



May 6, 2022

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Division of Housing Policy Development
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Sacramento, CA 95833

Subject: City of Eastvale 2021 – 2029 Housing Element Update

Ms. Williams:

We are pleased to submit the adopted 2021-2029 City of Eastvale Housing Element for the final 60-day certification review. The Housing Element adopted on April 20, 2022, describes the City's updated plan for addressing the housing needs of its residents through October 15, 2029. As stated in your letter dated April 15, 2022, the draft housing element required additional revisions to comply with State Law. The enclosed draft addresses the additional findings to ensure compliance with State Housing Element Law. Please find the adopted element and City Council Resolution No. 22-21 attached.

City Council Resolution No 22-21 authorizes staff to make additional amendments to the adopted Housing Element based on review by HCD. We request the opportunity to ensure compliance with State Law prior to issuance of the final letter.

Per Government Code Section 65583(a)(3), an electronic copy of the City's sites inventory will be submitted to sitesinventory@hcd.ca.gov.

The City is committed to working with the California Department of Housing and Community Development (HCD) to continue to implement the housing element, to ensure the legal adequacy of the general plan, and to preserve local control of land use decisions. 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

A handwritten signature in cursive script that reads "Cynthia Walsh".

Cynthia Walsh, Senior Associate I

CC: Gustavo Gonzales, Planning Manager



2021-2029 HOUSING ELEMENT



ADOPTION DRAFT
April 2022

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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 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		
Income Group	Assumed Density Needed	RHNA
Very Low*	30 or more dwelling units per acre	1,145 units
Low		672 units
Moderate	8-20 dwelling units per acre	635 units
Above Moderate	1-8 dwelling units per acre	576 units
Total		3,028 units
Source: SCAG 2021, HCD 2020		
*Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category		

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 and Spanish translators at most engagement events.

It should be noted that Mandarin was the most requested language for translation. Spanish translation requests were minimal. While Hispanics make up 40.5% of the population in Eastvale, this group tends to be comprised of younger, second-generation residents that speak both English and Spanish rather than an immigrant population. By contrast, the Asian population in Eastvale has a larger number of immigrant residents and, thus, a greater need for information to be translated to Mandarin.

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



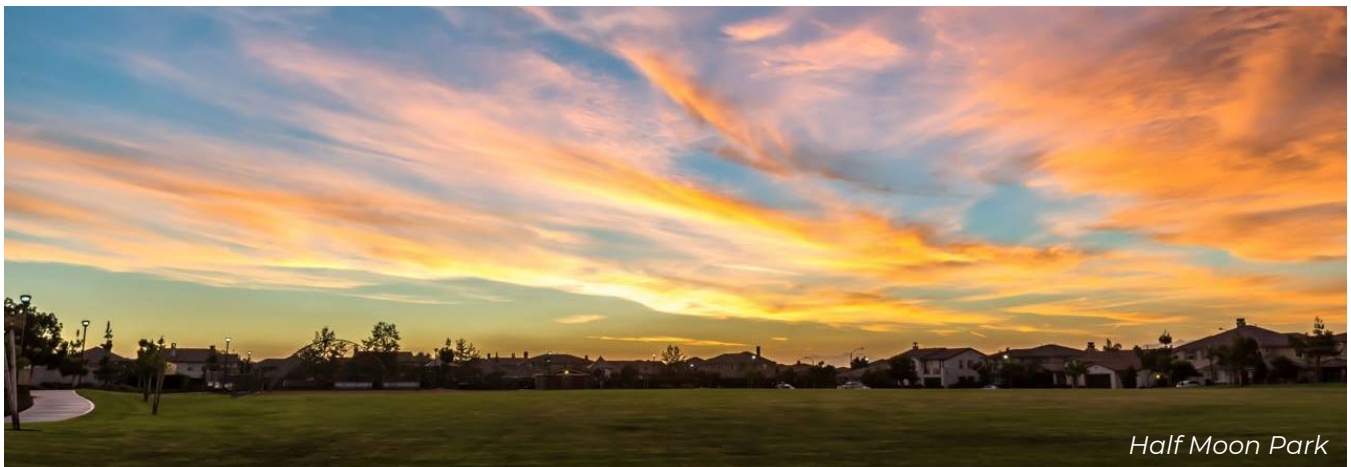
The City hosted multiple opportunities for public input at local community events as well as several community meetings to engage with residents and distribute information on the Housing Element.

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.



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 Vernola Amend the land use designation from Commercial Retail to Highest Residential Density allowing for 20-40 units per acres, with applicable R-3 zoning on 10 acres of Site 22 (Vernola) listed in Table H-23B. Vernola shall accommodate at least 320 units of the City’s lower income RHNA. Vernola will be redesignated and rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i), which includes 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 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. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.

Funding Source: General Fund and LEAP funding

Quantified Objective: Create opportunity for at least 320 units to 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 that will allow at least 30 units per acre on the Eastvale Gateway commercial property to create opportunities for infill residential development on underutilized commercial surface parking areas. The RO will be applied to a minimum of 5.5 acres that will result in a minimum of 176 units to accommodate the lower income RHNA, as shown in Table HE-23B. The overlay will comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed

- 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 encouraging proximity to employment, schools, and other resources

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.

Responsible Agency: Community Development Department

Timeframe: Adopt the RO Overlay Zone by October 15, 2022. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.

Funding Source: General Fund

Quantified Objective: Create opportunity for 176 units for lower income households which will be within close proximity to services and other resources in high opportunity areas

Strategy HE-1C: Amend the Leal Master Plan. Amend the Leal Master Plan, approximately 153 acres, to increase the number of multifamily units from the current approved number of 660 units to 1,390 units, an increase of 730 units (**Table 23A**). The amendment will allow for the development of a variety of housing types at verifying densities ranging from 14-40 units per acre for a maximum capacity of 2,500 units. The amendment to the Leal Master Plan that increases the lower income capacity of the current plan by 730 units and will comply with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed below.

- 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 a) 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, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project
- Ensure sites will be available for development during the planning period where water and sewer can be provided

Responsible Agency: Community Development Department

Timeframe: Amend the Leal Policy Area by October 15, 2022. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate

sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.

Funding Source: General Fund

Quantified Objective: Create opportunity for at least 2500 units and increase the current capacity from 660 units to a minimum of 1,390 units to 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-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 and incorporate and revise strategies at least every two years.

Funding Source: General Fund

Quantified Objective: 530 above moderate units, 570 moderate units, 1000 low-income; 300 very low-income; 100 extremely low-income units in areas of high opportunity.

Strategy HE-1E: Multifamily Development. To assist in the development of affordable for sale and rental housing, the City will continue to offer density bonuses; and will implement additional measures including but not limited to, expedited permit processing; reduced parking standards and lot sizes. The City will prioritize projects that are located in areas with currently low percentages of renter-occupied households in order to facilitate housing mobility and integration of ownership and rental units

Responsible Agency: Community Development and Building and Safety Departments

Timeframe: Implement additional incentives by June 2023. Ongoing thereafter, as applications are processed through the Community Development and Building and Safety Departments, 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: Reach out to developers to obtain feedback by January 2023, develop incentives by October 2023, review annually and amend as needed.

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 throughout the City 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 and limited rental opportunities 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 identify additional capacity to continue to provide for capacity to meet 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. Work with the County of Riverside and 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 and reach out to local non-profits annually and as funding is available.

Funding Source: HOME funds, other funding sources

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

Strategy HE-1I: Parking Standards. The City will evaluate current parking standards and revise to ensure they do not pose a constraint to the development of housing.

Responsible Agency: Community Development Department

Timeframe: Evaluate and modify by January 2023, annually review thereafter.

Funding Source: General Fund

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 and reduce fees as necessary to ensure they do not constrain development.

Responsible Agency: Community Development Department

Timeframe: Annually review and revise, starting in June 2022

Funding Source: General Fund

Strategy HE-2C: Building Code. As new uniform codes are adopted every three years by the California Building Standards Commission, 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: Annually review and update the City's building codes and 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-2G: Objective Design Standard. Adopt citywide objective design standards that target infill areas including the Leal, Eastvale Gateway, and Vernola properties.

Responsible Agency: Community Development Department

Timeframe: Adopt objective design standards with adoption of the comprehensive Zoning Code update in October 2022, implement after adoption.

Funding Source: SB 2 Grant

Quantified Objective: 500 units over the planning period; of these, 200 units in high opportunity areas to promote access to resources and mobility for target households.

Strategy HE-2H: 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

Quantified Objective: Expedite 400 permits, 200 units in high opportunity areas to promote access to resources and mobility for target households.

Strategy HE-2I: 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

Quantified Objective: Ensure the City maintains a sites inventory to accommodate the RHNA throughout the planning period to allow for housing opportunities and prevent displacement.

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 throughout the city, including in areas that are predominantly single-family residential. The target

populations of this include 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 and areas with limited rental opportunities currently.
- 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 permit residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. The City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and in a range of neighborhoods in the city to reduce displacement risk for these residents from their current community by increasing the supply of suitable housing options in the city.

Responsible Agency: Community Development Department

Time Frame: Amend the Municipal Code by June 2023.

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. Consistent 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 October 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 annually reach out to 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 to increase housing mobility opportunities for seniors and persons with disabilities.
- 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 [cw] City will also review and revise findings for approving reasonable accommodation requests, specifically, potential impact on surrounding uses; physical attributes of the property and structures; and other reasonable accommodations that may provide an equivalent level of benefit, 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 as needed, and specifically remove requiring any type of fee, 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, to increase housing mobility opportunities 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 and develop an outreach plan by June 2023. Develop a brochure and/or post information on the City's website by October 2023.

Funding Source: General Fund

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

Strategy^[cw2] 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. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.

Responsible Agency: Community Development Department

Timeframe: Meet with neighboring cities, the County, and WRCOG annually to discuss homeless issues and identify actions to address homelessness. [Kick off meetings by June 2023, develop a plan by December 2023, implement the plan by June 2024.](#)

Funding Source: General Fund

Quantified Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

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 annually 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. Coordinate annually with service providers.

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 and reduce displacement risk due to housing condition. 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. To facilitate place-based revitalization for households at risk of displacement due to new development, the City will 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

Quantified Objective: Replace any of the 8 units identified in the sites inventory if a) they are planned to be demolished for purposes of building new housing, and b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units.



Riverwalk Trail

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 the following strategies to affirmatively further fair housing in coordination with the efforts of Strategy HE-5A:
 - Place-based revitalization strategies: HE-4A and HE-4D
 - Strategies to facilitate housing mobility: HE-1E, HE-1F, HE-1G, HE-1H, HE-3F, and HE-3G
 - Strategies to expand affordable housing in high opportunity areas: HE-1E, HE-1G, and HE-3B
 - Strategies to reduce or prevent displacement risk: HE-1G, HE-3A, HE-3B, HE-3E, HE-3F, HE-3G, HE-3I, HE-4A, HE-4B, and HE-5C
- 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 December 2022 by offering translation services at all public meetings and workshops, in addition to bilingual written materials.
- Annually host outreach events throughout the community at local gathering places such as parks, grocery stores, libraries, and more to recruit underrepresented groups 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.
- Meet with the Fair Housing Council of Riverside County by January 2023 to develop a strategy for bi-annual training for landlords and property owners 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 June 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.
- Conduct a survey of residents by December 2023 to identify the cause of overcrowding to determine whether additional steps are needed to alleviate this issue, particularly in the area north of Limonite Avenue. If the issue is found to be caused by a shortage of larger

housing units or affordable units, the City target the strategies intended to address these in this area by providing incentives to developers to construct the type of units in demand.

- Encourage landscaping or other buffers between residential and industrial uses to promote healthy neighborhoods and increase tree coverage to mitigate air pollution.
- Meet with the Center for Community Action and Environmental Justice (CCA EJ) by March 2023 to identify ways the City can support actions to improve environmental health; implement those actions by December 2023.
- Meet with the cities of Chino and Jurupa Valley by June 2023 to identify steps to reduce solid waste pollution and conduct annual monitoring of pollution sources.

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 review and update the guidelines to address current development trends, at least twice during the planning period. 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: Review and update of Eastvale Design Guidelines at least twice during the planning period.

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.

Additionally, should the City become an entitlement jurisdiction by 2024-2025, a portion of the City's CDBG allocation would be available for eligible activities including funding for parks and open space activities.

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

Timeframe: Ongoing and as developments are proposed, work with Jurupa Community Services District (JCSD) to ensure sufficient open space is considered with each project. As CDBG funding is available.

Funding Source: General Fund, CDBG

Quantified Objective: Aim to provide access to park space within one mile of all homes, even pop-up parks to reduce pollution through tree coverage.

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 Objective: Ensure continued infrastructure is available to continue to provide housing opportunities and prevent displacement.

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	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	572	573	672	635	576
New Construction					
Strategy HE-1A	50	50	220		
Strategy HE-1B	25	25	126		
Strategy HE-1C	100	300	1000	570	530
Strategy HE-1D	100	300	1000	570	530
Strategy HE-1E	25	25	100		
Strategy HE-1F		30	30		
Strategy HE-1G	5	10	13	7	12
Strategy HE-1H		2	3		
Strategy HE-2D		10	10		
Strategy HE-2G		100	200	200	
Strategy HE-2H		100	100	100	100
Strategy HE-3A	50	100	150		
Strategy HE-3B			2	4	
Strategy HE-3E	25				
Strategy HE-3F	5				
Strategy HE-3G	5	5			
Strategy HE-3H	10				
Strategy HE-5B		7	8		
Strategy HE-5C			6		
Rehabilitation					
Strategy HE-4A		2	4	4	
Conservation					
Strategy HE-4B	3	5	2		
Strategy HE-4D			8		

Source: City of Eastvale, October 2021

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 (Facebook: 21,000+; Instagram: 16,000+; Twitter: 4,100+) 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.

Postings related to the Housing Elements on social media platforms drew, on average, between 5,000 and 6,000 views, with the average number of comments between 10 to 15; however, a few posts drew more than 200 comments. Many of the comments focused on concerns related to the impacts to circulation and schools from increasing density to accommodate RHNA. Other comments posted clarifying questions, to which staff provided prompt answers to address any misconceptions. These issues were a common theme across all forms of public outreach.

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 February 4, 2022, the site had 1,483 pageviews and staff had received 66 simulation submittals with over 90% of submittals coming from within Eastvale. The input received using this tool, along with other forms of input, helped to inform staff’s recommendation of the candidate sites.

Input from the simulation submittals indicated overwhelming support for the majority of RHNA to be accommodated by Site 21 (Leal Property) followed by Site 22 (Vernola).

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. Community Champions were comprised of stakeholders representing interests in the following local communities and organizations:

- Faith-based
- Education
- Youth
- Community Organizations
- Partner Organizations
- Business
- Land Development
- Medical
- Mobility
- Homeowners’ Associations
- Senior Citizens
- General Residents

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. Responses from the Community Champions focused on the following issues and recommendations:

- More recreational opportunities near housing
- Create vibrant street spaces and places for gathering
- Places to walk/bike, and more active transportation near housing
- Eastvale needs to become a “place”, not just a bedroom community
- Integrate small retail into residential areas
- ADUs create an opportunity to increase housing supply, particularly for multi-generational families
- Diversify housing beyond single family – apartments, condos, first time home buyers, senior families
- Need for affordable housing in Eastvale
- The Leal property is key to accommodating housing and other uses that residents need, such as civic uses (library, city hall, police station), retail, office, and open space

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. Eighty-six (86) participants took the survey on housing and the “missing middle”. The following summarizes the survey responses:

- When asked what their most important housing needs were, respondents ranked “enough interior space for me and my family,” “private outdoor space for relaxing and entertaining,” and “affordability” as the most important.
- 21% of respondents would consider adding or converting existing space in their home to an Accessory Dwelling Unit (ADU).
- 68% of respondents were not in support of smaller housing units such as duplexes, fourplexes, townhomes and small multiple-family developments, and 64% of respondents said they would not support regulation that allows the development of “missing middle” housing.
- A common theme that emerged in open-response questions was that residents preferred building out more dining and entertaining options rather than housing, and a concern that bringing in more middle housing would lead to an increase in traffic congestion, crime and potentially devalue homes.

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 (over 6,000 attendees) at the city-owned “Citrus Property” located Citrus Street and Scholar Way on July 23, August 4, and September 24, and the Chinese Full Moon Festival (over 1,000 attendees) at the Eastvale Community Center located at Schleisman Road and Harrison Avenue 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. Many of the comments received at these events focused on concerns related to the impacts to circulation and schools from increasing density to accommodate RHNA. Given the State requirement to accommodate RHNA, many residents supported Site 21 (Leal Property) to accommodate the majority of new housing units.

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 ad 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.

Public Meetings Comments Summary

Throughout the various public meetings, workshops, open house, and roundtables described above, members of the public provided numerous verbal and written comments. Several main themes emerged and are summarized below:

- Accommodating 3,028 units over the next eight years was the primary concern of many residents who submitted comments. Many residents felt that Eastvale cannot accommodate that many units without significant impacts.
- Many of the comments focused on concerns related to impacts to traffic circulation and local school populations from the increased density and population to accommodate RHNA.
- Many residents had concerns with building higher density residential projects (apartments and condominiums) within established single-family residential neighborhoods and the negative impacts to traffic and parking in those neighborhoods.
- Understanding that accommodating RHNA is a State mandate, some residents supported allocating the majority of RHNA to Site 21 (Leal) followed by Site 22 (Vernola).
- Given their location near other existing higher density developments, large shopping centers, public transit lines, and the I-15 Freeway, Sites 21 (Leal) and 22 (Vernola) garnered the most support to accommodate the majority of RHNA, particularly the higher density requirements.
- Site 21 (Leal) was also supported to accommodate the lion's share of RHNA given that it will become Eastvale's "downtown" and will include other uses such as a library, city hall, police stations, retail, office and open space.
- Property owners of identified sites for rezoning expressed concerns over their property rights should their properties be rezoned.
- Some residents provided comments in support of affordable housing such as senior housing and housing for young professionals who cannot afford to buy a home in Eastvale.
- A few residents expressed the need to provide affordable and special needs housing for disabled persons.

The Housing Element takes into consideration the community's concerns with traffic circulation and overpopulation of local schools as well as the desire to protect the character and livability of existing single-family neighborhoods. It also reflects the community's input received throughout the entire outreach process to focus growth in areas of the city that can most strategically accommodate it, such as the Leal and Vernola properties. The Housing Element also addresses some resident's desire for senior, entry-level, and special needs housing through the various programs included in the Housing Policy Program.

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, specifically lower income households and special needs 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:

- 1) 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?
- 2) 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?
- 3) 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?
- 4) What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- 5) 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.

Noticing of the Draft Housing Element

The initial Draft Housing Element was released for public review on October 29, 2021 2 weeks prior to submitting the draft to HCD. The Draft Housing Element 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. HCD provided its official comments and findings on the draft Housing element on January 14, 2022. The revised Draft Housing Element was released for public review on February 7, 2022 in the same manner as the initial draft.

During the 60-day review period the city made additional revisions to the draft Housing Element. In compliance with AB 215 requirements the revised Housing Element was posted on the City's website on March 28, 2022 and an email including the link to the Housing Element was sent all out to individuals and organizations that previously requested notices relating to the City's housing element. Revisions were then submitted to HCD seven days later on April 5, 2022.

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
<p>ACTION H-1.1: Monitor Vacant Land Inventory To ensure the City has enough land to meet its Regional Housing Needs Allocation (RHNA), the City will continue to monitor its vacant land inventory throughout the planning period.</p>	<p>The City will continue to monitor the vacant land inventory to ensure capacity exists to accommodate its RHNA.</p>	<p>Modified. Combined with Action H- 3.1. New Strategy HE-1A.</p>
<p>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 larger sites into buildable</p>	<p>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</p>	<p>Modified. New Strategy HE-1D.</p>

Program	Implementation Status	Action
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.	
<p>ACTION H-2.1: Assistance with Affordable Projects</p> <p>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.</p>	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
<p>ACTION H-3.1: Updated Land Inventory</p> <p>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.</p>	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.
<p>ACTION H-4.1: Funding Opportunities</p> <p>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.</p>	The City has not received any requests for lower- or moderate-income housing.	Delete. Combined with HE-3A

Program	Implementation Status	Action
<p>ACTION H-4.2: Available Housing Programs and Assistance 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.</p>	<p>The City provides the Housing Chapter at City Hall and on its 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.</p>	<p>Delete. Combined with H-2.1.</p>
<p>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).</p>	<p>The City has not received a request to provide assistance with the development of affordable, multifamily housing.</p>	<p>Continue. New Strategy HE-1E</p>
<p>ACTION H-5.1: Homeownership Opportunities Explore opportunities to work with local nonprofit agencies in an effort to provide homeownership opportunities in the city.</p>	<p>The City does not currently have any funding available for this program.</p>	<p>Continue. New Strategy HE-1H.</p>
<p>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.</p>	<p>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.</p>	<p>Continue. New Strategy HE-2A.</p>
<p>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</p>	<p>The City has established a staff-level review committee that meets biweekly, or as needed, to discuss development projects. This staff level review expedites</p>	<p>Continue. New Strategy HE-2B.</p>

Program	Implementation Status	Action
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 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 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	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.

Program	Implementation Status	Action
<p>basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p>		
<p>ACTION H-11.2: Reasonable Accommodations The City will continue to implement state requirements (Sections 4450–4460 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. 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.</p>	<p>In June 2012 the City amended the zoning code to include a formalized process to allow for reasonable accommodations.</p>	<p>Modify. New Strategy HE-3F.</p>
<p>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</p>	<p>Private developers have not expressed any interest in this program to date.</p>	<p>Delete.</p>

Program	Implementation Status	Action
residential subdivisions.		
<p>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.</p>	<p>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 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.</p>	<p>Continue. New Strategy HE-3I</p>
<p>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.</p>	<p>The City contracts with Riverside County to administer its HOME funds. The City has not yet received any HOME funds.</p>	<p>Continue. New Strategy HE-4A.</p>
<p>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.</p>	<p>The City actively responds to complaints to ensure compliance with building and property maintenance codes.</p>	<p>Continue. New Strategy HE-4B.</p>
<p>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</p>	<p>The City does not have any units at risk of converting to market rate.</p>	<p>Modify. New Strategy HE-4C.</p>

Program	Implementation Status	Action
options for preservation.		
<p>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, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p>The Planning Department refers interested persons to the Fair Housing Council of Riverside County.</p>	<p>Modify. New Strategy HE-4D.</p>
<p>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.</p>	<p>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.</p>	<p>Continue. New Strategy HE-5A.</p>
<p>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.</p>	<p>The City has not yet established a first-time homebuyer program, but intends to as funding becomes available.</p>	<p>Continue. New Strategy HE-5C.</p>
<p>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.</p>	<p>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.</p>	<p>Delete.</p>
<p>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.</p>	<p>The City has not worked with public or private sponsors to encourage acquisition/rehabilitation of multifamily housing units.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>ACTION H-20.1: Promote Energy Conservation</p> <p>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.</p>	<p>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 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.</p>	<p>Modify. New Strategy HE-5C.</p>
<p>ACTION H-20.2: Ensure Consistency with Green Building Standards.</p> <p>The City will annually ensure that local building codes are consistent with state-mandated green building standards.</p>	<p>The City's local building codes are consistent with state-mandated green building standards.</p>	<p>Delete.</p>
<p>ACTION H-20.3: Implement State Energy Conservation Standards</p> <p>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.</p>	<p>The City actively enforces Title 24 energy conservation standards.</p>	<p>Delete.</p>

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 8,755 people, or 12.5 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	

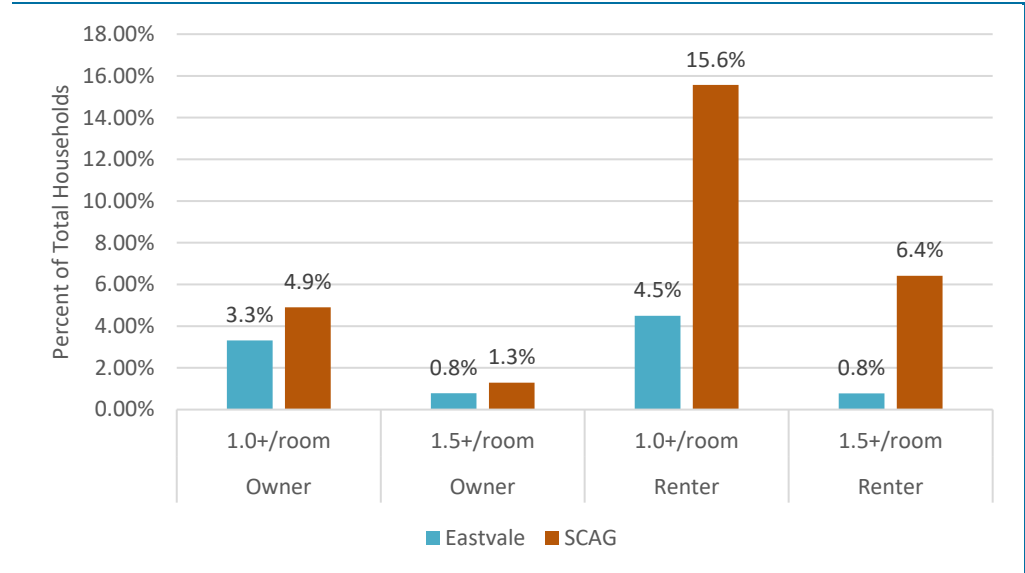
Source: 2014-2018 American Community Survey

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.

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.

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	
	#	%	#	%	#	%
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 Characteristics

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		

Major Employers

Table 10a shows the major employers in the City of Eastvale. The City's top employer is the Amazon Fulfillment Center with 3,000 employees, making up almost 10 percent of the City's labor force.

TABLE HE-10A. MAJOR EMPLOYERS IN EASTVALE, 2019 – 2020

Business Name	Number of Employee	Percent of Total Employment
Amazon Fulfillment Center	3000	9.38%
Walmart Distribution	1022	3.19%
Corina-Norco USD	663	2.07%
Ingram Micro	548	1.71%
Costco	260	0.81%
Home Depot	233	0.73%
Grainger Inc.	180	0.56%
Komar Distribution Services	153	0.48%
Kohl's	137	0.43%
Albertson	100	0.32%
Kmart Distribution Center		
Corningware Corelle & More		
Total	6,296	19.68
Total City Labor Force	32,000	
City of Eastvale, 2020		

Unemployment

According to the Employment Development Department, there were approximately 32,900 persons in the workforce in City of Eastvale and 1.3 million in Riverside County. The City of Eastvale's unemployment rate decreased significantly from 2020 to 2021, from 8.6 percent to 4 percent, respectively. For comparison, the unemployment rate in Riverside County also decreased from 2020 to 2021 from 9.9 percent to 5.4 percent, respectively. The high unemployment rates in 2020 are most likely due to the start of the COVID-19 pandemic showing almost 3,000 residents were unemployed in Eastvale and over 100,000 in Riverside County.

TABLE HE-10B. EMPLOYMENT OF EASTVALE RESIDENTS BY INDUSTRY, 2018

Eastvale				
Year	Labor Force	Employment	Unemployed	Unemployment Rate
2017	31,300	30,100	1,200	3.7%
2018	32,400	31,400	1,000	3.2%
2019	32,800	31,800	1,000	2.9%
2020	32,200	29,500	2,800	8.6%
2021 ¹	32,900	31,600	1,300	4.0%
Riverside County				
2017	1,072,200	1,015,800	56,300	5.3%
2018	1,091,400	1,042,700	48,700	4.5%
2019	1,104,000	1,057,900	46,100	4.2%
2020	1,107,700	997,700	110,000	9.9%
2021 ¹	1,131,100	1,070,000	61,100	5.4%

Source: Employment Development Department, 2017, 2019, 2020, and 2021
¹ November 2021 - Preliminary

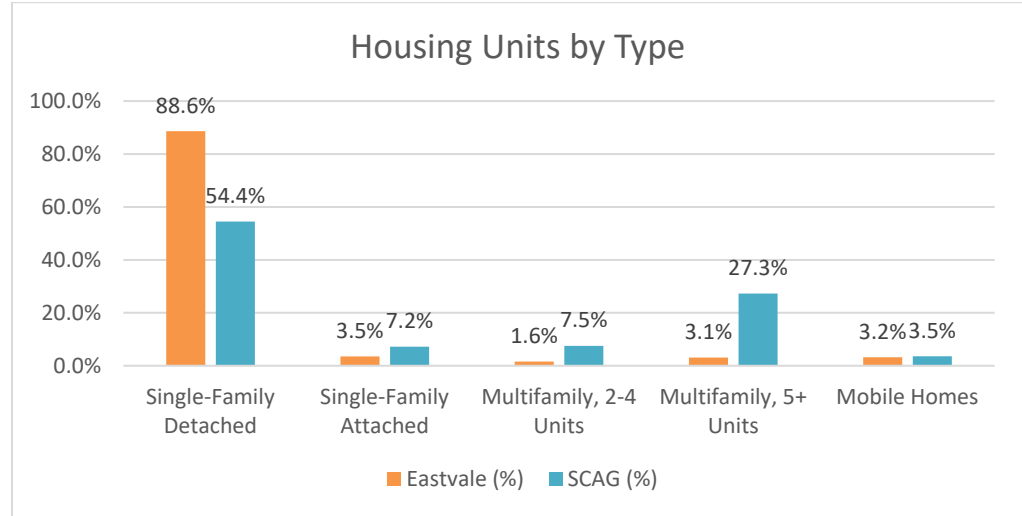
Housing Stock Characteristics

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).

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.

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.

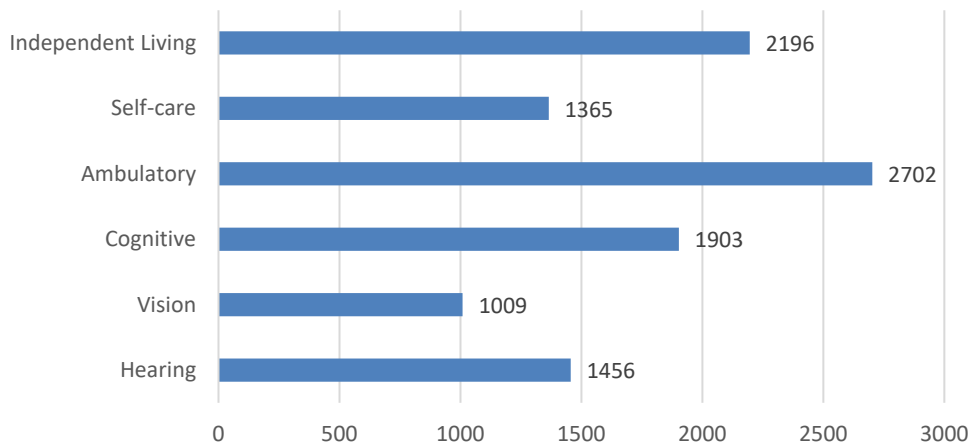
Of the senior population in Eastvale, 1,338 seniors were householders, representing 9.1 percent of all households. Of those 1,055 households (84.6 percent) were owner-occupied and 206 households (15.4 percent) were renter occupied. Riverside County’s portion of senior householders was much greater, with 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. When looking at the city’s housing stock by number of bedrooms, 77 percent of the housing stock was made up of homes with 4 or more bedrooms. More specifically, 36.3 percent of homes had 4 bedrooms and 40.5 percent of homes had 5 or more bedrooms showing that over three-quarters of the housing stock addresses the needs of large households. When looking at tenure, 61.8 percent of the housing stock with 4 or more bedrooms were owner occupied, and 15.4 percent were renter occupied units.

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, and as included in the SCAG data packet, it is estimated that there were 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, representing 0.03 percent of the 57,741 jobs in the region within the farming, fishing, and forestry industry are in Eastvale. The demand for specific farmworker housing is estimated to be very minimal, if at all, and therefore housing is addressed through the current housing stock and through overall programs for affordability.

When looking at Riverside County as a whole, according to the US Department of Agriculture's (USDA) 2017 Census of Agriculture, there were 11,365 farm workers in Riverside County. Of those farm workers, the majority (8,469 or 75 percent) were seasonal employees, working less than 150 days per year. The remaining one-quarter of farmworkers (3,714 persons) were permanent employees.

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

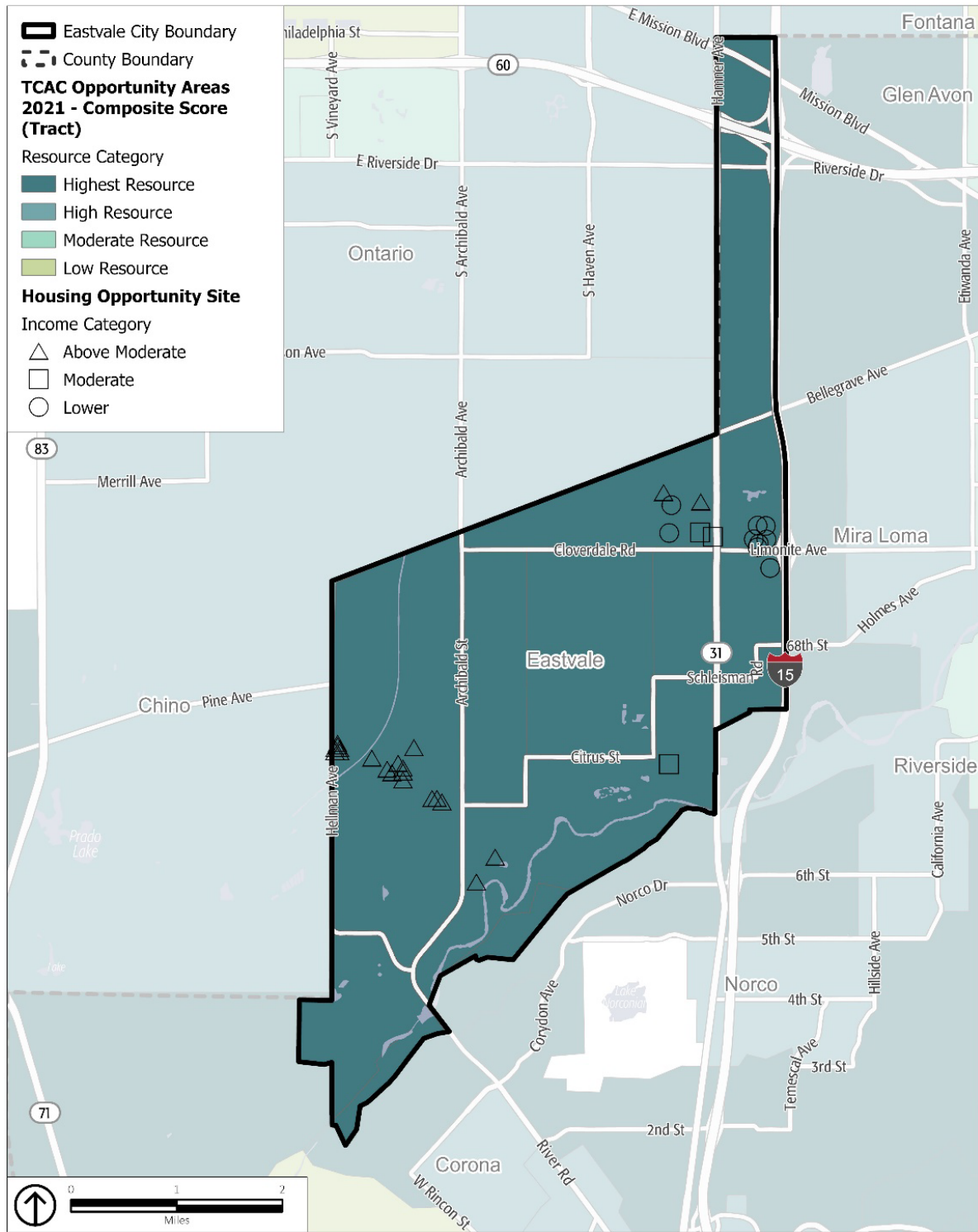
Fair Housing Assessment

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.

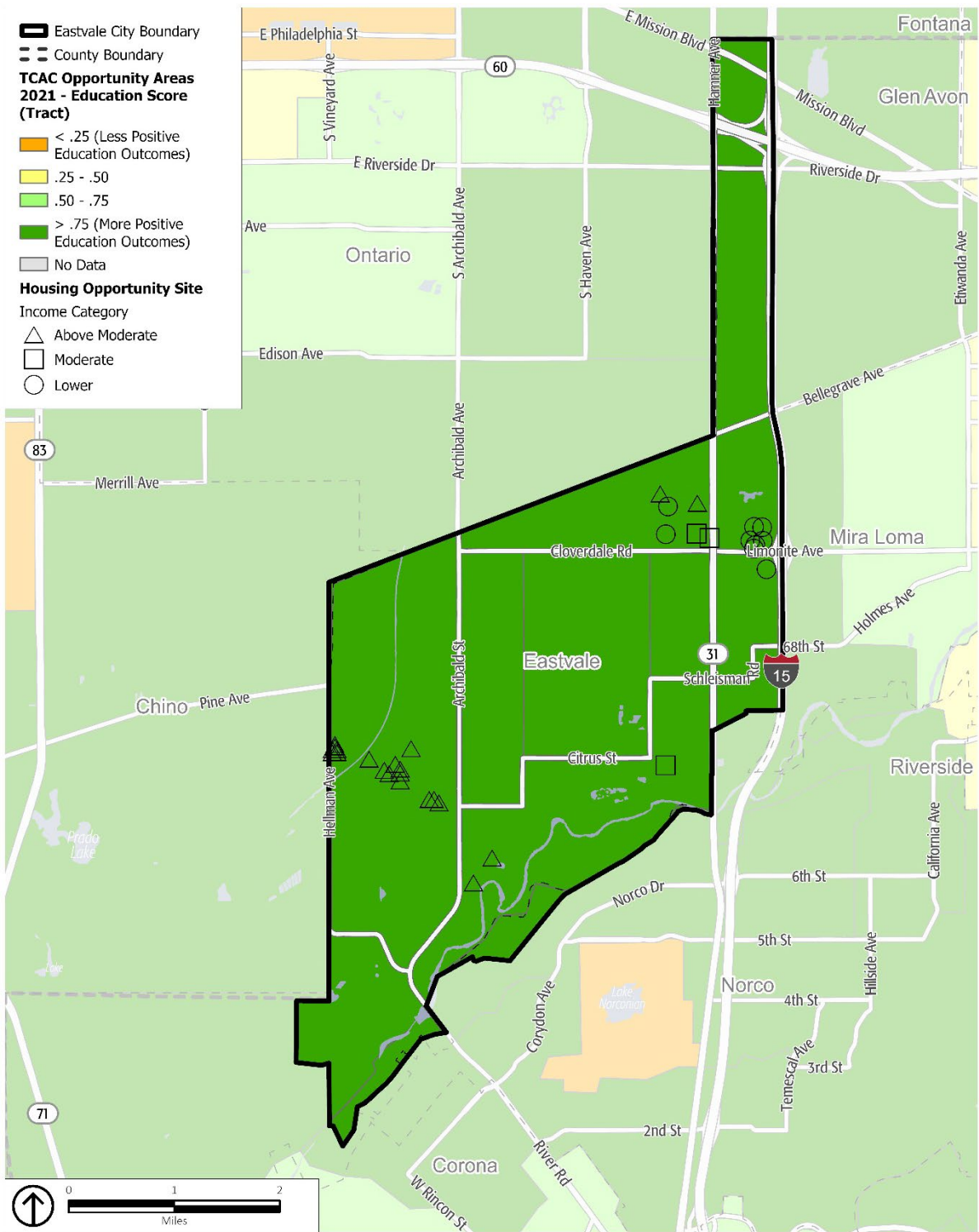
Similarly, the TCAC Opportunity Areas map ranks the entirety of Eastvale within the highest category of education outcomes (**Figure HE -5**) and economic outcomes (**Figure HE-6**). Regionally, Mira Loma and Jurupa Valley have significantly fewer positive education outcomes, as do the parts of the city 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



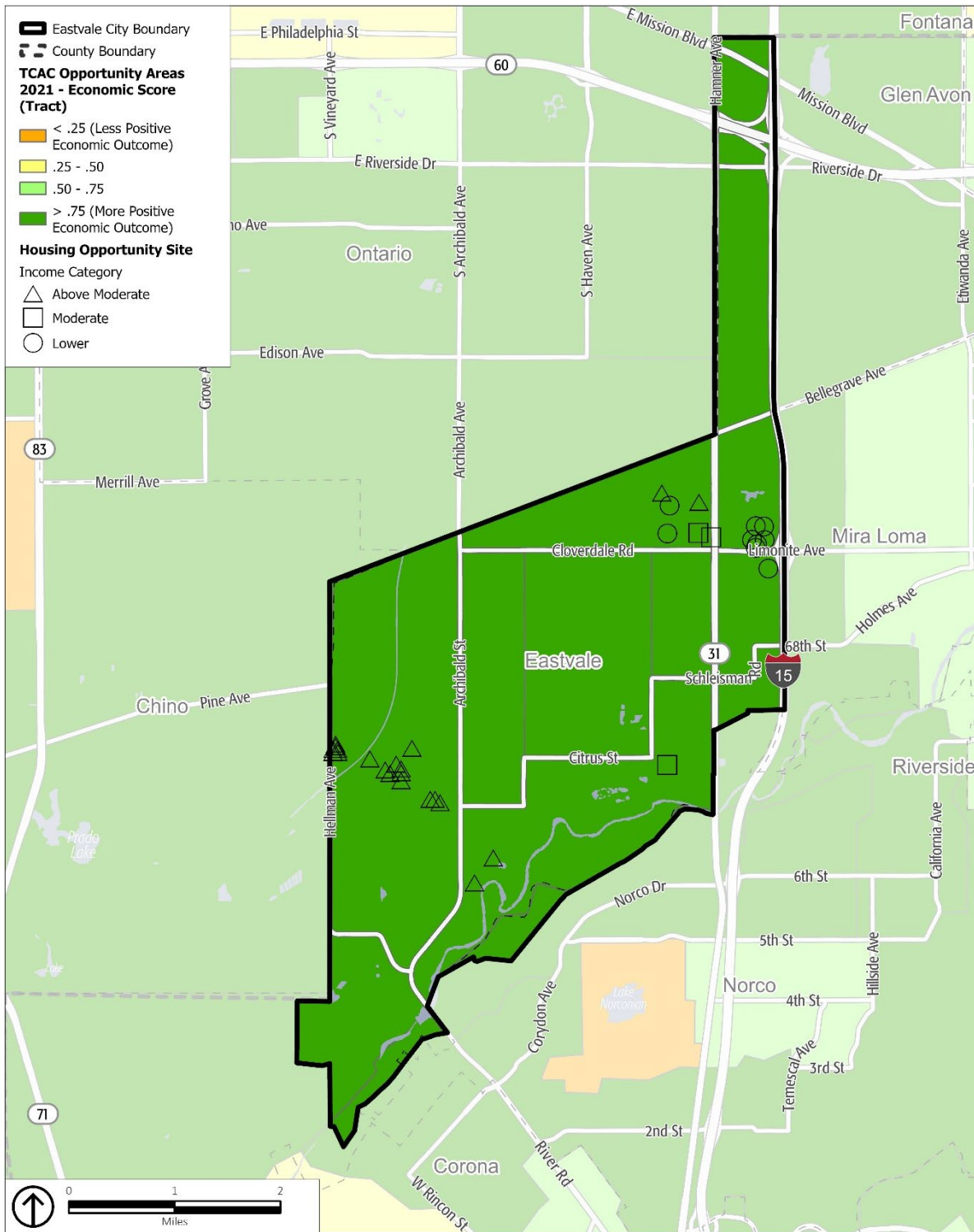
Source: TCAC/HCD, 2021

Figure HE-5 TCAC Education Score



Source: TCAC/HCD, 2021

Figure HE-6 TCAC Economic Score



Source: TCAC/HCD, 2021

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-3G** 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

Racial and Ethnic Characteristics

As presented in **Table HE-5** of the Community Profile, the population of Eastvale is comprised primarily of residents that identify as White (43.7 percent), Asian (26.3 percent), African American (8.6 percent), or as 2 or more races or another not captured on the Census (20.9 percent). American Indian, Alaska Native, Hawaiian, and Pacific Islander residents account for approximately 0.5 percent of Eastvale's population, combined. Additionally, 40.5 percent of the total population identifies as Hispanic. In 2010, the Census estimated that the predominant population throughout the city was Hispanic, meaning that there was a greater percentage of the population in each tract that identified as Hispanic than any other race or ethnicity, rather than a straight majority. According to the Urban Displacement Project, a University of California research and action initiative, Eastvale does not have any areas of single or dual-community segregation (**Figure HE-7**). A single-community neighborhood is one that is predominantly occupied by a single racial or ethnic group, with all others comprising a very small share of the population or not being present. A dual-community neighborhood is one with a balance between two racial or ethnic groups. Following suit, a 3- or 4-group mixed neighborhood has a balance between three or four racial or ethnic groups, still to the exclusion of other populations. A truly diverse neighborhood has a relative balance between all racial and ethnic groups. While Eastvale does not have any single- or dual-community census tracts, everywhere north of the area immediately adjacent to Prado Basin Park was identified as a 3-group mix of White, Asian, and Hispanic residents. The area adjacent to Prado Basin Park is a 4-group mix, with a Black, Asian, White, and Hispanic mix. While there appears to be increasing diversity since the 2010 Census findings of a predominantly Hispanic population, Black or African American residents are disproportionately represented in the Prado Basin Park tract along the southern boundary of the city, at 12.2 percent of the population in this area compared to 8.6 across the city.

Across the WRCOG region, most communities and cities are dominated by single- and dual-community neighborhoods; with much of the region identifying as primarily Latinx and White, particularly in the unincorporated Riverside County areas. The southern portion of Corona reflects the patterns found in Eastvale with 3- and 4-group mixed neighborhoods of the same racial and ethnic mix, while the remainder of Corona and most of Norco, Mira Loma, and Jurupa Valley are predominantly Latinx-White mixed populations (**Figure HE-7**). In the Moreno Valley and Perris area, several census tracts have been identified as mostly Latinx or Latinx and Black communities. Additionally, several census tracts in the city of Riverside to the southeast of Eastvale but adjacent to Highway 91 are predominantly Latinx. Immediately west of Eastvale demonstrate there are higher rates of diversity, similar to those found in Eastvale. Compared to other communities in the WRCOG and SCAG regions, Eastvale has a relatively high diversity index score despite the small concentration of Black and African American residents in the southern portion of the city. In order to facilitate continued diversification in the City through housing opportunities for all people regardless of race, ethnicity, or socioeconomic status, the City will encourage development of affordable housing throughout the City and a range of housing types to meet a range of needs (**Strategies HE-1C, HE-1E, HE-1F, and HE-1G and Strategies HE-3A through HE-3E**).

Racially and Ethnically Concentrated Areas of Poverty

HUD defines a racially or ethnically concentrated area of poverty (R/ECAPs) as 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. As described above most of the City is a 3-mix group of Hispanic, Asian, and White residents and the southern portion of the City is a Black, Hispanic, Asian, and White 4-group mix. This mix of racial and ethnic populations often results in 50 percent or more of the population identifying as non-White; however, it also means that multiple non-White populations are present rather than a concentration of one. Additionally, the poverty rates across the city are low, including in areas that are predominantly non-White. In the 4-group mix area along Prado Basin Park, approximately 17.1 percent of the population identifies as White, 31.4 percent as Asian, 12.2 percent as Black, and 36.1 percent as Hispanic or Latinx, with the remaining 3.2 percent identifying as “other.” This area also has a poverty rate of approximately 1.9 percent and a 2019 median income of \$124,571. In the northern portion of the city, north of Limonite Avenue, where the poverty rate is highest at approximately 11.6 percent and the median income was \$ 102,019 in 2019, the demographic mix is 21.8 percent White, 18.4 percent Asian, 5.0 percent Black, and 50.2 percent Hispanic or Latinx with the remaining 4.6 percent identifying as “other.” Given these racially and ethnic mixes paired with low poverty rates and high median incomes, there are no R/ECAPs within the City of Eastvale (**Figure HE-8**).

In the WRCOG region, and the greater SCAG region, R/ECAPs are largely located in the dense urban cores of cities such as Riverside, San Bernardino, and Los Angeles. Increased density often correlates with concentrations of poverty due a number of factors including locations of deed restricted units, proximity to transit and jobs, and more. However, as seen in **Figure HE-8**, there are R/ECAPs located in areas of Corona or Mira Loma, near Eastvale, and further east in Moreno Valley and Canyon Lake.

Racially Concentrated Areas of Affluence

In contrast to R/ECAPs, a racially concentrated area of affluence (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 individual census tracts in, or overlapping with, the City of Eastvale that can be identified as a RCAA. However, throughout Eastvale, the median income is relatively high compared to the WRCOG region, making the entire city a possible area of affluence. The northern portion of the city, north of Limonite Avenue, has the lowest median income in the city at \$102,019, compared to the Riverside County median income of \$67,005 in 2019. In the center of the city, between Schleisman Road and Riverboat Drive to the south, Limonite Avenue to the north, Archibald Avenue to the west, and Interstate 15 and the city boundary to the east, the median income exceeds \$127,000. While there are three census tracts in this area, the racial and ethnic composition is, on average, 23.3 percent White, 22.3 percent Asian, 7.7 percent Black, 40.3 Latinx, and 6.3 percent other, and therefore predominantly non-White despite the concentration of affluence.

The median income in the City of Eastvale is \$119,213, nearly at the threshold of an area of affluence regardless of demographic composition. However, compared to surrounding communities, Eastvale stands out as a high income area. For example, the median income in Chino in 2019 was \$81,711, \$83,752 in Corona, \$70,642 in Mira Loma, \$65,046 in Ontario, and \$69,045. Only Norco, with a median income of \$102,817, came close to the concentration of affluence found in Eastvale. In the SCAG region, most RCAAs are concentrated in coastal communities while inland suburban communities typically have a lower median income. Eastvale does not follow this trend. Therefore, while not by definition a RCAA, the concentration of affluence may be a result of exclusion of lower-income households due to the available housing types, housing costs, or other factors. To ensure that there are housing opportunities for all current and prospective residents, regardless of income, the City will:

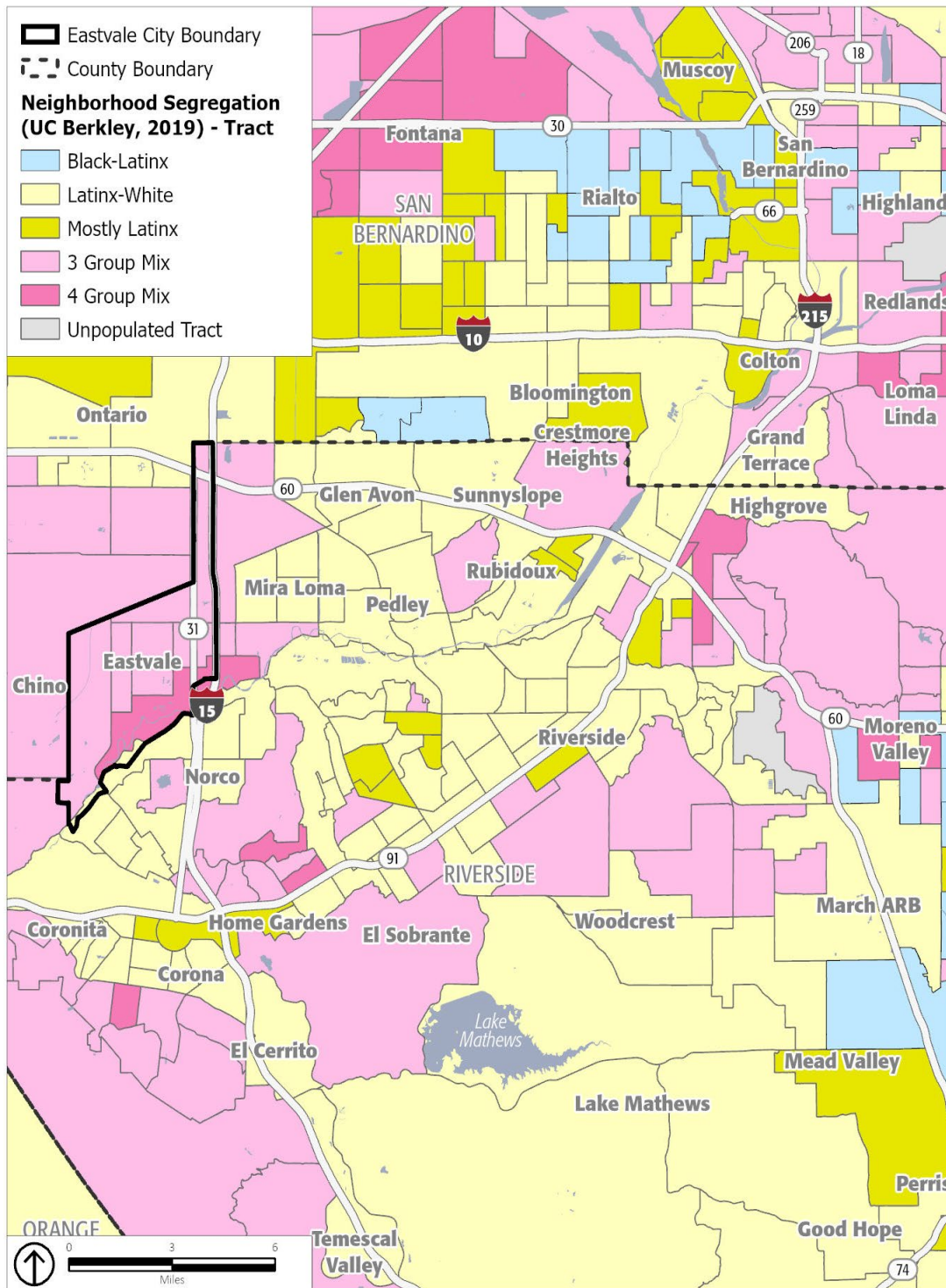
- Establish a Residential Opportunity (RO) Overlay Zone on Eastvale Gateway to require a minimum of 20 units per acre to facilitate affordable development (**Strategy HE-1B**).
- Amend the Leal Master Plan to require 20 units per acre on sites identified for lower-income units and 8-40 units per acre elsewhere to encourage a variety of housing types (**Strategy HE-1C**).
- Amend the land use designation on the Vernola site from Commercial Retail to Highest Density Residential (HHDR) allowing for 20-40 units per acre, and with applicable R-3 zoning on 10 acres (**Strategy HE-1A**).
- Offer incentives for affordable housing development including density bonuses, expedited permit processing, reduced parking standards, and more (**Strategy HE-1E**).
- Encourage the construction of ADUs and monitor construction to track affordability (**Strategy HE-1G**).
- Work with developers to expand housing opportunities for lower-income households and special needs groups (Strategy HE-3A).
- Consider implementation of a first-time homebuyer program to assist lower-income households with down payments and closing costs (**Strategy HE-5C**).

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. According to the ACS, ambulatory and independent living disabilities were the most common disability type in Eastvale. Of the population with a disability, approximately 30.4 percent of seniors compared to 7.6 of the total population, indicating that many disabilities may occur as residents age. This may result in a greater need for disability assistance and housing for seniors. To support this population in securing safe, accessible, and affordable housing, the City has included **Strategy HE-3A** to support the construction of affordable housing targeting seniors and other persons with disabilities.

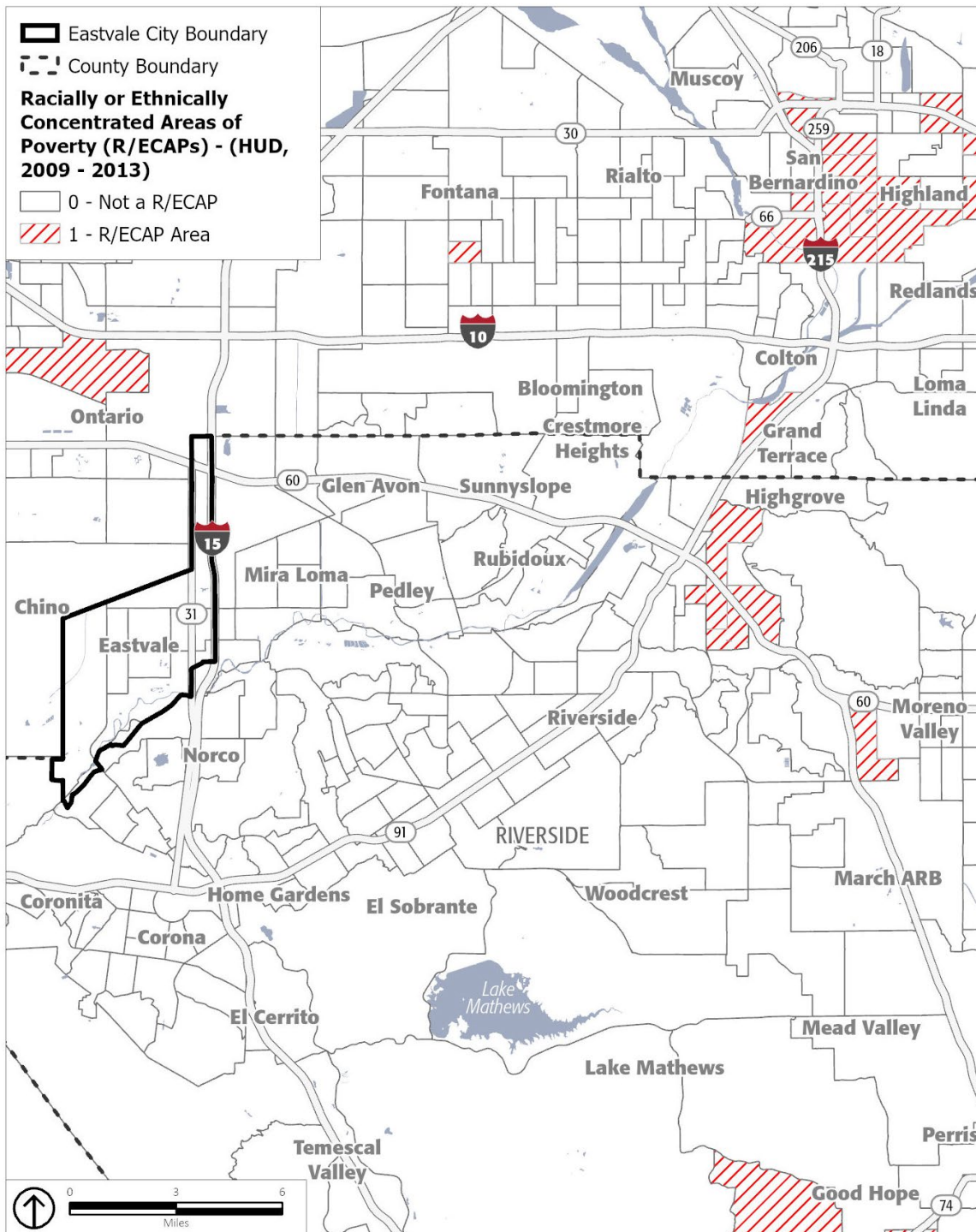
Disability rates in Eastvale follow similar patterns seen across the region, with most areas of the western Riverside County area having either less than 10 percent or between 10 and 20 percent of residents identifying themselves as having a disability. One exception to this trend is a tract north of 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 Neighborhood Segregation



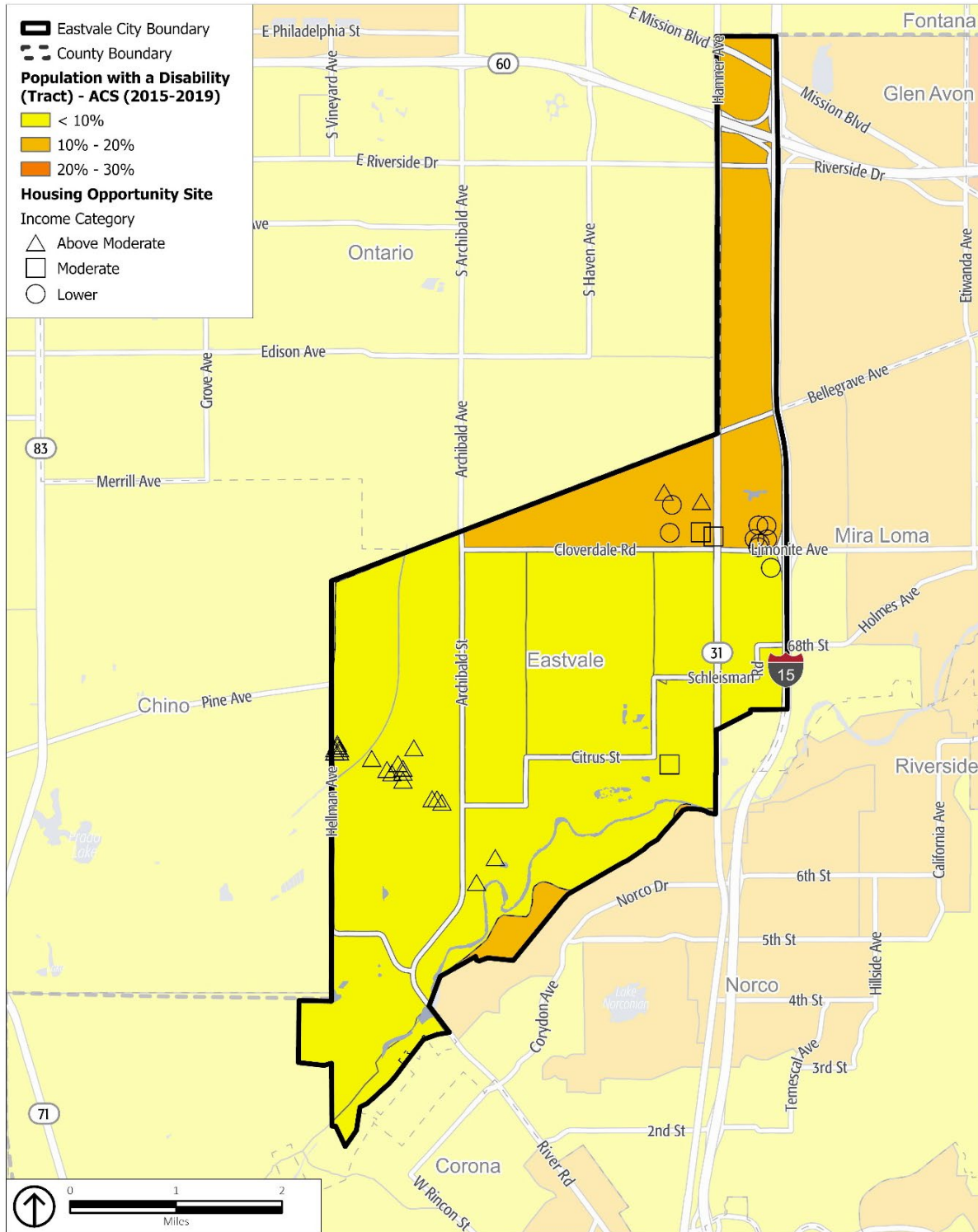
Source: University of California, Berkeley, 2019

Figure HE-8 R/ECAPs



Source: HUD, 2013

Figure HE-9 Residents with Disabilities



Source: American Community Survey, 2015-2019

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

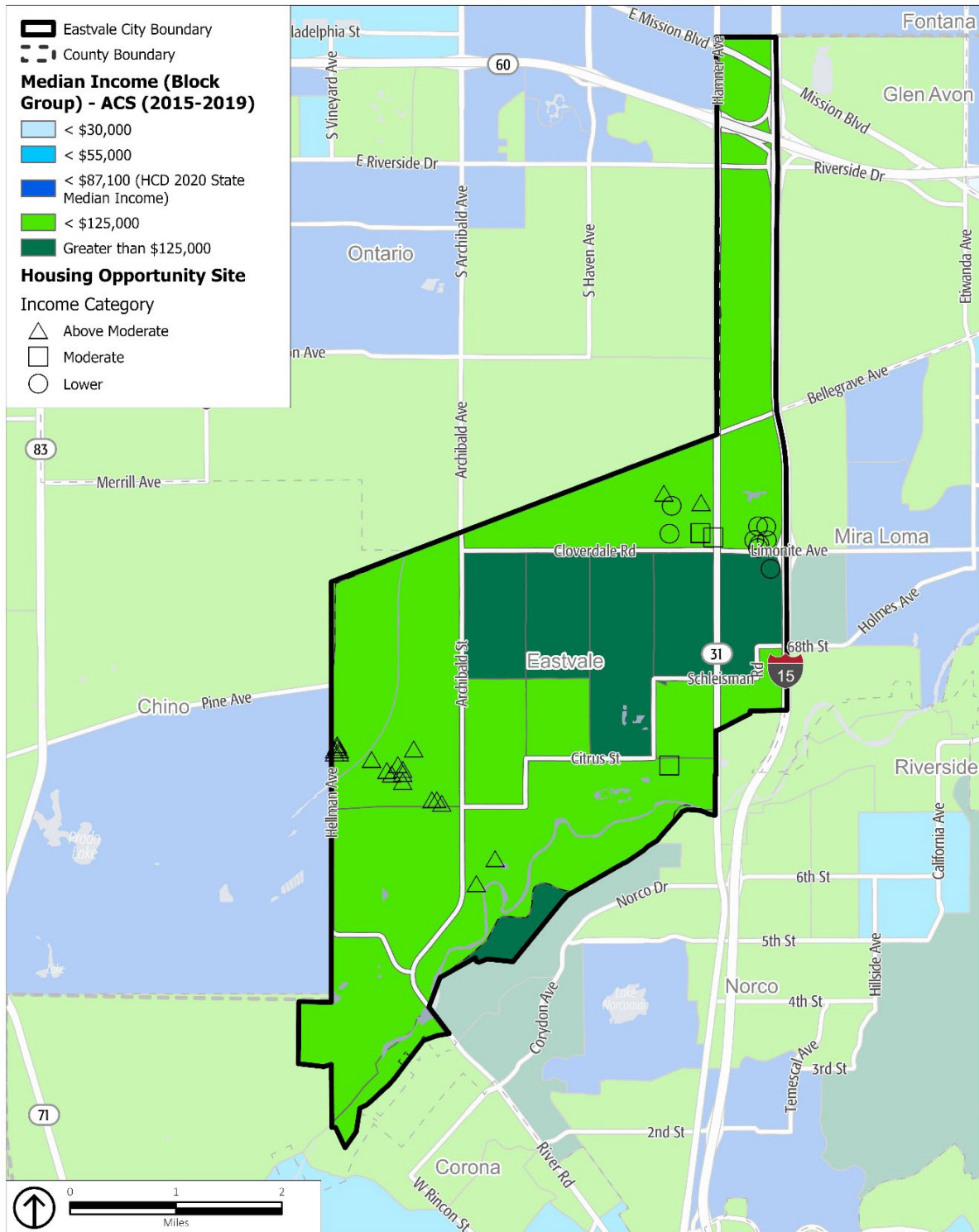
Eastvale has historically been highly family-oriented, a pattern that persists today. The majority of households in Eastvale are family households, and more than half of the households in the city have children under 18. Approximately 29 percent of households in Eastvale have five or more persons, indicating 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



Source: American Community Survey, 2015-2019

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-1F** and **HE-5A**, 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.

The TCAC Economic Outcome score presented in **Figure HE-6** is based on a combination of factors, including poverty, adult education, employment, proximity to jobs, and median home value relative to the County. In Eastvale, as presented in **Figure HE-11**, jobs proximity varies throughout the City. However, the Census report on Job Counts by Distance estimates that approximately 31.2 percent of Eastvale residents work within 10 miles of their place of employment, 32.2 work within 10 to 24 miles of their home, and the remaining 36.6 percent live 25 miles or further from their job. Most residents that commute long distances commute northwest toward Los Angeles and south to the San Diego metro area. Given the share of residents that commute out of Eastvale for their jobs, it is unlikely that the high economic outcome projected by TCAC and HCD is based on proximity to jobs. However, the unemployment rate in Eastvale is just 4.8 percent, compared to 5.1 percent in each Chino and Corona, 8.7 percent in Jurupa Valley, 6.5 percent in Ontario, and 5.4 percent in Rancho Cucamonga, indicating that, regardless of proximity to jobs, Eastvale residents have a higher labor participation rate that can support other indicators of economic success including home buying power. Relatedly, the median income in Eastvale was \$119,213 and the poverty rate approximately 5.9 percent in 2019, further indicating strong economic opportunities.

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 five 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 all English Language Arts and Mathematics scores being above the grade standard (see **Table HE-19A**). Additionally, all schools have lower rates of chronic

absenteeism than the statewide average, and all except for River Heights Intermediate have lower suspension rates than the statewide average. Eleanor Roosevelt High also had a higher percentage of students that were considered “prepared” for college and/or careers than the statewide average. The 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. As a result, all households throughout the city, regardless of income have access to high performing educational opportunities.

School Name	English Language Arts	Mathematics	Chronic Absenteeism ¹	Suspension Rate ²
Harada Elementary	+23.6	+15.9	4.6%	0.6%
Rosa Parks Elementary	+16.9	+6.8	1.4%	1.4%
Dr. Augustine Ramirez Intermediate	+27.4	+12.7	3.8%	5.9%
Eastvale Elementary	+50.9	+21.4	2.7%	1.1%
River Heights Intermediate	+22.6	+17.5	5.1%	8.8%
Eleanor Roosevelt High	+68.3	+4.5	N/A	3.8%
Clara Barton Elementary	+49.0	+36.7	4.4%	0.9%
Ronald Reagan Elementary	+34.1	+11.9	2.5%	0.2%
<i>Statewide Performance</i>	-2.5	-33.5	10.1%	3.4%

“+” = above grade standard; “-” = below grade standard

Notes:

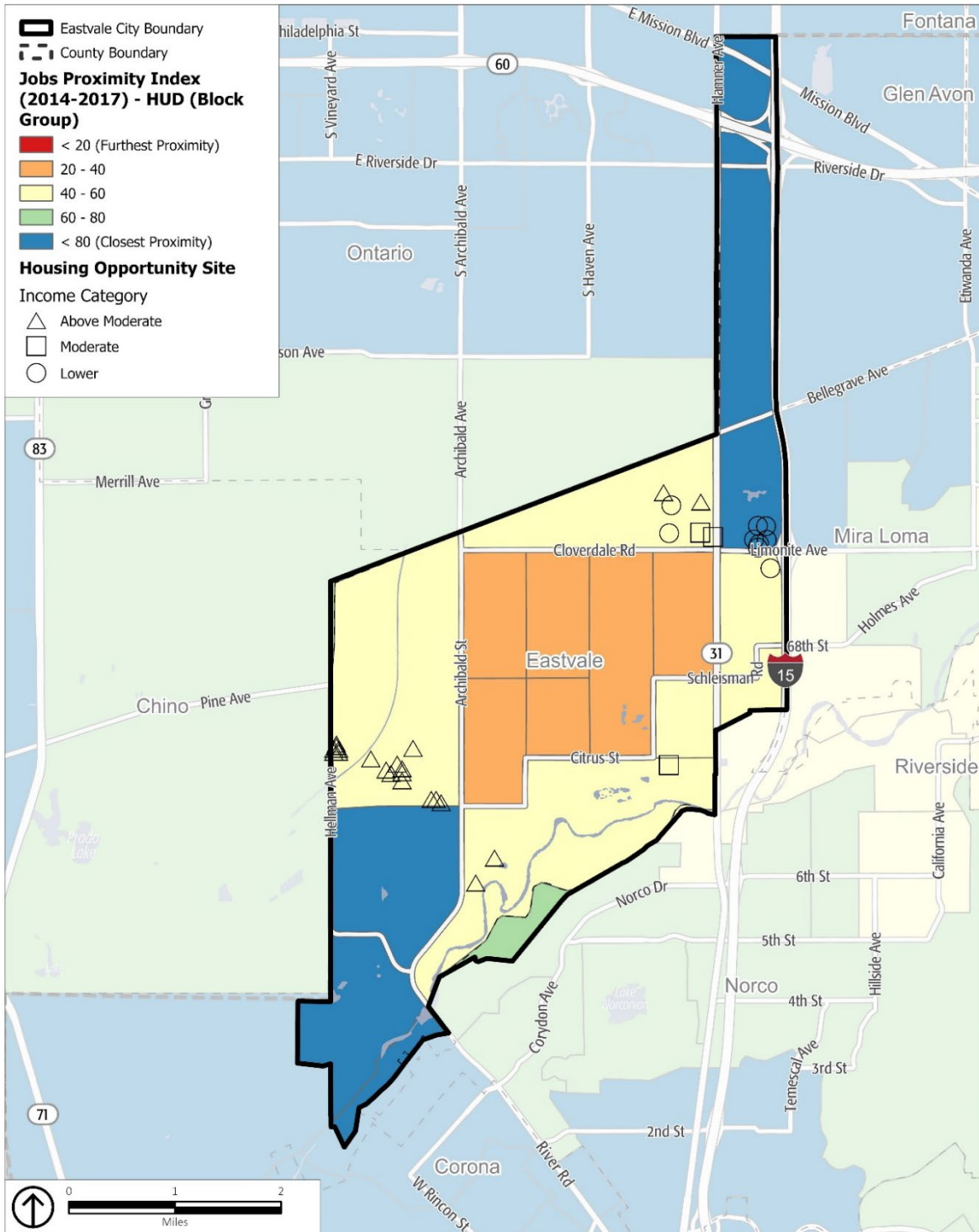
1 The percentage of students who are absent 10 percent or more of the instructional days they were enrolled.

2 The percentage of students who have been suspended at least once in a given school year.

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**).

As part of the opportunity mapping process, TCAC and HCD identify the anticipated educational outcome for communities throughout the State based on math and reading proficiency, high school graduation rates, and student poverty. A score in the 75th percentile or above is considered the most positive educational outcomes, while below the 25th percentile is a poor anticipated educational outcome. All census tracts in Eastvale scored in the 91st to 98th percentile, indicating access to strong educational opportunities throughout the city. Overall, Eastvale has a more positive educational outcome expected than many areas in the SCAG region and Riverside County. While Norco has similar scores throughout most of its area, western portions of Corona fall below the 75th percentile, and Mira Loma, Pedley, and Jurupa Valley have census tracts that scored below the 25th percentile, with most of their neighborhoods in the 25th to 50th percentiles. Northeast of Eastvale in Ontario, Pomona, and Montclair, educational outcomes fall largely below the 45th percentile with most of Ontario below the 25th percentile. In the SCAG region, suburban communities with high median incomes tend to have higher educational scores than urban and rural, which reflects the scores in Eastvale as a suburban city.

Figure HE-11 Job Proximity Index



Source: HUD, 2014-2017

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**).

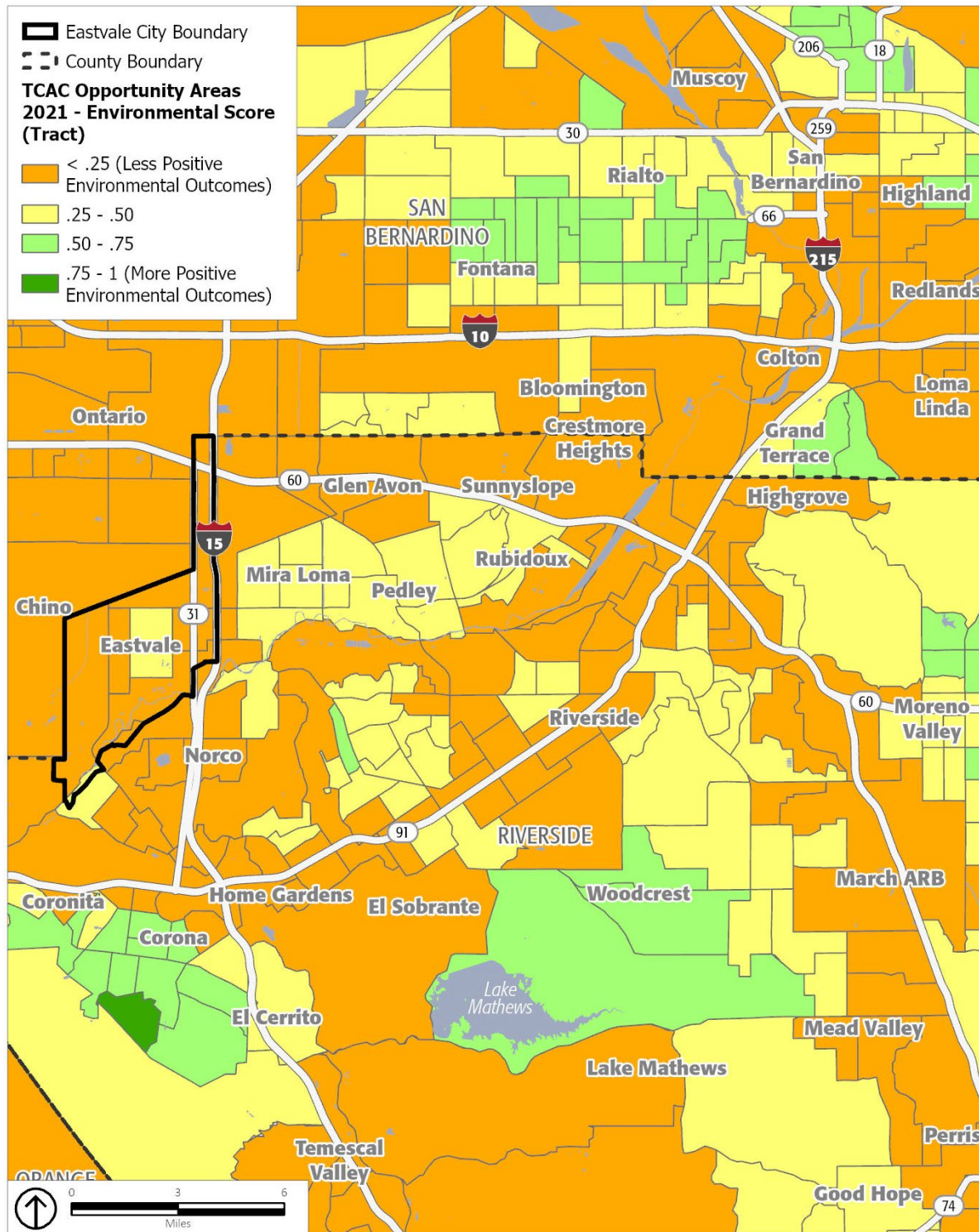
Environmental Health

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 adjacent to one solid waste facility in Mira Loma, 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



Source: TCAC/HCD, 2021

Displacement Risk/Disproportionate Need

Overcrowding

The U.S. Census Bureau defines an overcrowded households as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units.

As presented in the Community Profile, approximately 3.3 percent of owner-occupied households in Eastvale were overcrowded in 2018, compared to 4.5 of renter-occupied households. A similar pattern is found for severely overcrowded households, with 0.8 of owner-occupied households and 1.3 percent of renter-occupied households experiencing severe overcrowding. Overall, 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**). While all neighborhoods have overcrowding rates below 5 percent, there is a slightly higher rate of overcrowding north of Limonite Avenue (4.8 percent) compared to less than 3 percent in the center of the City. While the median income in north of Limonite Avenue is greater than \$100,000 annually, it does also have the highest rate of poverty in Eastvale, at approximately 11.6 percent of the population. Households living below the poverty line are more likely to live with other families or roommates to afford housing costs, which may result in the higher rate of overcrowding in this area that indicates a possible displacement risk. In order to determine the cause of overcrowding, and thus identify appropriate strategies to address it, the City will survey residents regarding living conditions, number of occupants, and housing costs (**Strategy HE-5A**).

Just east of the city, in Jurupa Valley, overcrowding is a more pressing issue, 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.

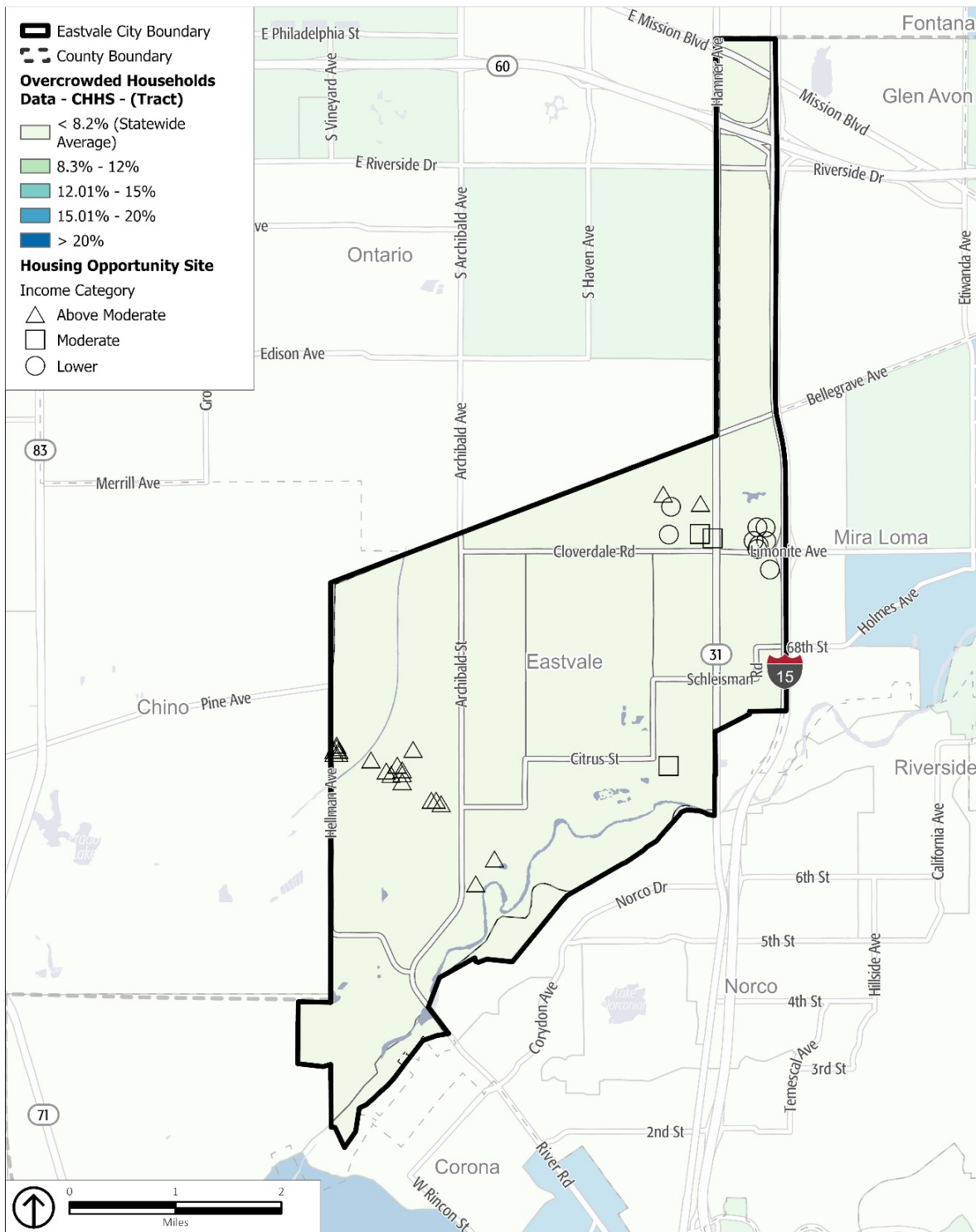
Overpayment

A household is considered cost burdened when they spend more than 30 percent, but less than 50 percent, of their income on housing costs. A severely cost burdened household is one whose housing costs exceed 50 percent of their income. In the City of Eastvale, approximately 18.4 percent of renters and 19.7 percent of owners are cost burdened, and 21.3 percent of renters and 17.0 percent of owners are severely cost burdened according to the HUD’s 2014-2018

Comprehensive Housing Affordability Strategy (CHAS). White and Black or African American homeowners report the highest rates of cost burden, 22.6 percent and 20.5 percent, respectively, while Black or African American and Asian homeowners have the highest rate of severe cost burden, 17.3 percent and 18.9 percent, respectively. Similarly, Hispanic renters and renters that identify as multiple races experience the highest rate of overpayment (23.9 and 25.0 percent, respectively) while Asian and Black or African American renters experience the highest rate of severe overcrowding (23.0 percent and 36.2 percent, respectively). While White homeowners and renters also experience high rates of overcrowding, CHAS data indicates that there may be a higher risk of displacement due to housing cost for non-White households. Generally, minority households in the City of Alameda experience higher rates of cost burden than White and Asian households, and renters experience higher rates overall than owners. As shown in **Figures HE-14** and **HE-15**, from 2015 to 2019, more of cost burdened households lived in the outer edges of the city than in the center. This pattern correlates with the differences in median income in Eastvale, with the highest median income in the center of the City. Overall, the rate of overpayment in Eastvale has decreased since 2014 for both homeowners and renters, likely as a result of the increase in median income seen throughout the City during the same period according to ACS estimates. The higher rates of overpayment and slightly lower median incomes along the edges of the City, particularly north of Limonite Avenue, reflect a higher risk of displacement for residents of these neighborhoods. To address this, the City has included **Strategy HE-1G** 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.

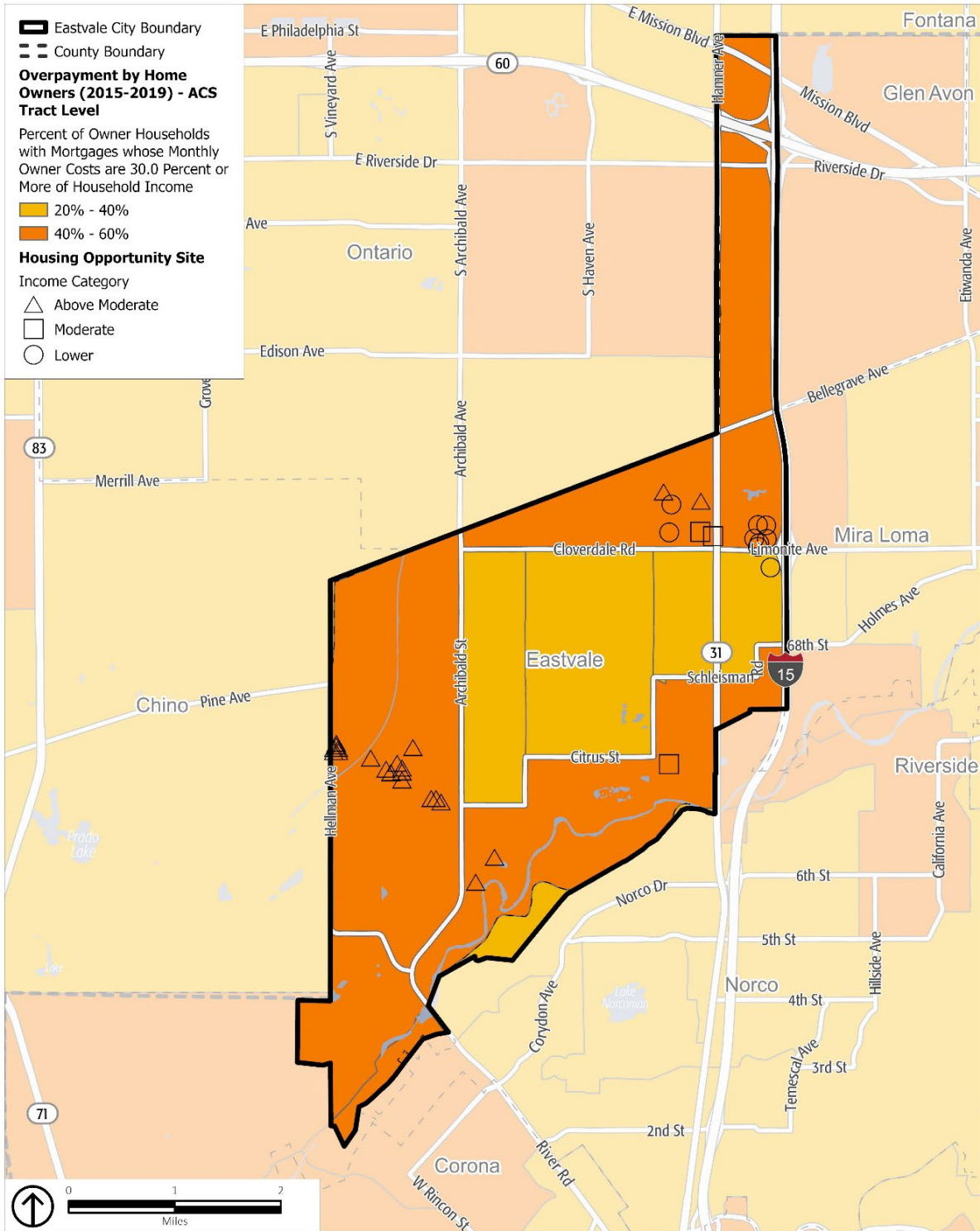
Overpayment is pervasive throughout Riverside County and the SCAG region, particularly among renters. While homeowner overpayment rates are similar in Eastvale as to surrounding cities, (**Figure HE-14**), renter overpayment is a more pressing burden among renters outside of Eastvale (**Figure HE-15**). Immediately south and east of the City of Eastvale in the cities of Norco, Corona, Jurupa Valley, and Riverside, there are more significant concentrations of cost burdened renters. While this may indicate that Eastvale is more affordable to renters, HUD reports that the percent of households that are occupied by renters in Eastvale is significantly lower than in Corona, Mira Loma, Jurupa Valley, and Riverside, though is similar to Norco. The low percentage of renters paired with lower renter cost burden in Eastvale compared to the region likely indicates that lower-income renters are priced out of Eastvale and that there is a shortage of affordable rental options in the City. Throughout the region, as shown in **Figures HE-14** and **HE-15**, overpayment is a chronic issue. A lower cost burden rate in the center of Eastvale may reflect exclusion of lower-income households rather than a more affordable housing stock, which is reflected by higher rates of overpayment in neighboring jurisdictions to house lower-income households. In addition to the strategies listed above, the City will encourage the construction of rental units in a variety of forms, including ADUs and multifamily units, to expand housing mobility opportunities for renters in Eastvale (**Strategies HE-1E** and **HE-1G**).

Figure HE-13 Household Overcrowding



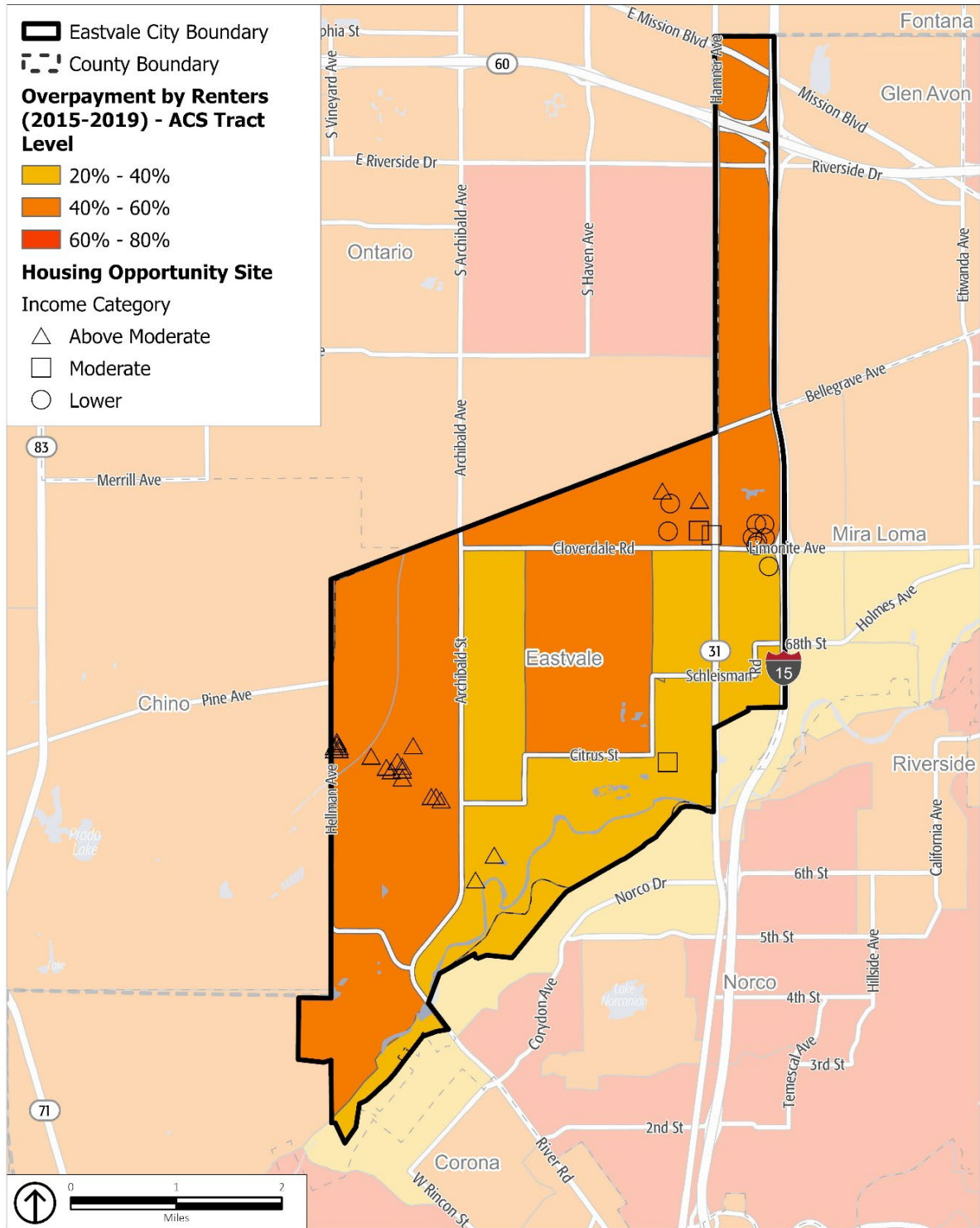
Source: California Health and Human Services, 2021

Figure HE-14 Overpayment by Homeowners



Source: American Community Survey, 2015-2019

Figure HE-15 Overpayment by Renters



Source: American Community Survey, 2015-2019

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 are 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. Additionally, CHAS estimates that there were no very low-, low-, or moderate-income households that were living in a unit without complete plumbing or kitchen facilities, which are also indicators of substandard housing conditions. The homeowner median income in 2019 of approximately \$124,351 and the renter median income of \$106,008 are each expected to be sufficient to support ongoing maintenance, either by the homeowner or property managers. Therefore, while approximately 8 percent of housing units are older than 20 years, it is unlikely that any specific socioeconomic group or geographical neighborhood is more at risk of displacement due to housing condition in Eastvale. 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

During the 2020 Riverside County Point-in-Time survey, four unsheltered persons identified as residing in Eastvale, or less than 1 percent of the homeless population in District 2 of Riverside County. Of these four, one identified as White, the other three as “unknown,” 2 as Hispanic, 3 as male and 1 as female, and of the 2 that responded to further interview questions, neither identified as falling into any protected classes or special needs groups. 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 three steps: 1) review of City policies and code for compliance with State law, 2) referring fair housing complaints to appropriate agencies, including the Fair Housing Council of Riverside County (FHCR), and 3) conducting outreach related to fair housing during the update of this Housing Element.

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. The City has a policy in place to refer fair housing complaints are referred to the FHCRC, which also provides landlord-tenant counseling services and educational workshops. However, according to City records, no complaints have been made to the City to be referred to FHCRC. All fair housing complaints have been received directly by FHCRC, the California Department of Fair Employment and Housing (DFEH), or the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) While no complaints have been received by the City, 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**).

As described in the Outreach section at the beginning of this Assessment of Fair Housing, the City engaged with the community and stakeholders through public meetings, "Community Champion" interviews with residents, and one-on-one consultations with stakeholders. Residents provided reported concerns regarding discrimination against persons with disabilities through failure to provide reasonable accommodation and a shortage of appropriately zoned land to support affordable housing. Interviewees during the Community Champion process identified a need for adopting an inclusionary housing ordinance or providing incentives to facilitate affordable housing development in Eastvale. Feedback received during this process informed several strategies to incentivize affordable development (see **Table HE-20**), **Strategy HE-3F** to encourage mobility impaired accessibility in project design, and **Strategy HE-5A** to inform landlords and property managers on their responsibilities under fair housing laws, including providing reasonable accommodations. **Strategy HE-5A** also identifies several other steps the City will take to expand outreach related to fair housing, in generally, to improve accessibility for all residents to be involved in the planning process. As part of stakeholder outreach efforts, the City interviewed the FHCRC, an organization that 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. Additionally, FHCRC did not report any fair housing lawsuits, settlements, or judgements made against the City, County, or public housing providers in 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. HUD reported that there have not been any cases or lawsuits filed or inquiries made against the City or other public agencies in Eastvale.

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. As no complaints were made directly to the City, 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.

In addition to these steps and outreach efforts, the City demonstrates compliance or intention to comply with fair housing laws through the following:

- The City demonstrates compliance with Density Bonus Law (Gov. Code, §65915.) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. The City has included **Strategy HE-2E** to update the density bonus ordinance to conform to recent changes to Government Code Section 65915.
- The City intends to comply with No-Net-Loss (Gov. Code §65863) through identifying a surplus of sites available to meet the County's RHNA allocation. In total, the City's surplus unit capacity is 118, composed of 97 lower income units, 8 moderate income units, and 13 above moderate income units.

- The City complies with the Housing Accountability Act (Gov. Code, § 65589.5) by allowing emergency shelters by right in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P).
- The City will comply with SB 35 (Gov. Code §65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by Fall 2022 (**Strategy HE-2D**).
- The City complies with SB 330 (Gov. Code §65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environment report for an affordable housing project.
- The City complies with the California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act by referring fair housing cases to FHCRC and has included **Strategy HE-5A** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- The City complies with Government Code §65008 by providing reviewing affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to AB 1397.
- The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in Table HE-20 in compliance with Government Code §8899.50.
- The City currently offers translation services for public meetings and materials, and intends to further comply with Government Code §11135 et seq. by making all public outreach materials and services accessible for all persons by December 2022 (**Strategy HE-5A**) and continuing to ensure that all state-funded programs and activities are accessible to all Eastvale residents

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, minority populations, or other indicators of possible segregation within Eastvale. While there are slight variations in poverty rates and median income throughout the city, no variations indicate a concentration of disadvantaged residents. While there is a slightly disproportionate representation of Black and African American residents in the southern portion of the city, other indicators in this area such as quality of schools, median income, and familial status suggest that this population is not negatively isolated and has equal access to economic, educational, and environmental opportunities as residents of other areas of the city. However, while the existing population in Eastvale does not reflect patterns of segregation, the dominance of high home values, high median incomes, and single-family homes may present a barrier to access for lower-income households.

Sites to accommodate the lower-income RHNA have been identified north of Limonite Avenue in the Leal Master Plan and east of Archibald Avenue in the Eastvale Gateway area. Both areas have been identified to accommodate sites across the income spectrum, ranging from lower-income units to units affordable to above moderate-income households. As such, each of these sites will facilitate housing mobility opportunities for current lower-income residents in Eastvale, alleviate exclusion of lower-income households that may have resulted in the concentration of affluence in Eastvale, and will promote mixed-income communities.

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.

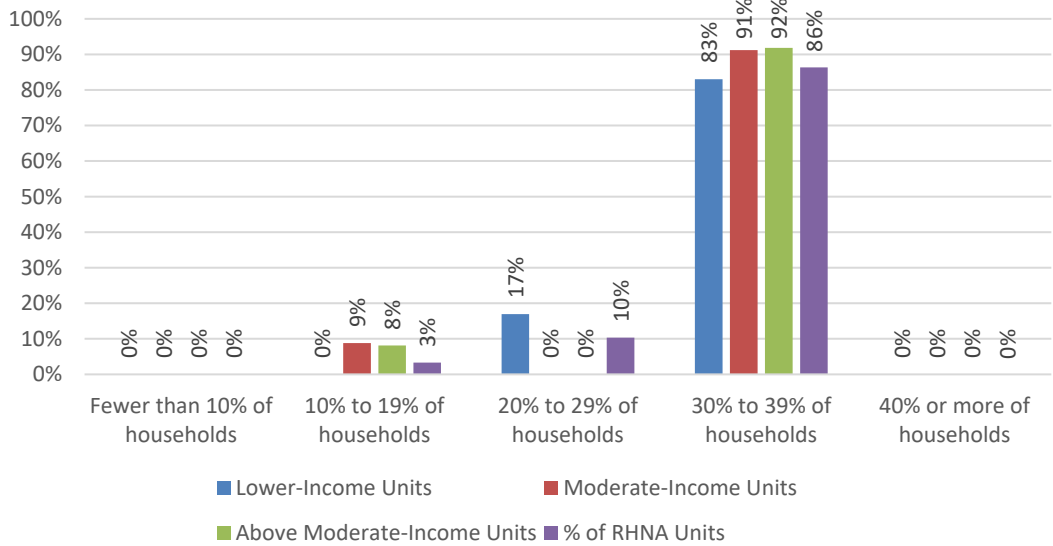
However, while the sites identified to meet the lower-income RHNA will help to combat fair housing issues stemming from overpayment, overcrowding, and displacement risk, they do potentially further concentrate future renter-occupied households and lower-income households in the northeastern portion of the city. While lower-income households do not exclusively rent housing, it is typically more challenging for these households to purchase a home than moderate- and above moderate-income households, particularly with the high home values found in Eastvale. Multifamily housing, which is more likely to be rental units, is permitted in the Multiple-Family Dwelling (R-2), General

Residential (R-3), Planned Residential (PRD), and Residential Incentive (R-6) zone districts in addition to the Leal Master Plan area (**Table HE-26**). While PRD districts are prevalent throughout the city, most are fully developed with single-family homes. Similarly, the R-3 zone at the intersection of Schleisman Road and Scholar Way in the southeast corner of the city is built out with single-family homes. The remaining areas that permit multifamily residential uses are the Enclave Specific Plan on the western side of the city and immediately west of the Leal Master Plan at the intersection of Scholar Way and Limonite Avenue in the northern portion of the city.

As shown in **Figure HE-15A**, most of the RHNA capacity has been identified in areas in which 30 to 39 percent of households are renter-occupied. Therefore, while lower-income units have been identified in an area of the city with a relatively high percentage of renters compared to other neighborhoods, the incorporation of moderate- and above moderate-income households affirmatively furthers fair housing by promoting a variety of housing types here. However, to further reduce a concentration of rental households in the northeastern portion of the city and reduce displacement of rental and lower-income households throughout the city, several additional programs have been included to promote construction of rental and lower-income units throughout the community:

- Offer density bonuses and other regulatory incentives for affordable housing, including rental housing, prioritizing areas with low rates of rental households (**Strategy HE-1E**),
- Encourage construction of ADUs throughout the City (**Strategy HE-1G**),
- Expand housing opportunities for lower-income households and special needs groups in high-resource areas and areas with limited rental opportunities (**Strategy HE-3A**),
- Encourage housing developers to include mobility-impaired accessibility in their projects to increase housing mobility opportunities for seniors and persons with disabilities (**Strategy HE-3F**),
- Encourage housing providers to designate housing for persons with disabilities, including developmental disabilities to reduce displacement risk and increase mobility opportunities through a larger supply of accessible housing (**Strategy HE-3G**),
- Provide housing rehabilitation and weatherization funds for eligible households to reduce displacement due to housing condition (**Strategy HE-4A**),
- Develop a program by December 2022 to connect lower-income residents with rental opportunities in the city (**Strategy HE-5A**).

Figure HE-15A Units by Percent of Households Occupied by Renters



Source: HUD, 2016

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 facilitating integrated development by creating housing opportunities across the community for a growing population.

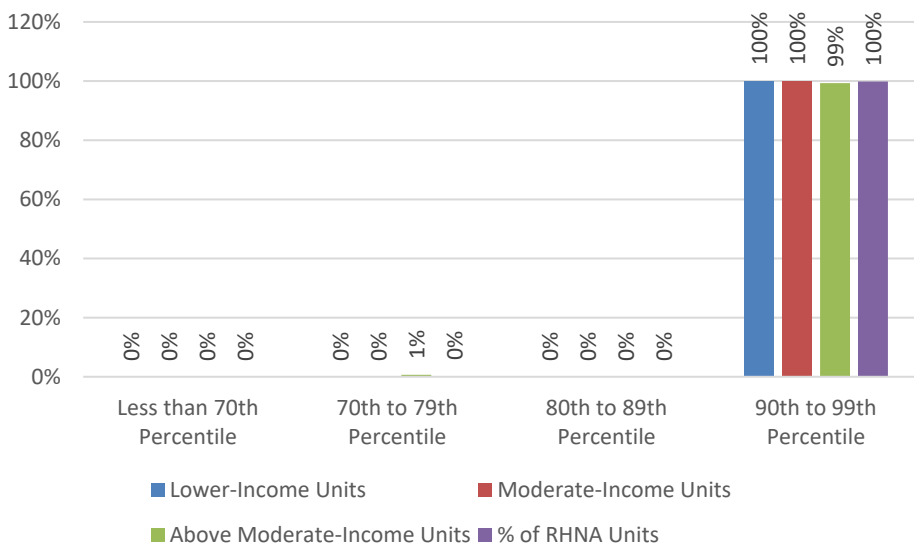
TABLE HE-19B. UNITS BY INCOME AND GEOGRAPHIC AREA			
Income Category	Geographic Area of the City		
	North of Limonite Avenue	West of Archibald Avenue	East of Archibald Avenue
Lower-Income	1,700	0	400
Moderate-Income	570	46	0
Above Moderate-Income	530	47	59
Total	2,800	103	459

Potential Effect on Access to Opportunity

As discussed, there is limited transit mobility available in Eastvale currently. As such, housing located near service and employment centers, such as Eastvale Gateway, have the greatest access to these opportunities. However, the strong economic score, low poverty rates, and low unemployment rate throughout the city indicates that many residents are still able to access employment without public transit. Additionally, high performing schools are distributed evenly throughout Eastvale, providing strong educational opportunities for students regardless of location. The existing patterns of access to opportunity related to economic and educational resources indicate that regardless of where future

housing is located, current and future residents will have access to these opportunities. Environmental health conditions are less desirable than economic and educational conditions in Eastvale, as described in the Environmental Health analysis of this assessment. This is largely due to pollution and possible contamination due to sources unrelated to housing such as proximity to freeways, solid waste facilities, and runoff occurring outside of the city. According to CalEnviroScreen produced by CalEPA, all areas of Eastvale where sites have been identified, at all income levels, fall into the 79th percentile or above for pollution burden, with 100 being the worst pollution burden (see **Figure HE-15B**). Almost all undeveloped and underdeveloped land remaining in the city is located in these areas; however, construction of new housing in close proximity to pollution sources, such as Interstate 15, has the potential to impact quality of life of these residents while not altering existing patterns. To address this, the City has identified several programs to alleviate and mitigate pollution sources to improve conditions for current and future residents across the city (see **Table HE-20**).

Figure HE-15B Units by Environmental Pollution Burden Percentile



Source: CalEPA, 2021

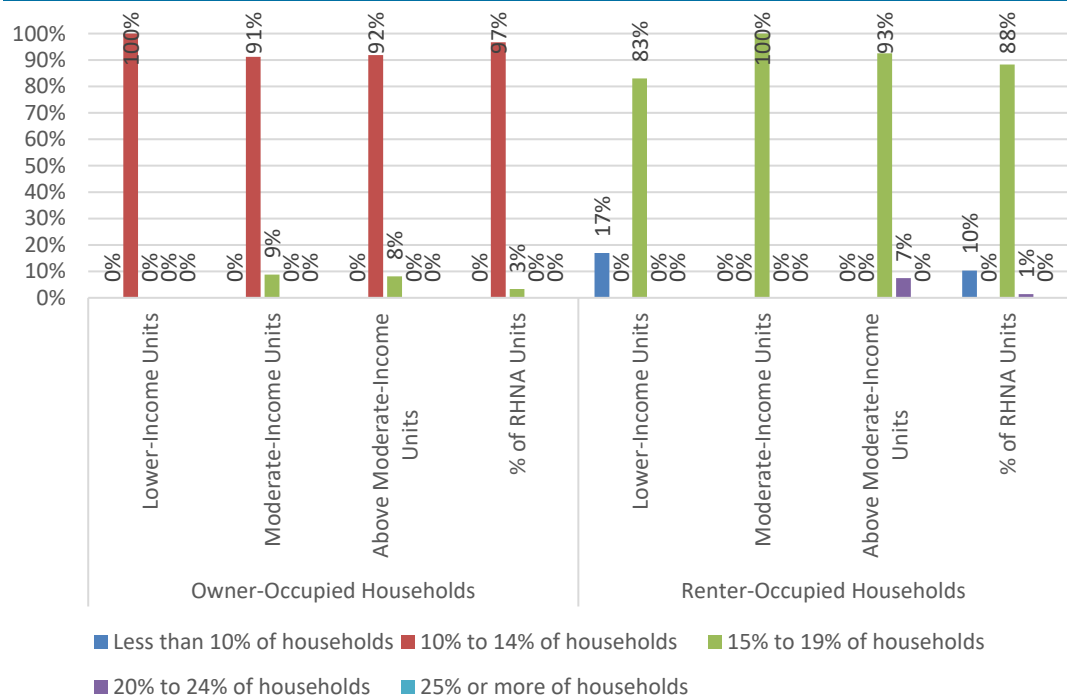
Beyond environmental conditions, the Leal Master Plan is located adjacent to a commercial center that offers a variety of job opportunities and is within a mile of multiple grocery stores and a school. Therefore, the development of the Leal Master Plan will affirmatively further fair housing through 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**). As shown in **Figure HE-15C**, almost all RHNA units, regardless of income category, have been identified on sites located in areas in which approximately 10 to 14 percent of homeowners and 15 to 19 percent of renters are overpaying for housing. The addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing and will facilitate mobility opportunities for all households.

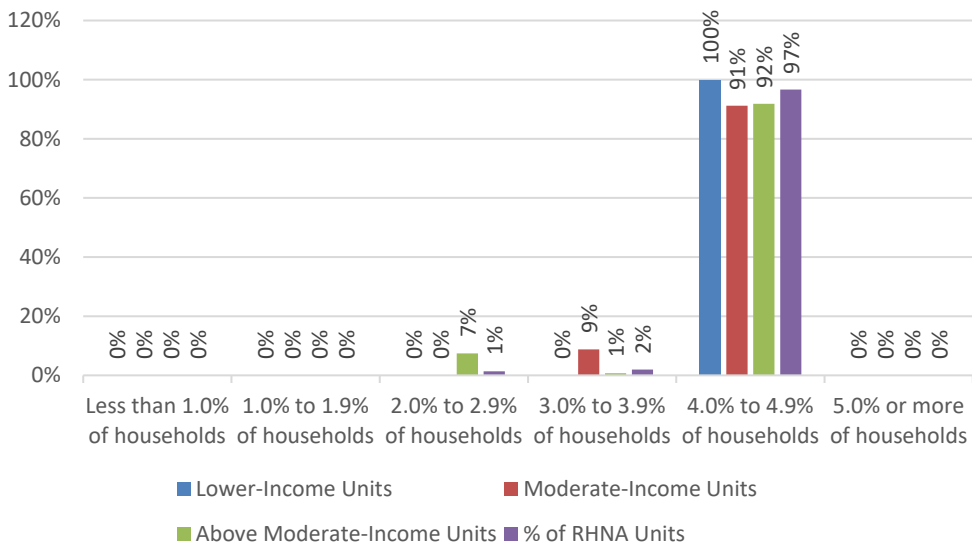
Figure HE-15C Units by Rate of Overpayment



Source: American Community Survey, 2015-2019

Additionally, the higher rates of poverty and overcrowding north of Limonite Avenue compared to elsewhere in the city indicates a need for more affordable housing options in this area, potentially with three or more bedrooms, to meet existing need and reduce displacement risk due to overcrowding to afford housing costs. Almost all projected units are located in areas with the highest rate of overcrowding in Eastvale, which remains low compared to the region (**Figure HE-15D**). The addition of new affordable housing will provide housing mobility opportunities for households that may be experiencing overcrowding to afford current housing costs and will increase the range of available units for all income levels to meet a variety of needs. The City has included several strategies to facilitate and incentivize of affordable housing types throughout the city, including ADUs, multifamily units, and more, to provide additional housing opportunities for lower-income families to find appropriately sized units (see **Table HE-20**).

Figure HE-15D Units by Rate of Overcrowding



Source: California Health and Human Services (CHHS), 2021

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

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified four categories of fair housing issues in Eastvale, shown in **Table HE-20**. While there are several

strategies identifies to address each of these fair housing issues, the most priority issues are discrimination against residents with disabilities and overpayment by both renters and homeowners across the city. Addressing these have been identifies as priorities to affirmatively further fair housing in Eastvale. Prioritized contributing factors are **bolded** in the table and associated actions to meaningfully affirmatively further fair housing related to these factors are **bold and italicized**.

TABLE HE-20. CONTRIBUTING FACTORS		
AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
Segregation based on disability status.	<p>Discriminatory actions against persons with disabilities.</p> <p>Shortage of accessible housing units.</p> <p>Limited funding for subsidized housing for persons with disabilities.</p>	<p><i>Allow residential care facilities as a residential use (Strategy HE-3B).</i></p> <p><i>Encourage mobility-impaired accessibility in project design (Strategy HE-3F).</i></p> <p>Promote reasonable accommodations request process (Strategy HE-3F).</p> <p><i>Encourage providers to designate new affordable units for persons with disabilities (Strategy HE-3G).</i></p> <p>Ensure compliance with building standards through code enforcement (Strategy HE-3F and HE-4B).</p> <p><i>Distribute fair housing information, provide biannual training (Strategy HE-5A).</i></p>
Displacement of residents due to economic burden.	<p>High cost of housing (rents and sale prices).</p> <p>Shortage of affordable units.</p> <p>Cost of repairs and rehabilitation.</p> <p>Low homeowner vacancy rates.</p> <p>Shortage of available land for high density housing.</p>	<p><i>Establish a Residential Opportunity Overlay for a minimum of 20 units per acre on the Eastvale Gateway (Strategy HE-1B).</i></p> <p><i>Amend the Leal Master Plan to allow for 8 to 45 units per acre, with a minimum of 20 units per acre on sites to meet the lower-income RHNA (Strategy HE-1C).</i></p> <p>Prioritize processing subdivisions that include affordable units (Strategy HE-1D).</p> <p><i>Provide regulatory incentives for the construction of affordable multifamily housing (Strategy HE-1E).</i></p> <p>Encourage construction of ADUs (Strategy HE-1G).</p> <p>Work with local nonprofits to increase homeownership opportunities (Strategy HE-1H)</p> <p><i>Prioritize permit processing for affordable housing and housing for special needs groups (Strategy HE-3A).</i></p> <p><i>Partner with developers to incentivize affordable development (Strategy HE-3A).</i></p> <p>Provide rehabilitation assistance (Strategy HE-4A).</p>

TABLE HE-20. CONTRIBUTING FACTORS		
AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
		Promote the Mortgage Credit Certificate program (Strategy HE-5B). Consider developing a First-Time Homebuyer program (Strategy HE-5C).
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.	Establish a Residential Opportunity Overlay for a minimum of 20 units per acre on the Eastvale Gateway (Strategy HE-1B). Develop an infill program for residential units in mixed-use projects (Strategy HE-1F). 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. Runoff from agricultural and industrial uses outside of Eastvale. Possible water and air pollution from solid waste facilities.	Encourage landscaping or other buffers between residential and industrial uses (Strategy HE-5A). Meet with the Center for Community Action and Environmental Justice (CCA EJ) to identify ways the City can support actions to improve environmental health (Strategy HE-5A). Work with the cities of Chino and Jurupa Valley to reduce solid waste pollution (Strategy HE-5A). Provide parks and open space within one-mile of all homes to mitigate air pollution through vegetation and open space and promote outdoor recreation (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 certain densities, 1,817 of which must be affordable to lower income (extremely low, very low-, and low-income) households, 635 must be affordable to moderate income households, and 576 for above moderate-income households.

Income Category	Assumed Density	2021- 2029 RHNA
Very Low*	30 or more dwelling units per acre	1,145
Low		672
Moderate	8-20 or more dwelling units per acre	635
Above Moderate	1-8 or more dwelling units per acre	576
Total		3,028

Source: SCAG 2021
 Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category

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, density requirements, land use controls, water and wastewater access, 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**. The 80 percent realistic capacity was not applied to Site 21. Capacity for Site 21 is based off of the approved unit count for the project.

The City considered projects from the City of Eastvale (**Table HE-21A**) and looked at affordable project examples from surrounding communities (**Table HE-21B**). Based on these projects the City determined that that an 80% realistic capacity was appropriate.

TABLE HE-21A. EASTVALE PROJECT EXAMPLES

Year Approved	Project Name	GP Des.	Acreage	Allowable Density	Built Density	Density Bonus Units	Total Units	Realistic Capacity
2015	Sendero	MDR	44	5-8	8	None	323	100%
2018	Prado by Lennar	HDR	19.52	8-14	12.4	None	243	89%
2018	Cloverdale Estates	MDR	18.5	2-5	4.3	None	79	86%

Source: City of Eastvale, 2022

TABLE HE-21B. SURROUNDING AFFORDABLE PROJECT EXAMPLES

Year	Project Name - Jurisdiction	GP Des	Acreage	Allowable Density	Built Density	Density Bonus Units	Total Units	Realistic Capacity
2016 – constructed	Home Front at Camp Anza – Riverside	HDR	2.14	29	17.1	None	30	48%
2022 – under construction	Entrada – Riverside	HDR	2	29	32.5	7 units	65	100%
2021 – approved	Tres Lagos – Wildomar	VHDR	10.35	20	21.7	18 units	225	100%

Source: City of Eastvale, 2022, City of Riverside, 2022, City of Wildomar, 2022

Note: Realistic Capacity calculations do not include density bonus units.

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	Underutilized	Above Moderate
15	144070020	0.68	LDR	A-2	1	Underutilized	Above Moderate
16	144070019	0.46	LDR	A-2	1	Underutilized	Above Moderate
17	144070018	0.54	LDR	A-2	1	Underutilized	Above Moderate
18	144070017	1.00	LDR	A-2	2	Vacant	Above Moderate
19	144070016	1.00	LDR	A-2	2	Underutilized	Above Moderate
Subtotal Above Moderate					47		
20	Citrus 152050050	15.77	HDR	R-3	56	Underutilized	Moderate
Subtotal Moderate					56		
<i>Source: City of Eastvale, October 2021</i>							
<i>Note: None of the sites listed in this table have any environmental constraints except for site 20. Refer to the Environmental and Infrastructure Constraints section for more detailed information.</i>							

Nonvacant Sites

Eastvale is limited on the number of vacant sites remaining in the city and has therefore identified nonvacant sites that are appropriate for residential development. While the City does not have a current track record of multifamily development, development of the Leal Master Plan will bring over 1300 new multifamily units. To show that multifamily housing does develop on underutilized land, the city looked at the Metro at Main project located in the City of Corona, seven miles from the City of Eastvale. Metro on Main was built in 2017 and included solely residential buildings and mixed-use development on a 9.7 acres property at a density of 29.8 units per acre. The project included 289 1- and 2- bedroom units and ground floor and adjacent retail. Prior to Metro and Main, the site was occupied with an old shopping center with an indoor swap meet as well as other commercial uses. The City of Eastvale sees opportunity for redevelopment with the sites identified in this sites analysis. Identifying that similar development is occurring in the region adds to the certainty.

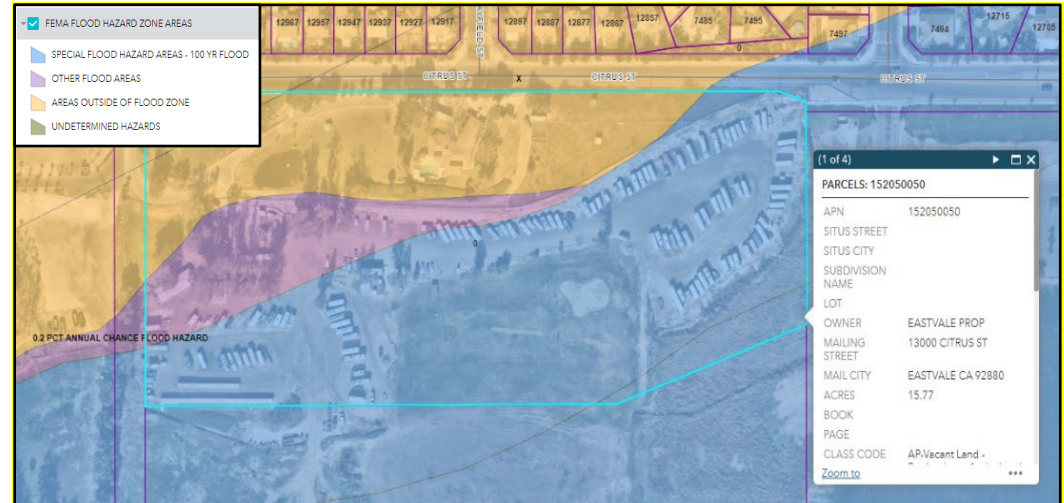
Of the City's current sites inventory, as shown in Table HE-22. Sites 14 through 19 located at the northeast corner of Hellman Avenue and Walters Street function as one large site. However, ownership is split between two separate owners, with Sites 14 and 16 under one owner and sites 15, 17, 18, and 19 under a different owner. Based on recent site visits, aerial photography, and a review of building permits for these sites, City staff confirmed that only Site 14 contains two residences. One of the existing residences was built pre-1955 and the other is an older manufactured home. Both residences are currently being rented on a month-to-month basis. Site 16 is devoid of any structures and mainly used to store vehicles. The current owner plans to sell both sites 14 and 16 once he retires soon. and all other sites are either vacant or have dilapidated structures such as barns, sheds, and other non-habitable structures.

Site 15 is vacant and serves to provide access to Sites 17, 18, and 19 from Walters Street. Site 17 contains a dilapidated barn that is no longer operable. Site 18 is mostly vacant and used to store tractor trailers. A dilapidated and uninhabited mobile home is also located on site. Site 19 is also vacant with a few tractor trailers stored on site. The City has had several conversations with the owner of Sites 15, 17, 18, and 19 about potential use of the property. The owner is very interested in developing the sites with residential uses. This owner is a developer who owns several properties in Eastvale and is currently constructing the City's first hotel (Staybridge Inn and Suites). This owner is also interested in acquiring Sites 14 and 16 when available, thus, assembling all sites at this location to develop a substantial multi-family residential project.

Site 20 currently has a residential building on a 15.77-acre site built pre-1955 currently being rented on a month-to-month lease. The site is also being used as an RV storage yard. Most of the site is in the flood hazard zone, with only approximately five acres available for development (see figure 16A).

To incentive residential development on this site, the City initiated and approved a General Plan Amendment to High Density Residential (HDR), a Change of Zone to R-3, and a Senior Housing Overlay Zone in 2019 on this site. This site is currently for-sale and several developers have contacted City staff about its potential development for residential use and constraints with respect to the flood hazard zone. Some developers have explored the feasibility of removing a portion of the site located in the "other flood areas" as shown below to create more developable land and expressed to staff that it is feasible. The City has also had several conversations with the owner and their representative about the City's desire to see use of the property for residential development only.

Figure HE-16A Citrus Developable Site – Flood Plain



With over 90 percent of the City already developed, demand for vacant and underutilized land in Eastvale is in extreme demand, with typical sales prices of approximately \$1,000,000 per acre. This is due, in part, to the City's top-rated schools and high quality of life that attracts new residents to Eastvale.

Land with multiple acres and older existing single-family residences is typical in Eastvale, primarily because most of City was previously comprised of rural and agricultural lands. Most of the existing residential structures were built during the agricultural era of the area and are in disrepair or uninhabitable. Further, Eastvale does not have a historic preservation ordinance to prevent the demolition of older housing units. Eastvale typical development patterns have been to demolish any older structures on site, typically associated with former dairy properties, and construction large new housing developments. Because of this trend, the City is assuming the full acreage on sites that currently have any sort of residence or building located on them.

The following figures map the location of each site that is currently available for housing in the City of Eastvale.

Figure HE-16 Current Site Inventory Map 1

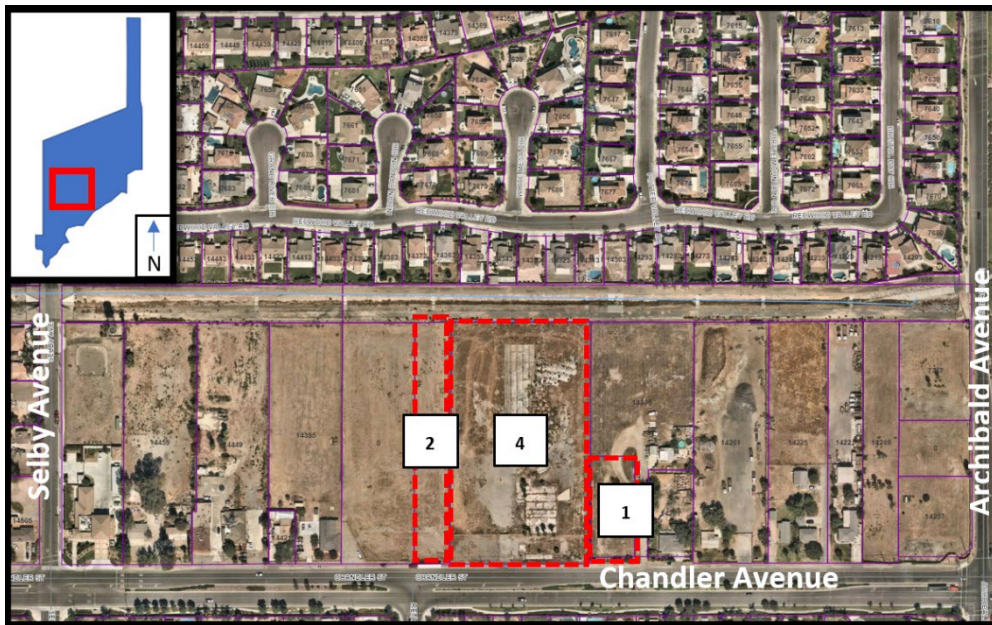


Figure HE-17 Current Site Inventory Map 2

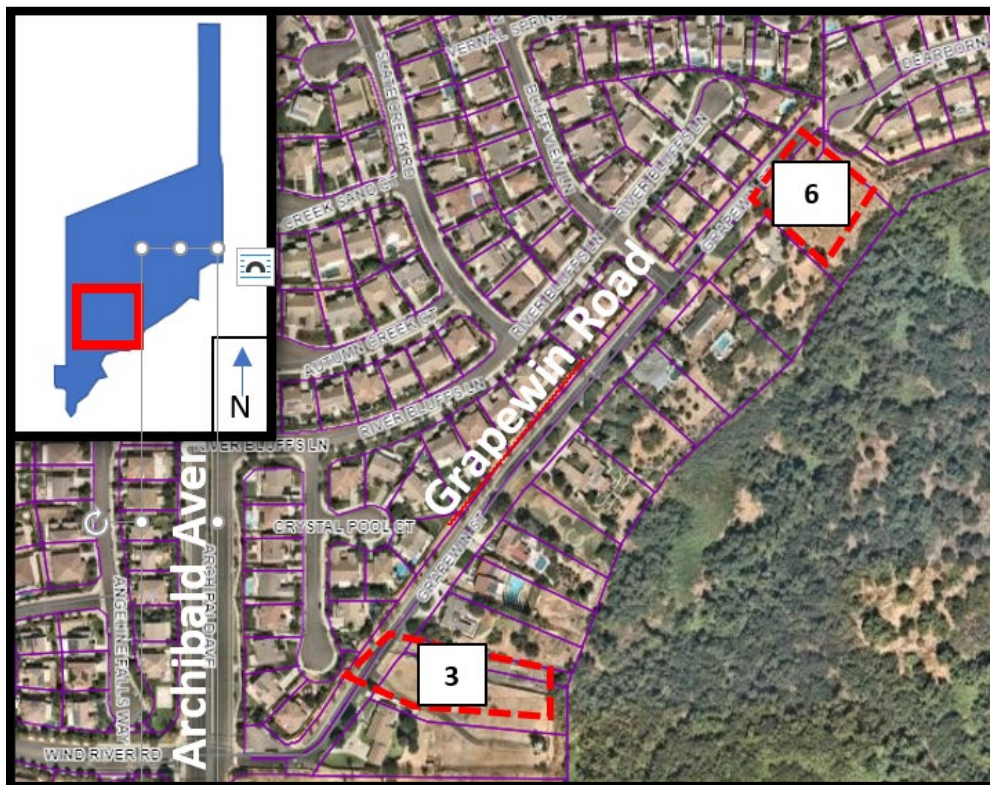


Figure HE-18 Current Site Inventory Map 3

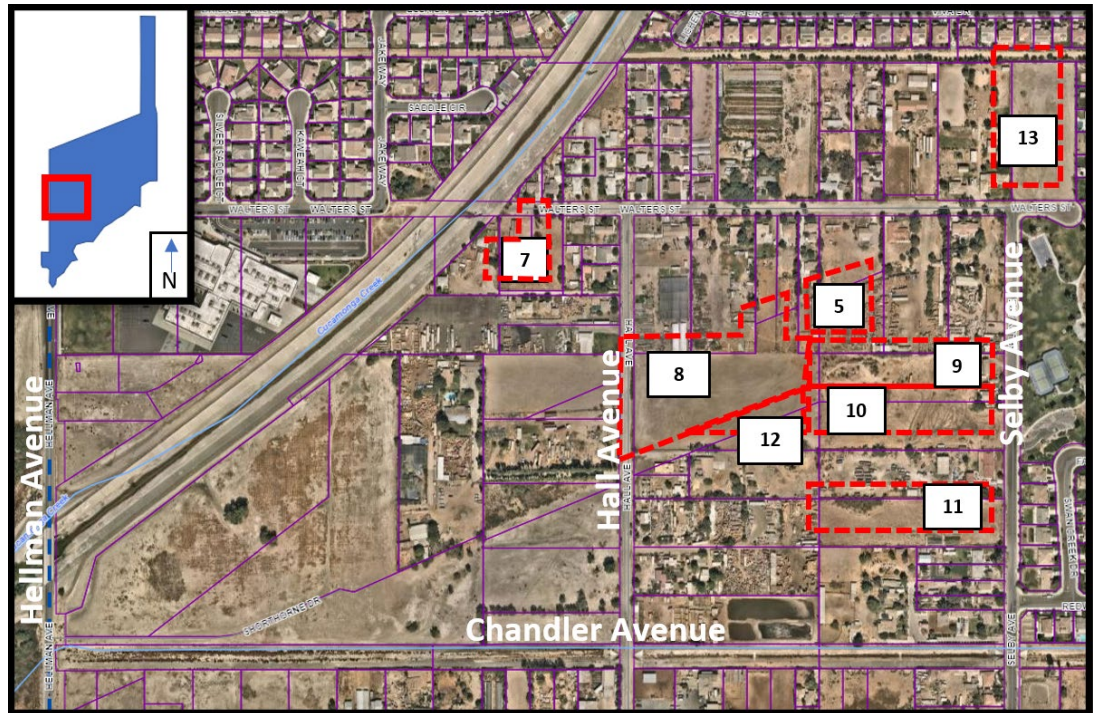


Figure HE-19 Current Site Inventory Map 4



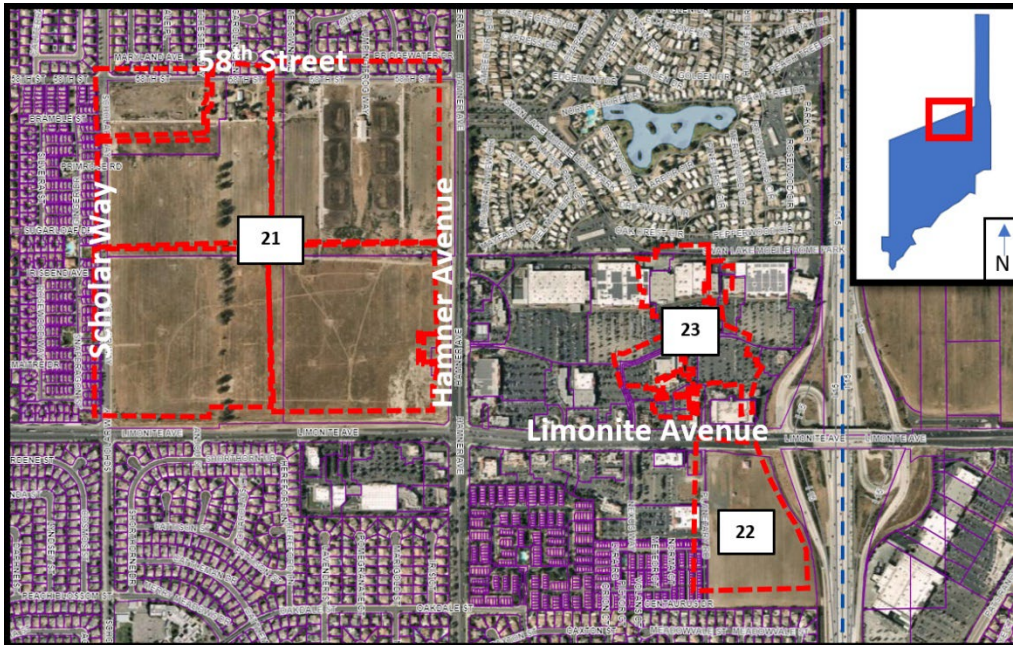
Proposed Sites/Amendments to Meet the RHNA

To ensure the City has capacity to meet its regional housing need the city is planning to amend the Leal Master Plan to allow for an additional 730 of high-density units, as shown in **Table HE-23A**. The City has also identified candidate sites for rezone and land use designation amendments in Table 23A (refer to **Strategies HE-1A, HE-1B, and HE-1C**). Description of the Leal Master Plan is described in more detail starting on page 126 and each of the sites are listed in **Table HE-23A** and **Table HE-23B** and **Figure HE-21** provides a map of the location. Once sites 21 is amended and sites 22 and 23 are 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-23A. MASTER PLAN AMENDMENT										
Site ID	APN	Acreage	Current GP Des.	Current Zoning	Current Capacity	Proposed GP Des.	Proposed Zoning	Proposed Capacity*	Current Use	Assumed Affordability
21 – Leal	164030025	28.20	Leal Policy Area	Leal Master Plan	660	Leal Policy Area	Leal Master Plan	1,390	Vacant	Lower
	164030024	40.00							Vacant	
	164030014	33.73			No max			580	Vacant	Moderate
	164030013	0.82							Ag	
	164030012	39.55			No max			530	Vacant	Above Moderate
	164030010	10.97							SF home	
Subtotal Above Moderate								530		
Subtotal Moderate								580		
Subtotal Lower								1,390		
<i>Source: City of Eastvale, October 2021</i> <i>*Assumes an additional 730 high density units will be included in the plan.</i>										

TABLE HE-23B. PROPOSED SITES FOR REZONE									
Site ID	APN	Acreage	Current GP Des.	Current Zoning	Proposed GP Des.	Proposed Zoning	Realistic Capacity	Current Use	Assumed Affordability
22 – Vernola	152640004	10	CR	Specific Plan	HHDR	R-3	320	Vacant	Lower
23 – Gateway	160030067	6.93	CR	Specific Plan	CR	Specific Plan/Residential Overlay	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 Lower							496		
<p>Source: City of Eastvale, October 2021 *Capacity is based on 5.5 acres</p>									

Figure HE-21 Proposed Site Inventory Map



Large ^[cw3] Sites

As previously mentioned, Eastvale's typical development patterns have been to construction large new housing developments on former dairy properties. Eastvale's development history has been atypical when compared to other cities. In less than 20 years, Eastvale has transformed from a concentration of dairies to a community with over 16,000 housing units. Dairies, by nature, require large areas of land to accommodate their operations. All former dairy properties in Eastvale far exceeded 10 acres in size. As such, dairy properties are attractive to developers because it significantly reduces, or eliminates altogether, the need to assemble land.

Examples of a large sites developing in Eastvale and in similar surrounding communities are listed below. These recent projects indicate that large sites can provide efficiencies of scale for affordable housing development. These projects show that sites as large as 37 acres and parcels larger than 20 acres in size can facilitate the development of affordable housing.

Sendero (Eastvale). This project was located on a large dairy site that was developed as residential during the 5th Cycle is the Sendero project located at the northwest corner of Limonite Avenue and Harrison Avenue. The project included 309 single-family, small lot residential units on 41 acres of former dairy property, of which 10 acres encompassed a Southern California Edison (SCE) transmission line easement. The project broke ground in 2017 and was fully occupied in 2020.

Prado (Eastvale) Another similar example developed during the 5th Cycle is the Prado project located at the southeast corner of Schleisman Road and the Cucamonga Creek flood control canal. The project was located at the southeast corner of Schleisman Road and the Cucamonga Creek flood control canal. It included 293 single-family detached and attached residential units on 20 acres

of [cw4] a former calf ranch. The project broke ground in 2018 and was fully occupied in 2021.

Tres Lagos (Wildomar). This is a 100 percent affordable project approved in 2021 for 225 units on 10.35 acres.

Villaggio on Route 66 (Rancho Cucamonga). This project included 166 affordable units on 10.5 acres with a density 24-42 units per acre.

Crestview Terrace (San Bernardino). A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.

Mission Cove (Oceanside). A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.

The vast majority of housing units in the City are comprised of one to three large developments on former large former dairy properties of over ten acres in size. As a part of the amendments (Strategy HE-1C), the Leal Master Plan will be subdivided into 16 smaller sites ranging in size from 3.9 to 17.3 acres in size (see Table HE-23C). Development of the two large sites on **Table HE-23C** (APNs 164030025 and 164030024) will follow a similar development process but at higher densities than previous projects. In fact, the first phase of the Leal Master Plan would construct 800-900 units on these two sites. However, it is anticipated that individual housing projects of up to 150 units will be submitted for site plan review. As such, the first phase of the Leal Master Plan would create 5-6 separate housing projects that could accommodate densities suitable for low-income housing units.

Specific Plans, Master Plans, Policy Areas

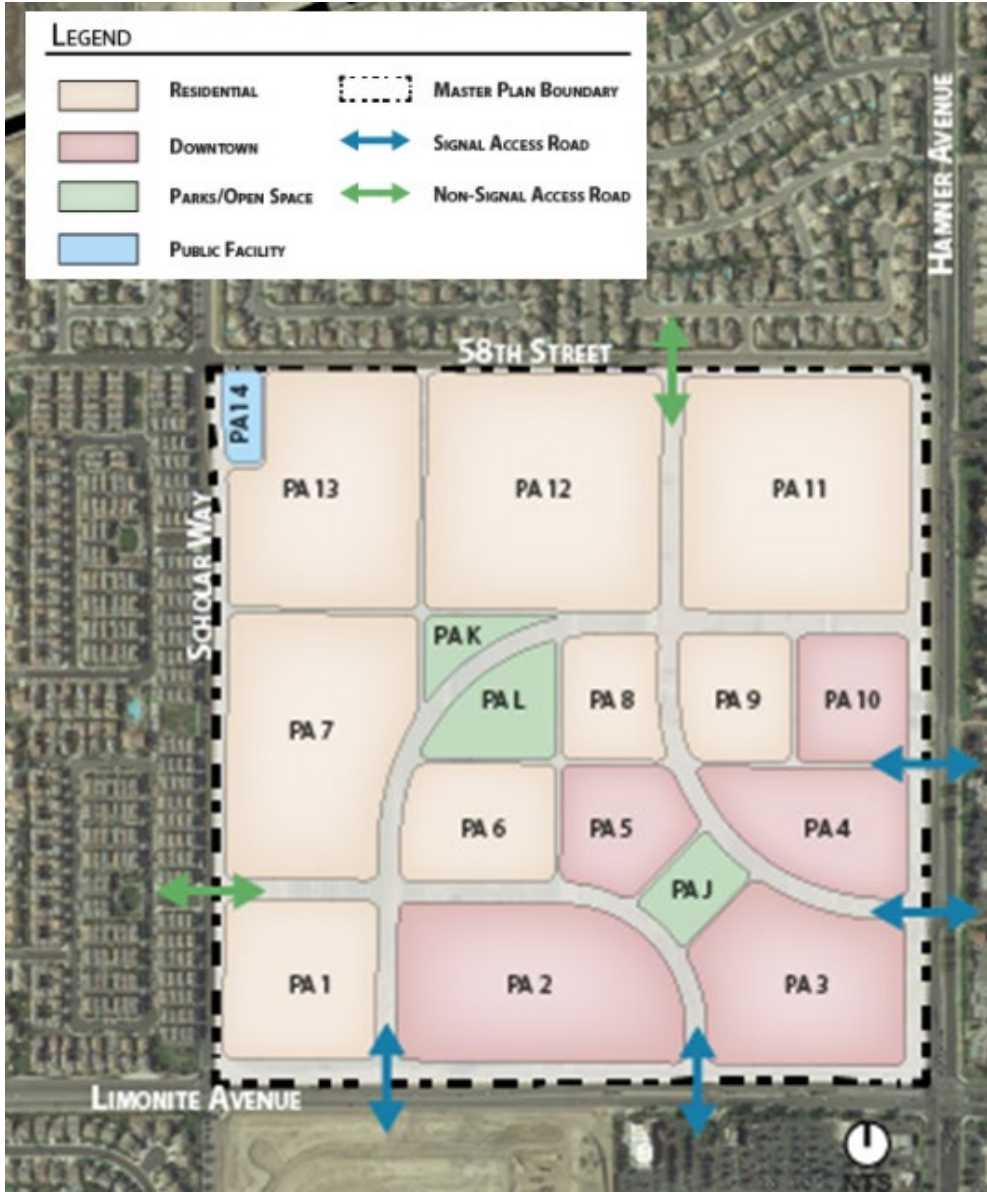
Leal Master Plan

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. The site included a 15-acre dairy that ceased operations in 2019. 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 working on a Development Agreement (DA) with a developer and City staff to develop the entire site. The City is working to amend the plan in May 2022 and at that point all entitlements will be in place. Similar to the Sendero and Prado, projects mentioned, the Leal project will convert former dairy and agricultural lands to residential uses.

The plan is to disperse the different land uses across the entire site. **Figure HE-22A** shows the proposed land use plan broken out by planning area for this site. The associated **Table HE -23C**, shows the planned density for each planning area.

Figure HE-22A – Leal Master Plan – Land Use Plan



The plan was adopted in December 2017 and includes a mix of uses, including public space, offices, housing, and hotels. The plan currently includes both medium-(14-20 du/acre) and high-density (22-40 du/acre) residential uses, and currently includes approximately 660 high-density apartment or condominium units and does not have a maximum number of units set for medium density at 14-20 units per acre.

The [cw5] City is in the process of amending the master plan to allow for a maximum of 2,500 units at densities up to 40 units per acre (**Strategy HE-1B**) to accommodate RHNA. To accommodate the increase in residential capacity to meet RHNA, an amendment to the Master Plan Amendment will be processed and all zoning will be in place at that time. The site will be subdivided and all

projects[cw6] will be permitted by-right, no environmental review would be triggered for multifamily.

Planning Area 3 is the Commercial Core land use and is planned for commercial, office and civic uses and could also accommodate residential.

Planning Areas 1, 6, 7, 8, 9, 11, 12 and 13 are assumed to include both detached and attached residential housing types, within the residential category to promote diversity and dynamic neighborhoods, and all residential product types are within the Medium Density residential land use, assumed density of 14-21 units per acre for a capacity of 1,110 units and High Density residential at 20-40 units per acre for a capacity of 740 units. Table HE-23C shows how the lots will be subdivided once the plan is amended.

The Downtown Residential category applies to approximately 42 gross acres within planning areas 2, 4, 5 and 10 located to the northwest of the Limonite Avenue/Hammer Avenue intersection, in the southeast corner of the Master Plan area. The Master Plan plans for a maximum 100,000 square feet of commercial, office and civic uses, in these 4 planning areas along with 660 high density residential units allowing for 26.4-40 units per acre. Mixed use can be either horizontal or vertical. The 100,000 square feet of commercial is a floating requirement and can be met on one or all of the 4 Planning Areas. The plan also requires the development of 660 units built between these planning areas. For the purpose of this analysis, it is assumed that the residential requirement will be dispersed over all four Planning Areas. **Table 23C** shows the assumed commercial and residential breakdown for each of the 4 Planning Areas as well as the size of the site once the plan is adopted.

TABLE HE-23C. LEAL MASTER PLAN – PLANNING AREAS						
Planning Area (PA)	Land Use Category	Acreage	Minimum Intensity (SQFT/FAR)	Assumed Density (du/acre)	Required Dwelling Units	Assumed Affordability
3	Commercial Core	9.8	None	N/A		N/A
2	Mixed Use	12.6	82,609/0.15	26.4-40	660 units at 26.4 – 40 du/acre ¹	Lower
4	Mixed Use	6.5	42,151/0.15	26.4-40		Lower
5	Mixed Use	4.6	29,782/0.15	26.4-40		Lower
10	Mixed Use	4.5	29,514/0.15	26.4-40		Lower
1	Residential	7.3	N/A	20-40 14-21	1,110 Units at 14-21 du/acre 730 units at 22 – 40 du/acre ²	Moderate, and Above Moderate
6	Residential	5.6	N/A	20-40 14-21		
7	Residential	14.1	N/A	20-40 14-21		
8	Residential	3.9	N/A	20-40 14-21		
9	Residential	4.4	N/A	20-40 14-21		Lower
11	Residential	16.6	N/A	20-40 14-21		
12	Residential	17.3	N/A	20-40		

TABLE HE-23C. LEAL MASTER PLAN – PLANNING AREAS						
Planning Area (PA)	Land Use Category	Acreage	Minimum Intensity (SQFT/FAR)	Assumed Density (du/acre)	Required Dwelling Units	Assumed Affordability
				14-21		
13	Residential	13.2	N/A	20-40 14-21		
14	Public Facility	1.2	0.6			
A - D	Right-of-Way	9.4	N/A			
E - I	Internal Streets	13.5	N/A			
J-V	Parks and Trails	14.1	N/A			
Total		158.59				

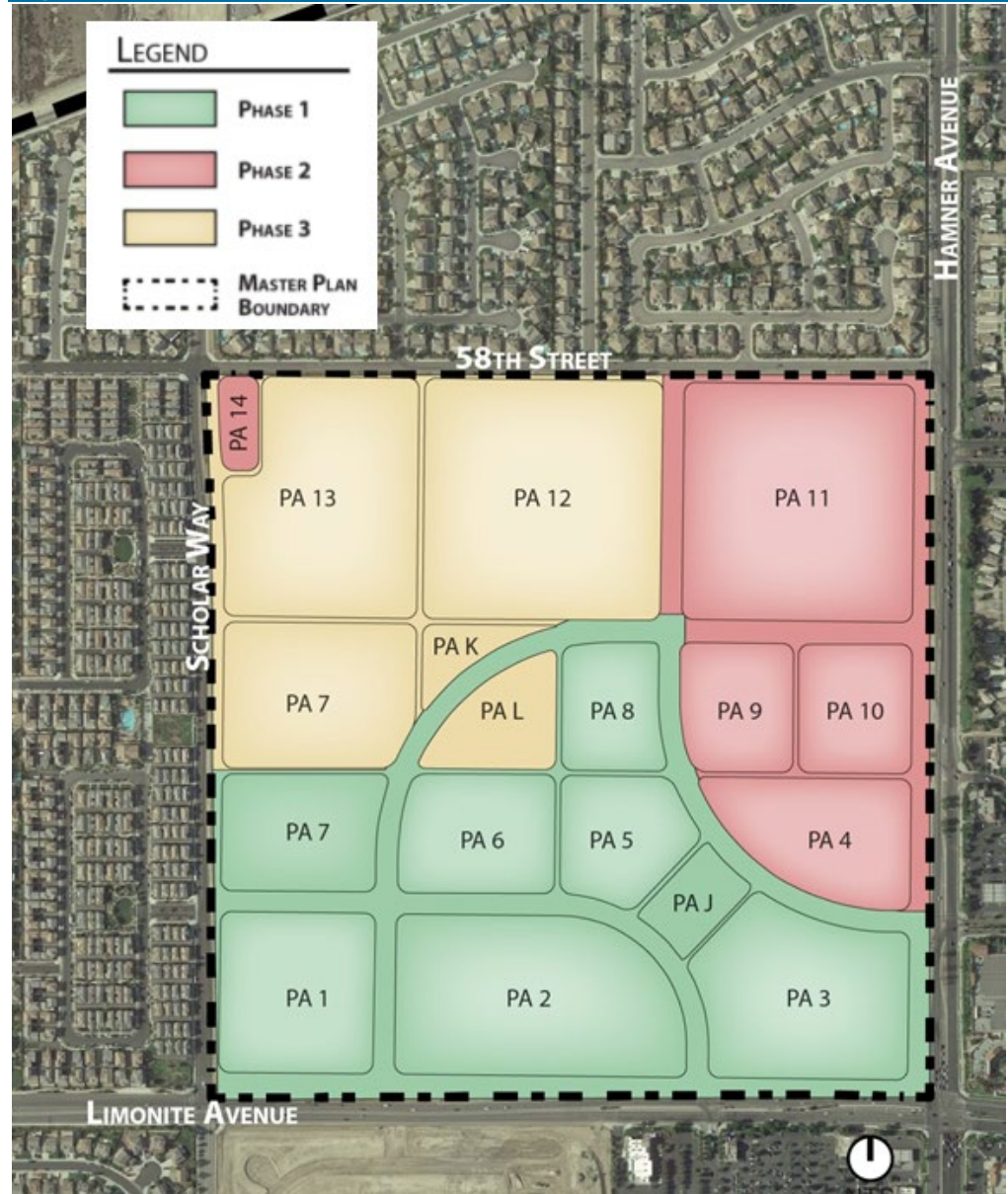
Source: Leal Master Plan, 2022

Notes:

1. A minimum density of 26.4 dwelling units per acre is required within the Mixed-Use portion of the Downtown, which equals 660 units over 25 acres. The dwelling units may be allocated evenly across each planning area or clustered in one or more planning area provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.
2. Within the 87.54 acres of Residential Uses a minimum of 730 dwelling units shall be constructed at a minimum net density of 20 dwelling units per acre. The dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.

The City is currently working on a 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. The site is mostly unimproved. However, the DA includes provisions for full infrastructure improvements to the site, including sewer, water, storm drain and an internal street network. It is assumed that residential development at varying densities and housing types will occur first or concurrent with commercial development. The DA and Master Plan amendment is expected to be completed by May 2022, with construction of the first phase expected to begin in 2023. Phase 2 is expected to begin construction in 2025 and Phase 3 in 2027 (Figure HE-22B) with all phases completed and constructed before the end of the planning period. The high-density housing product is planned for phase 2 and 3 of the plan showing that development will occur well before the end of the planning period. While one developer is currently purchasing the entire 160 acres of this site, other developers will be brought into the project during the planning period to allow multiple projects to be constructed simultaneously.

Figure HE-22B – Leal Mast Plan – Development Phases



Vernola

The Vernola site is a vacant 20-acre site. The City envisions zoning 10 acres of the parcel for residential uses that would allow 20-40 units to the acre. As part of the rezoning process for this site, the lot would be subdivided into two 10-acre sites to encourage and facilitate residential development during the planning period. A potential developer would not be required to purchase the entire 20-acre lot. This density could accommodate a minimum of 230 units towards the City's lower income RHNA, assuming an 80 percent realistic capacity. The remainder of the site (10 acres) would 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 accommodate at least 176 units and has potential to 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 (Lewis Retail Centers) and they are amenable to an overlay zone that would accommodate housing. The Lewis Corporation is one of the largest developers in Southern California and has constructed over 60,000 housing units of all product types in its 67-year history, including mixed-use housing. Given the property owner interest, 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.

Accessory ^[cw7] 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, 5 in 2020, and 10 in 2021. This analysis assumes that the number of ADU applications and permits will average 7 ADUs per year, for a total of 56 ADUs during the planning period. To promote ADUs, the City has included **Strategy HE-1C** 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. Of the ~~56~~⁵⁵ ADUs projected to be built, it is estimated that ~~40~~³² will be for lower-income households, 8 for moderate-income households, and ~~7~~¹⁵ for above-moderate-income households.

Meeting ^[cw8] 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 ~~15-16~~ units available to above moderate- income, 9 units available to moderate-income households, and 101 available to lower income (including extremely low-, very low-, and low-).

The City is relying on **Strategies HE-1A, HE-1B, and HE-1C** to ensure there are adequate sites to accommodate the RHNA for lower income households. One requirement is to ensure that 50 percent of the shortfall for the low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses.

The City has identified a lower income shortfall of ~~1,129-1,157~~ units, meaning that 50 percent or ~~579-564~~ units need to be met on sites that allow for exclusively residential uses.

The Leal Master Plan provides the City with 730 units on sites that allow exclusively residential uses. The Vernola site allows for 320 units on exclusively residential uses and the Gateway site allows for 176 units on exclusively residential uses for a total of 1,226 units on sites allowing exclusively residential uses, well exceeding the 50 percent requirement of ~~202-579~~ units. See **Tables HE-22 and HE-23** for capacity breakdown.

TABLE HE-24. COMPARISON OF THE REGIONAL HOUSING NEEDS AND PROPOSED CAPACITY

Income Category	2021-2029 RHNA	Current Capacity (Table HE-22 and Leal)*	Proposed Rezone Capacity (Table HE-23)	Projected ADUs	Total Capacity	RHNA Surplus
Very Low	1145	660	1,266	4032	1,918	101
Low	672					
Moderate	635	56	580	8	644	9
Above Moderate	576	47	530	1415	594592	1516
Total	3,028	763	2,336	5655	3,154	126

Source: SCAG 2021, City of Eastvale, October 2021

Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category

*Includes current approved capacity for the Leal Policy Area

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.

The City's Land Use Element dictates the density of land uses in the city. Densities are expressed as dwelling units per acre.

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 to ensure that the cost or supply of housing is not impacted.

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 uses, recreational uses, compatible resource development and associated uses, and governmental uses.
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.

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**). It should be noted that Density is dictated by the Land Use Element and not the Zoning Code. Similar to the General Plan designation above, any updates to the zoning code and designations will support General Plan densities and housing types consistent with the Housing Element update to ensure the cost or supply of housing is not impacted, including the adoption of objective design standards (**Strategy-2H**).

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	Open Space, family day care (large or small), group homes (six or fewer persons), home occupations, supportive and transitional housing
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 Agriculture	One-family dwellings, second units, mobile homes, agricultural 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. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning and development standards for all parcels within the City 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.

Cumulative^[cw9] Impacts of Development Standards

State law requires the City to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. In the past, the primary development standard affecting housing cost was the lot size standard, since this standard effectively establishes a 7,200-square-foot minimum for single-family neighborhoods. The passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the city is in the process of rezoning several properties to allow density up to 40 units to the acre and amending the Local Master Plan to allow for increased densities (**Strategies HE-1A, HE-1B, and HE-1C.**

Beyond lot size, the setback and height limits for single-family and multifamily units result in an ample building envelope allowance and are not a constraint and projects are able to reach the allowable densities listed in **Table HE-25.**

TABLE HE-27. RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	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	–
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/ No cap on number of 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.

* Development standards in the PRD Zone are established through the development review process and based on the proposed residential product type and configuration, topography and compatibility with the area in which the development is located.

**The R-5 Zone is intended to apply to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. No new dwelling units are not allowed. Therefore, only a setback applies to non-residential structures within this zone.

**** Setbacks, building separations, lot size and lot coverage in the R-T Zone (Mobile Home Subdivision and Mobile Home Park Zoning District) shall be approved as part of the design of the project and as provided in [section 120.04.020](#) (Mobilehomes).

General Plan Zoning Consistency

Table HE – 27A shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Eastvale is determined by the land use designation and not the zoning.

TABLE HE-27A. GENERAL PLAN AND ZONING CONSISTENCY	
General Plan Land Use	Associated Zoning District*
LDR – Low Density Residential (1.1-2 du/1 ac)	A-1, A-2, R-A, R-R
MDR – Medium Density Residential (2.1-5 du/ac)	R-1, R-2
MHDR – Medium High Density Residential (5.1-8 du/ac)	R-2, R-3, R-5*, PRD
HDR – High Density Residential (8.1-14 du/ac)	R-3, PRD, R-5*, R-6
VHDR – Very High Density Residential (14.1-20 du/ac)	R-3, PRD, R-5*, R-6, R-T
HHDR – Highest Density Residential (20.1-40 du/ac)	R-3, PRD, R-5*, R-6, R-T

Source: City of Eastvale, March 2022

*R-5 is an open space zone to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.

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 is committed to defining parking standards that encourage all forms of housing types, including affordable housing. In addition, the City is committed to defining parking standards 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). The City has also included **Strategy HE-1I** to review and revise parking standards to ensure they are not a constraint to development.

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**) consistent with state density bonus law. These strategies would allow parking requirements to be reduced from the current standards for all housing types as shown on **Table HE-28**.

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-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-Family						P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P	P			P
Dwelling, Two-Family						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
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
Transitional Housing			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.

Manufactured Homes and Mobile Home Parks

State law requires that cities and counties allow the placement of manufactured homes (also referred to as factory-built homes and modular homes) meeting Federal construction standards and manufactured home subdivisions in single-unit neighborhoods.

Government Code Sections 65852.3 through 65852.5 require that manufactured homes be permitted in single-unit districts subject to the same land use regulations as conventional homes. Government Code Section 65852.7 requires that cities and counties allow mobile home parks (including condominium and cooperative parks) in all residential zones.

In keeping with State law, the City's Zoning Code allows manufactured homes on permanent foundations in the same residential zones as dwellings. The code defines Dwelling, One-Family as "A building or structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees."

Eastvale allows mobile home parks in nearly all residential and many nonresidential zoning districts, subject to the granting of a conditional use permit. In addition, Zoning Code regulates the development of mobile home parks, including unit size, skirting requirements, density, space size, and wall requirements. The City's standards for mobile home parks do not pose constraints to the placement or development of these housing types

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, **Strategy 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.

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

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
<i>Source: City of Eastvale 2021</i>		

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 after adoption of the Housing Chapter.

The City of Eastvale's Development Review (also referred to as "design review") provides a method for the City to review development proposals based on size, site characteristics, and type of project. Development review is the same across all zones.

In June 2014, the City adopted citywide design standards and guidelines to provide certainty for developers during the development review process and assist in the implementation of the development standards of the Zoning Code. Chapter 4 of the standards and guidelines focuses on residential development. This process is not seen as a constraint to development but as a way to ensure all development complies with applicable requirements. In addition, **Strategy HE-2G (Objective Design Standards)** of the Housing Policy Program will create a citywide objective design standards to further provide certainty in this process. 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 Community Development 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 have approval certainty, 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, including providing guidance on subjective standards such as "quality design" to ensure efficient approval certainty. Through both the minor and major development review process, City staff continues to provide guidance on subjective design standards as needed. Moreover, The Housing Policy Program includes Strategy HE-2H: Objective Design Standards, which will require the City to adopt objective design standards for new development with the goal of creating approval certainty for housing developers in particular.

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

Review of 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.

No Net Loss Ordinance

The City recently adopted (October 2021) a “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. Strategy HE-2J: No Net Loss Ordinance of the Housing Policy Program will require the City to implement the ordinance by promoting it to developers and posting it on the City’s website.

Short-Term Rental Ordinance

In March 2021, the City adopted the Short-term Rental ordinance (Municipal Code Sec. 120.04.160) prohibiting short-term rentals in the City, which effectively reduce the supply of housing units in the Eastvale. Through this ordinance, the City took action to proactively pursue the removal of short-term rentals through code enforcement actions such as administrative fines and potential misdemeanor persecutions.

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 (impact fees and planning application 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 impact and planning fees (**Table HE – 33**) are consistent with development fees in the area

and therefore are not considered a constraint to the development of housing. A list of planning fees applicable to planning residential development is provided in **Table H-33A** and are also available on the City’s website, consistent with Government Code Section 65940.1(a)(1) related to transparency requirements. In general, the City collects a deposit on all planning applications and charges staff time against the deposit. In many cases, the initial deposit is not fully depleted, and refunds are issues to applicants upon completion of the project.

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 IMPACT FEES

Development Impact Fees	Single-family	Multifamily, per unit
Transportation Uniform Mitigation Fee (TUMF)		
Development Impact Fee (DIF)	\$8,873	\$6,134
Mira Loma Road and Bridge Benefit District, Zone A	\$2,116	\$1,469
Mira Loma Road and Bridge Benefit District, Zone B	\$1,667	\$417
Mira Loma Road and Bridge Benefit District, Zone D	\$884	\$612
Mira Loma Road and Bridge Benefit District, Zone E	\$2,681	\$1,857
Multiple Series Habitat Conservation Plan, Density less than 8 DU/acre	\$1,644	\$1,139
Multiple Series Habitat Conservation Plan, Density between 8 and 14 DU/acre	\$2,168	\$2,168
Multiple Series Habitat Conservation Plan, Density greater than 14 DU/acre	\$1,388	\$1,388

Source: City of Eastvale 2019

TABLE HE-33A. HOUSING DEVELOPMENT PLANNING FEES		
Development Impact Fees	Single-family and Multifamily	
Planning Fees (Deposit-based)	Fee Description	
Pre-Application Review	\$4,336	
Certificate of Zoning Compliance	\$657	
Change of Zone	\$13,610	
Conditional Use Permit	\$10,331	
General Plan Amendment	\$15,832	
Minor Development Review	\$4,626	
Major Development Review (includes design and site plan review)	\$9,555	
Setback Adjustment	\$241	
Specific Plan	\$28,992	
Specific Plan Amendment	\$23,809	
Variance	\$3,750	
Lot Line Adjustment	\$778	
Certificate of Land Division Compliance	\$506	
Reversion to Acreage	\$15,000	
Amendment to Tentative Parcel Map	\$8,125	
Amendment to Tentative Tract Map	\$12,500	
Environmental Impact Report	Contract amount plus 18%	
Environmental Initial Study	\$16,621	
<i>Source: City of Eastvale 2019</i>		

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 include major improvements such as building roads, curbs, gutters, sidewalks, parkways, streetlights, signals, fire hydrants and installing sewer, water, storm drain 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.

In Eastvale, these improvements are less costly than in other jurisdictions because all available and rezone sites are considered infill and located on flat topography near existing infrastructure such as roads, sewer, storm drain, and water lines.

The City requires residential project improvements to include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. The standard street section includes 60 feet of right-of way, with 40 feet dedicated for street improvements, and 10 feet on each side for sidewalk and parkway improvements.

As such, these and other site-improvement costs 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**. Environmental constraints were taken into account with determining the realistic capacity for sites listed in **Table HE-22 and HE-23**. Except for Site 20 and Site 22, all of the identified sites (current available sites and proposed sites for rezone) have no environmental constraints. These sites are outside a flood hazard zone or away from the freeway and are either vacant or have older housing units and/or dilapidated structures that can easily be removed to allow for new housing developments.

Site 20 currently has a residential building on a 15.77-acre site built pre-1955. Most of the site is in the flood hazard zone, with only approximately five acres available for development. As noted in Table HE-22, the assumed capacity of this site is based on the developable area, yielding approximately 56 units.

Site 22 is a vacant 20-acre site available for development. However, this site is adjacent to the I-15 Freeway. The assumed capacity of this site is 320 units based on only 10 acres because it is anticipated that the remaining 10 acres will be developed with commercial, and office uses. Site planning considerations such as locating the residential units away from the freeway and constructing other uses such as structured parking, and office and commercial buildings between the units and the freeway will serve to reduce environmental impacts.

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 and non-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.

With respect to Site 21 (Leal Master Plan), which will accommodate the majority of RHNA, the City is actively processing an entitlement application to allow up to 2,500 housing units along with commercial, office, civic, open space, and mixed uses at this site. As part of the application, an analysis of water and sewer services for this site was conducted. In August 2021, JCSD provided a preliminary hydraulic analysis of the existing sewer system to that would be impacted by the proposed project. The analysis determined the maximum average daily sewer generation from the project would not cause downstream sewer capacity issues or requiring upsizing of sewer lines.

In addition, a project level water supply assessment in accordance with Senate Bill (SB) 610 was prepared for the proposed project, JCSD is the water supplier for the Project site and prepared a 2020 Urban Water Management Plan (UWMP) for the area. The WSA relied upon duty factors supplied by JCSD in the UWMP to calculate project water demand. The UWMP analyzes growth assumptions and determined that sufficient domestic water is available to serve the growth assumptions of the project in wet years and dry years.

In preparing the 2020 UWMP, JCSD consulted with City staff to understand potential growth areas in Eastvale. Sites 22 (Vernola) and 23 (Gateway) were included in the UWMP as potential growth areas with residential uses at the prescribed densities proposed in the Housing Element. Sewer capacity for Sites 22 and 23 will be analyzed as part of the General Plan update EIR. However, staff consulted with JCSD in selecting the rezone sites to understand potential sewer capacity issues. Given the potential unit yield of these sites (320 units and 176 units for site 22 and 23, respectively), JCSD anticipates that the existing sewer system will accommodate the added growth.

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.



2021-2029 HOUSING ELEMENT

ADOPTION DRAFT • April 2022

development disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director.

The [cw] City will also review and revise findings for approving reasonable accommodation requests, specifically, potential impact on surrounding uses; physical attributes of the property and structures; and other reasonable accommodations that may provide an equivalent level of benefit, 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 as needed, and specifically remove requiring any type of fee, 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, to increase housing mobility opportunities 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 and develop an outreach plan by June 2023. Develop a brochure and/or post information on the City's website by October 2023.

Funding Source: General Fund

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

Strategy^[cw2] 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. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.

Responsible Agency: Community Development Department

Timeframe: Meet with neighboring cities, the County, and WRCOG annually to discuss homeless issues and identify actions to address homelessness. [Kick off meetings by June 2023, develop a plan by December 2023, implement the plan by June 2024.](#)

Funding Source: General Fund

Quantified Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

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 annually 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.

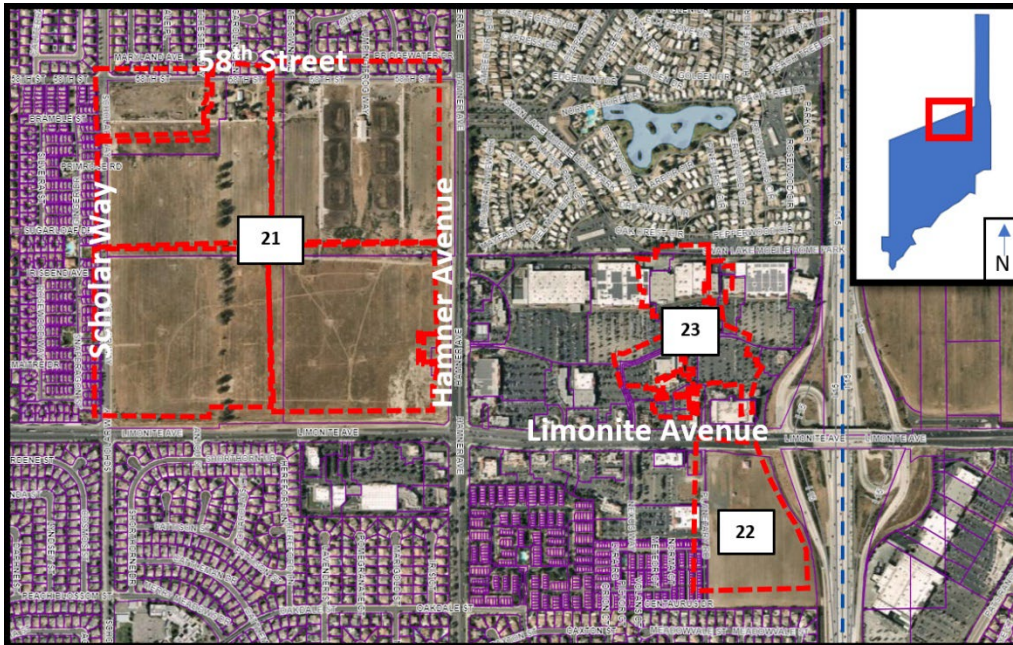
Responsible Agency: Community Development Department

Time Frame: Amend the municipal code by October 2022. Coordinate annually with service providers.

Funding Source: General Fund



Figure HE-21 Proposed Site Inventory Map



Large ^[cw3] Sites

As previously mentioned, Eastvale's typical development patterns have been to construction large new housing developments on former dairy properties. Eastvale's development history has been atypical when compared to other cities. In less than 20 years, Eastvale has transformed from a concentration of dairies to a community with over 16,000 housing units. Dairies, by nature, require large areas of land to accommodate their operations. All former dairy properties in Eastvale far exceeded 10 acres in size. As such, dairy properties are attractive to developers because it significantly reduces, or eliminates altogether, the need to assemble land.

Examples of a large sites developing in Eastvale and in similar surrounding communities are listed below. These recent projects indicate that large sites can provide efficiencies of scale for affordable housing development. These projects show that sites as large as 37 acres and parcels larger than 20 acres in size can facilitate the development of affordable housing.

Sendero (Eastvale). This project was located on a large dairy site that was developed as residential during the 5th Cycle is the Sendero project located at the northwest corner of Limonite Avenue and Harrison Avenue. The project included 309 single-family, small lot residential units on 41 acres of former dairy property, of which 10 acres encompassed a Southern California Edison (SCE) transmission line easement. The project broke ground in 2017 and was fully occupied in 2020.

Prado (Eastvale) Another similar example developed during the 5th Cycle is the Prado project located at the southeast corner of Schleisman Road and the Cucamonga Creek flood control canal. The project was located at the southeast corner of Schleisman Road and the Cucamonga Creek flood control canal. It included 293 single-family detached and attached residential units on 20 acres

of [cw4] a former calf ranch. The project broke ground in 2018 and was fully occupied in 2021.

Tres Lagos (Wildomar). This is a 100 percent affordable project approved in 2021 for 225 units on 10.35 acres.

Villaggio on Route 66 (Rancho Cucamonga). This project included 166 affordable units on 10.5 acres with a density 24-42 units per acre.

Crestview Terrace (San Bernardino). A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.

Mission Cove (Oceanside). A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.

The vast majority of housing units in the City are comprised of one to three large developments on former large former dairy properties of over ten acres in size. As a part of the amendments (Strategy HE-1C), the Leal Master Plan will be subdivided into 16 smaller sites ranging in size from 3.9 to 17.3 acres in size (see Table HE-23C). Development of the two large sites on **Table HE-23C** (APNs 164030025 and 164030024) will follow a similar development process but at higher densities than previous projects. In fact, the first phase of the Leal Master Plan would construct 800-900 units on these two sites. However, it is anticipated that individual housing projects of up to 150 units will be submitted for site plan review. As such, the first phase of the Leal Master Plan would create 5-6 separate housing projects that could accommodate densities suitable for low-income housing units.

Specific Plans, Master Plans, Policy Areas

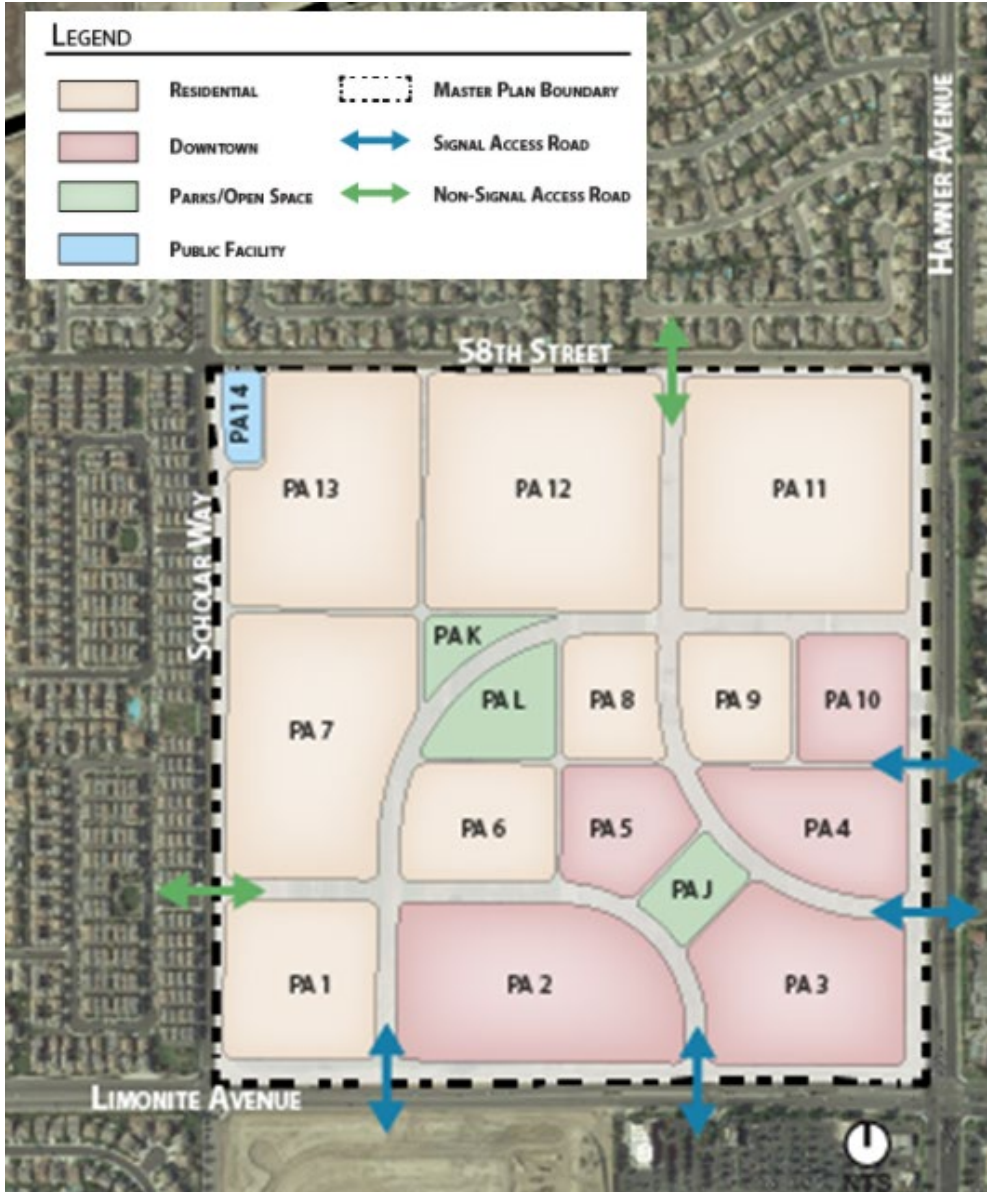
Leal Master Plan

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. The site included a 15-acre dairy that ceased operations in 2019. 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 working on a Development Agreement (DA) with a developer and City staff to develop the entire site. The City is working to amend the plan in May 2022 and at that point all entitlements will be in place. Similar to the Sendero and Prado, projects mentioned, the Leal project will convert former dairy and agricultural lands to residential uses.

The plan is to disperse the different land uses across the entire site. **Figure HE-22A** shows the proposed land use plan broken out by planning area for this site. The associated **Table HE -23C**, shows the planned density for each planning area.

Figure HE-22A – Leal Master Plan – Land Use Plan



The plan was adopted in December 2017 and includes a mix of uses, including public space, offices, housing, and hotels. The plan currently includes both medium-(14-20 du/acre) and high-density (22-40 du/acre) residential uses, and currently includes approximately 660 high-density apartment or condominium units and does not have a maximum number of units set for medium density at 14-20 units per acre.

The [cw5] City is in the process of amending the master plan to allow for a maximum of 2,500 units at densities up to 40 units per acre (**Strategy HE-1B**) to accommodate RHNA. To accommodate the increase in residential capacity to meet RHNA, an amendment to the Master Plan Amendment will be processed and all zoning will be in place at that time. The site will be subdivided and all

projects[cw6] will be permitted by-right, no environmental review would be triggered for multifamily.

Planning Area 3 is the Commercial Core land use and is planned for commercial, office and civic uses and could also accommodate residential.

Planning Areas 1, 6, 7, 8, 9, 11, 12 and 13 are assumed to include both detached and attached residential housing types, within the residential category to promote diversity and dynamic neighborhoods, and all residential product types are within the Medium Density residential land use, assumed density of 14-21 units per acre for a capacity of 1,110 units and High Density residential at 20-40 units per acre for a capacity of 740 units. Table HE-23C shows how the lots will be subdivided once the plan is amended.

The Downtown Residential category applies to approximately 42 gross acres within planning areas 2, 4, 5 and 10 located to the northwest of the Limonite Avenue/Hammer Avenue intersection, in the southeast corner of the Master Plan area. The Master Plan plans for a maximum 100,000 square feet of commercial, office and civic uses, in these 4 planning areas along with 660 high density residential units allowing for 26.4-40 units per acre. Mixed use can be either horizontal or vertical. The 100,000 square feet of commercial is a floating requirement and can be met on one or all of the 4 Planning Areas. The plan also requires the development of 660 units built between these planning areas. For the purpose of this analysis, it is assumed that the residential requirement will be dispersed over all four Planning Areas. **Table 23C** shows the assumed commercial and residential breakdown for each of the 4 Planning Areas as well as the size of the site once the plan is adopted.

TABLE HE-23C. LEAL MASTER PLAN – PLANNING AREAS						
Planning Area (PA)	Land Use Category	Acreage	Minimum Intensity (SQFT/FAR)	Assumed Density (du/acre)	Required Dwelling Units	Assumed Affordability
3	Commercial Core	9.8	None	N/A		N/A
2	Mixed Use	12.6	82,609/0.15	26.4-40	660 units at 26.4 – 40 du/acre ¹	Lower
4	Mixed Use	6.5	42,151/0.15	26.4-40		Lower
5	Mixed Use	4.6	29,782/0.15	26.4-40		Lower
10	Mixed Use	4.5	29,514/0.15	26.4-40		Lower
1	Residential	7.3	N/A	20-40 14-21	1,110 Units at 14-21 du/acre 730 units at 22 – 40 du/acre ²	Moderate, and Above Moderate
6	Residential	5.6	N/A	20-40 14-21		
7	Residential	14.1	N/A	20-40 14-21		
8	Residential	3.9	N/A	20-40 14-21		
9	Residential	4.4	N/A	20-40 14-21		Lower
11	Residential	16.6	N/A	20-40 14-21		
12	Residential	17.3	N/A	20-40		

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 accommodate at least 176 units and has potential to 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 (Lewis Retail Centers) and they are amenable to an overlay zone that would accommodate housing. The Lewis Corporation is one of the largest developers in Southern California and has constructed over 60,000 housing units of all product types in its 67-year history, including mixed-use housing. Given the property owner interest, 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.

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, 5 in 2020, and 10 in 2021. This analysis assumes that the number of ADU applications and permits will average 7 ADUs per year, for a total of 56 ADUs during the planning period. To promote ADUs, the City has included **Strategy HE-1C** 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. Of the ~~56~~ 55 ADUs projected to be built, it is estimated that ~~40~~ 32 will be for lower-income households, 8 for moderate-income households, and ~~7~~ 15 for above-moderate-income households.

Meeting ^[cw8] 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 ~~15-16~~ units available to above moderate- income, 9 units available to moderate-income households, and 101 available to lower income (including extremely low-, very low-, and low-).

The City is relying on **Strategies HE-1A, HE-1B, and HE-1C** to ensure there are adequate sites to accommodate the RHNA for lower income households. One requirement is to ensure that 50 percent of the shortfall for the low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses.

The City has identified a lower income shortfall of ~~1,129-1,157~~ units, meaning that 50 percent or ~~579-564~~ units need to be met on sites that allow for exclusively residential uses.

The Leal Master Plan provides the City with 730 units on sites that allow exclusively residential uses. The Vernola site allows for 320 units on exclusively residential uses and the Gateway site allows for 176 units on exclusively residential uses for a total of 1,226 units on sites allowing exclusively residential uses, well exceeding the 50 percent requirement of ~~202-579~~ units. See **Tables HE-22 and HE-23** for capacity breakdown.

TABLE HE-24. COMPARISON OF THE REGIONAL HOUSING NEEDS AND PROPOSED CAPACITY

Income Category	2021-2029 RHNA	Current Capacity (Table HE-22 and Leal)*	Proposed Rezone Capacity (Table HE-23)	Projected ADUs	Total Capacity	RHNA Surplus
Very Low	1145	660	1,266	4032	1,918	101
Low	672					
Moderate	635	56	580	8	644	9
Above Moderate	576	47	530	1415	594592	1516
Total	3,028	763	2,336	5655	3,154	126

Source: SCAG 2021, City of Eastvale, October 2021

Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category

*Includes current approved capacity for the Leal Policy Area

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

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. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning and development standards for all parcels within the City 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.

Cumulative^[cw9] Impacts of Development Standards

State law requires the City to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. In the past, the primary development standard affecting housing cost was the lot size standard, since this standard effectively establishes a 7,200-square-foot minimum for single-family neighborhoods. The passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the city is in the process of rezoning several properties to allow density up to 40 units to the acre and amending the Local Master Plan to allow for increased densities (**Strategies HE-1A, HE-1B, and HE-1C.**

Beyond lot size, the setback and height limits for single-family and multifamily units result in an ample building envelope allowance and are not a constraint and projects are able to reach the allowable densities listed in **Table HE-25.**

RESOLUTION NO. 22-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA
ADOPTING THE 2021-2029 HOUSING ELEMENT AND ADDENDUM TO THE
GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EIR)**

WHEREAS, the Community Development Department has processed General Plan Amendment No. PLN2022-20016 to adopt the 2021-2029 Housing Element in accordance with California Government Code Sections 65580 through 65589; and

WHEREAS, State law requires California cities to prepare and adopt a General Plan to guide future development of the City, including a Housing Element as one of the mandatory elements in a City's General Plan; and

WHEREAS, State law requires that each City update its Housing Element at least once every eight years to ensure that plans continue to accommodate for future housing demand; and

WHEREAS, the City of Eastvale last updated its Housing Element in 2013; and

WHEREAS, the City prepared and submitted a draft 2021-2029 Housing Element update to the Department of Housing and Community Development (HCD) for review; and

WHEREAS, HCD has reviewed the draft Housing Element update and has provided comments and feedback by letter dated January 14, 2022 and April 15, 2022 with required necessary revisions; and

WHEREAS, staff have made the revisions required by HCD to comply with State Housing Element Law; and

WHEREAS, in accordance with Section 65351 of the California Government Code, the city has facilitated public participation in the Housing Element amendment process through multiple community meetings, surveys, outreach platforms, public workshops and hearings which provided opportunities for the involvement of residents, public agencies, and other community groups; and

WHEREAS, an Environmental Impact Report (EIR) was certified for the General Plan (SCH# 2011111061) that addressed physical development throughout the City; and

WHEREAS, the proposed project is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines the City conducted an analysis of the draft 2021-2029 Housing Element that concluded there were no new significant environmental effects, or a substantial increase in the severity of identified significant effects previously identified in the General Plan EIR; and

WHEREAS, the City determined that none of the findings of Section 15162 of the State CEQA Guidelines required preparation of a subsequent or supplemental EIR and prepared an Addendum to the General Plan EIR consistent with State CEQA Guidelines Section 15162; and

WHEREAS, the City Council authorizes city staff to make additional amendments to the Housing Element document based on review by the California Department of Housing and Community Development (HCD) prior to final certification submittal;

WHEREAS, on April 11, 2022, the City of Eastvale City Clerk published a legal notice in the “Press Enterprise” a local newspaper of general circulation, notifying the general public of the April 20, 2022 special joint City Council/Planning Commission meeting regarding the 2021-2029 Housing Element and Addendum to the General Plan EIR; and

WHEREAS, on April 20, 2022, the City Council and Planning Commission conducted a duly noticed joint special public hearing, at which public testimony was received concerning General Plan Amendment No. PLN2022-20016 to adopt the 2021-2029 Housing Element in accordance with California Government Code Sections 65580 through 65589, and an Addendum to the General Plan EIR consistent with State CEQA Guidelines Section 15162.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: GENERAL PLAN AMENDMENT

Based upon the staff report and oral report presented to the joint special City Council/Planning Commission meeting on April 20, 2022, and the recitals, facts, and findings set forth herein, the City Council of the City of Eastvale hereby approves the General Plan Amendment request under Planning Application No. PLN22-20016 to adopt the 2021-2029 Housing Element in accordance with California Government Code Sections 65580 through 65589.

SECTION 2: CEQA FINDINGS

The addendum to the Eastvale General Plan EIR, certified in 2012 (State Clearinghouse Number 2011111061), concluded that implementation of the proposed project would not result in any of the conditions outlined in California Environmental Quality Act (CEQA) Guidelines Section 15162(a)(1) through (3), as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the certified General Plan EIR.

The three sites proposed for Change of Zone (Leal, Vernola, and Eastvale Gateway) to accommodate RHNA currently allow a substantial amount of commercial development. The proposed Change of Zone for all three sites would reduce the amount of commercial development to accommodate housing. In general, commercial development generates higher

environmental impacts when compared to residential development, including impacts related to traffic, air quality, and noise. As such, the reduction in commercial development to accommodate housing would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the certified General Plan EIR.

The City Council, upon recommendation from the Planning Commission, in light of the whole record before it, including but not limited to, the Addendum to General Plan Final Environmental Impact Report (SCH# 2011111061) for the 2021-2029 Housing Element and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, finds and determines that subsequent EIR is not required under CEQA Guideline Section 15162 based upon the following:

- (1) Substantial changes are not proposed in the 2021-2029 Housing Element which would require major revisions to the General Plan Final Environmental Impact Report (SCH# 2011111061) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) Substantial changes have not occurred in the 2021-2029 Housing Element with respect to the circumstances under which the General Plan Final Environmental Impact Report (SCH# 2011111061) was undertaken which would require major revisions of this Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (3) No new information for the 2021-2029 Housing Element of substantial importance has come to light, which was not known and could not have been known with the exercise of reasonable diligence at the time the General Plan Final Environmental Impact Report (SCH# 2011111061) was certified showing any of the following:
 - (A) The project will have one or more significant effects not discussed in the Final EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the Final EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR would substantially reduce one or more

significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

SECTION 3. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the City Council’s decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the Planning Department of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk’s Office of the City of Eastvale.

SECTION 4. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the City Council approves PLN22-20016 to adopt the 2021-2029 Housing Element in accordance with California Government Code Sections 65580 through 65589, and an Addendum to the General Plan EIR consistent with State CEQA Guidelines Section 15162.

PASSED, APPROVED AND ADOPTED this 20th day of April 2022.



Clint Lorimore
Mayor

APPROVED AS TO FORM:

ATTEST:



Erica Vega
City Attorney



Marc A. Donohue, MMC
City Clerk

(STATE OF CALIFORNIA)
(COUNTY OF RIVERSIDE) §
(CITY OF EASTVALE)

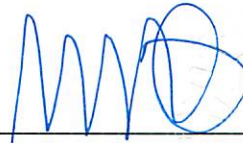
I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 22-21, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 20th day of April 2022, by the following vote:

AYES: Councilmembers Dinco, Plott, Yow, Mayor Pro Tem Rigby and Mayor Lorimore

NOES:

ABSENT:

ABSTAIN:



Marc A. Donohue, MMC
City Clerk