Moderate
4	144130008	3.97	LDR	A-1	6	Vacant	Above Moderate
5	144110034	1.12	LDR	A-1	2	Vacant	Above Moderate
6	130070002	1.00	LDR	A-1	2	Vacant	Above Moderate
7	144100002	0.97	LDR	A-1	2	Vacant	Above Moderate
8	144100034	4.60	LDR	A-1	7	Vacant	Above Moderate
9	144110030	2.40	LDR	A-1	4	Vacant	Above Moderate
10	144110029	2.40	LDR	A-1	4	Vacant	Above Moderate
11	144110027	2.40	LDR	A-1	4	Vacant	Above Moderate
12	144100033	0.76	LDR	A-1	1	Vacant	Above Moderate
13	144110008	2.37	LDR	A-1	4	Vacant	Above Moderate
14	144070021	0.48	LDR	A-2	1	Vacant	Above Moderate
15	144070020	0.68	LDR	A-2	1	Vacant	Above Moderate
16	144070019	0.46	LDR	A-2	1	SF home ¹	Above Moderate
17	144070018	0.54	LDR	A-2	1	SF home ²	Above Moderate
18	144070017	1.00	LDR	A-2	2	Vacant	Above Moderate
19	144070016	1.00	LDR	A-2	2	Vacant	Above Moderate
Subtotal Above Moderate					47		
20	Citrus 152050050	15.77	HDR	R-3	56 ³	SF home ⁴	Moderate
Subtotal Moderate					56		

Source: City of Eastvale, October 2021

¹ The site currently has a residential site built pre-1955. The residential building is currently being rented. The current owner is the same as site 144120012 and has the same plans for this site once he retires in the coming years.

² The site currently has a structure that is boarded up, dilapidated and not operational. The City has had several conversations with the owner and their representative about potential use of the property. The owner would like to explore possible uses for development, including residential.

³ Capacity assumes 5 acres based on site constraints

⁴ This site currently has a residential building on site built pre-1955. The residential building is currently being rented on a month-to month lease. The City has had several conversations with the owner and their representative about potential use of the property and would like to explore possible uses for development, including residential.

Figure HE-16 Current Site Inventory Map 1

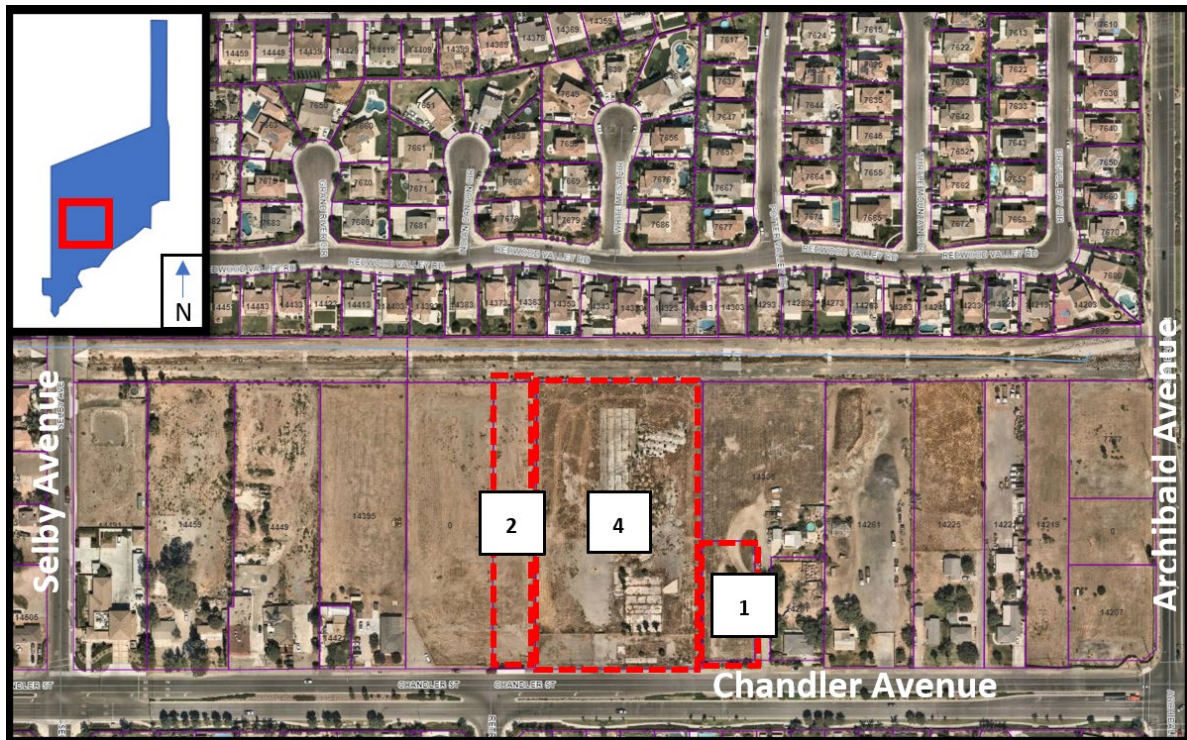


Figure HE-17 Current Site Inventory Map 2

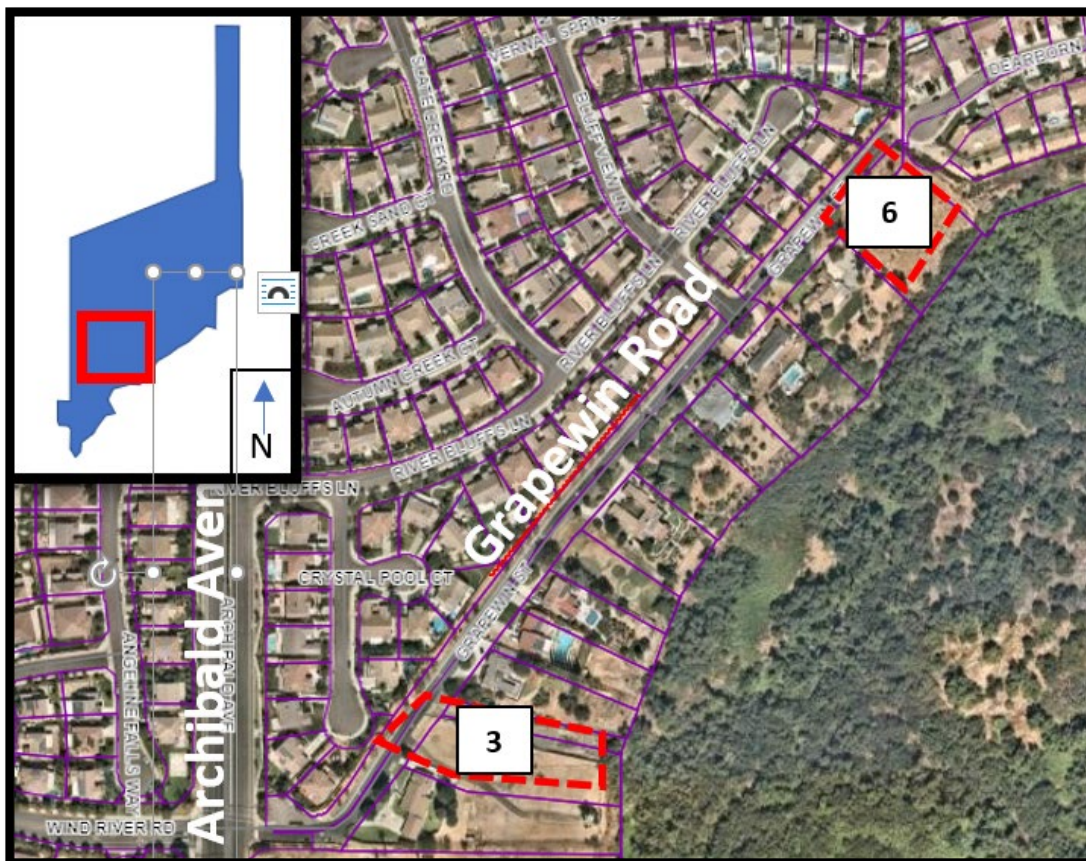


Figure HE-18 Current Site Inventory Map 3

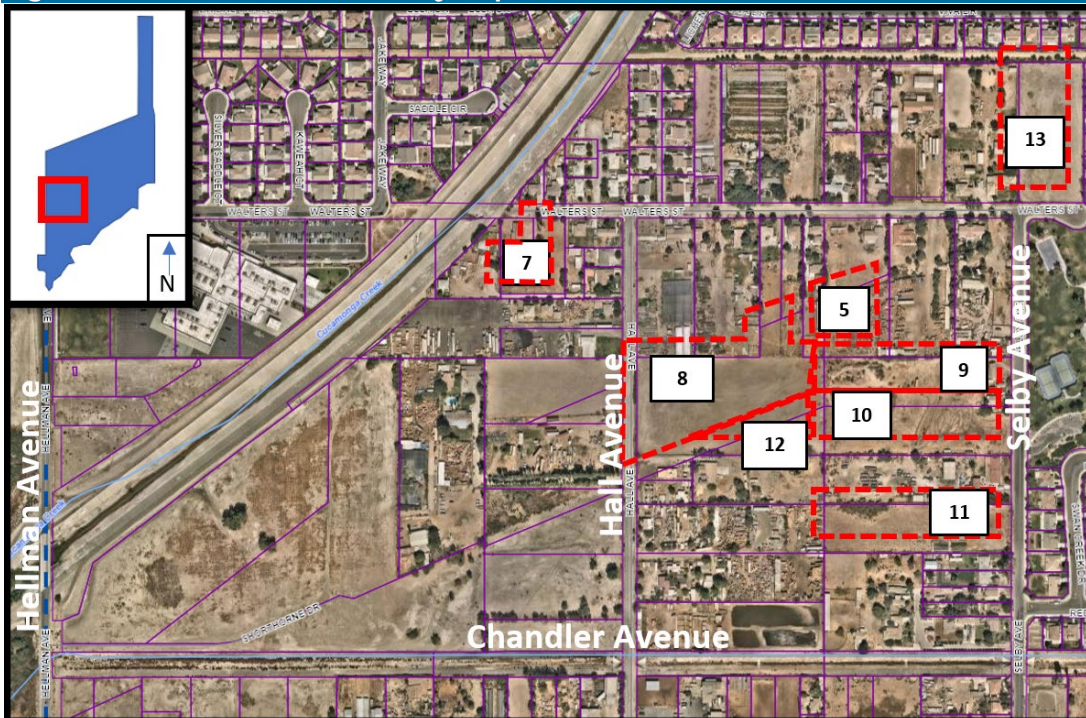


Figure HE-19 Current Site Inventory Map 4

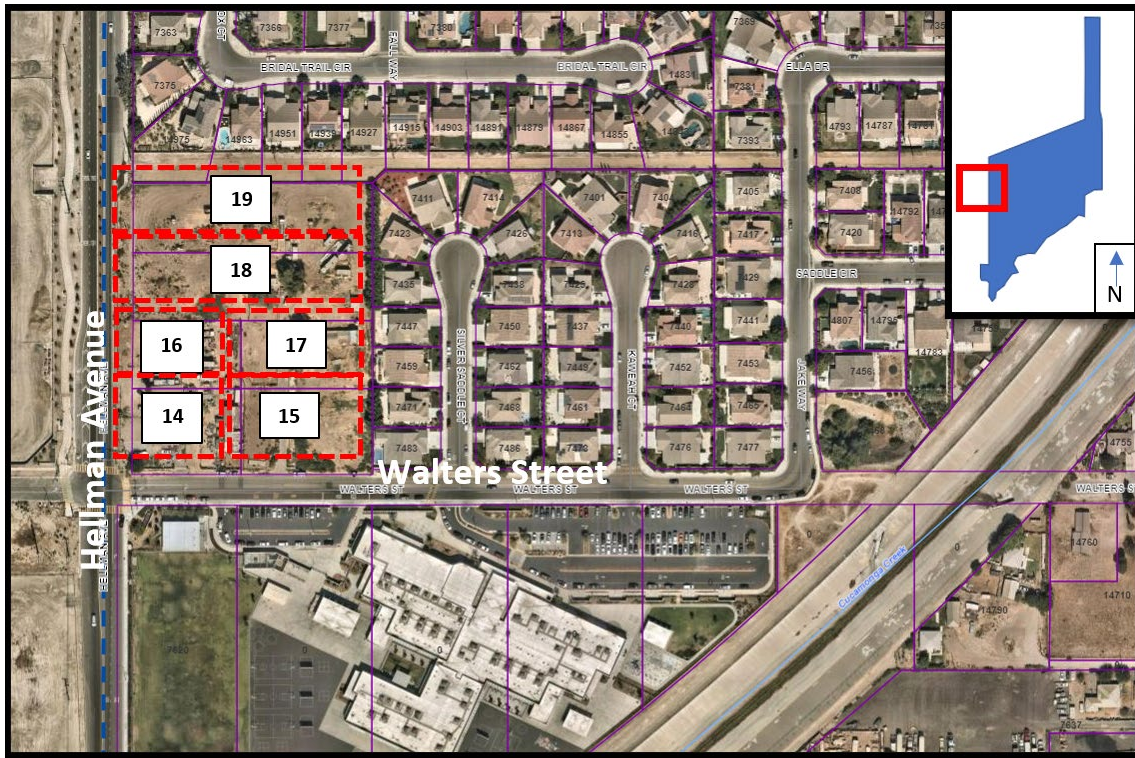
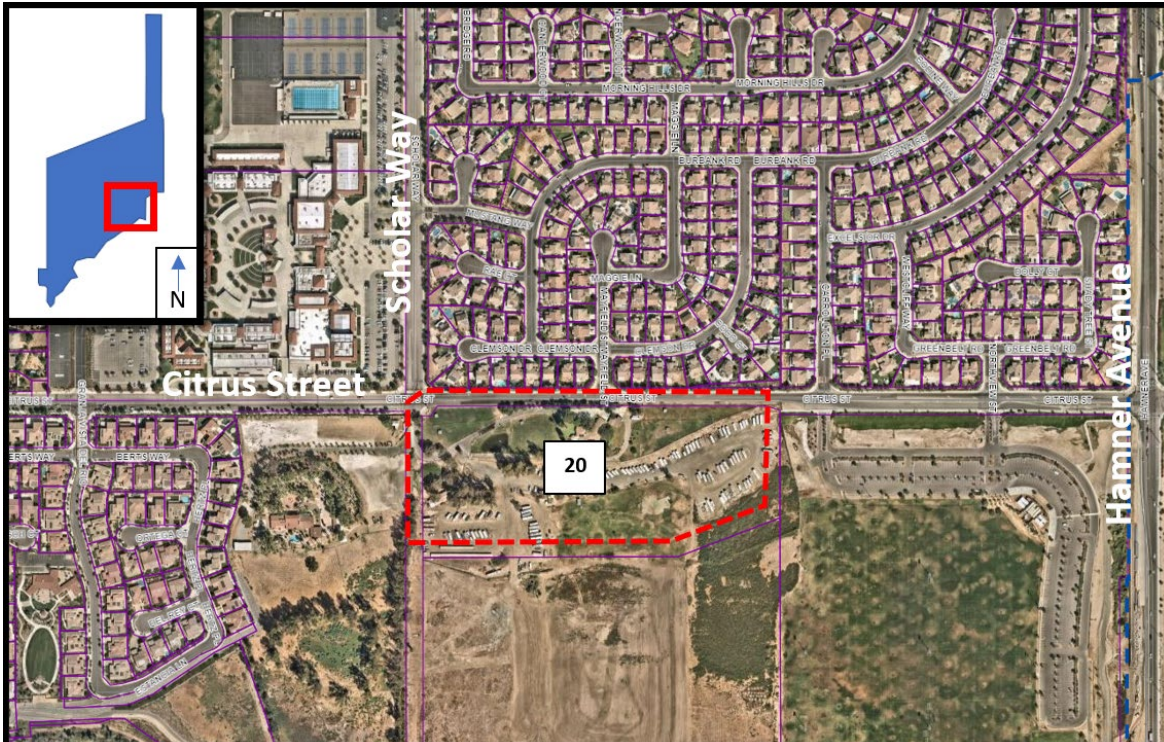


Figure HE-20 Current Site Inventory Map 5



Proposed Sites for Rezone

To ensure the City has capacity to meet its regional housing need, sites listed in **Table HE-23** have been identified as candidate sites for rezone and land use designation amendments (refer to **Strategies HE-1A, HE-1B, and HE-1C**). Description of each site is listed following **Table HE-23 and Figure HE-21** provides a map of the location. Once rezoned and redesignated, these sites would provide sufficient capacity to accommodate the remaining regional housing need. Refer to **Table HE-24** for a summary of the proposed units as compared to the RHNA.

TABLE HE-23. PROPOSED SITES FOR REZONE

Site ID	APN	Acreage	Current GP Des.	Current Zoning	Proposed GP Des.	Proposed Zoning	Realistic Capacity	Current Use	Assumed Affordability
21 – Leal	164030025	28.20	Leal Policy Area	Leal Master Plan	Leal Policy Area	Leal Master Plan	1400	Vacant	Lower
	164030024	40.00						Vacant	
	164030014	33.73					570	Vacant	Moderate
	164030013	0.82						Ag	
	164030012	39.55					530	Vacant	Above Moderate
	164030010	10.97						SF home	
22 – Vernola	152640004	10	CR	Specific Plan	HHDR	R-3	320	Vacant	Lower
23 – Gateway	160030067	6.93	CR	Specific Plan	HHDR	R-3	176*	Parking Lot	Lower
	160030074	5.96						Parking Lot	Lower
	160030071	4.02						Parking Lot	Lower
	160030073	1.02						Parking Lot	Lower
	160030072	0.92						Parking Lot	Lower
	160030068	1.61						Parking Lot	Lower
Subtotal Above Moderate							530		
Subtotal Moderate							580		
Subtotal Lower							1886		
Source: City of Eastvale, October 2021									
*Capacity is based on 5.5 acres									

Specific Plans, Master Plans, Policy Areas

Leal Master Plan

The City envisions the Leal Master Plan as the city's town center and a destination within the region. The area will be anchored by a lifestyle center and surrounded by a mixture of complementary office, civic, hotel, residential, and recreation/entertainment uses.

The Leal Master Plan covers approximately 160 acres between 58th Street, Hamner Avenue, Limonite Avenue, and Scholar Way. One of the sites (APN 164030010) that make up the Leal Master Plan currently has a residential building built pre-1967 and the owner lives on the site but is open to opportunities for developing the site.

The plan was adopted in December 2017 and includes a mix of uses, including public space, offices, housing, and hotels. The plan includes both medium- and high-density residential uses, and currently includes approximately 660 high-density apartment or condominium units at a density of 22 to 40 units per acre. The City is in the process of amending the master plan to allow for a minimum of 1,250 units and a maximum of 2,500 units at density up to 50 units per acre (Strategy HE-1B).

The City is currently working on a Development Agreement (DA) with the property owner and a potential housing developer to begin the first of three phases for the Leal Master Plan, which has the potential to bring 800-900 units per phase. It is assumed that residential development will occur first or concurrent with commercial development. The DA and Master Plan amendment is expected to be completed by January 2022, with construction of the first phase expected to begin in 2023.

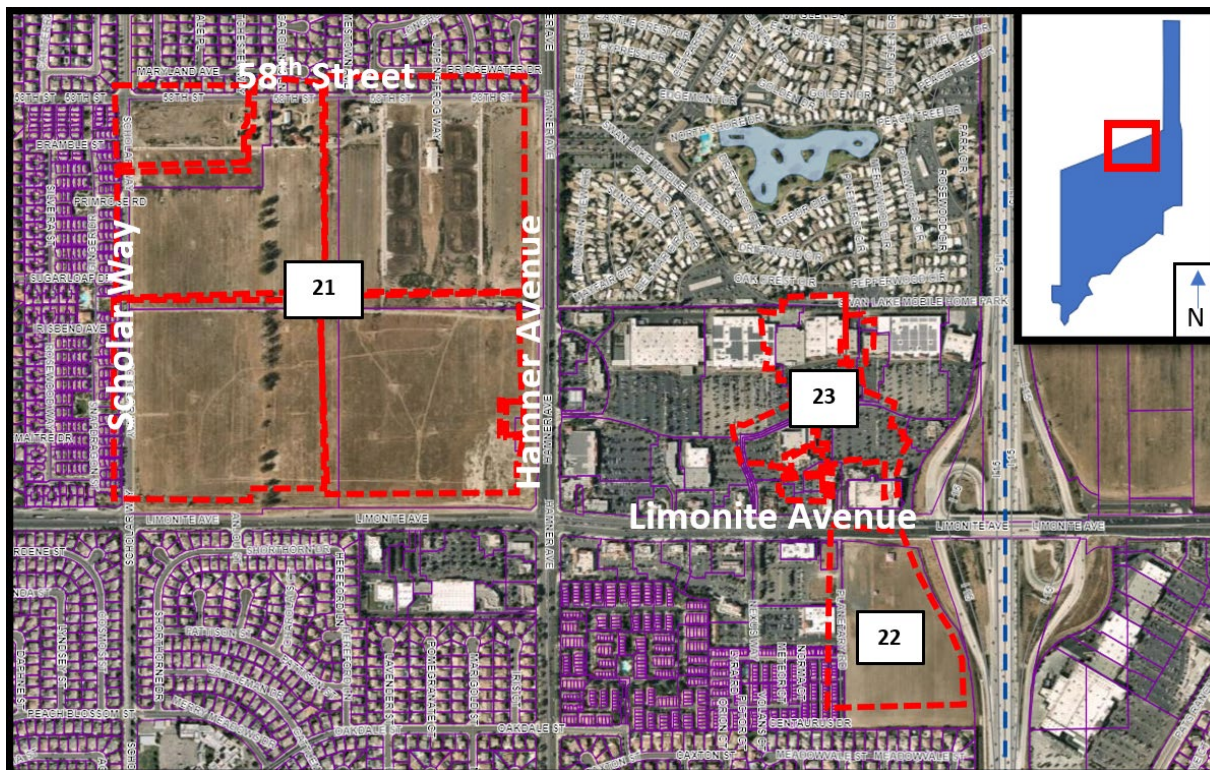
Vernola

The Vernola site is a vacant 20-acre site; however, the City envisions only zoning 10 acres for housing to allow commercial and office uses adjacent to the I-15 Freeway that complement housing on this site. The City contacted the property owner about changing the zoning to allow housing on this site, and they are amenable to the change. Given the demand for housing in the region and the limited availability of vacant land in Eastvale, it is expected that a housing development project could be constructed on this site within the next three years.

Eastvale Gateway

The Eastvale Gateway site includes 868,000 square feet of retail on 75 acres at the northeast corner of Limonite Avenue and Hamner Avenue. This site can potentially accommodate up to 300 units on underutilized parking areas of the shopping center by replacing surface parking with a structure through implementation of an overlay zone (Strategy HE-1C) that would expand the existing commercial zoning to accommodate residential uses. This overlay would not preclude the existing commercial uses from continuing to exist. The City has been in communication with the property owners and they are amenable to an overlay zone that would accommodate housing. Given the demand for housing in the region and the limited availability of vacant land in Eastvale, it is expected that a housing development project could be constructed on this site within the next three years.

Figure HE-21 Proposed Site Inventory Map



Accessory Dwelling Unit (ADU) Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle housing element planning period.

The City issued building permits for 3 ADUs in 2018, 9 in 2019 and 5 in 2020. This analysis assumes that the number of ADU applications and permits will average 6 ADUs per year, for a total of 48 ADUs during the planning period. To promote ADUs, the City has included Strategy HE-1G to comply with state law and make construction of ADU's feasible for more property owners.

To determine assumptions on ADU affordability in the SCAG region, SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Riverside County jurisdictions that allocate 57.6 percent of ADUs to lower-income households, 34.8 percent to moderate-income households, and 7.7 percent to above-moderate-income households. Affordability of ADUs projected to be built in the city during the

planning period were based on the SCAG analysis and were adjusted based off of local knowledge. Of the 48 ADUs projected to be built, it is estimated that 28 will be for lower-income households, 7 for moderate-income households, and 12 for above-moderate-income households.

Meeting the RHNA

Table HE-24 compares Eastvale's RHNA to its site inventory capacity. Accounting for the current site capacity and the proposed rezone capacity, the city has a surplus of 13 units available to above moderate- income, 8 units available to moderate-income households, and 97 available to lower income (including extremely low-, very low-, and low-).

TABLE HE-24. COMPARISON OF THE REGIONAL HOUSING NEED AND PROPOSED CAPACITY					
Income Category	2021- 2029 RHNA	Current Capacity (Table HE-22)	Proposed Rezone Capacity (Table HE-23)	Projected ADUs	RHNA Surplus
Very Low	1145		1886	28	97
Low	672				
Moderate	635	56	580	7	8
Above Moderate	576	47	530	12	13
Total	3,028	103	2996	47	118

Source: SCAG 2021, City of Eastvale, October 2021

Financial Resources

Federal Programs

Community Development Block Grant (CDBG). This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county area median income. Eastvale is now an entitlement city and receives an annual allocation of funding.

HOME Investment Partnership. HOME funding is a flexible grant program awarded on a formula basis for housing activities; it takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program. This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program. Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very-low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

California Housing Finance Agency Multifamily Housing Programs. This state program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Low Income Housing Tax Credit. This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation. This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Opportunities for Energy Conservation

The cost of housing includes not only the rent but also utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy's Energy Weatherization Assistance Program, and other State funding programs such as CalHOME, can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, Southern California Gas's Weatherization Program provides weatherization services and assistance through grants and financial assistance. Eligible projects may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance. The utility provider also offers free energy efficiency starter kits, including efficient water aerators and showerheads, to help residents conserve both water and energy in their homes.

Community Action Partnership of Riverside County provides weatherization inspection services at no cost to local low-income residents and will make repairs to address issues as needed. The partnership also manages several assistance programs for low-income households—residents can apply for these while applying for weatherization assistance.

Habitat for Humanity Riverside also provides minor exterior repair services to low-income residents through their A Brush with Kindness program, which may provide weatherization and energy conservation benefits.

HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) nongovernmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provisions for a variety of housing. Nongovernmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government on land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

Land Use Controls

General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the general plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element.

Table HE-25 shows the current residential general plan land use designations. The land use designations support a variety of housing types, from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily development. The City is in the process of updating its General Plan (Eastvale 2040). Any updates to the land use designations will support densities and housing types consistent with the Housing Element update.

TABLE HE-25. CURRENT GENERAL PLAN LAND USE DESIGNATIONS			
Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
RR	Rural Residential	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural

TABLE HE-25. CURRENT GENERAL PLAN LAND USE DESIGNATIONS			
Land Use Designation		Allowed Density	General Uses
			uses, recreational uses, compatible resource development and associated uses, and governmental uses.
RM	Rural Mountainous	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development and associated uses, and governmental uses.
RD	Rural Desert	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal, and wind energy uses.
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian, and animal-keeping uses are expected and encouraged.
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian, and animal-keeping uses are expected and encouraged.
MDR	Medium Density Residential	2.1-5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping is permitted.
MHDR	Medium High Density Residential	5.1-8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
HDR	High Density Residential	8.1-14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line home.
VHDR	Very High Density Residential	14.1-20 du/ac	Single-family attached residences and multi-family dwellings. Note that the Resort Specific Plan allows for 22 du/ac in VHDR parcels.
HHDR	Highest Density Residential	20.1-40 du/ac	Multi-family dwellings, includes apartments and condominiums. Multi-storied (3+) structures are allowed.
MUPA	Mixed Use Planning Area	n/a	This designation is applied to areas outside of community centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or

TABLE HE-25. CURRENT GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation	Allowed Density	General Uses
		recreational uses, or other uses is planned.

Source: City of Eastvale, 2021

Zoning Districts

Zoning, unlike the general plan, is regulatory. Under the zoning code, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HE-26**)

TABLE HE-26. RESIDENTIAL ZONING DISTRICTS

Zone	General Uses
R-1 One-Family Dwelling	One-family dwellings, second units, family day cares (large and small), group homes with six or fewer persons, home occupations, mobile homes, mobile home parks (conditional), supportive and transitional housing
R-2 Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, second units, family day care (large or small), single-family subdivisions, two-family dwellings, bungalow courts, congregate care facilities (conditional, with seven or more persons), mobile homes, mobile home parks (conditional), planned residential developments, supportive and transitional housing, home occupations
R-3 General Residential	One-family dwellings, multiple-family dwellings, second units, family day care (large or small), single-family subdivisions, two-family dwellings, bungalow courts, congregate care facilities (conditional with seven or more persons), mobile homes, mobile home parks (conditional), planned residential developments, supportive and transitional housing, home occupations, senior housing
PRD Planned Residential	One-family dwellings, multiple-family dwellings, second units, family day care (large or small), mobile homes, mobile home parks (conditional), home occupations, supportive and transitional housing, group homes (six or fewer persons)
R-5 Open Space Combined Zone - Residential Developments	Family day care (large or small), group homes (six or fewer persons), home occupations, supportive and transitional housing
R-6 Residential Incentive	Mobile home parks (conditional), multiple-family dwellings, two-family dwellings, planned residential developments, supportive and transitional housing, group homes (six or fewer persons)
R-T Mobile Home Subdivision and Mobile Home Park	One-family dwellings, second units, family day cares (large and small), group homes with six or fewer persons, home occupations, mobile homes, mobile home parks (conditional), supportive and transitional housing
A-1 Light Agriculture	One-family dwellings, second units, mobile homes, agricultural workers' housing, home occupations, mobile home parks (conditional housing)
A-2 Heavy Agriculture	One-family dwellings, second units, mobile homes, agricultural workers' housing, home occupations
R-A Residential	One-family dwellings, second units, mobile homes, agricultural

TABLE HE-26. RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
	Agriculture	workers' housing, mobile home parks (conditional), planned residential developments, supportive and transitional housing
R-R	Rural Residential	One-family dwellings, second units, family day cares (large and small), group homes with six or fewer persons, home occupations, mobile homes, mobile home parks (conditional), supportive and transitional housing, agricultural workers' housing (conditional)

Source: City of Eastvale Zoning Code 2018

Note: The City allows and permits manufactured housing and mobile homes on a foundation in the same manner and in the same zones as conventional or stick-built single-family dwellings are permitted. Mobile homes not on a permanent foundation are allowed whenever it is specifically so provided in the various zone classifications. Mobile homes not on a permanent foundation are also permitted in the General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), Industrial Park (I-P), Manufacturing – Service Commercial (M-SC), Manufacturing – Medium (M-M) and Manufacturing - Heavy (M-H) zones.

Development Standards

The City of Eastvale regulates the type, location, and scale of residential development primarily through its zoning code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents and preserve the character and integrity of neighborhoods.

The City updated its zoning code in 2012; the City's development standards are available on the City's website. **Table HE-27** summarizes the specific residential development standards in the zoning code update, however these will be updated during the zoning code update currently underway.

TABLE HE-27. RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PR D	R-5	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	-	-	5,000
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft	65 ft	60 ft	-	-	-
Minimum Lot Depth	150 ft	150 ft	150 ft	150 ft	100 ft	100 ft	100 ft	-	-	-
Setbacks										
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10 ft	-	50 ft	
Side – Interior	5 ft	10 ft	10 ft	10 ft	5 ft	5 ft	5 ft	-	50 ft	-
Side – Street	5 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	-	50 ft	-
Rear	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft		-	50 ft	-

TABLE HE-27. RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PR D	R-5	R-T
Separation	–	–	–	–	–	10 ft/15 ft/20 ft	–	–	20 ft	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	50 ft/3 stories		50 ft/3 stories	35 ft/3 stories
Source: City of Eastvale Zoning Code 2018 Notes: Density established by the Eastvale General Plan, Land Use Map There are no minimum lot coverage requirements.										

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's zoning code establishes residential parking standards, which are inclusive of guest parking, as summarized in **Table HE-28**. In addition to these standards, the City currently requires at least one parking space for every staff member in a multifamily building. As part of **Strategy HE-3J**, the City commits to defining a parking standard for emergency shelters of at least one parking space for every staff member and one parking space for every 10 temporary residents, in compliance with California Government Code Section 65583(a)(4)(A)(ii).

Residential parking standards are not deemed a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Strategies HE-1D, HE-1E, and HE-5A**).

TABLE HE-28. PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family:	2 spaces/unit
Multifamily:	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit
Planned Residential Development:	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit
Senior housing	Same as single- and multifamily requirements
Mobile Home Parks	2 spaces/unit*
Source: City of Eastvale 2018	
*Spaces may be tandem but must provide one guest space for every eight mobile home spaces.	

Density Bonus

Recent changes to state law (Government Code Section 65915) requires cities and counties to provide a density increase up to 50 percent (previously 35 percent) over the otherwise maximum allowable residential density under the municipal code and the land use chapter of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Through **Strategy HE-2E**, the City will amend its density bonus program to conform to these recent changes to Government Code Section 65915.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table H-29** provides a summary of the permitted housing types based on the changes proposed in the zoning code update.

TABLE HE-29. HOUSING TYPES PERMITTED BY ZONE

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T
Accessory Dwelling Units	P	P	P	P	P	P	P	P			P
Agricultural Workers' Housing	P	P	P	C							
Congregate Care Facilities (7 or more persons)						C	C				
Emergency Shelters ¹											
Dwelling, Multiple-						P	P	P		P	

TABLE HE-29. HOUSING TYPES PERMITTED BY ZONE

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T
Family											
Dwelling, Single-Family	P	P	P	P	P	P	P	P			P
Dwelling, Two-Family						P	P			P	
Family Day Care, large			P	P	P	P	P	P	P	P	P
Family Day Care, small			P	P	P	P	P	P	P	P	P
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P
Mobile Home Parks	C		C	C	C	C	C	C		C	C
Mobile Home	P	P	P	P	P	P	P	P			P
Single Room Occupancy Units ²						P	P				
Supportive Housing			P	P	P	P	P	P	P	P	P
Transitional Housing			P	P	P	P	P	P	P	P	P

Source: City of Eastvale Zoning Code 2018

P = Permitted, C = Conditional Use Permit

¹ The City permits emergency shelters by right in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P).

² The City allows for single-room occupancy units in the General Commercial (C-1/C-P).

Agricultural Workers Housing

Housing for agricultural workers is currently permitted by right within the A-1, A-2, and R-A zones, and is permitted with a conditional use permit in the R-R zone. As part of **Strategies HE-3C**, the City will amend the zoning code to regard employee housing serving six or fewer employees as a single-family dwelling for purposes of applying land use and zoning regulations. Additionally, this amendment will allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. Both actions are to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). This will benefit year-round residents employed in agriculture, many of whom are low income.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California Government Code Sections 65583 and 65651 require jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or

other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City allows emergency shelters by right in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P). As of May 2021, there were 10 vacant parcels—from 0.06 to 26 acres, with most parcels being 0.5 to 4 acres and totaling 42.66 acres—with this land use designation and zoning. In addition, the city has many underutilized warehouses at any given time that range from 50,000 square feet to 100,000 square feet. With this capacity, there is adequate capacity for the provision of an emergency shelter.

These parcels are in close proximity to resources such as grocery stores and community institutions such as parks and schools. The parcels are slightly farther from transit agencies, so as part of **Action HE-5A**, the City will coordinate with Riverside Transit and Omnitrans to encourage transit access to emergency shelters as they are developed. These sites are free from environmental hazards that would adversely affect an emergency shelter.

The City's municipal code does not currently outline specific development standards for emergency shelters. As part of **Action HE-3J**, the City will amend the municipal code to establish development standards for emergency shelters.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that low-barrier navigation centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Allowing pets
- Providing for the ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

According to **Policy LU-16** in the General Plan Land Use Element, mixed-use development that will accommodate Low-Barrier Navigation Centers is permitted in master plans or commercially designated areas in accordance with the guidelines of the Town Center land use designation. **Strategy HE-3D** will amend the zoning code to comply with AB 101.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, with no limit on the length of stay, and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

The City permits transitional and supportive housing in all residential zones without a use permit. In order to comply with Government Code Section 65583(a)(5), as part of **Strategy H-31**, the City will amend the zoning code to allow transitional housing and supportive housing as a permitted residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City will amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development are permitted, in accordance with Government Code 65651(a)(3). Mixed-use development is permitted in master plans or commercially designated areas in accordance with the guidelines of the Town Center land use designation, and multifamily housing is currently permitted in R-2, R-3, PRD, and R-6 zones.

Extremely Low-Income Households

Extremely low-income households typically include persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SRO).

The City's zoning code explicitly defines and allows for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, **Strategies HE-1E, HE-3A, and HE-3E** will continue to encourage and facilitate the development of housing affordable to extremely low-income households; the City will prioritize funding, offer financial incentives, and offer regulatory concessions.

Accessory Dwelling Units

Accessory dwelling units (ADU), also called “second units” in the zoning code, are attached or detached residential dwellings that provide complete, independent living facilities for one or more persons. That is, they include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling. To comply with Government Code Section 65852.2, ADUs must be permitted ministerially subject to objective design standards.

Junior accessory dwelling units (JADU) are ADUs of less than 500 square feet and must be permitted within the walls of the proposed or existing single-family dwelling. An existing bedroom or interior entry into the single-family home is not required for JADUs. Currently, ADUs and JADUs are permitted within all zones where single-family and multifamily dwellings are permitted.

The City permits an ADU or JADU with ministerial approval in residential zones and where the lot includes a proposed or existing one-family dwelling. In order to comply with AB 881 and AB 68, both passed in 2019, **Action HE-1G** will also permit the construction of a JADU on each lot in addition to an ADU and will permit the development of ADUs and JADUs in any zone where residential or mixed uses are allowed.

Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and cannot require conditional use permits or variances that are not required of other family dwellings.

The City treats group homes with six or fewer persons no differently than other single-family homes within residential zones and in R-5 and R-6 zones. Congregate care facilities with seven or more persons are permitted with a conditional use permit in the R-2 and R-3 zones. The conditional use permit process through discretionary findings and public hearing may present a constraint on housing for persons with disabilities, which may present a fair housing issue. As part of **Action HE-3B**, the City will amend the municipal code to treat group homes and congregate care facilities no differently related to permitting. These types of facilities are still subject to State licensing requirements.

Housing for Persons with Disabilities

The City of Eastvale incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City’s zoning laws, practices, and policies was done as a part of the Housing Chapter update process. No constraints to housing development for persons with disabilities were found at that time. However, the City amended its zoning code to include a general process to ensure reasonable accommodation

(Section 1.5.D. Reasonable Accommodation).

Reasonable accommodations. The City's Zoning Code includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities (Section 1.5.D). Consideration of reasonable accommodation requests is based on the following findings which the city plans to review and revise as needed (**Action HE-3F**):

- Whether the housing in the request will be used by an individual considered disabled under the acts;
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other reasonable accommodations that may provide an equivalent level of benefit.

Separation requirements. The City's zoning code does not impose any separation requirements between group homes. Congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.

Site planning requirements. The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.

Definition of family. Family is defined in the glossary of the Eastvale Zoning Code as: "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." This definition is consistent with current housing law.

Local Processing and Permit Procedures

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. **Table H-30** provides typical local development timelines. As shown in **Table H-31**, processing times for Eastvale are relatively quick: single-family and multi-family projects require 1.5 to 2 months.

TABLE HE-30. LOCAL DEVELOPMENT PROCESSING TIMELINES		
Item	Approximate Length of Time from Submittal to Public Hearing	Approval Body
Conditional Use Permit	1–3 months; may require addition time for CEQA review	Planning Commission
Zoning Clearance	1 week or less	Community Development Director
Minor Development Review	1–2 months	Community Development Director
Major Development Review	2–3 months, depending on the size of the project; may require additional time for CEQA review	Planning Commission
Specific Plan	6–12 months, including CEQA review	City Council
Tentative Tract Map/Parcel Map/Subdivision	3–6 months; may require addition time for CEQA review	Planning Commission
Variance	1–2 months	Planning Commission
Zone Change	3–6 months	City Council
General Plan Amendment	3–6 months, depending on the complexity of the project	City Council
Environmental Documentation (EIR)	6–9 months, depending on the complexity of the project	City Council
Source: City of Eastvale 2021		

TABLE HE-31. TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE		
Steps	Single-Family	Multifamily
Step 1: Submit building permit application and construction plans	10-day review period	10-day review period
Step 2: Plan correction request to applicant	2 weeks	3–4 weeks
Step 3: Submit revised construction plans	1-week review period	1-week review period
Estimated Total Processing Time	1.5–2 months	1.5–2 months
Source: City of Eastvale 2021		

Development Review Process

The following review process for Zoning Clearance and Minor and Major Development Review is in the zoning code update, which will be adopted prior or consecutive to the Housing Chapter.

The City of Eastvale's Development Review provides a method for the City to review development proposals based on size, site characteristics, and type of project. This process is not seen as a constraint to development but as a way to ensure all development complies with applicable requirements. The following types of review apply and are described in detail below:

- Zoning Clearance
- Minor Development Review
- Major Development Review

After the City approves a project, such as at a Planning Commission or City Council hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings.
- Recording subdivision (final) maps (applies to ownership projects).
- Retaining contractors.
- Obtaining utility approvals, required easements and rights of entry. Few of the bulleted items, such as the construction drawings, require City review to building permit.

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. Once a project begins the construction plan review process, the following general timelines can be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3 to 6 months
- Building permit approval: 1 to 3 months

Zoning Clearance

The purpose of the zoning clearance process is to ensure that all new and modified uses and structures comply with applicable provisions of the zoning code, using administrative procedures.

Applicability. Zoning clearance is conducted by the Planning Director as part of the building permit or other City application review. Zoning clearance is required for the following actions:

- All structures that require a building permit.
- Signs.
- Business licenses.
- All planning entitlement and permit approvals to ensure compliance with applicable conditions of approval.
- All other City applications that may be subject to the provisions of the zoning code, including, but not limited to, tree removal, business license, encroachment, and grading and improvement plans.

Approving Authority and Procedure. The Community Development Director is the designated approving authority for zoning clearance. The procedures are established by the Community Development Director. Public notice and public hearing are not required for zoning clearance.

Appeals. Zoning clearance is a ministerial decision by the Community Development Director and is not subject to appeal.

Minor Development Review

The intent of minor development review is to provide a process to consider

minor site plan or architectural changes related to new or existing buildings.

Requirements. Minor development review is required for the following items:

- Master home plans for single-family residential subdivisions.
- New construction of a multifamily residential building or structure with fewer than 20 units.
- New construction of a nonresidential building or structure less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public).
- Additions of more than 1,000 square feet and less than 5,000 square feet to any building or structure or nonresidential buildings or structures.
- The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures.
- Permanent outdoor storage and service uses.
- Permanent and seasonal outdoor seating.
- Other items identified in the zoning code.

Exemptions. The following structures are exempt from minor development review. However, such structures may require zoning clearance, such as a ministerial building permit, to ensure compliance with adopted building code standards and applicable zoning code provisions.

- Single-family custom homes.
- Additions to or the exterior remodels of single-family residential homes.
- Additions less than 1,000 square feet in size to buildings or structures.
- Accessory structures consistent with the provisions.
- Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use or the floor area of the structure and that employ the same materials and design as the original construction.
- Interior alterations that do not change the permitted use of the structure.

Approving Authority. The Community Development Director is the designated approving authority for minor development review. Minor development review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of or any development applications (e.g., conditional use permit, variance).

Community Development Director: Elevation to Planning Commission. The Community Development Director may elevate a minor development review to the Planning Commission for review and consideration. In such instances,

the permit request shall become a major development review.

Findings. A minor development review may be made only when the designated approving authority makes all of the following findings in writing:

- The proposed project is consistent with the General Plan and complies with applicable zoning regulations, specific plan provisions, and other applicable provisions adopted by the City.
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
- The architecture, including the character, scale, and quality of the design; relationship with the site and other buildings; building materials; colors; screening of exterior appurtenances; exterior lighting and signing; and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
- If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Major Development Review

The purpose of Major Development Review is to provide a process for the review of development projects in the community. The provisions are intended to promote the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.

Requirements. Major development review is required for the following types of projects:

- Single-family residential subdivision maps of more than 5 lots.
- New construction of a multifamily residential building or structure with 20 or more units.
- New construction of a nonresidential building or structure 5,000 square feet or more (e.g., commercial, office, industrial, public/quasi-public).
- Additions of 5,000 square feet or more to any building or structure.
- Other items identified in the zoning code.

Exemptions. Anything subject to minor development review or exempt from minor development review is exempt from major development review. Refer to Sections 2.1.2.C.2 (Requirements) and 2.1.2.C.3 (Exemptions) of the zoning code.

Approving Authority. The Planning Commission is the designated approving authority for major development review. The Planning Commission approves, approves with conditions, or denies applications for major development review after making the necessary findings. Major development review approval is required prior to issuance of any building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).

Findings. Major development review may be granted only when the designated approving authority makes all of the following findings in writing:

- The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
- The architecture, including the character, scale, and quality of the design; relationship with the site and other buildings; building materials; colors; screening of exterior appurtenances; exterior lighting and signing; and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
- For residential subdivisions, the subdivision is well integrated with the city's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian-friendly environment.
- If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.

Although major development review requires approval by the Planning Commission, if all requirements are met, the project will have no problem being approved. To ensure projects are approved, the city has a preapplication process that allows potential multifamily developers to meet with City staff for an initial review of their application. This allows the developer to revise anything that may be of concern to the City.

As mentioned previously, the major development review provisions are intended to promote the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design. These provisions are not to prevent and/or constrain the development of affordable housing.

SB 330 and SB 35

Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application. The City currently defers to HCD for the required application process related to SB 330.

As part of **Strategy HE-2D**, the City of Eastvale will develop an SB 35 application available to developers proposing for developments with at least 50 percent of units affordable to lower-income households that includes specific requirements for the streamlining procedure. The application will be available on the City's website for developers interested in pursuing the streamlined process. This procedure will aid in minimizing the review time required for development processes and, in turn, reducing costs to developers that may increase the housing production in the City.

Approved densities

The typical built densities for past residential projects in the City have ranged from 5.1 to 12 dwelling units per acre, because typical development has been single-family residential.

The typical density for recent single-family development in the City is 4 to 8 dwelling units per acre, with an average of 5 dwelling units per acre. Multifamily is typically developed at a density of 18 to 28 dwelling units per acre, with an average of 21 dwelling units per acre. Projects that propose a density lower than the minimum density require a General Plan Amendment and a rezone, with no guarantee that one or both will be approved. The City did not receive any requests to approve a project listed on the sites inventory table at a lower than the required density during the 5th cycle planning period. If a request were made for approval of a project that was lower than the required density, it is important to note that the Community Development Department would require an appropriate land use designation to match the proposed density. A general plan amendment would be required in this circumstance.

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas in the city. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

- Electricity/Gas: Southern California Edison, Western Community Energy
- Cable: Charter; AT&T
- Phone: Charter; AT&T; Frontier
- Internet Services: Charter; AT&T; Frontier

Local Ordinances

Eastvale Neighborhood Preservation Ordinance

In late 2005, the County of Riverside, acting in response to concerns from residents in then-unincorporated Eastvale, adopted a set of regulations covering a variety of topics to protect the quality of Eastvale's neighborhoods and commercial districts. These regulations, the Eastvale Neighborhood Preservation Overlay Zone, were adopted as an amendment to the Riverside County Zoning Code and cover the portion of Eastvale generally south of Bellegrave Avenue (corresponding with the Eastvale Area Plan's boundaries from the County General Plan). The Eastvale Neighborhood Preservation Overlay is now an integral part of the Eastvale Zoning Code (Municipal Code Section 120.05.080, Neighborhood Preservation Standards).

These standards mirror similar ordinances in many California cities, but are much more extensive than the standards governing other unincorporated areas of Riverside County. The Eastvale Neighborhood Preservation Overlay Zone covers eight basic areas:

- **Streets.** A variety of standards to ensure attractive streets, including requirements that landscaped areas be maintained, that trash containers are stored out of view, and that recreational equipment (basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbecues, fire pits, and outdoor heaters) is stored out of view from the street.
- **Parking.** Limits on parking on the street (generally 72 hours), prohibitions against working on cars on a public street, time limits for commercial vehicle parking, and requirements that recreation vehicles and trailers be parked in the side or rear yard or garage.
- **Yard Maintenance.** General requirements that front and side yards visible from public streets be maintained properly. Also includes limits on accessory structures (sheds, carports, pool houses, etc.) that are slightly different from those in the zoning code.
- **Fences and Walls.** General standards for walls and fences that require them to be graffiti free and well maintained. Also includes prohibitions against the use of chain-link fences in some locations and limits on the height of walls and fences in front yards and near intersections.
- **Building Facades.** Requires buildings to be in good condition and requires that problems (peeling paint, broken windows, etc.) be fixed within 30 days. Also prohibits the use of plywood, plastic sheeting, tarps, and aluminum foil to cover windows or other openings.
- **Outdoor Lighting.** General requirements that outdoor lights (including security lights) be shielded to avoid shining onto other properties.
- **Signs.** Standards for signs in residential areas, including limits on signs for home occupations.
- **Temporary and Holiday Displays.** Limits holiday displays to a

maximum of 45 days and requires that displays do not block vehicle or pedestrian travel.

The Eastvale Neighborhood Preservation Ordinance is similar in many respects to comparable ordinances in most California cities. It provides basic standards that address common complaints about poorly maintained or unattractive properties (unkempt lawns, commercial vehicles parked on neighborhood streets, signs, etc.). In this respect, the ordinance has served Eastvale well. Many of the standards that apply to Eastvale do not apply elsewhere in the unincorporated area of the county, making the job of code enforcement much more difficult outside of the city.

The Eastvale Neighborhood Preservation Ordinance does not pose any constraint to the development of housing but serves as a guide to protect the quality of Eastvale's neighborhoods and commercial districts.

Building Codes and Enforcement

The City of Eastvale uses the 2019 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of bringing older properties up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City has not made any amendments to the local code.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Staff handles complaints through plan checks.

Development Fees

Like cities throughout California, Eastvale collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Eastvale are comparable to and, in many cases, lower than most other cities in the region.

As a means of assessing the cost that fees contribute to development in Eastvale, the City has calculated the total fees associated with development of a single-family and multifamily development. As indicated in **Table HE-32**, development fees for a 2,000-square-foot, single-family residential project run approximately \$15,838 per unit (making up approximately 5.5 percent of the total unit cost). Development fees for a multifamily project run approximately \$10,848 per unit (making up 3.8 percent of the total unit cost). The City's fees are consistent with development fees in the area and therefore are not considered a constraint to the development of housing. A list of fees applicable to planning and building residential development is provided in **Table H-33** and are also available on the City's website.

TABLE HE-32. PROPORTION OF FEE IN OVERALL DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family ¹	Multifamily
Total estimated fees per unit	\$15,838	\$10,848
Typical estimated cost of development per unit	\$287,612	\$283,686
Proportion of estimated fee cost to estimated overall development cost per unit	5.5%	3.8%
Source: City of Eastvale 2019; Building-cost.net 2020; Analysis of Development Impact Fees in Western Riverside County, WRCOG, 2019		
¹ Assumes a 2,000-square-foot home, not including land costs.		
Note: For purposes of the Mira Loma Road and Bridge Benefit District fee, assumes Zone D. For purposes of the Multiple Species Habitat Conservation Plan fee, single-family home assumes a land use density of less than 8 dwelling units per acre, and multifamily assumes density of between 8 and 14 dwelling units per acre.		

TABLE HE-33. HOUSING DEVELOPMENT FEES

	Single-family	Multifamily, per unit
Development Fees		
Transportation Uniform Mitigation Fee (TUMF)	\$8,873	\$6,134
Development Impact Fee (DIF)	\$2,116	\$1,469
Mira Loma Road and Bridge Benefit District, Zone A	\$1,667	\$417
Mira Loma Road and Bridge Benefit District, Zone B	\$884	\$612
Mira Loma Road and Bridge Benefit District, Zone D	\$2,681	\$1,857
Mira Loma Road and Bridge Benefit District, Zone E	\$1,644	\$1,139
Multiple Species Habitat Conservation Plan, Density less than 8 DU/acre	\$2,168	\$2,168
Multiple Species Habitat Conservation Plan, Density between 8 and 14 DU/acre	\$1,388	\$1,388
Multiple Species Habitat Conservation Plan, Density greater than 14 DU/acre	\$1,127	\$1,127
Planning and Permitting Fees	Fee Description	Fee per Unit
Pre-Application Review	Deposit	\$4,336
Certificate of Zoning Compliance	Deposit	\$657
Change of Zone	Deposit	\$13,610
Conditional Use Permit	Deposit	\$10,331
General Plan Amendment	Deposit	\$15,832
Minor Development Review	Deposit	\$4,626
Major Development Review	Deposit	\$9,555
Setback Adjustment	Deposit	\$241
Specific Plan	Deposit	\$28,992
Specific Plan Amendment	Deposit	\$23,809
Lot Line Adjustment	Deposit	\$778

TABLE HE-33. HOUSING DEVELOPMENT FEES

	Single-family	Multifamily, per unit
Certificate of Land Division Compliance	Deposit	\$506
Tentative Parcel Map	Deposit	\$15,000
Source: City of Eastvale, 2019		

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements because these services are required to ensure that development is constructed according to established codes and standards. Chapter 130.24 (Improvements) of the municipal code outlines site improvement requirements for a variety of parcel map division and subdivision scenarios and includes specific requirements for streets, domestic water, fire protection, sewage disposal, fence standards, and electrical and communication facilities.

These and other site-improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Eastvale. The City does not impose any unusual requirements as conditions of approval for new development.

Non-Governmental Constraints

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices even in small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are closer to urbanized areas.

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the county has been attributed to lower land costs compared to surrounding Orange and Los Angeles Counties.

As of February 2021, no vacant residential parcels were listed for sale according to a survey of listings on Redfin.com. The data indicate that in nearby areas of Riverside County, the cost for a vacant parcel with residential or agriculture

zoning ranges from \$150,000 to \$966,129 per acre, depending on location.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit built and its quality. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. Construction costs can be reduced in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

According to an internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed, single-story, four-cornered home in Eastvale is estimated to cost approximately \$287,612, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction with a two-car garage and forced air heating. **Table HE-34** summarizes the projected construction costs.

TABLE HE-34. CONSTRUCTION COSTS, 2020				
Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$116,265	\$5,096	\$234,536
Indirect Job Costs (e.g., insurance, plans and specifications)	\$18,435	\$1,806		\$20,241
Contractor Markup	\$32,835			\$32,835
Total Cost	\$164,445	\$118,071	\$5,096	\$287,612
Source: Building-Cost.net, accessed September 2020				

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The subprime mortgage crisis that hit in 2007 chilled financial markets and, as money lending tightened, eliminated the opportunity for many first-time homebuyers to secure financing for home purchases. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Foreclosure activity in the Inland Empire housing market spiked during the subprime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major United States metropolitan markets in May 2008. Since the mid-2000s, foreclosure rates have dropped significantly. Between June and December of 2020, foreclosure rates in the 92880 and 91752 zip codes ranged from 0 to 4 houses per month according to RealtyTrac.com.

First-time homebuyers are the group most impacted by financing requirements. According to Trulia.com, average current mortgage interest rates for new home purchases in Eastvale were 2.982 percent for a fixed-rate 30-year loan as of February 25, 2021. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 percent to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds.

Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

Earthquake risk is high in western Riverside County (which includes Eastvale) due to the presence of two of California's most active faults, the San Andreas and San Jacinto faults.

In Eastvale, flood hazards are limited to the area along the Santa Ana River.

These areas are planned for uses consistent with periodic flooding. In the developed areas of Eastvale, flood control facilities are in place that protect homes and businesses from flooding.

Environmental constraints were taken into account with determining the realistic capacity for sites listed in **Table HE-22 and HE-23**.

Infrastructure

Domestic water and sewer service in Eastvale is provided by the Jurupa Community Services District (JCSD) with the source of water supply being local groundwater. This groundwater is produced from the Chino groundwater basin, which is an adjudicated basin administered by Chino Basin Watermaster. JCSD also participates in a joint-power authority with neighboring water purveyors called the Chino Basin Desalter Authority, which owns and operates two groundwater treatment plants.

According to the JCSD website, water and sewer services are readily available to all residential vacant land in the city, and therefore have enough capacity to meet the 2021-2029 regional housing need. JCSD is also pursuing additional new potable and non-potable drinking water sources and expansions to its desalter capacity.

To comply with SB 1087, the city will forward its adopted Housing Chapter to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.



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