August 23, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
HousingElements@hcd.ca.gov

RE: Submission of City of Lake Elsinore Draft 2021-2029 Housing Element

The City of Lake Elsinore is pleased to submit the HCD Draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development (HCD) and looks forward to receiving a report of findings pursuant to Government Code Sections 65585(b)(1) and 65585(b)(3). The City of Lake Elsinore is committed to working with HCD to ensure that this Housing Element complies with State Housing Element law. The Housing Plan includes many measures to ensure compliance as well as additional measures to provide housing opportunities for people of all income levels in Lake Elsinore.

A foundation component of the Housing Element was community engagement. The City initiated an engagement campaign "Let's Talk Housing, Lake Elsinore" to engage the community through multiple methods, and to use the input received to inform the Housing Element update. In addition to online surveys and workshop, the City also conducted extensive engagement through social media. Input from these sources directly influenced the Housing Element. The Draft Housing Element was made available for Public Comment on Monday August 16, 2021 through the City's website, social media pages, and through direct notices via email to stakeholders, including housing developers, Homeowner Associations, community groups including those working with special needs residents and the Lake Elsinore Valley Chamber of Commerce. The public review period runs through the second week of September although the City will continue to receive and incorporate comments through public adoption hearings.

Lake Elsinore engaged Moore, Iacofano, Goltsman, Inc. (MIG) to prepare the 2021-2029 Housing Element. If you have questions while you complete your review, please contact me (626-673-8433; dianag@migcom.com) or Richard J. MacHott, City of Lake Elsinore Planning Manager (951-674-3124 ext. 209; rmachott@lake-elsinore.org).

Sincerely,

Diana Gonzalez
Project Manager, MIG

CITY OF LAKE ELSINORE
DREAM EXTREME™

lake elsinore general plan

section 6.0

housing element

2021 to 2029



City of Lake Elsinore

HCD Review Draft
August 2021


CITY OF
LAKE ELSINORE
DREAM EXTREME
LAUNCH POINTE

City of Lake Elsinore, California

2021 to 2029 Housing Element

Prepared by
MIG and the City of Lake Elsinore Planning Division

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lake elsinore general plan

housing element

1. INTRODUCTION

Overview

The City of Lake Elsinore is working diligently to remove constraints to housing development and proactively encouraging and facilitating development of both market-rate and affordable housing. The City has a strong commitment to implementing a vision that embraces new opportunities, supports housing development, and provides diverse housing options. Realizing that new challenges to providing housing opportunities have emerged, in 2020 the City initiated a General Plan update to examine and address constraints to residential development opportunities. In addition, a strategic approach to the City's future economic and physical development was undertaken with "Dream Extreme 2040", a comprehensive long-term vision plan adopted in July 2020. The Dream Extreme 2040 Plan provides the framework to guide decision making over the next twenty (20) years by identifying key Anchors, Aspirations, and Strategies. The City will prioritize attracting residential development through strategies such as acquiring and redeveloping tax-delinquent properties and encouraging the consolidation of parcels, and by focusing on parcel assembly to create larger, development ready pads in/near Downtown.

This Housing Element provides the City of Lake Elsinore with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing

Element responds to those requirements and responds specifically to conditions and policy directives unique to Lake Elsinore.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Rules regarding Housing Elements are found in the California Government Code Sections 65580-65589. Unlike the other mandatory general plan elements, the housing element is required to be updated regularly. It is also subject to detailed statutory requirements and mandatory review and approval by a State agency — HCD (Department of Housing and Community Development). The revision process must include community input.

Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs
4. To ensure that each local government cooperates with other local governments to address regional housing needs

2021-2029 Housing Element Purpose & Organization

The Housing Element covers the planning period of October 15, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock in Lake Elsinore; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element, including a description of the public input process
- An analysis of the City's demographic and housing characteristics and trends including
    - An analysis of population and employment trends
    - An analysis of household characteristics including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition

    - An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter
    - An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing, and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis must also demonstrate local efforts to remove governmental constraints that hinder the City from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph. The analysis must also address nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, and local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. All housing elements due on or after January 1, 2021 must include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing.
- An evaluation of land, administrative, and financial resources available to address the housing goals. The evaluation includes an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.
- A review of past accomplishments under the previous Housing Element including effectiveness of the Element, progress in program implementation, continued appropriateness of the housing programs, and how past programs were effective in addressing the housing needs of the special populations.
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs. To make adequate provision for the housing needs of people all income levels, the City must, at a minimum, identify programs that do all the following:
    - Identify adequate sites, with appropriate zoning and development standards and services to accommodate the City's share of the regional housing needs for each income level
    - Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
    - Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
    - Conserve and improve the condition of the existing affordable-housing stock.

- Preserve assisted housing developments at-risk of conversion to market-rate.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Housing Element is also closely related to the City's Zoning regulations and assesses multiple ordinances and Zoning Regulations sections that pertain to housing for compliance with State law. As new ordinances are considered, the City will review the Housing Element to ensure compliance with housing policies.

Relationship to Other General Plan Elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Lake Elsinore General Plan. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. Several new laws require additional General Plan update requirements upon revision of the Housing Element. The City is concurrently undertaking a focused General Plan update to address safety and environmental justice policies. As such, information on flood hazard, flood management, fire hazards, evacuation routes, wildfire hazard and risk reduction, and climate adaptation will be up to date. Consistent with State law, the City will initiate a review of the entire General Plan, especially land-use provisions after any subsequent amendment to the Housing Element or other General Plan elements to ensure internal consistency is maintained.

Public Participation

The Housing Element must reflect the values and preferences of the Lake Elsinore community; therefore, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "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." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors. From May 2021 to adoption of the 2021-2029 Housing Element, the City of Lake Elsinore proactively engaged the community through a variety of avenues including digital/social media outreach, a community survey, a community workshop, and direct email to stakeholder groups. Table 1.1 provides a summary of the City's outreach activities followed by a detailed summary of the community survey and workshop. Outreach activities were intended to reach a broad audience, promoting language access and consulting with relevant organizations.

Table 1.1: Public Outreach Activities

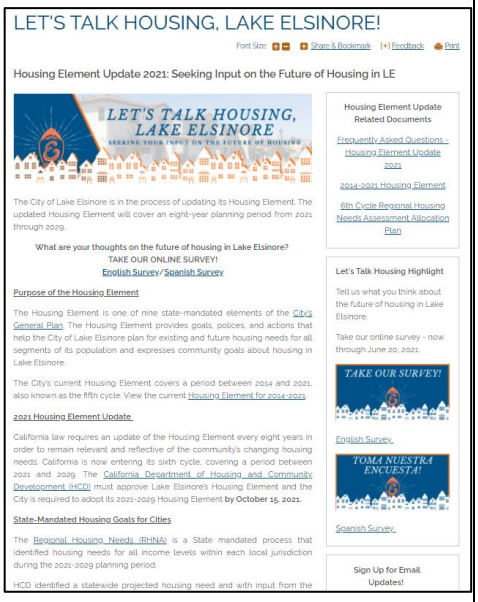
Date	Outreach Effort/Event
May 12, 2021	City of Lake Elsinore Housing Element project and community survey was introduced at the Lake Elsinore Valley Chamber of Commerce Hump Day Morning Mixer.
May 11, 2021	A dedicated webpage for the Housing Element updated entitled "Let's Talk Housing, Lake Elsinore" was added to the City's website at www.lake-elsinore.org/housing. The webpage includes an overview of the Housing Element, the 2021-2029 Housing Element update process, State-mandated goals for the Housing Element, public participation opportunities, and a list of Frequently Asked Questions (FAQ). The website included a Spanish translation option. Additionally, advertisements for the City's Community Survey and workshop were included as was a summary and recording of the June 17, 2021 Community Workshop. A comprehensive summary of survey results was also made available on the website. Six (6) webpage visitors signed up for E-Notifications to receive future information regarding the Housing Element update. 
May 12, 2021 – June 20, 2021	The City of Lake Elsinore Housing Element Survey ran from May 12 through the end of the day June 20, 2021 and solicited public input regarding housing issues facing Lake Elsinore and its residents. In total, 340 participants submitted surveys – 227 responded to all 21 questions, and 113 responded to one or more questions but not all 21. The survey was available in English and Spanish.
May 12, 2021 – Ongoing	The City published weekly Social Media posts on the City Facebook & Instagram pages in both English and Spanish. Posts were published over eight days and garnered a total of 35, 784 views. Social media posts summary: • June 17: 3,255 Reached • June 15: 3,645 Reached • June 10: 4,695 Reached • June 4: 3,934 Reached • May 27: 4,657 Reached • May 19: 6,934 Reached • May 12: 8,664 Reached
May 12, 2021 – Ongoing	In addition to dedicated posts, the City also published Social Media Story Posts on Facebook & Instagram in English and Spanish. While dedicated social media posts can remain on asocial media platform indefinitely, story posts are collection of images and short videos that which disappears after 24 hours. The City's 44 posts are estimated to have reached 71,752 accounts and included interactions with 349 users (through responses or comments). The City uses story posts to ask questions related to housing needs. A summary of these responses is included in the following section of this Chapter.
May 25, 2021	At a meeting of the Lake Elsinore City Council, Councilmember Steve Manos encouraged community members to participate in the Housing Element Update process by attending the Housing Element workshop and by taking the Housing Element survey.
May 25, 2021 – June 6, 2021	The City displayed advertisements for the Housing Element Workshop on a digital billboard located at the Outlets at Lake Elsinore commercial center located along I-15.

Table 1.1: Public Outreach Activities

Date	Outreach Effort/Event
May 25, 2021 – June 20, 2021	The City displayed advertisements for the Housing Element Workshop on digital billboards located near the Lake Elsinore Storm Baseball Stadium and the Lake Elsinore Casino both of which are located along I-15
June 8, 2021	An event was posted on the City's Facebook page advertising the Housing Element Workshop and included comments about the upcoming event by Lake Elsinore City Councilmember Steve Manos. At the meeting of the Lake Elsinore City Council, the public was reminded to participate in in the Housing Element Update process by attending the Housing Element workshop and by taking the Housing Element survey.
June 9, 2021	A presentation about the City's update of the Housing Element was presented at the Lake Elsinore Valley Chamber of Commerce's Hump Day Morning Mixer.
June 10, 2021	Invitations to the Housing Element workshop "Let's Talk Housing, Lake Elsinore" were distributed via email to stakeholders, including housing developers, Homeowner Associations, community groups including those working with special needs residents and the Lake Elsinore Valley Chamber of Commerce. The Lake Elsinore Valley Chamber of Commerce also distributed flyers twice to its members.
June 10, 2021	The City included the upcoming workshop "Let's Talk Housing, Lake Elsinore" in a weekly email update to City Employees, Public Safety Advisory Commission (PSAC), and members of the Lake Elsinore City Council and Planning Commission.
June 17, 2021	"The City conducted the "Let's Talk Housing" Community Workshop. The workshop was offered in English and Spanish. Advanced registration was required and allowed participants to indicate of they needed Spanish language assistance at the workshop. No advanced registrations for Spanish Speaking option were received.
July 1, 2021	Following the workshop, the City posted the presentation, video recording, and meeting comment summary on the City's website.
August 16, 2021	The City sent out notifications of the release of the Public Review Draft Housing Element through social media pages, the City website, and emails to the stakeholder list and Chamber of Commerce. The notification included a link to the Public Review Draft Housing Element and information on how to submit comments to the City .

Housing Element Survey

In May 2021, the City made available a Housing Element survey to gather input from the Lake Elsinore community including residents, key local stakeholders, and housing advocates. The survey was available May 12, 2021 through the end of the day June 20, 2021 in both English and Spanish. In total, 340 participants submitted surveys – 227 responded to all 21 questions, and 113 responded to one or more questions but not all 21. The survey was available in English and Spanish. The City advertised survey availability via their social media pages, City website, and at meetings of the Lake Elsinore City Council and the Lake Elsinore Valley Chamber of Commerce. Social media data shows that over 35, 784 views members of the City's social media pages viewed the City's bilingual advertisements for the survey.

Key Survey Findings

Among survey respondents, most (63.4 percent) are homeowners and over three-quarters of respondents live in a detached single-family home. When asked about their satisfaction with their housing situations, 64.3 percent indicated they are satisfied with their current housing situation and 43.2 percent rated the physical condition of the dwelling they live in as excellent. Respondents say they chose to live in Lake Elsinore because of the cost of housing (63.9 percent), close distance to family and friends (26.4 percent), and the quality of housing (22.5 precent). For those who do not currently own a home the primary issue to finding a home is the ability to find a home in their target price range (33.9 percent). Over half of respondents noted that focusing new housing near downtown, creating walkable neighborhoods was a very important action for Lake Elsinore. Additional key findings include:

Housing Cost: Housing cost: over 44 percent of respondents indicated that the cost of housing in Lake Elsinore prevents children from being able to stay/own homes when they grow up. Close to 34 percent of respondents wishing to own a home in Lake Elsinore indicated that they cannot find a home in their target price range and 18 percent indicated that they do not currently have the financial resources for an adequate monthly mortgage payment. When identifying the types of housing needed in Lake Elsinore, the 4th most frequent response was "affordable or workforce housing". When asked to indicate the importance of potential housing -related actions or programs, establishing/supporting programs to help first-time homebuyers and programs to help homeowners at risk of mortgage default were in the top three housing actions identified as very important.

Housing needs: Respondents were asked to rank their top choices in order of importance, of the types of housing needed in Lake Elsinore. The most frequent responses are detached single-family homes, condominiums/townhomes, and larger lot, rural estate homes.

Housing maintenance: While over 43.2 percent of respondents indicate that the physical condition of their home was excellent , more than a third (34.8 percent) indicated that their home shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.) and 13.2 percent indicated that their home needs one or more major upgrades (i.e., new plumbing, new electrical, new foundation, etc.). When asked to indicate the importance of potential housing -related actions or programs, encouraging the rehabilitation of existing housing in older neighborhoods was the top housing action identified as very important.

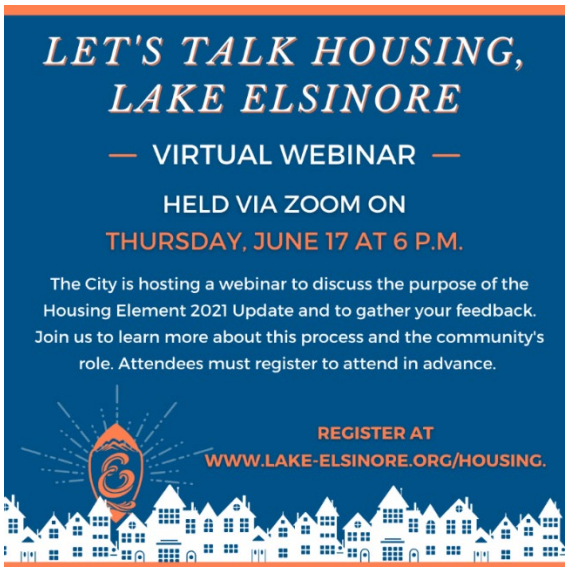
Future housing-related actions: Respondents were asked to indicate the importance of potential housing - related actions or programs. Encouraging the rehabilitation of existing housing in older neighborhoods, establishing/supporting programs to help first-time homebuyers, and programs to help homeowners at risk of mortgage default were the top three housing actions identified as very important.

Future Housing: Respondents ranked their top choices in order of importance, with 1 being the most important. The top response was that new housing should be located where it will have the least impact on traffic in Lake Elsinore. When the responses are weighted (4 points for a 1 response, 3 points for a 2 response, and so on…) the top answers were locations where new housing will have the least impact on traffic and that new housing should be spread evenly across all parts of the City.

A detailed summary of the survey results is included in Appendix A of this Housing Element.

Housing Element Workshop

On June 17, 2021, the City conducted a workshop prior to submitting the draft Housing Element to the State Department of Housing and Community Development (HCD) to discuss the Draft Housing Element.



Because some Covid-19 pandemic public gathering limitations were still in place, the meeting was made available through teleconferencing. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Lake Elsinore and surrounding areas. and to attend the workshop. Stakeholder organizations servings families, youth, seniors, persons experiencing homelessness, veterans, and persons with disabilities are included in the stakeholder list. The list of agencies and organizations invited to the study session (and notified of the availability of the draft Housing Element for comment) are listed in Appendix A. In addition to this list, 934 commercial business license holders were also sent workshop invitations. Following the workshop, a summary of workshop comments was posted on the City's website along with the workshop video recording and presentations.

Key Workshop Findings

Twenty-three community members attended the workshop in addition to various City staff members. Several themes emerged from the comments and questions received:

- The impact on services and infrastructure from future residential development (schools, roads, infrastructure)
- Accessory Dwelling Unit Development – opportunities for new housing to address need including overcrowding
- The need for senior housing
- Provide strategies to encourage development in Downtown
- Encouraging the use of local skilled labor for new housing development activity

Workshop Comment Summary:



Public Review of Housing Element

Further opportunity for public participation were provided when the Draft Housing Element was made available on the City's website for review and comment. Local stakeholders such as housing developers, service providers, neighboring jurisdictions, and housing advocates were invited to review and comment on the 2021-2029 Housing Element Public Review Draft. The City sent out notifications of the release of the Public Review Draft Housing Element through social media pages, the City website, and emails to the stakeholder list and Chamber of Commerce. The notification included a link to the Public Review Draft Housing Element and information on how to submit comments to the City. The review period spans from August 16 to September 13, 2021 with additional opportunities for public participation to be provided at Planning Commission and City Council adoption hearings expected to occur in Fall 2021. Comments on the Draft Housing Element included:

- The lack of affordable housing and affordable housing options for residents on fixed incomes

[INSERT ANY ADDITIONAL COMMENTS RECEIVED AT THE END OF THE REVIEW PERIOD].

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2. COMMUNITY PROFILE AND HOUSING NEEDS ASSESSMENT

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583(a)(1) and 65583(a)(2) requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. The identified demographic patterns and trends will serve as the basis for crafting the City's housing policies and programs.

This chapter uses data from various sources and with differing methodologies and timeframes. Totals may vary between data sources but the intent of including the data is to show overall proportions, trends, and change over time. In preparing the Community Profile and Housing Needs Assessment, various sources of information are consulted. The 2010 Census and 2019 American Community Survey (ACS) provides the basis for population and household characteristics. Several sources are used to provide reliable updates to the 2010 Census, including the following:

- State of California Department of Finance E-5 Population and Housing Estimates (2011 to 2020)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (2012-2016)
- Southern California Association of Governments (SCAG) Demographics and Growth Forecast 2020
- CoreLogic California Home Sales Activity by City, August 2020

Population and Employment Trends

Housing needs are influenced by population and employment trends. This section summarizes changes to the population size, age, and racial/ethnic composition of Lake Elsinore.

Current Population and Population Growth

Between 2010 and 2020, as reported by the U.S. Census, the population of Lake Elsinore grew approximately 24 percent, from 51,821 to 64,037 residents. Compared with the County of Riverside as a whole, the 24 percent increase is three times that of the County. The Southern California Association of Governments (SCAG) growth forecasts predict a steady increase in population through 2045. As shown in Table 2.1, from 2020 to 2045, SCAG estimates that the City's population will grow by 74 percent, while countywide population is expected to increase by 36 percent. The SCAG population projections for 2045 are lower than the build out estimate for the 2011 General Plan. The City of Lake Elsinore 2011 General Plan estimated that if land uses were built out fully according to the land use plan, the population within the incorporated areas only was projected to be 209,756 by 2030.

Table 2.1: Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Lake Elsinore	51,821	64,037	111,600	24%	74%
Riverside County	2,203,332	2,383,286	3,252,000	8%	36%
Source: US Census Bureau 2010; CA Department of Finance, E-1 Population Estimates for Cities, Counties, and the State with Annual Percent Change — January 1, 2019 and 2020; SCAG Demographics and Growth Forecast, 2020.					

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Table 2.2 shows the age distribution of Lake Elsinore residents. In 2019, the 20-44 age group constituted the largest age group at approximately 37 percent, followed by the 0-19 age group at 35 percent. Compared with 2010, the older age categories (45+ years) increased while the 0-to-44-year age groups decreased slightly, and the median age increased. These changes show that the City's population is getting older, a trend seen nationwide. The City's population, however, is younger compared with the population in Riverside County. The median age in the City is 30.6 years while the median age in the County is 35.6. Overall, the large proportion of working adults and school-age children and the small senior population means that demand will likely continue to grow for larger units for families.

Table 2.2: Age

Age	2010 Lake Elsinore	2019	
		Lake Elsinore	Riverside County
0-19 years	18,152 (37%)	22,858 (35%)	28%
20-44 years	18,808 (39%)	24,249 (37%)	34%
45-64 years	9,459 (19%)	13,496 (21%)	24%
65+ years	2,225 (5%)	4,764 (7%)	14%
Median Age	28.3	30.6	35.6

Source: US Census Bureau 2010, 2019 ACS 5-year Estimates

Race and Ethnicity

Table 2.3 shows the racial/ethnic distribution of population in Lake Elsinore. White non-Hispanic and Hispanic residents make up most of the population. Since 2010, the City has become more ethnically diverse with an increase in the proportion of Hispanic and Black residents. Compared with the County of Riverside, the City has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. In Lake Elsinore, more than half (53 percent) of residents identify as Hispanic, while 49 percent of the County population does the same.

Table 2.3: Race and Ethnicity

Race/Ethnicity	2010 Lake Elsinore	2019	
		Lake Elsinore	Riverside County
White (non-Hispanic)	19,604 (38%)	20,568 (31%)	35%
Hispanic	25,073 (48%)	34,716 (53%)	49%
Black	2,488 (5%)	3,921 (6%)	6%
American Indian and Alaska Native	190 (0.4%)	168 (0.3%)	0.4%
Asian/Pacific Islander	3,039 (6%)	4,040 (6%)	7%
Other	1,427(3%)	2,404 (4%)	3%

Source: US Census Bureau 2010, 2019 ACS 5-year Estimates

Employment

Residents who work within Lake Elsinore are primarily employed in educational services, health care and social assistance, retail trade, and construction. This is consistent with the major employers in the City of Lake Elsinore. Major employers include the Lake Elsinore Unified School District with 2,497 employees, M & M Framing with 500 employees, Stater Bros. with 329 employees, and Lake Elsinore Hotel and Casino with 275 employees. Half of the top ten employers in Lake Elsinore are in the retail sector.

Since 2010, there has been a drop in the proportion of residents employed in manufacturing and finance and insurance and real estate. During that same time there was an increase in the proportion of residents employed in educational services, and health care and social assistance and in construction.

Employment characteristics are important as they have a direct relationship with income. In 2019 the median earnings for civilian employed Lake Elsinore residents (age 16 years and over) over in the labor

force was $34,933. Table 2.4 shows that jobs in industries that employ more than half of Lake Elsinore residents (educational services/health care/social assistance, manufacturing, professional services, and construction) pay higher than the median earnings while than those in the retail and arts industries, which employ a quarter of residents, paid incomes lower than the City's median earnings. Median earnings are per person are differ from median household income which is discussed in the next section.

According to the 2019 American Community Survey (ACS) 5-year estimates from the U.S Census Bureau, there was an estimated 30,998 residents of Lake Elsinore with jobs. This number increased 30 percent from 2010, when 23,896 residents reported having jobs. The increase in the number of residents with jobs in the City from 2010 to 2019 (30 percent) is close to the population increase in the City from 2010 to 2020, which was 24 percent.

Table 2.4: Employment by Industry

Demographic Profile	2010	2019	
		Employment	Median Earnings
Educational services, and health care and social assistance	3,665 (17%)	5,748 (20%)	$38,320
Retail trade	2,861 (14%)	3,920 (14%)	$26,839
Manufacturing	2,649 (13%)	2,544 (9%)	$50,893
Professional, scientific, and management, and administrative and waste management services	2,331 (11%)	3,096 (11%)	$37,787
Construction	2,228 (11%)	3,534 (13%)	$43,239
Arts, entertainment, and recreation, and accommodation and food services	2,116 (10%)	3,084 (11%)	$18,374
Finance and insurance, and real estate and rental and leasing	1,291 (6%)	1,316 (5%)	$47,308
Other services, except public administration	1,141 (5%)	1,373(5%)	$23,924
Transportation and warehousing, and utilities	1,106 (5%)	1,450(5%)	$46,250
Public Administration	718 (3%)	1,037 (4%)	$60,903
Wholesale Trade	577 (3%)	525 (2%)	$37,656
Information	395 (2%)	550 (2%)	$52,396
Agriculture, forestry, fishing and hunting, and mining	193 (1%)	86 (0.3%)	$16,786

Source: US Census Bureau 2010, 2019 ACS 5-year Estimates

Table 2.5: Major Employers, 2018

Employer	Number of Employees	Percent of Employment
Lake Elsinore Unified School District	2,497	8.55%
M&M Framing	500	1.71%
Stater Bros. (3 locations)	329	1.135
Lake Elsinore Hotel and Casino	275	0.94%
Costco	265	0.91%
Walmart Store	234	0.80%
Riverside County – Dept. of Social Services	164	0.56%
Elsinore Valley Municipal Water District	154	0.53%
Target	140	0.48%
Home Depot	130	0.45%

Source: City of Lake Elsinore, 2019

Household Characteristics

Household characteristics are summarized in Table 2.6. The number of households in Lake Elsinore has increased by 2,168 households (or 15 percent) since 2010. Owner-occupied households constituted 65 percent of all households in 2020, while households that are renter-occupied constituted 35 percent of all households. This is a similar distribution to 2010, when 66 percent of households were owner-occupied, and 34 percent of households were renter-occupied.

Table 2.6: Household Characteristics by Tenure

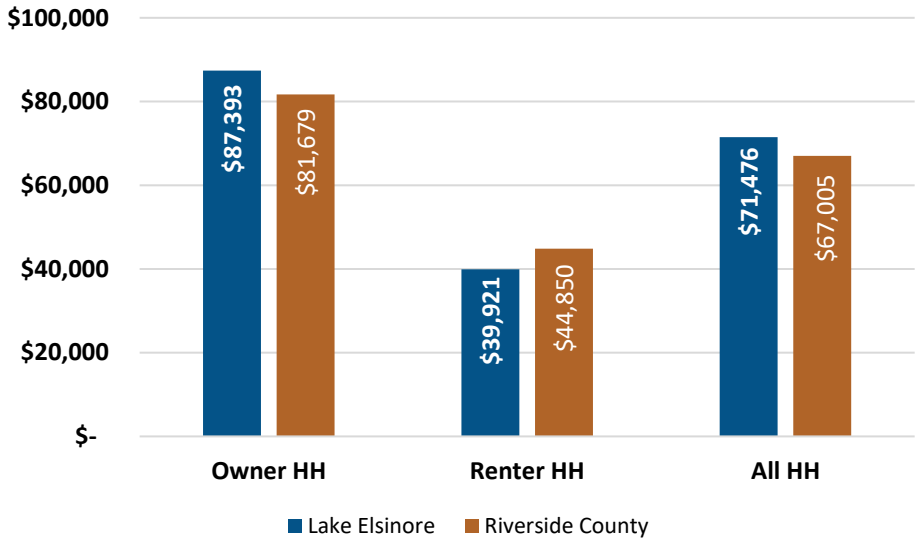
Household Characteristic	Owner Households	Renter Households	All Households
Number of Households	11,971 (68%)	5,693 (32%)	17,664
Median Household Income	$87,393	$39,921	$71,476
Household Income Categories	-	-	-
Extremely Low Income (0-30% AMI)	510 (5.1%)	1,115 (18.3%)	1,625 (10.1%)
Very Low Income (30-50% AMI)	525 (5.3%)	835 (13.7%)	1,360 (8.5%)
Low Income (50-80% AMI)	1,490 (15.0%)	1,425 (23.4%)	2,915 (18.2%)
Moderate Income (80-100% AMI)	1,065 (10.7%)	720 (11.8%)	1,785 (11.1%)
Above Moderate Income (100% + AMI)	6,350 (63.9%)	2,005 (32.9%)	8,355 (52.1%)
Total number of projected Extremely Low-Income Households (RHNA)	N/A	N/A	939
Overpayment			
All Households Overpaying for Housing	3,475 (34.9%)	3,315 (54.3%)	6,790 (42.3%)
Lower Income Households Overpaying for Housing	1,660 (65.7%)	2,685 (79.6%)	4,345 (73.6%)

Source: US Census Bureau 2019 ACS 5-year Estimates, CHAS 2012-2016, Regional Housing Needs Allocation 2021-2029

Income

According to the 2019 ACS 5-year estimates from the U.S Census Bureau, the median household income for Lake Elsinore was $71,476, or close to seven percent higher than the County of Riverside median household income of $67,005. Median household income differs by tenure, or whether someone rents or owns the home they live in. While renter-occupied median household income in 2019 was $39,921, the owner-occupied median household income was more than twice that at $87,393.

Figure 2.1: Median Household (HH) Income by Tenure, 2019



Source: US Census Bureau 2019 ACS 5-year Estimates

Census data report that 16.4 percent of residents live in poverty, as defined by federal guidelines. This proportion is higher than the County of Riverside as a whole, where 14.7 percent of residents live in poverty. The proportion of persons or households living in poverty is much higher for Black or Hispanic residents, of which 25.1 percent and 20.0 percent live in poverty, respectively. Additionally, 21.3 percent of residents with a disability and 29.9 percent of female-headed households live in poverty.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the County:

- Extremely Low-Income Households earn 0-30% of AMI
- Very Low-Income Households earn 30-50% of AMI
- Low-Income Households earn 50-80%of AMI
- Moderate-Income Households earn 80- 120% of AMI (federal data uses 100%)
- Above Moderate-Income Households earn over 120% of AMI (federal data uses 100%+)

Comprehensive Housing Affordability Strategy (CHAS) data provide special Census tabulations (developed for HUD) and report household income adjusted for family size and tenure. As shown in Table 2.3, in Lake Elsinore above moderate-income households represent the largest share of all households, and low-income households are the second largest category. According to the 2016 CHAS, 10.1 percent total households in the City were classified as extremely low income (0-30 percent of AMI), 8.5 percent were classified as very low income (31-50 percent of AMI), and 18.2 percent were classified as low income (51-80 percent AMI). Of all households, 63.2 percent had incomes above 80 percent of the median household income. Income differs by tenure. Table 2.3 shows that more renter households are in the lower income categories (0-80 percent AMI) compared with owner households.

TENURE IS TIED TO OVERPAYMENT. FOR OWNER-OCCUPIED HOUSEHOLDS, 34.9 % ARE OVERPAYING FOR HOUSING, WHILE 54.3% OF RENTER-OCCUPIED HOUSEHOLDS ARE OVERPAYING FOR HOUSING.

Housing Overpayment

State and federal programs define whether a household experiences a housing cost burden as any household spending more than 30 percent of its gross annual income on housing. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care or education. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households.

In Lake Elsinore, 42.3 percent of all households are overpaying for housing. This is significantly higher for lower-income households, of which 73.6 percent are overpaying for housing. Tenure is tied to overpayment. For owner-occupied households, 34.9 percent are overpaying for housing, while 54.3 percent of renter-occupied households are overpaying for housing.

Housing Stock Characteristics

Housing Stock

Lake Elsinore was developed as a community of single-family dwelling units and has primarily remained as such. Between 2010 and 2020, new development has mostly been single-family, with 2,559 single-family units built compared to 128 multi-family units built. Single-family structures now make up 81 percent of the City's housing stock, with multi-family comprising 15 percent and mobile homes and other housing filling out the remaining 4 percent.

In 2020, there were 18,946 housing units in Lake Elsinore. Since 2010, the housing stock has increased by 2,693 units. Most of the housing stock comprises single-family homes (77 percent), with only 15 percent being multi-family. Multi-family housing is defined as a building that houses more than one family at a time. Apartments, condos, townhouses, duplexes, and quadruplexes are all examples of multifamily housing options. The building can be owned by one person who rents out the units, or each unit can be owned individually. Single-family homes also represent most of the housing stock increase from 2010, with 95 percent of new units being single-family.

Table 2.7: Housing Stock Characteristics

Housing Characteristic	All Households
Single Family Detached Units	14,585 (77%)
Single Family Attached Units	812 (4%)
Multi-Family Units	2,816 (15%)
Mobile home, other units	733 (4%)
Total units	18,946 (100%)
Average Household Size	3.58 persons per household
Units Needing Replacement/Rehabilitation	<10 units

Source: 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2018 5-year, CoreLogic May 2020

Tenure refers to whether someone rents or owns the home they live in. In Lake Elsinore, most homes are owner-occupied (68 percent) and only 32 percent are renter-occupied. While the tenure distribution in Lake Elsinore has remained relatively consistent since 2010, there was slight increase in the proportion of owner occupied-households (66 percent in 2010) compared to renter-occupied households (34 percent in 2010).

Census data also indicate that one percent of owner units and 4.5 percent of rental units are vacant. Four percent is considered to be a healthy vacancy rate – one that permits sufficient choice among a variety of housing units – although a healthy rate can be as low as two percent for ownership units and as high as five to six percent for rental units. A limited vacancy rate is an indication that demand for housing is outpacing supply and usually results in higher housing costs, reducing housing opportunities for lower-income households. 2019 Census data reported that the City of Lake Elsinore had a vacancy rate of six percent, a decrease from the 2010 vacancy rate of nine percent. The low vacancy rates in Lake Elsinore are indicative of the tight housing market that is affecting the region and the nation at large. As the supply of available housing decreases the price and competition for those units increases. The tightening housing market and increase in housing costs is occurring statewide.

Table 2.8: Housing Characteristics by Tenure

Housing Characteristic	All Households		
-	Owner Households	Renter Households	All Households
Total Housing units	11,971 (68%)	5,693 (32%)	17,664*
Vacancy Rate	1.0%	4.5%	6.1%
Overcrowded Units	637 (3.8%)	883 (5.3%)	1,520 (9.0%)

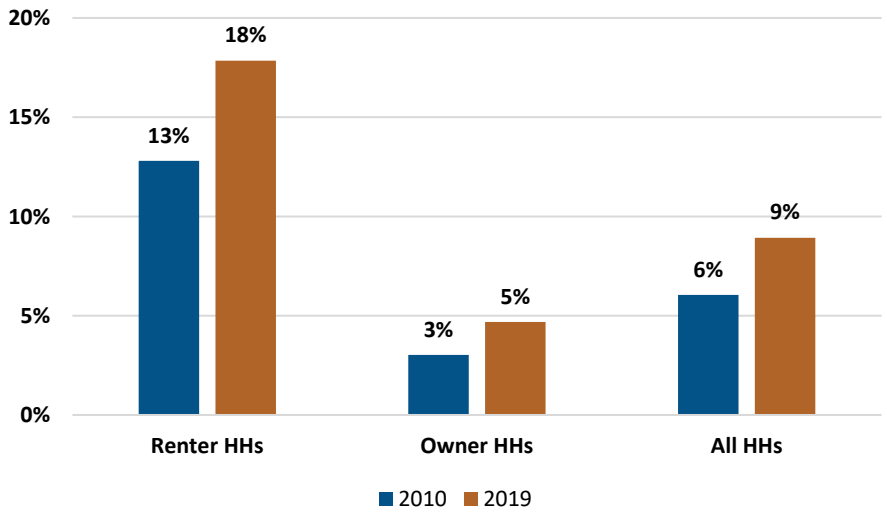
Note: 2020 CA DOF E-5 Population and Housing Estimates did not include a breakdown of data by tenure. Total housing units is from the US Census Bureau 2018 5-year data.
**Housing units by tenure reflect only occupied units*

Source: 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2019 ACS 5-year Estimates

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Lake Elsinore, nine percent of occupied housing units are overcrowded. Overcrowding is more prevalent in rental units where 18 percent are considered overcrowded compared to owner occupied housing where only five percent are considered overcrowded. The rise in housing costs and the limited supply of housing has causes an increase in overcrowded units since 2010 when six percent of units were considered overcrowded. Since 2010, overcrowding in rental units has increased from 13 percent to 18 percent signaling a lack of adequately sized or priced units.

Figure 2.2: Overcrowding 2010-2019



Source: US Census Bureau 2010 and 2019 ACS 5-year Estimates

Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. The age and condition of Lake Elsinore's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, electrical or other structural or major components. While most of the City's housing stock is fairly new (13 percent of housing units built in the last 10 years and more than half, or 51 percent, of housing unit built in the last 20 years), a third, or 33 percent, is over 30 years old. This points to a need for housing programs to address the ongoing maintenance of aging properties.

Based upon observations and experiences of the Community Development Department, the City estimates that in 2020, fewer than 10 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions. City staff refers property owners needing assistance addressing any code enforcement issues or violations to the Lake Elsinore Dream Center, a volunteer-driven organization helping the Lake Elsinore community. In addition, qualified Lake Elsinore homeowners are eligible for two home repair programs through the County of Riverside Economic Development Agency (EDA). EDA offers two home repair programs: Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG). The Home Repair Loan Program offers qualified Lake Elsinore homeowners up to $10,000 for home repair services in the form of a deferred loan. The Senior Home Repair Grant program offers up to $6,000 grants to cover the cost of repairs with no loan or payback requirement.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price lower-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

In 2020, the median home price in Lake Elsinore, based information provided by CoreLogic, was $409,750. This was 10.9% higher than the median price in 2019. The median home price in Riverside County as a whole in 2020 was $250 higher than in Lake Elsinore. Home prices in Lake Elsinore differ by geography; in the 92530 ZIP code, the median home price was $381,000, while the median home price was $430,000 in the 92532 ZIP code.

Table 2.9: Home Sales Prices

Jurisdiction	2019	2020	% Change
Lake Elsinore	$382,500	$425,250	11.2%
Corona	$509,000	$530,000	4.1%
Murrieta	$435,000	$480,000	10.3%
Riverside (city)	$428,000	$529,000	23.6%
Temecula	$494,000	$530,000	7.3%
Riverside County	$390,000	$441,000	13.1%

Source: CoreLogic California Home Sales Activity by City, August 2020

According to the U.S. Census 2019 five-year estimates, 32 percent of Lake Elsinore households live in rental housing. Census data show that the average rent in Lake Elsinore is $1,476 per month. Table 2.10 compares median rents in Lake Elsinore and HUD-determined fair market rents for Riverside County. Fair Market Rent is the rent amount, including utilities (except telephone), to rent privately owned, existing, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities. The Fair Market Rent rate established by Department of Housing and Urban Development (HUD) to be used as a basis for paying federal housing assistance programs like the Housing Choice Voucher Program. Table 2.10 shows that rents in the City generally align with the HUD-determined fair market rents. This indicates that the City is generally considered reasonably affordable.

Table 2.10: Rents in Lake Elsinore and Riverside County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2019 Median Rent Lake Elsinore	$885	$1,001	$1,238	$1,704	$2,119
FY 2020 FMR Riverside County	$875	$1,030	$1,289	$1,789	$2,216

Source: US Census Bureau 2010 and 2019 ACS 5-year Estimates, FY2020 Fair Market Rents. U.S Department of Housing and Urban Development (HUD)

Special Housing Needs

Housing Element law requires local governments include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. Table 2.11 summarizes the number of special needs households.

Table 2.11: Special Needs Groups

Special Needs Category	Count	Percent
Persons with Disabilities	5,937 persons	9% of residents
Persons with Developmental Disabilities	735 persons	1% of residents
Elderly (65+ years)	4,764 persons 2,150 households	7% of residents 12% of households
Large Households (5+ members)	4,464 households	25% of households
Farmworkers	86 persons	0.3 % of labor force
Female Headed Households	3,622 households	21% of households
People Experiencing Homelessness	50 persons	N/A

Source: US Census Bureau 2019 ACS 5-year Estimates, Riverside County Health Informatics, CA Department of Developmental Services

Persons with Disabilities, Including Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible

housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

Table 2.12: Disability

Age Category	# with a Disability	% of Age Group with a Disability
0 to 5 years	46	1%
5 to 17 years	573	4%
18 to 34 years	918	6%
35 to 64 years	2,426	10%
65 to 74 years	804	29%
75+ years	1,170	58%
Total	5,937	9%

Source: US Census Bureau 2019 ACS 5-year Estimates

In Lake Elsinore, 5,937 residents (nine percent) are living with a disability, of which 735 or one percent of residents are living with a developmental disability. The 35 to 64 years age group constitutes the group with the largest *number* of disabilities, with 2,426 but that number constitutes only 10 percent of the age group. As age increases, so does the percentage of residents that have a disability; for residents who are 75 years and over, more than half (58 percent) have a disability and for residents between the age of 65 and 74, 29 percent have a disability.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center serves residents in Lake Elsinore. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Lake Elsinore, 735 persons are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are those ages 0-17, who represent 54.8 percent of the total consumers, followed by those ages 18 and older, at 45.2 percent of the total consumers.

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Many people aged 65 years and older live alone and may have difficulty maintaining their homes, many may be retired and living on a limited income and are more likely to have high health care costs and rely on public

FEWER SENIOR-HEADED HOUSEHOLDS LIVE IN POVERTY THAN HOUSEHOLDS IN THE CITY AS A WHOLE. FOR RESIDENTS 65 YEARS AND OLDER, 9.8 PERCENT LIVE IN POVERTY, WHICH IS LOWER THAN THE 16.4 PERCENT POVERTY RATE FOR THE CITY AS A WHOLE.

transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing.

In Lake Elsinore, there are 4,764 residents age 65 years and older, representing 7 percent of the City's population. The City has 2,150 senior households (12 percent of all households) , of which 25 percent are renters and 75 percent homeowners. Fewer senior-headed households live in poverty than households in the City as a whole. For residents 65 years and older, 9 percent live in poverty, which is lower than the 15 percent poverty rate for the City as a whole. A larger proportion of senior households own their home (75 percent) compared to all households in the City who own their home (68 percent).

Table 2.13: Elderly Residents/Households

	Number	Percent
Residents		
Age 65 and over	4,764	7%
Age 65 and over with a Disability	1,975	41%
Age 65 and over Living in Poverty	4,764	9%
Households		
Senior Households*	2,150	12%
Owners	1,616	75%
Renters	534	25%

* Note: Households where Householder (the person in whose name the housing unit is owned or rented) is 65 years or older

Source: US Census Bureau 2019 ACS 5-year Estimates

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double up with other families or with extended family to save on housing costs, both of which may result in overcrowding.

Table 2.14: Large Households

	Number	Percent
Large Households	4,464	25%
Owners	2990	67%
Renters	1,474	33%
% Large Families Living in Poverty*	761	19%

* Note: Poverty data available only for large families not households. Most large households (89%) in Lake Elsinore are families.

Source: US Census Bureau 2019 ACS 5-year Estimates

As shown in Table 2.14, a quarter of all Lake Elsinore households (4,464 households) are considered large households. Most large households own their home. There are 2,990 owner-occupied, large

households (67 percent of all large households), and 1,474 renter-occupied, large households (33 percent of all large households). In 2019, 19 percent of large families lived in poverty, a much larger proportion than all families in the City (of which 12 percent lived in poverty).

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In Lake Elsinore, only 86 residents, or 0.3% of the workforce (16 years or older) work in agriculture. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Lake Elsinore.

Female-Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

Table 2.15: Female Headed Households

	Number	Percent
Female-Headed Households	3,622	21%
Female-Headed Households with Own Children	1,229	7%
Owners*	1,318	50%
Renters*	1,343	50%
% Large Families Living in Poverty*	729	27%

* Note: Data available only for families not households.

Source: US Census Bureau 2019 ACS 5-year Estimates

In Lake Elsinore, 3,622 (21 percent) of households are female headed; 1.229 are female headed and have children of their own. Female headed households are evenly split between renters and owners. A larger proportion of female-headed families live in poverty (27 percent) compared to all Lake Elsinore families (12 percent).

People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often the sources for estimating the number of unhoused individuals. The County of Riverside conducts ab annual Point-in-Time (PIT) Count that is planned, coordinated, and carried out by

county agencies, city municipalities, non-profit service providers, and volunteers, including those experiencing homelessness. The PIT Count serves as the primary source of population data collected countywide on individuals and families who live in places that are not meant for human habitation (e.g., on the streets or in vehicles). In 2020, an estimated 50 unsheltered individuals lived in Lake Elsinore, which is 2.3 percent of the total number of unsheltered individuals in Riverside County. None of the unsheltered individuals were children or families with children; 33 of the unsheltered individuals were male and 17 were female.

TO DATE, THE CITY HAS SECURED MORE THAN $4.8 MILLION TOWARD ITS HOMELESS PROGRAMS AND SERVICES INCLUDING STREET OUTREACH, CASE MANAGEMENT, LAW ENFORCEMENT, SUPPORTIVE SERVICES, AND HOUSING.

Since 2017, the City of Lake Elsinore and its Homeless Task Force have taken an aggressive and proactive approach to address homelessness. In September 2020, the City was awarded a $3.1 million grant through Project Homekey —a State program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. The funding was used for purchase costs and renovations to The Anchor, a crisis stabilization housing complex owned by the City and operated by Social Work Action Group (SWAG) and serving chronic homeless individuals from Lake Elsinore, Wildomar, and adjacent unincorporated county areas. The Anchor has 14 separate units and can house up to 20 individuals. Each individual is selected and placed by the City's Homeless Task Force for up to 90 days. In addition, this grant provided the City with $336,000 toward operating expenses through June 2022.

The City was previously awarded a $1.5 million Homeless Emergency Aid Program (HEAP) funded by the State and awarded by Riverside County's Continuum of Care. This funding will also be used to provide critical case management and support services at The Anchor. These on-site services will be fully provided by SWAG. The City was also awarded $256,680 in Homeless Housing, Assistance, and Prevention (HHAP) funding from the County of Riverside in December 2020. HHAP funding is designated to support regional coordination and develop local capacity to address immediate homelessness challenges. This funding was secured by the City to cover ongoing operational costs for The Anchor through June 2025. To date, the City has secured more than $4.8 million toward its homeless programs and services including street outreach, case management, law enforcement, supportive services, and housing.

Additional resources near Lake Elsinore include the Lake Elsinore Adult Mental Health Clinic operated by the Riverside County Behavioral Health Department and the Dream Center, a volunteer driven organization that helps individuals and families in the Lake Elsinore. The Dream Center operates a variety of projects aimed at assisting persons struggling with homelessness and poverty including the HOPE food pantry.

Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Lake Elsinore Climate Action Plan. Primary avenues to address climate change in Lake Elsinore include lowering of transportation emissions through increased bicycle, pedestrian, and public transit travel, and increased efficiency of land use patterns, as well as reducing energy-related emissions by increasing energy efficiency of new and existing buildings, reducing water consumption, and increasing use of renewable energy.

Presently, Southern California Edison offers various energy conservation programs. The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy-efficient refrigerators, air conditioners, and more, as well as home efficiency solutions like weatherization. The Home Energy Efficiency Rebate Program offers financial incentives for installing approved energy upgrades. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes energy-efficient kits available to residents at no cost. The Southern California Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers.

At-Risk Housing Analysis

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

Pursuant to Government Code Section 65863.11, the State maintains a list of "Entities Interested in Participating in California's First Right of Refusal Program" at https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx. This list includes various entities working in County and several entities interested in properties located in any county. If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant.

Table 2.16: Affordable Housing Developments

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
Pottery Court	Large Family	113	111	LIHTC	2066
Villa Siena Apartments	Large Family	126	124	LIHTC	2052
Lakeview I	At-Risk	88	87	LIHTC; HUD; USDA	2065
Lakeview II	At-Risk	64	63	LIHTC; HUD	2065
Mission Trail Apartments	Large Family	81	80	LIHTC	2071
Cottages at Mission Trail	Large Family	143	142	LIHTC	2071
Parkside Apartments	Elderly	37	37	USDA	2037
Lakeside Apartments	Family	128	52	Multi-Revenue Housing Bonds	2054
Broadway Machado Apartments	Family	28	14	Housing Authority of Riverside County	N/A
Fairview Apartments	Family	16	16	Housing Authority of Riverside County	N/A
Broadstone Rivers Edge Apartments	Family	184	28	Lake Elsinore Redevelopment Agency Restrictions	2060

Source: California Housing Partnership, City of Lake Elsinore 2020

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's council of governments. HCD, in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG: the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Imperial. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,834 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels.

The City of Lake Elsinore has a RHNA of 6,681 housing units to accommodate in the housing element period. The income distribution is as shown in Table 2.17.

Table 2.17: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	1,878	28.1%
Low	>50-80%	1,099	16.4%
Moderate	>80-120%	1,134	17.0%
Above Moderate	120%+	2,570	38.5%
Total	---	6,681	100.0%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,873 units can be split into 939 extremely low-income and 939 very low-income units.

3. HOUSING CONSTRAINTS ANALYSIS

This section discusses potential constraints on the provision and cost of housing development in Lake Elsinore. The key factors constraining housing development include land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. According to State Housing Element Law, the constraints analysis must demonstrate local efforts to remove barriers to achieving goals for housing production and housing for persons with disabilities. Should constraints preclude the achievement of housing goals, jurisdictions are required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

Non-governmental Constraints

Many factors affecting housing costs are related to the larger housing market. The availability of land, the cost and availability of financing the price of land, and the cost of construction all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Development Costs

Building materials are a significant cost factor associated with residential building, which can represent a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. These national data do not consider regional differences, nor do the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-family: $167.27 to $147.35 per sq. ft.
- Type V (Wood Frame), Multi-family: $117.40 to $112.76 per sq. ft.
- Type V (Wood Frame), One- and Two-family Dwelling: $130.04 to $122.46 per sq. ft.

Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing. However, higher density developments that require underground parking or concrete or steel foundation components generally are more costly than wood-frame construction, so higher densities overall do not always equate to lower costs. In Lake Elsinore, where buildings typically are no more than three stories, this is not of concern.

The price of land can be the most significant component of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. The cost of land in Lake Elsinore and surrounding cities has risen substantially since the 1990s due to a decrease in the availability of vacant or otherwise developable land in the Inland Empire region. Current market volatility may result in lower land prices, although the economic impact of COVID-19 is largely unknown. The high cost of land is a contributing factor to the lack of affordable housing across Southern California.

Land Availability and Cost

The cost of land directly influences the cost of housing. Land prices are determined by several factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold.

Over the past few decades, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Lake Elsinore and western Riverside County. Accordingly, Lake Elsinore, along with other cities within Riverside County, provides more affordable housing for workers commuting to Orange County and Los Angeles County.

Although land prices remain a significant cost component of a new home, land prices in Lake Elsinore do not significantly constrain the production of housing relative to surrounding jurisdictions. In fact, the land costs in Lake Elsinore are more conducive to construction than other areas of Riverside County and

have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households.

Labor Costs

The California Labor Code applies prevailing wage rates to public works projects exceeding $1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development.

For developers pursuing projects using SB35 streamlining provisions, a key requirement is that the developer pay prevailing wages. In other circumstances where no public subsidies or funding is involved, this requirement does not apply.

Financing

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements.

As shown in Table 3.1, a total of approximately 48,200 households applied for conventional mortgage loans to purchase homes in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) in 2017, of which Lake Elsinore is a part. The data include purchases of one- to four-unit homes, as well as manufactured homes.

More than half of the loan applications were received from households that reported their income as above-moderate income (earning greater than 120 percent of Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for 21 percent and 14 percent, respectively. Sixty-nine percent of total applications were originated (approved by lenders and accepted by applicants) and 11 percent were denied, with the remaining applications withdrawn, closed for incompleteness, or not accepted by the applicants. Denial rates were lower for the upper-income group.

Table 3.1: Disposition of Conventional Home Purchase Loan Applications in Riverside-San Bernardino-Ontario MSA

Applicant Income	Total Applications	Percent of Total	Originated		Denied	
			Number	Percent	Number	Percent
Lower- Income (<80% MFI)	6,540	14%	3,800	58%	1,228	19%
Moderate-Income (80 to 120% MFI)	9,951	21%	6,721	68%	1,101	11%
Upper-Income (>120% MFI)	30,525	63%	21,734	71%	2,867	9%
Totals	48,209	100%	33,048	69%	5,325	11%

Note(s): Totals do not equal the sum of Total Applications due to the unavailability of income data for some applicants.
Source(s): Home Mortgage Disclosure Act (HMDA), 2016-2017.

Government-backed lending represents a significant alternate financing option for Lake Elsinore residents. About 35,900 Riverside/San Bernardino-area households applied for government-backed lending in 2017 (see Table 3.2). Usually, low-income households have a better chance of getting a government-assisted loan than a conventional loan. However, in 2017, the number of applications for conventional loans exceeded that for governmental-assisted loans by approximately 26 percent.

The 2019 Analysis of Impediments for Riverside County analyzed the most recent available Home Mortgage Disclosure Act (HMDA) data for 2017 and found that the County and Fair Housing Council of Riverside County (FHCRC) have made great strides toward helping low-income and minority purchasers achieve a more level playing field in terms of lending outcomes. In 2017, no low-income minority group had a loan approval rate (purchase, refinance, or home improvement) that was disproportionately lower than that of non-Hispanic White applicants. Through its private and public grant funding sources, FHCRC provided extensive homebuyer education, credit counseling, fair housing counseling, and awareness training to first-time home buyers and homeowners, particularly low-income and very low-income applicants. With respect to steering, there was insufficient publicly available data to support the charge that real estate agents in Riverside County are steering clientele into particular neighborhoods based on protected status. Additionally, HMDA data suggest that at least from a lending perspective, loan approval rates for home purchases were within 10 percentage points when comparing census tracts with high concentrations of minorities as well as for tracts with low concentrations of minorities. Similarly, family income levels for residents of census tracts where loan applicants were applying did not appear to impact lending decisions, as 71 percent of home purchase loans for properties located in low-income census tracts were approved, 77 percent of loans for middle-income tracts were approved, and 75 percent of loans for upper income census tracts were approved.

Table 3.2: Disposition of Government-Assisted Home Purchase Loan Applications for the Riverside-San Bernardino-Ontario MSA

Applicant Income	Total Applications	Percent of Total	Originated		Denied	
			Number	Percent	Number	Percent
Lower-Income (<80% MFI)	6,993	20%	4,525	65%	932	13%
Moderate-Income (80 to 120% MFI)	12,362	35%	8,935	72%	1,138	9%
Upper-Income (>120% MFI)	16,268	45%	11,998	74%	1,372	8%
Totals	**35,874**	**100%**	**25,573**	**71%**	**3,469**	**10%**

Note(s): Totals do not equal the sum of Total Applications due to the unavailability of income data for some applicants.
Source(s): Home Mortgage Disclosure Act (HMDA), 2016-2017.

According to a 2017 HUD Comprehensive Housing Market Analysis, the improvement in the sales housing market since 2012 led to a reduction in the rate of seriously delinquent (90 or more days delinquent or in foreclosure) home loans and real estate-owned (REO) properties in the Riverside-San Bernardino-Ontario submarket. As of December 2016, 1.9% of home loans in the HMA were seriously delinquent or had transitioned into REO status, down from 2.4% in December 2015 (CoreLogic, Inc.) and a peak of 18.8 percent in January 2010. The 2017 rate is above the 1.3% rate for California, but below the 2.6% rate for the nation.[1]

According to RealtyTrac[2], the number of Lake Elsinore homes entering the formal foreclosure process dropped in the second quarter of 2020. This may change considering the current economic uncertainty due to COVID-19. Program 2 enforces the City's Abandoned Residential Property Registration Program (Ordinance 1252) and encourage owners of houses and properties that become vacant and abandoned due to foreclosure to maintain or rehabilitate the properties.

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) newly requires an analysis of requests to develop housing at densities below those anticipated in site inventory, and to describe the length of time between receiving approval for housing development and submittal of an application for a building permit. The analysis must also identify local efforts to address nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing,

[1] https://www.huduser.gov/portal/publications/pdf/RiversideCA-comp-17.pdf
https://www.huduser.gov/portal/MCCharts/MsasCharts_hc_new.html?msaID=064014,40140&msaName=Riverside-San%20Bernardino-Ontario,%20CA%20MSA&dt=September%2011,%202020
[2] https://www.realtytrac.com/statsandtrends/foreclosuretrends/ca/riverside-county/lake-elsinore/

especially for low- and very low-income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments.

The City of Lake Elsinore will continue to facilitate housing development by providing technical assistance, regulatory incentives, and concessions, as available and appropriate. To encourage infill residential development in the City's Historic Downtown District, the City is exploring land purchases for future housing development.

In Lake Elsinore, requests for development at densities below anticipated densities are rare. In general, and based on recent development in the City, development applications aim for densities as close as possible to what is allowed. The length of time between receiving approval for housing development and submittal of an application for building permit is typically less than one year, depending on project complexity and the development consultant's lead time to get construction documents completed. For example, a residential project with more complex grading or drainage plans may take longer than usual to submit permits.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing." Consistent with State law (Government Code Section 65583(a)(5)) this section addresses six potential constraints to residential housing development:

- Land use controls
- Building codes and enforcement
- On- and off-site improvements
- Fees and exactions
- Local processing and permit procedures
- Housing for persons with disabilities
- Fair housing

Land Use Controls

The City's primary policies and regulations that affect residential development and housing affordability include the 2011 General Plan, Lake Elsinore Municipal Code (referred to in this document as Zoning Code or LEMC), and the City's 22 Specific Plans. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this section.

2011 General Plan

Chapter 2.0 of the 2011 General Plan (Community Form Element) sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the density, intensity, and distribution of land uses within the City. The 2011 General Plan identifies 17 land use designations, eight of which allow for residential development offering a mix of housing types to Lake Elsinore residents. Residential land use designations and development standards are outlined in Tables 3.3 and 3.4.

Specific Plans and Specific Plan Districts (SPD)

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, site circulation, affordable housing programs, resource management strategies, development standards, street improvements, and the phasing of the project. Specific plans can also be used to achieve creative design by providing flexibility in development standards beyond those contained in the Zoning Code. Alignment with the City's District Plans, the LEMC, and the Community Form Chapter of the General Plan allows the City the opportunity to consider a well-integrated design that responds to the unique location and physical features of a site, as well as providing opportunities for public input.

The City Council has adopted 22 specific plans. Each one establishes a Specific Plan District (SPD) unique to the planning area. A specific plan document, site plan, tentative tract map, and final tract map are required to develop a specific plan development. Chapter 4: Housing Resources and Sites Inventory highlights the residential capacity remaining within 17 of 22 of the City's Specific Plans which will inform the site inventory analysis.

LEMC Title 17 (Zoning)

The City regulates the type, location, density, and scale of residential development primarily through the LEMC Title 17 (Zoning). Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the City's General Plan policies. Zoning regulations also serve to preserve the character and integrity of existing neighborhoods. Table 3.5 lists the permitted uses in residential zones.

Table 3.3: Residential Land Use Designations

General Plan Land Use Category	Corresponding Residential Zone Districts	Densities (dwelling units per net acre)	Typical Residential Types
Hillside	R-M-R, R-H, P-I	0-1 DU/acre [1]	Detached single-family dwellings and small agricultural uses in areas of steep slopes
Lakeside	L, P-I	0-4 DU/acre	Detached single-family homes with an orientation and accessibility to the lake
Low Density	R-M-R, R-R, R-E, R-H, P-I	1-3 DU/acre	Detached single-family dwellings, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses
Low-Medium Density	R-H, R-1, P-I	1-6 DU/acre	Detached single-family dwellings, secondary residential units, public and quasi-public uses
Medium Density	R-2	7-18 DU/acre	Attached and detached single-family dwellings, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses
High Density	R-2, R-3, CMU, RMU	19-24 DU/acre	Attached single-family dwellings, multi-family residential units, group quarters, public and quasi-public uses
Commercial Mixed Use	CMU	7-18 DU/acre [2]	Emphasis on retail, service, civic and professional office uses. Residential uses are allowed in a subordinate capacity
Residential Mixed Use	RMU	19-24 DU/acre [3]	Emphasis on high density residential uses, such as apartments, condos, duplexes, triplexes, fourplexes, townhouses, boarding houses, row houses. Retail, service, civic, and professional uses are allowed in a subordinate capacity.

1 Minimum parcel sizes apply here and are determined based on percent slope. See page 2-13 of 2011 General Plan.

2 FARs apply here. See page 2-15 of 2011 General Plan.

3 Density Bonus incentives apply here. See page 2-15 of 2011 General Plan.

Source(s): City of Lake Elsinore General Plan Appendix B General Plan/Zoning Compatibility Matrix, Sept 2014; City of Lake Elsinore General Plan Table 2-1: Land Use Designation Standards, 2020.

Table 3.4: Residential Development Standards

Standards	R-M-R	R-R	R-E	R-H	R-1	R-2	R-3	RMU	CMU
Minimum Lot Area per Unit	10 acres	2 acres	½ acre*	12,000 sf*	6,000 sf*	7,260 sf	8,400 sf	2,420 sf*	1,815 sf
Mixed Use horizontal [1]	-	-	-	-	-	-	-	1,850 sf*	1,850 sf*
Lot Area per Dwelling Unit									
Standard/Residential	-	-	-	-	-	3,630 sf*		-	-
≤ minimum lot area							2,420 sf/unit* (18 du/acre)	-	-
≥ minimum lot area							1,850 sf/unit* (24 du/acre)	-	-
Minimum Lot Width									
Standard	160 ft	160 ft	100 ft	80 ft	60 ft*	60 ft	70 ft	-	-
Corner	-	-	-	-	65 ft	-	-	-	-
Cul-de-sac	70 ft*	70 ft*	50 ft*	45 ft*	40 ft*	-	-	-	-
Flag	-	-	25 ft*	25 ft*	25 ft*	-	-	-	-
Minimum Setbacks *									
Front	40 ft	30 ft	30 ft*	20 ft	20 ft*	20 ft	20 ft*	-	-
Side	30-40 ft*	20 ft*	15 ft*	5-15 ft*	5-15 ft*	5-15 ft*	10-15 ft*	-	-
Rear	50 ft	50 ft	50 ft	20 ft	20 ft	15 ft*	10-15 ft*	-	-
Maximum Lot Coverage	10%*	20%	25%	30%	50%	50%	60%*	-	-
Maximum Building Height	30 ft	30 ft	30 ft	30 ft	30 ft*	30 ft*	30 ft*	-	-
Minimum Dwelling Unit Size									
Single-family dwelling unit	1,400 sf	1,400 sf	1,500 sf*	1,200 sf*	1,000 sf*	-	-	-	-
Studio						450 sf	450 sf	450 sf	450 sf
1-bedroom						600 sf	600 sf	600 sf	600 sf
2-bedroom (or more)						700 sf*	700 sf*	700 sf*	700 sf*
Open Space									

* Exceptions and/or specifications apply. See LEMC.

Source(s): City of Lake Elsinore Municipal Code, 2020.

Table 3.5: Permitted Uses in Residential Zones

Uses	R-M-R	R-R	R-E	R-H	R-1	R-2	R-3	RMU	CMU
Single-family Dwelling, Detached	P	P	P	P	P	P [2]	P [3]		
Single-family Dwelling, Attached [10]								P	P
Multi-family Dwelling:						P	P		
Duplex/Triplex/Fourplex						P		P	P
Apartment Unit						P	P	P	P
Condominium						P [5]	P	C	C
Accessory Dwelling Unit [8]	P	P	P	P	P	P	P	P	P
Emergency Shelter [9]	C								
Transitional Housing	C						P	P	P
Supportive Housing							P	P	P
Manufactured/Mobile Housing [1]	P	P	P	P	P				
Residential Care Facility: [4]	P (see below)	P	P	P	P	P	P	C	C
Residential Care for the Elderly People, ≤ 6 persons	P [6]								
Residential Care for the Elderly People, ≥ 7 persons	C [7]								

Note(s): This table is for reference only, refer to Lake Elsinore Municipal Code (LEMC) for the latest official zoning designations. Zoning Regulations may be amended independently of this table.

P = Permitted Use A = Accessory Use (Use permitted only if accessory to another primary use on the same site)

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

- = Not a permitted use.

1 In compliance with the provisions of LEMC Chapter 17.44.020-Manufactured housing.

2, 3 In compliance with the provisions of LEMC Chapter 17.76-R-1 Single-family Residential District.

4 In compliance with the provisions of LEMC Chapter 17.415.130-Residential care facilities.

5 In compliance with the provisions of LEMC Chapter 17.108-Planned Unit Development Overlay District.

6 Subject to approval by the State Department of Social Services, Community Care Licensing Division.

7 Subject to approval by the State Department of Social Services, Community Care Licensing Division.

8 Pursuant to LEMC Chapter 17.415.110-Accessory dwelling units. An accessory dwelling unit is a residential use that is consistent with the existing General Plan land use designation and zoning designation for lots allowing residential uses.

9 Permitted in C-M Commercial Manufacturing District and M-2 General Manufacturing District per Zone Code Amendment No. 2012-03 (http://www.lake-elsinore.org/home/showdocument?id=9759). See LEMC Chapter 17.132.150-Emergency shelter use and development standards for details.

10 Including but not limited to rowhouses and townhomes.

Source(s): City of Lake Elsinore Municipal Code, 2020.

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Providing for a Variety of Housing Options

Mixed-Use Developments

The City's two mixed-use General Plan designations provide expanded opportunities for different types of housing and increased densities. The mix of uses is intended to provide development opportunities that combine residential and retail or service; promote pedestrian-friendly, interactive communities; reduce reliance on vehicles; reduce traffic, emissions, and energy consumption; and strive to provide quality of life for City residents.

Density Bonus

In May 2008, the City adopted a Residential Density Bonus Ordinance, consistent with California Government Code Section 65915 *et seq.* (State Density Bonus Law). The Density Bonus Ordinance allows developers of residential projects to apply for up to a 35 percent increase in the maximum residential density allowed by the project site zoning and land use designation, subject to certain qualifications outlined in the LEMC Title 17.58 (Density Bonuses). With adoption of implementing zoning for the RMU and CMU General Plan land use designations, a density bonus incentive of up to 35 dwelling units per net acre is permitted when site amenities are provided, outlined in LEMC Title 17.86.060 (Density bonus – Up to a maximum 35 dwellings per acre).

Density bonus laws have changed since 2008. Program 6 is proposed to ensure that the City complies with the requirements of Government Code sections 65915 – 65918.

Multi-family Housing

Multi-family housing is permitted by right in the R-2, R-3, CMU, and RMU zones. Multi-family developments in residential zones are subject to regulations related to the distance between buildings, as this distance is not permitted to be less than 15 feet. Multi-family housing requires either a Major Design Review per LEMC Sections 14.145.050 or Minor Design Review 14.145.060 for Multi-family dwellings with no more than 4 units. Per LEMC Chapter 14.45, Major Design Review is subject to a Planning Commission hearing, with a receive and file report to the City Council. The Minor Design Review is administratively acted on by the Community Development Director who has the discretion to elevate it to PC for action.

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. The City permits accessory dwelling units (formerly referred to as second units) on all residential sites containing an existing single-family home, as consistent with State law at the time of ordinance adoption in 2019. Conditions of approval for second units are standard and do not impede the creation of second units.

Since 2017, the State Legislature adopted additional changes to the accessory dwelling unit requirements to promote development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow residential uses, modifying fees from utilities such as special districts and water districts, and

reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements is null and void as of January 1, 2017. In such cases, a jurisdiction must approve ADUs based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance must submit the ordinance to HCD within 60 days. In March 2021, the City adopted amendments to the Municipal Code's accessory dwelling unit provisions to reflect changes in the State law that went into effect on January 1, 2020. In Lake Elsinore, ADU applications are reviewed by the Community Development Deportment within two to three weeks. Program 19 in the Housing Plan commits the City to adopting an updated ADU ordinance to comply with any subsequent changes to Government Code Section 65852.2.

Emergency Shelters and Low Barrier Navigation Centers

SB 2 from the 2007-2008 legislative session requires jurisdictions to identify zones within which emergency shelters are permitted without a conditional use permit or other discretionary permits. In 2012, the City amended the Zoning Code (Ordinance No. CC-2012-1309) to allow for the development of emergency shelters. Consistent with SB 2, emergency shelters are permitted in the C-M (Commercial Manufacturing) and M-2 (General Manufacturing) zones. LEMC Title 17.132.150 (Emergency shelter use and development standards) outlines development standards and operational regulations consistent with State law.

The City's Zoning Code describes emergency shelters as follows:

- Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence.

State law (AB 101), as of June 2019, requires that low-barrier navigation centers be allowed as a by-right use in areas zoned for mixed use and nonresidential zones permitting multi-family uses (by-right or conditionally). California Government Code section 65660 defines a low barrier navigation center as follows:

- A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
    - 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.
    - Pets.
    - The storage of possessions.
    - Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Program 22 is proposed to ensure that the City meets the requirements of AB 101.

Transitional and Supportive Housing

SB 2 from the 2007-2008 legislative session requires that transitional housing and supportive housing be considered residential uses and are subject only to the standards applied to residential uses in the same zone. In 2012, the City amended the Zoning Code (Ordinance No. CC-2012-1309) to allow for the development of transitional housing, and supportive housing. Transitional housing and supportive housing are permitted in, and subject to the standards outlined in, the R-3, RMU, and CMU zones.

The City's Zoning Code describes transitional housing and supportive housing as follows:

- Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling to individuals and families who are transitioning to permanent housing.
- Supportive housing refers to housing with no limit on length of stay. Supportive housing is often coupled with on- or off-site services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as people experiencing homelessness, those suffering from mental illness or substance abuse problems, and the elderly or medically frail.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a by-right use in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets the following specified criteria (California Government Code 65651) :

(1) Units within the development are subject to a recorded affordability restriction for 55 years.
(2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians.
(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
(4) The developer provides the planning agency with the information for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project.
(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:

(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for conditional use authorization or other similar discretionary entitlements. Program 22 is proposed to ensure that the City meets the requirements of AB 2162, specifically that supportive housing be considered a by-right use in zones where multi-family and mixed uses are permitted in zones outside where it is already permitted (R-3, RMU, and CMU zones).

Single-Room Occupancy Units

Single-room occupancy units (SROs) house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically identified in LEMC Title 17 (Zoning); however, the City will review SRO projects with the same process it uses to review hotel, motel, or multi-family housing, depending on the project composition and zone. The density and services available in the downtown make this an ideal location for permitting SROs. The possible conditional use permit criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking, etc.

Manufactured and Mobile Homes

Manufactured housing, including mobile homes on permanent foundations, is permitted by right on all lots which permit single-family houses subject to certain restrictions, pursuant to State law. The City's Mobilehome Community District (MC) accommodates and allow mobile homes situated on individually owned lots. The MC district requires that mobile home parks be at least 10 acres in size.

Residential Care Facilities

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards. Lake Elsinore is compliant with the Lanterman Act. The City permits residential care facilities for six or few persons as by-right use in all zones allowing residential uses. Residential care facilities for seven or more clients are not addressed in the municipal code. If a proposal for such a facility were proposed, the Community Development Director would make a determination as to whether such a use was permitted or if it requires a conditional use permit. Program 25 in the Housing Plan includes an action item to address residential care facilities for 7 or more persons and to ensure that the City's definition of residential care facilities is consistent with State law.

Housing for Agricultural Employees

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure with a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City's Zoning Code allows agriculture use in only R-M-R (Rural Mountainous Residential District) and R (Recreational District). None of the zoning designations specifically distinguish housing for Agricultural Employees from any other programmatic housing dedicated or developed to be affordable.

As indicated in the Community Needs Assessment, only 55 residents, or 0.1% of the workforce are farmworkers. City records indicate that there are no agricultural operations in Lake Elsinore. Lake Elsinore is evolving into an urbanized community and does not contain any large-scale commercial agricultural activities. Urbanization has precluded the demand for farmworker housing. However, the City will ensure complies with the State Employee Housing Act where it would apply (Section 17000 of the Health and Safety Code) (Program 22).

Planning Districts and Spheres

The 2011 General Plan designates the City and its Sphere of Influence into eleven (11) Planning Districts and five(5) Planning Spheres. Each Planning District and Sphere plan identifies the area's unique characteristics and attributes, planning context, and considerations (including possible nongovernmental constraints). Goals, policies, and programs establish the intent for development. Each Planning District and Sphere plan includes a land use map but does not regulate land use densities or intensities. The Planning District and Sphere plans carry over the same land use designations as the 2011 General Plan and defer to the area's Specific Plan(s) for additional development regulations.

Parking Standards

The City's parking requirements are based on unit type and size. Parking requirements for residential and mixed-use developments are listed in Table 3.6.

Reduced parking requirements can be achieved by conducting a parking study, available to commercial or industrial projects through compliance with LEMC Chapter 17.148.030 and more recently extended to mixed-use projects by LEMC Chapter 17.86.070-Residential Mixed Use and LEMC Chapter 17.134.070-Commercial Mixed Use.

Table 3.6: Parking Requirements

Type of Dwelling	Parking Requirements
Residential Land Use Designations	
Single-family Detached	2 garage spaces per DU plus 2 open spaces in a driveway
Single-family Attached, Multi-family, Duplexes	
Studio and One-bedroom unit	1 covered space, plus 2/3 open space per dwelling unit
Two- (or more) bedroom unit	1 covered space, plus 1 1/3 open space per dwelling unit
Accessory Dwelling Unit (ADU)	1 space per bedroom or ADU, whichever is less, in a covered, uncovered, or tandem configuration. ADU parking is not requires in the following instances: a. The ADU is located within one-half mile of public transit. b. The ADU is located within an architecturally and historically significant historic district. c. The ADU is contained entirely within the permitted floor area of the existing primary residence or an existing accessory structure. d. When on-street parking permits are required but not offered to the occupant(s) of the accessory dwelling units. e. When there is a car share vehicle located within one block of the accessory dwelling unit.
Boarding houses, fraternities, and group living quarters	1 space per resident
Hospitals, convalescent homes and sanitariums, nursing homes, rest homes, retirement homes, and similar establishments	1 space for each 3 licensed beds
Mixed Use Land Use Designations	
Commercial Mixed-Use District	

Table 3.6: Parking Requirements

Type of Dwelling	Parking Requirements
Residential Mixed-Use District	Nonresidential uses < 3,000 sf – no off-street parking required Nonresidential uses > 3,000 sf – 1 off-street parking space required for every 250 sf beyond 3,000 sf Places of assembly: 1 off-street parking space required for every 21 sf of floor area Residential parking requirements shall comply with LEMC Chapter 17.148-Parking requirements (reflected above) A request to reduce the number of required parking spaces may be made to the Planning Commission concurrent with a design review or conditional use permit application, provided a parking study supports the finding that the number of parking spaces needed for a specific project is less than that required by code Tandem parking may be allowed for residential uses with the approval of the Director of Community Development

Source(s): City of Lake Elsinore Municipal Code, 2020.

Local Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that impact the cost and supply of residential development. The City has no growth control measures or urban growth limit line. The City has no local ordinances that directly impact the cost and supply of residential development such as inclusionary ordinances, short-term rental ordinances, or moratoriums on specific development types.

Building Codes and Enforcement

In addition to the previously mentioned land use controls, Lake Elsinore utilizes the 2019 Edition of the California Building Standards Code (California Code of Regulations, Title 24) to regulate building standards including housing, plumbing, mechanical, and electrical codes. Local amendments to the building code address plan check and permit fees, the appeals process, violation penalties, minimum roof covering classifications, erosion, and the definition of enclosure, none of which add to the burden or cost of housing.

The City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. A goal of the Code Enforcement Division is to find solutions to problems resulting from violations of the Municipal Code. To assist neighborhoods and businesses in preserving positive community character, the City has established property maintenance standards. These standards are part of the Lake Elsinore Municipal Code and establish the minimum maintenance standards for properties. To ensure that the Municipal Code is followed, Code Enforcement Officers assist individuals in keeping their properties in compliance. Enforcement actions are taken proactively and in response to citizen complaints and requests for action by other City departments and outside public agencies. The abatement process typically requires the clean-up or repair of properties that are found to be in violation of City Code. City staff promptly responds to property maintenance complaints and is available to work with property owners in preventing and correcting Code violations. The local enforcement of these codes does not add significantly to the cost of housing. In situations where a property owner does not have the resources to address violations, the City can refer them to the Lake Elsinore Dream Center.

Other building codes that the City employs include the California Energy Code 2019 Edition, as published by the International Code Council regulating all buildings in the City with respect to State energy requirements. No local amendments have been made. The City also uses the 2019 Edition of the California Green Building Standards Code, as published by the California Building Standards Commission, locally amended to address light pollution reduction.

On- and Off-Site Improvements

Site improvements in Lake Elsinore consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). On- and off-site improvements are costs associated with the provision of services necessary for the health and safety of the public.

Developed residential areas in Lake Elsinore are served by existing infrastructure. Additional infrastructure is required for all new developments and vary depending on the existing condition of each project. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not seen as a constraint to the development of housing. In most of the City's undeveloped areas, Specific Plans are in place and guide the improvements and infrastructure provision and financing are addressed within the specific plan documents. Chapter 4: Housing Resources and Sites Inventory shows potential sites for housing in the City's Specific Plan areas and in developed areas of the City where future development will be infill in nature and have full access to infrastructure.

The costs of on- and off-site improvements are usually passed along to the homebuyer as part of the final cost of the home. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

Fees and Exactions

Development and Planning Fees

The City charges various fees and assessments to cover the costs of processing development permits and providing services. Impacts fees are also charged to cover the cost or providing municipal services or mitigating project impacts. These fees are summarized in Table 3.7. The total amount of fees varies from project to project and are based on type, existing infrastructure, and the cost of mitigating environmental conditions (e.g., flooding). The additional cost to develop, maintain, and improve housing due to development fees can result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Lake Elsinore and in the region.

The City of Lake Elsinore has adjusted its fee system to reduce staff time, uncertainty, and cost. In the past, most application fees were deposit-based, and projects were assigned a Cost Recovery System (CRS) number and staff time for application processing was charged against the deposit. Once the deposit was exhausted, additional fees were required to continue processing the applications. Any remaining CRS funds at the end of the development review and public hearing process were refunded to the project applicant. However, the City of Lake Elsinore has changed most applications to a flat fee. This has eliminated the need to track staff time and related development review expenses through the Cost Recovery System process. Only a few applications are still deposit-based and subject to the Cost Recovery System. Residential development projects that are consistent with the General Plan and with Zoning (i.e., require only Conditional Use Permit and/or Design Review or tentative map approval) are subject to flat fees and not subject to the CRS. General Plan Amendment and/or Zone changes are deposit-based fees and thus subject the CRS, although the related applications would remain a flat fee. Any required environmental review is also subject to the CRS.

Tables 3.7 show that in fees in Lake Elsinore are comparable and, in some cases, lower than similar fees for the neighboring Cities of Temecula and Murrieta. A 2019 fee study by the Western Riverside Council of Governments (WRCOG) also showed that Lake Elsinore's fees were lower than most other cities for multi-family development. The WRCOG study, Updated Analysis of Development Impact Fees in Western Riverside County, showed that when compared with other jurisdictions, the City of Lake Elsinore had higher development fees for the single-family detached unit study prototype as compared with neighboring cities, but had one of the lowest development fee estimates for the multi-family unit study prototype.

Additional findings include:

- Average residential development impact fees for WRCOG jurisdictions are lower than the average of selected San Bernardino County cities and higher than the average of selected Coachella Valley cities.

- Total development impact fees for WRCOG jurisdictions represent 8.5 percent and 8.9 percent of total development costs/returns respectively for the prototype single-family and multifamily developments evaluated.
- Water and sewer fees together represent the greatest proportion of residential development impact fees followed by similar proportions from other City fees, TUMF, and school fees.
- Direct construction costs represent the largest proportion of total development costs/returns, typically followed by other land costs, other soft costs (collectively), developer returns, and development impact fees.

The report also acknowledges that many of the fees imposed on new development are outside the purview of the City's themselves. These fees are set/administered by a combination of water districts, school districts, individual cities, the County, the Western Riverside Council of Governments, the Western Riverside County Resource Conservation Authority, and other special districts.

Table 3.7: Development and Planning Fees

Action/Activity	Lake Elsinore [1]	Murrieta [1]	Temecula [2]
Conditional Use Permit			
Minor Conditional Use Permit (MCUP)	$4,358	$4,214	-
Conditional Use Permit (CUP)	$8,716	$5,801	$3,947*
Design Review			
Residential	$9,335	-	-
Minor Design Review	$4,685	-	-
Development Agreement			
City Staff Review	$16,887**	$15,000	$63,533*
City Attorney Review	$2,179**		
Development Agreement Amendment	$4,348**	$10,000**	
Environmental Review			
Environmental Assessment/ Initial Study	$11,984 + 3rd Party Costs**	$4,098*	$5,359 - $7,326
Environmental Impact Review/ Report	$23,000 + 3rd Party Costs**	$15,000**	$57,733 - $85,127
General Plan			
Amendment	$8,876**	$10,000**	$4,835 - $8,965*
Specific Plan			
Specific Plan	$27,238*	$20,000**	$100,654*
Tentative Tract and Parcel Maps			
Tract	$23,969	$10,949	$12,428 - $18,012
Revised (Minor)	$9,805	$3,395	$7,038
Revised (Major)		$6,038	
Parcel Map	$10,399	$6,026	$4,733
Revised (Minor)	$3,208	$3,395	$4,124
Revised (Major)		$5,577	
Variance			
Variance	$4,358	$1,611- $2,123	$4,567*
Zone Change			
Zone Change	$7,626**	$10,000**	$4,835 - $8,965*

1 Lake Elsinore and Murrieta totals include only planning fees.
2 Temecula totals include Planning, P/W, TCSD, Fire and Police fees.

* Additional costs apply. See respective User Fee Schedules.
** Deposit vs fee amount.
Source(s): Cities of Lake Elsinore, Murrieta, and Temecula, July 2020.

Table 3.8 below lists an estimate of total typical fees for single-family and multi-family building permit fees based on the square foot area of the home.

Table 3.8: Building Permit Fees

Action/Activity	1,800 sf SFR w/600 sf garage	2,000 sf SFR w/600 sf garage	2,500 sf SFR w/600 sf garage	855 sf MFR unit
Structural Plan Check	$1,155	$1,233.00	$1,554	$2,125.82
Planning Review Fee	$119.89	$119.89	$119.89	$566.88
Building Permit Fee	$1,540	$1,643	$2,072	$2,857.42
TOTAL	2,814.89	2,995.89	$3,745.89	$5,550.12
Estimated sale price/value[1]	$409,750			$390,000
Estimated proportion of building fee cost to overall development cost/unit	>1%			1.4%

Source(s): City of Lake Elsinore staff, July 2020.

1. Median Home Sales Price in January 2020 (CoreLogic) and estimated home value for multiple family properties (condos, co-ops) on Zillow.com on April 27, 2020.

In addition to planning application fees, many municipal jurisdictions charge impact fees, and developers in turn incorporate those fees into housing costs, which affect housing costs for both rental and for-sale housing. These fees can include park fees, police and fire fees, and sewer and waterline fees imposed in accordance with new development. Low impact fees reduce constraints and expenses for moderate- and low-income developers looking to build in the region. Impact fees for Lake Elsinore are included in Table 3.9. Some fees such as the Transportation Uniform Mitigation Fee are mandated by the County of Riverside. The impact fees are typical for the region. As a point of comparison, the City of Murrieta (as shown in the City's draft 2021-2029 Housing Element), has development impact fees that total $13,853 per single-family units and $9,724 per multi-family unit plus mandated school fees.

Table 3.9 Impact Fees

Fees	Cost		
Park Capital Improvement Fund Fees			
Subdivisions under 50 parcels, apartments, condominiums, fourplexes, triplexes, duplexes, single-family residences:			
Single-family Residential	$1,600 per unit		
Duplexes	$1,500.00 per unit		
Triplexes	$1,500.00 per unit		
Fourplexes	$1,450.00 per unit		
Apartments	$1,400.00 per unit		
Subdivisions over 50 parcels: Dedicate land or pay an in-lieu fee equal to the fair market value of the land that would have otherwise been dedicated. [1]			
Storm Drain Capitol Improvement Fund Fee [2]			
Storm Drain Capitol Improvement Fund Fee	Based on a project's Drainage District location on a per acre basis. $2,225-$8,675/acre.		
Traffic Impact Fee			
Single-family Residential	$1,369.00 per unit		
Multi-family Residential	$959.00 per unit		
Commercial Building	$3.84 per sf of building		
Office Building	$1.45 per sf of building		
Industrial Building	$0.81 per sf of building		
Transportation Uniform Mitigation Fee			
Single-family Residential	$8,873.00		
Multi-family Residential [3]	$6,231.00		
Industrial Use	$1.73 per sf		
Retail Commercial Use	$10.49 per sf		
Service Commercial Use	$4.19 per sf		
Class A and B Office	$2.19 per sf		
Library Capitol Improvement Fund Fee			
All residential properties	$150.00 per dwelling unit		
Development Impact Fee			
	Per Dwelling Unit		
	Single-family Residential	**Multi-family Residential (2-4)**	**Multi-family Residential (5+)**
City Hall and Public Works Facilities	$809.00	$696.00	$404.00
Community Center Facilities	$545.00	$469.00	$272.00
Marina Facilities	$779.00	$671.00	$389.00
Animal Shelter Facilities	$348.00	$299.00	$174.00
Total Public Building Impact Fee	$2,481.00	$2,135.00	$1,239.00
	Per 1,000 Square Feet		
	Office	**Retail**	**Industrial**
City Hall and Public Works Facilities	$180.00	$108.00	$36.00

Table 3.9 Impact Fees

Fees	Cost
Fire Facilities	
Single-family Residential	$751.00
Multi-family Residential	$612.00
Office	$337.00
Retail	$489.00
Industrial	$159.00
Affordable Housing in Lieu Fee	
All residential properties	$2.00 per square foot of habitable space

1 See Development Fees for formula for determining the amount of land to be dedicated (www.lake-elsinore.org/city-hall/city-departments/community-development/building-safety/building-related-fees)
2 Based on location as shown on the City of Lake Elsinore's Drainage Facilities Plan Map
3 Greater than eight (8) dwelling units per acre

Source(s): www.lake-elsinore.org/city-hall/city-departments/community-development/building-safety/building-related-fees (Revised April 2016).

Processing and Permit Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. The review process in Lake Elsinore involves up to three levels of reviewing bodies: Community Development Department and Engineering Department, Planning Commission, and the City Council.

The City's development timeframes are designed to accommodate development. The predominant form of residential development in the City is single-family homes. The average processing times for single-family and multi-family projects vary, most frequently depending on the size of the development and if a subdivision map is involved. All new multi-family residential developments must complete a development plan application, which is then reviewed and approved, conditionally approved, or denied by the responsible hearing authority.

Table 3.10 lists average processing times for the various permits or procedures that may be required for project approval. Processing times required for the various entitlement applications are reasonable and do not represent a constraint to the preservation of housing. These timeframes are approximate and depend on the scope of the project, number of corrections in plan check, and timeliness of the applicant's resubmittal. In addition, projects requiring environmental review and/or appeals may take longer to process.

Table 3.10: Development Review Timeframes

Type of Process	Approximate Timeframe	Reviewing Body
Design Review – Minor (Up to 2 DU per Lot)	2-3 weeks	Community Development Department
Design Review	4-8 months	Planning Commission
Plan Check/Building Permits	2 weeks/check 1st check; 1 week resubmittals	Various: Building Division, Community Development Department, Fire Department, Engineering, Public Works
Conditional Use Permit (CUP)	3-5 months	Planning Commission
Variance	Up to 6 months	Planning Commission
Tentative Parcel/Tract Map	4-8 months	Planning Commission/City Council
General Plan Amendment	4-6 months	Planning Commission/ City Council
Zone Change	4-6 months	Planning Commission/ City Council

Source(s): Lake Elsinore City staff, July 2020.

Small Residential Projects

All Minor Design Review (single-family residences and multi-family projects involving four or fewer units) projects and conditional use permits require approval from the Planning Commission. Small homes constructed on existing lots of record could be issued permits within five to six weeks of Planning Commission approval, including Planning and Building and Safety review.

Larger Residential Projects

All Zone Changes, Specific Plans, Planned Unit Developments, Subdivisions (Parcel and Tract Maps), and Design Review (residential projects involving four or more units) are required to be approved by the City Council unless the project is within an approved specific plan, which may provide a shorter approval process. Apartment developments require Planning Commission and City Council approval. As such, the development process is increased by approximately three months from the small residential project timeline. Larger projects with many corrections required during building permit review typically take longer to process.

Subdivisions

Before a developer or property owner makes any division of land or real property, a tentative map is required pursuant to the Subdivision Map Act. Once an application is deemed complete by the City, the Planning Commission will act on the tentative map and either recommend approval, conditional approval, or denial. At a subsequent regular meeting, after receipt of the Planning Commission recommendation, the City Council will act on the tentative map and either approve, conditionally approve, or deny it. Minor land divisions (4 or less parcels) are processed in the same manner.

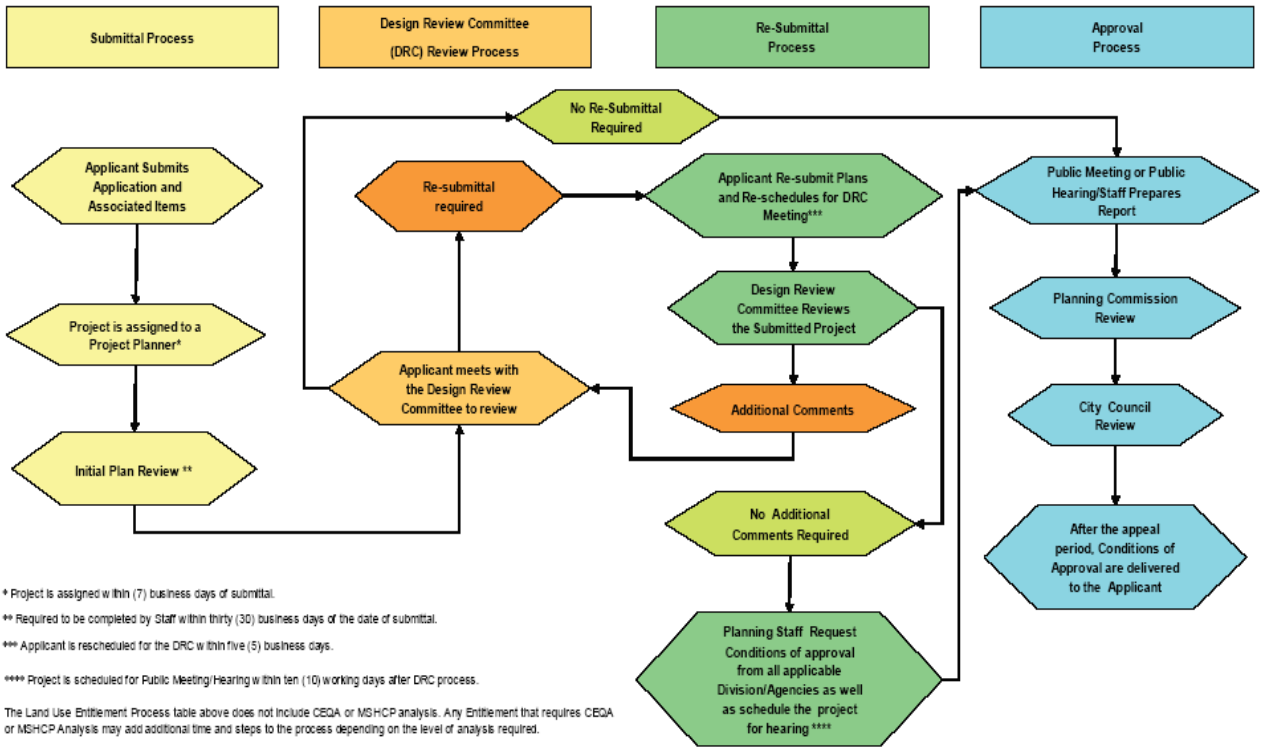
Design Review Process

The City's processing for land use entitlement approval includes review by the Design Review Committee (DRC). Part of the DRC review process includes ensuring projects are consistent with the

requirements of LEMC Section 17.184 - Design Review. Applicants may review this section of the code to understand and be consistent with the guidelines the DRC will be using to assess the project. A Design Review entitlement application requires a public hearing and adoption of specific findings.

The approval process for both smaller and larger residential projects includes submitting a development application and fees to the City and completing the Design Review process (see Figure 3.1). Smaller projects may receive approval at a public meeting scheduled after the project has completed the Design Review Committee process. Larger projects are first reviewed by the Planning Commission at a public meeting and then forwarded to the City Council with a recommendation of approval or denial, unless the project is within an approved specific plan, which may result in a shorter approval process.

Land Use Entitlement Process



The City's average development processing times are typical of those for surrounding jurisdictions. They allow for State-mandated review periods for environmental documents as well as for legally advertised and noticed public hearings. In addition, the City of Lake Elsinore, like surrounding jurisdictions, is required to adhere to the development review timeframes mandated by the State Permit Streamlining Act. Program 11 is included in the Housing Plan and directs the City to review, and if necessary, revise local review procedures to facilitate a streamlined review process.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental

review under the California Environmental Quality Act (CEQA). When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (Very-Low and Low Income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward the above-moderate income RHNA, then that jurisdiction is subject to the more inclusive streamlining for developments with at least 10 percent affordability.

As of July 2020, Lake Elsinore was determined to have made insufficient progress toward the above-moderate income RHNA and/or not submitted the latest annual progress report (APR for 2019) and therefore is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.[3]

To accommodate any future SB 35 applications or inquiries, Program 11 calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Lake Elsinore and provides SB 35 eligibility information. Program 12 is included and specifies that the City will adopt objective design standards to provide local guidance on design and standards for by-right projects, per State law.

Housing for Disabled Persons

California law requires jurisdictions to analyze potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. Review of the LEMC, permitting procedures, development standards, and building codes revealed the following findings:

- The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.
- In accordance with California law, Lake Elsinore permits State-licensed residential care facilities serving six or fewer persons in all residential zoning districts by right, provided such uses are housed within structures that comply with the development standards required of all structures within the zoning district.
- Residential care facilities for seven or more clients are not addressed in the municipal code. If a proposal for such a facility were proposed, the Community Development Director would make a determination as to whether such a use was permitted or if it requires a conditional use permit. Program 25 in the Housing Plan includes an action item to address residential care facilities for 7 or more persons and to ensure that the City's definition of residential care facilities is consistent with State law.
- Rest homes and similar congregate care facilities are permitted with a conditional use permit in the R-2 and R-3 zones. Conditional use permits to accommodate housing for disabled persons are no more stringent than those for other conditional uses. The City enforces Title 24 of the

[3] https://www.hcd.ca.gov/community-development/housing-element/docs/SB35_StatewideDeterminationSummary.pdf

California Building Standards Code that addresses access and adaptability of buildings to accommodate persons with disabilities. The City also requires compliance with the 1988 amendments to the Fair Housing Act, which requires a minimum percentage of dwelling units in new multi-family housing projects to be fully accessible to the physically disabled. No additional accessibility standards above State and federal law are required.

- Inclusion of an overly restrictive definition of "family" in the LEMC may have the potential of discriminating against group homes or other housing for persons with disabilities on the basis of familial status. The LEMC defines family as "one or more persons immediately related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit together with any domestic employees. A group of not more than six unrelated persons living together as a single housekeeping unit with their domestic employees shall also be considered a family." The City has determined that the LEMC definition of "family" is consistent with applicable laws and fair housing policies. However, the City also acknowledges that this definition of "family" may cause the misperception by the public that development can be restricted to blood-related families. Program 25 calls the City to revisit the definition of "family" as well as establish a definition for "household" that is more flexible and includes a variety of household types, consistent with State and federal laws.
- For developers and providers of housing for disabled persons who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City actively provides reasonable accommodation for persons with disabilities seeking fair access to housing in the application of City zoning and building regulations. In June 2019, the City adopted an amendment to the LEMC (Title 17.415.150 Reasonable Accommodation) formalizing a reasonable accommodation process. Once an application for a reasonable accommodation is filed (no noticing or public hearing are required for a reasonable accommodation request). the Community Development Director must make a written determination within 45 days of the application being deemed complete and either approve, modify, or deny a request for reasonable accommodation. Reasonable accommodation decisions take into consideration of the following factors:

    1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act ("Acts");
    2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
    3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
    4. Whether the requested reasonable accommodation would require a fundamental alteration of a City program or law, including but not limited to land use and zoning;

5. Whether the requested reasonable accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others; and
6. Whether there are alternative reasonable accommodations that provide an equivalent level of benefit to the applicant.

Affirmatively Furthering Fair Housing

Signed into law in 2018, AB 686 requires California cities and counties to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and to not take any action that is materially inconsistent with this obligation. "Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The law also requires a fair housing analysis to be included in the 2021-2029 Housing Element.

The primary data source for the AFFH analysis is the County of Riverside 2019-2024 Analysis of Impediments to Fair Housing Choice (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Enforcement and Capacity

The County of Riverside 2019-2024 Analysis of Impediments to Fair Housing Choice (AI) serves as the fair housing planning document for the County of Riverside Public Housing Authority (PHA) programs that address the entire County, and the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) programs that address the unincorporated areas of the County, the City of Lake Elsinore, and the following other cooperating cities: Banning, Beaumont, Blythe, Coachella, Canyon Lake, Desert Hot Springs, Eastvale, Indian Wells, La Quinta, Murrieta, Norco, San Jacinto, and Wildomar. The purpose of this report is to identify impediments to fair and equal housing opportunities in Riverside County. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in Riverside County.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

"AFFIRMATIVELY FURTHERING FAIR HOUSING" MEANS TAKING MEANINGFUL ACTIONS THAT OVERCOME PATTERNS OF SEGREGATION AND FOSTER INCLUSIVE COMMUNITIES FREE FROM BARRIERS THAT RESTRICT ACCESS TO OPPORTUNITY BASED ON PROTECTED CHARACTERISTICS.

The County of Riverside has contracted with the Fair Housing Council of Riverside County, Inc. (FHCRC), a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons." FHCRC provides services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to all residents in the Riverside County. The comprehensive services offered throughout Riverside County include:

- Fair Housing (Anti-Discrimination) Services
- Landlord-Tenant Services
- Housing Counseling Services
- Training for Real Estate Professionals

Lake Elsinore is an active partner with the FHCRC. FHCRC provides a comprehensive education and outreach program and services and has been actively involved in outreach activities throughout Riverside County, including the provision of informational materials, brochures, newsletters, and referrals relating to fair housing. FHCRC also provides workshops, presentations, and seminars to community organizations, including presentations at meetings of groups such as neighborhood organizations, advocacy organizations, chambers of commerce, government officials, real estate trade groups, and housing organizations.

FHCRC investigates allegations of discrimination based on a person's status as a member of one of the State or federal protected categories. From 2013 to 2018, FHCRC assisted County residents with fair housing discrimination complaints, addressing 3,108 complaints in total, with 95% of those from in-place tenants, 3% from landlords or managers, and the balance from other types of complainants. Consistent with State and national trends, the leading bases of complaints included physical disability (51%), mental disability (12%), race (10%), familial status (8%), national origin (7%), and sex (3%). Taken together, complaints based on disability status accounted for 63% of all cases in Riverside County. These data are consistent with HUD data that show that in 2017, 59.4% of all discrimination complaints made to HUD

originating from the County of Riverside were based on the protected category of disability. In addition, FHCRC data show that more than 95% of fair housing discrimination complaints were made by low- and moderate-income households during the five-year study period.

Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that from 2013 to 2021 there were 19 inquiries originating from residents in Lake Elsinore or 0.30 inquiries per thousand residents. Compared with surrounding jurisdictions, the number of inquiries per thousand residents was similar to the level of inquiries seen in the cities of Riverside, Temecula and Perris but slightly higher than the Cities of Menifee or Murrieta.

Segregation and Opportunity Patterns and Trends

The County of Riverside AI uses data from various indices to identify segregation and disparities in access to opportunity These indices are:

- Dissimilarity Index
- Low Poverty Index
- School Proficiency Index
- Jobs Proximity Index
- Labor Market Engagement Index
- Low Transportation Cost Index
- Transit Trips Index
- Environmental Health Index

Analysis of these indices shows that except for their ability to access low transportation costs and proximity to jobs, County residents enjoy relative access to opportunity at levels with or slightly higher than residents of the region generally. Higher index scores nearly across the board indicate greater access for Riverside residents to opportunity in the important areas of education and employment, and lower exposure to poverty. Further, these scores are consistent across various protected groups, meaning that members of most racial and ethnic groups enjoy a better standard of living by various measures than their counterparts within the greater statistical region.

However, an examination of overall trends reveals a different picture. While the County saw racial segregation in the Black community decline 13% relative to the 2010 U.S. Census, current estimates show the County trending toward more, not less, segregation within the Black community and for all affected ethnic groups. In every category, the County is trending in the direction of more, not less, segregation at a rate that is in keeping with than that of the region overall. With respect to Non-Whites, the level of segregation from Whites, as measured by the Dissimilarity Index, has increased almost 23% in the County since 1990. This is slightly less than the regional increase of 25% during the same period. Except for the Black community, in which segregation has ticked up in recent years, but is still statistically declining, this upward trend holds true for the other ethnic/racial groups within the County, as well as for their regional counterparts. Hispanics have become increasingly segregated by a factor of 24% within the County and the region. Asians and Pacific Islanders are not experiencing significant increases locally (17% versus 30% in the region), but any increase should be considered of concern.

The following information discusses the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities.

Race and Ethnicity

White non-Hispanic and Hispanic residents make up most of the City of Lake Elsinore population. Since 2010, the City has become more ethnically diverse with an increase in the proportion of Hispanic and Black residents. Compared with the County of Riverside, the City has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. In Lake Elsinore, more than half (53 percent) of residents identify as Hispanic, while 49 percent of the County population does the same. Overall, 69 percent of the City's population is non-White. Figure 3.1 shows the distribution of non-white residents in Lake Elsinore. Most of the City block groups show a population that is between 60 and 80 percent non-white. Overall, concentrations of non-white population in Lake Elsinore are minimal. Two small areas show concentrations higher than this. One is located west of Riverside Drive between Joy and Lincoln Streets, and another is located south of I-15, east of Main Street and west of Franklin Street. The second area includes the northeast portion of the Downton Elsinore Specific Plan area. Areas of the City in the west and east edges have lower concentrations of non-white residents. Compared with nearby jurisdictions, the City has less concentrations of non-white residents than the cities of Perris, Corona and Riverside but higher concentrations than the cities of Wildomar, Murrieta, and Temecula.

Persons with Disabilities

In Lake Elsinore, 5,937 residents (nine percent) are living with a disability. Figure 3.2 shows the population of persons with a disability by census tract (2015-2019). At a regional level, Lake Elsinore is similar to the rest of the county in that almost all of the census tracts have less than 20 percent of their population living with a disability. Overall, concentrations of persons with a disability in Lake Elsinore is minimal. Within populated areas of the City, the map reveals a slightly higher proportion of residents with disabilities in the area south of I-15 and immediately northwest of the Lake. Two areas of the City (south of Railroad Canyon Road and in the northernmost part of the City (north of SR-74) but these areas are largely undeveloped and most likely capturing data for areas outside the City.

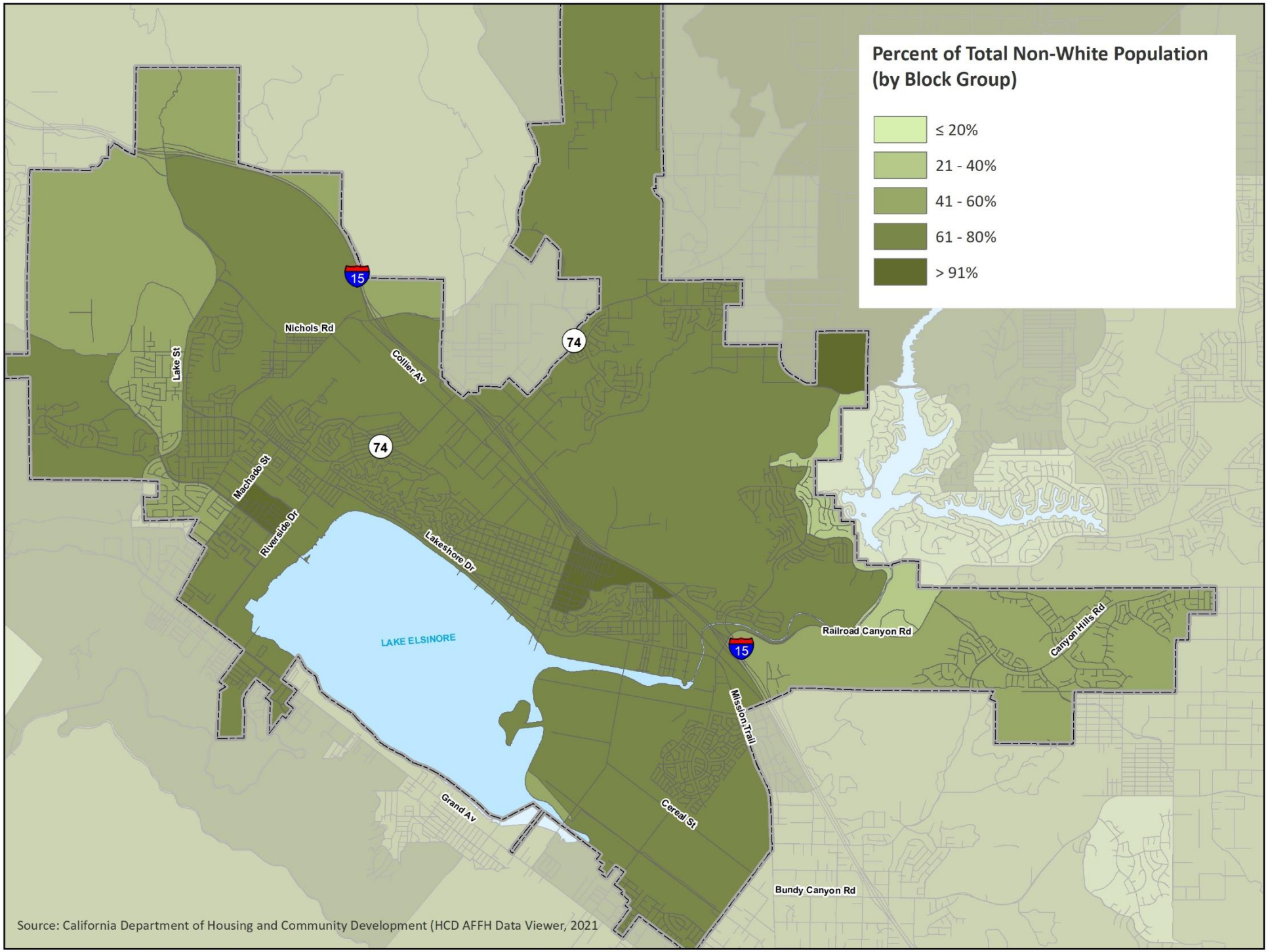
Familial Status

Using Census tract data from 2015-2019, Figure 3.3 shows the percent of children in married couple households and Figure3.4 shows the percent of children in Female headed (no spouse) households. The composition and distribution of family households in Lake Elsinore are generally like that of the region, in which more than 60 percent of children in each census tract live in a household with a married couple and less than 40 percent live in a female headed household (no spouse). Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. Figures 3.3 and 3.4 show that within Lake Elsinore, there are concentrations of children living in female-headed households (no spouse) in the areas north of the Lake (south of I-15).

Income Level

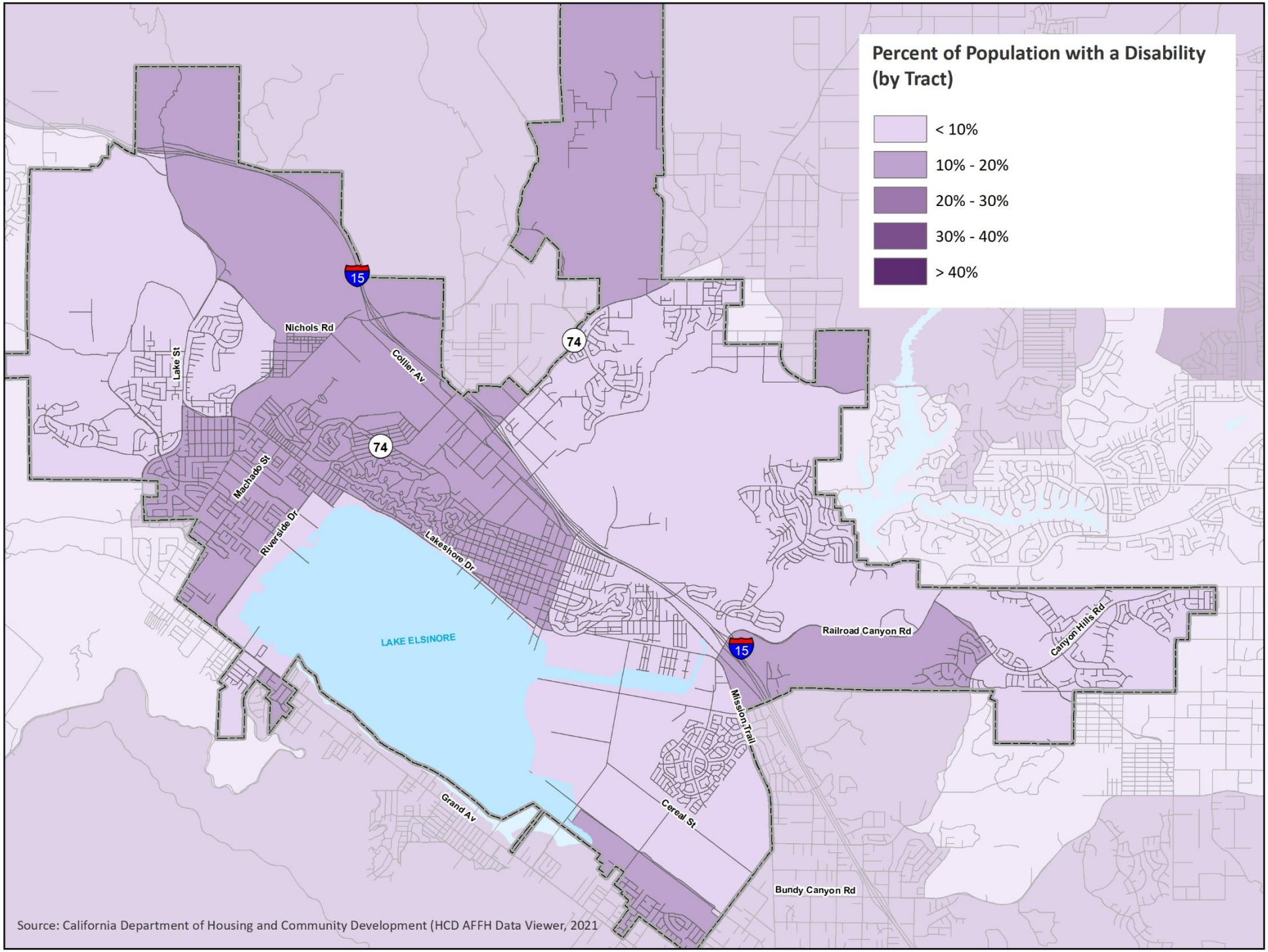
According to the U.S. Census 2019 five-year estimates, the median household income for Lake Elsinore was $71,476, or close to seven percent higher than the County of Riverside median household income of $67,005. Using 2015-2019 Census data, Figure 3.5 shows median household income by Census block group and Figure 3.6 shows poverty status by Census tract. In Lake Elsinore the highest median household incomes are located outside the areas near the Lake (generally north of I-15 and west of Riverside Drive). This data is consistent with poverty status data which show that the area surrounding the Lake has a higher level of residents living in poverty (20 to 30 percent) compared to the surrounding areas (10 to 20 percent living in poverty). Compared with the surrounding areas, the City has higher level of residents living in poverty comparted to cities to the south (Murrieta, Temecula, Wildomar) but lower than Cities to the north and east (Perris, Hemet, Moreno Valley, Riverside).

Figure 3.1: Racial Demographics



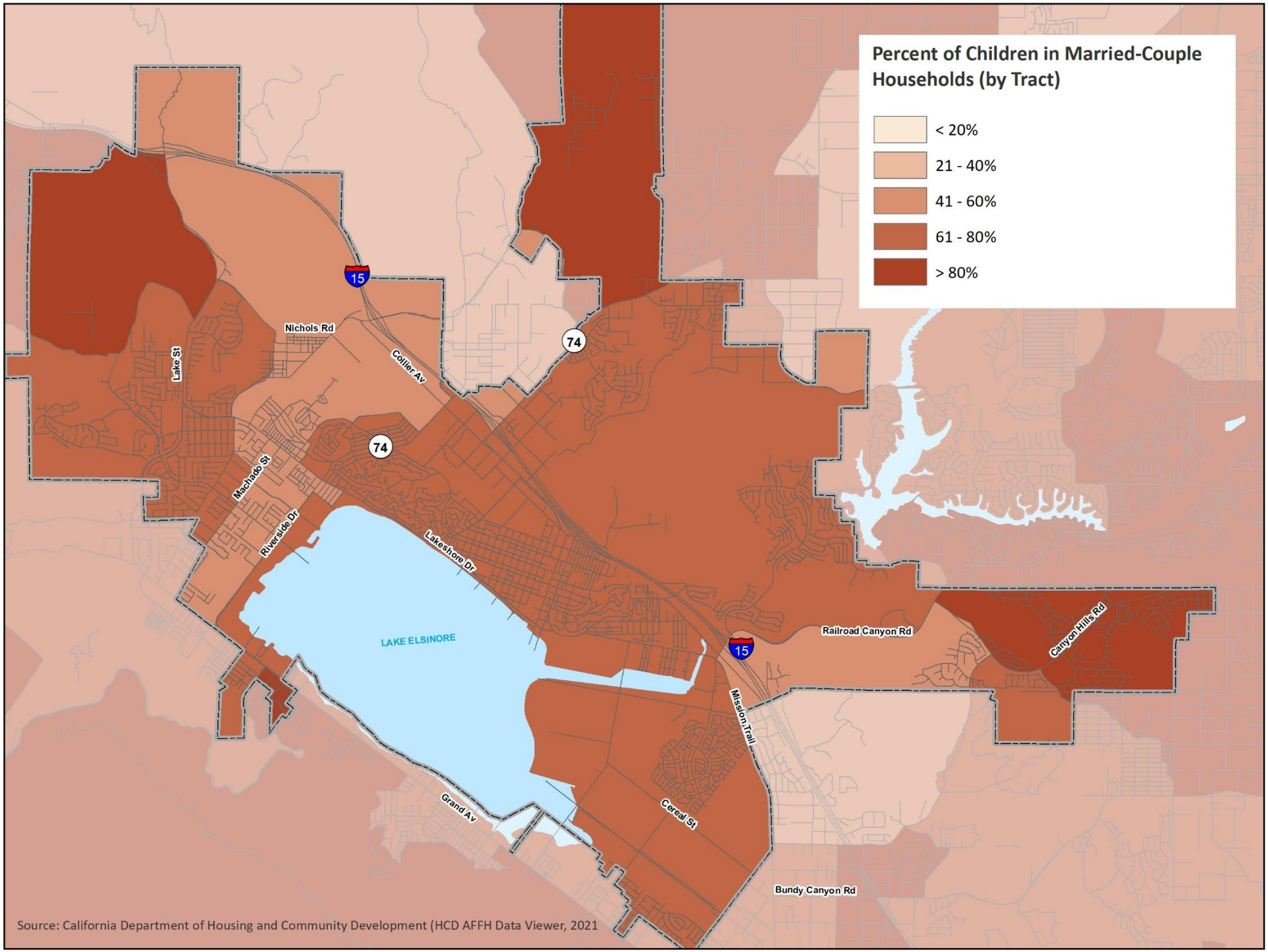
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.2: Population with a Disability



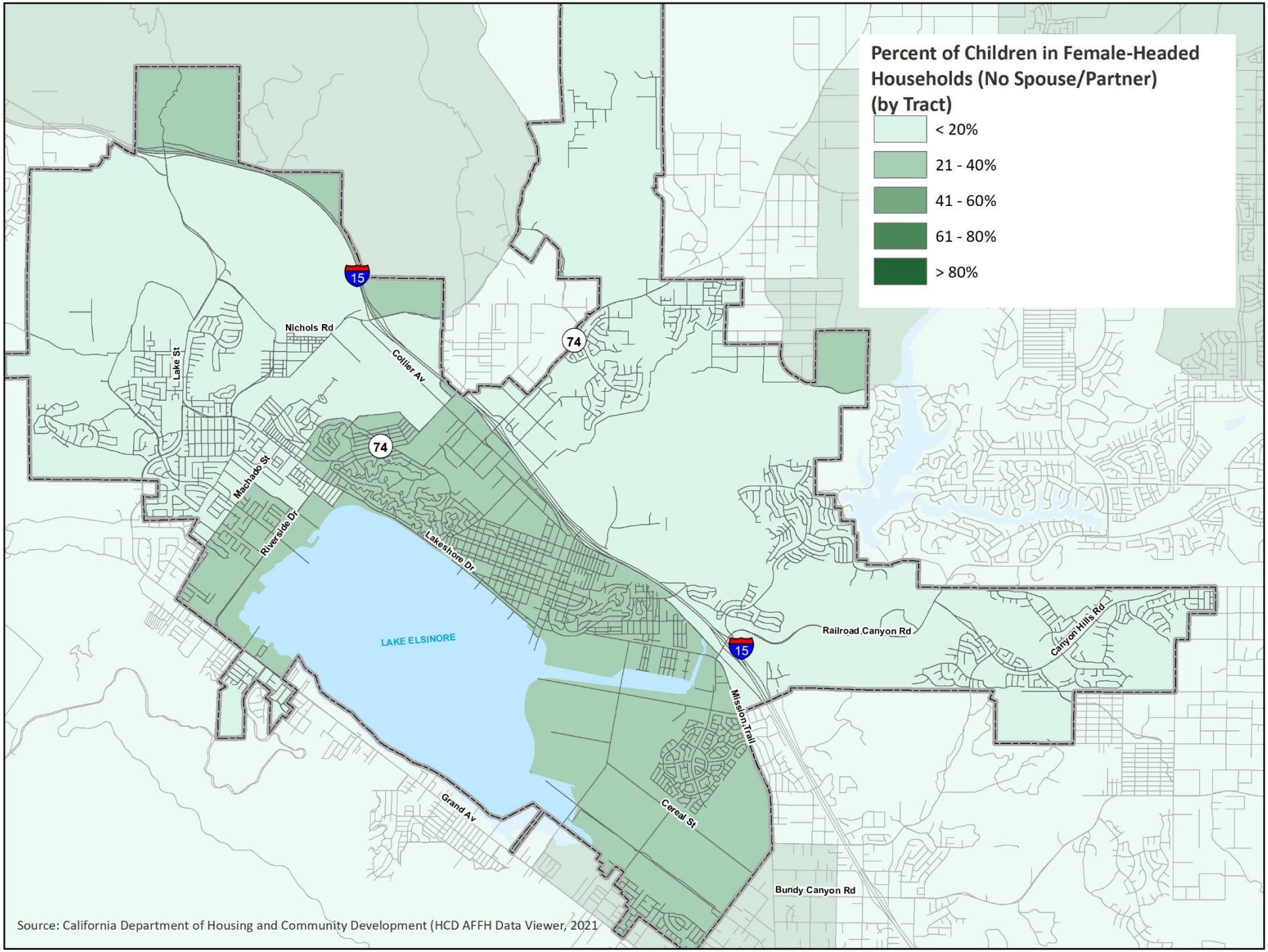
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.3: Percent of Children in Married-Couple Households



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.4: Percent of Children in Female-Headed Households



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.5: Median Household Income

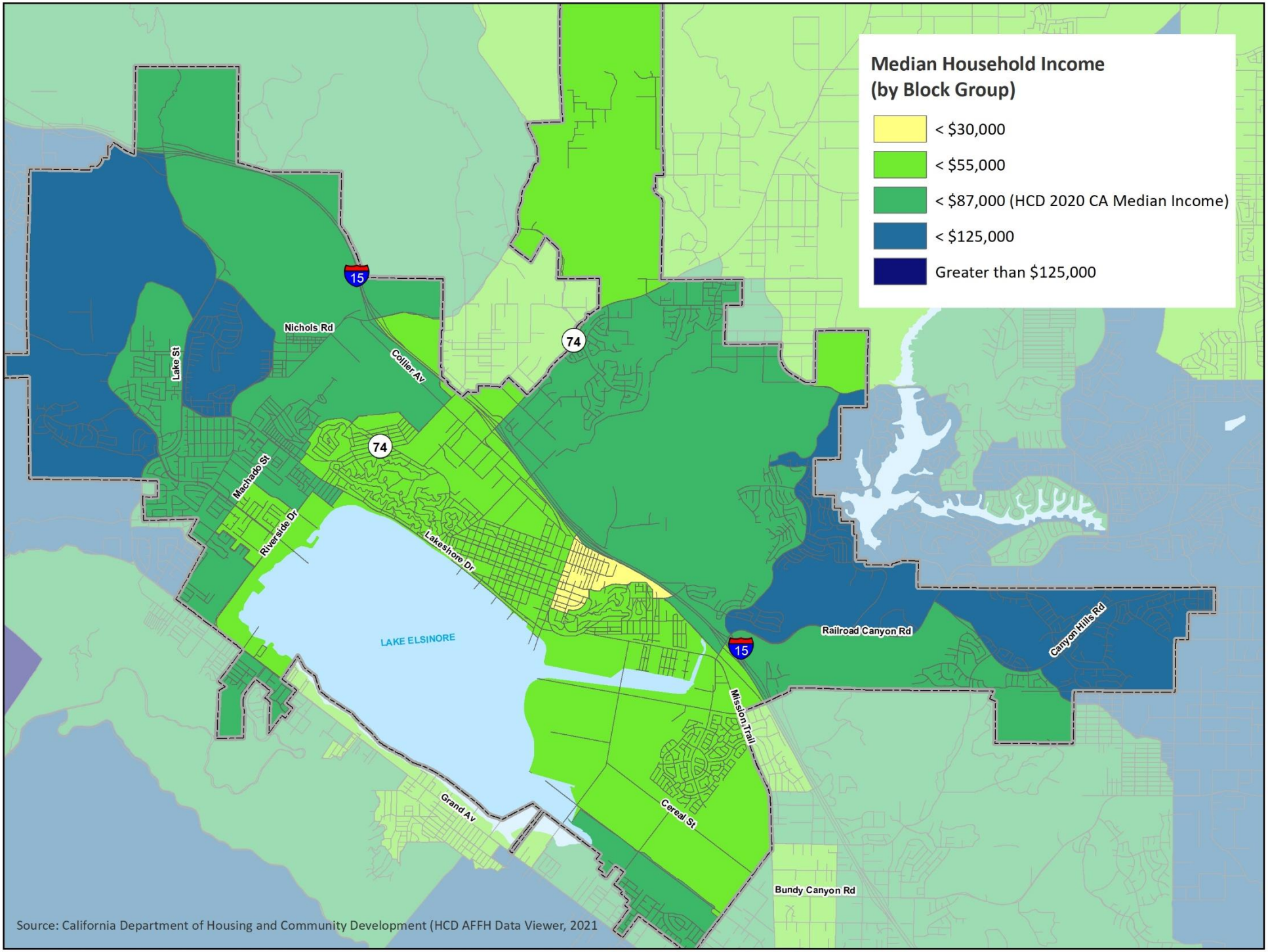
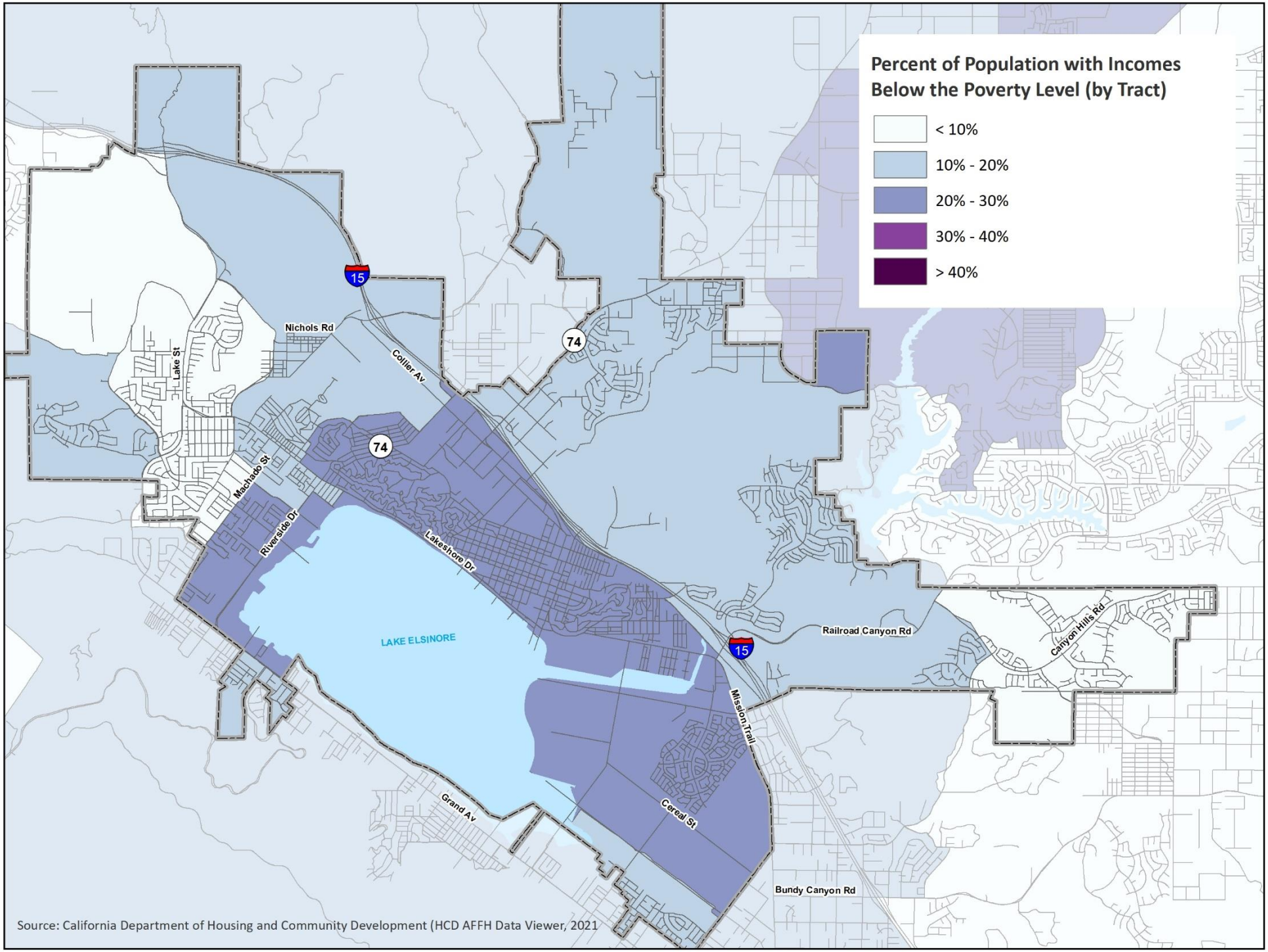


Figure 3.6: Population with Incomes Below the Poverty Level



Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where: (1) the non-white population comprises 50 percent or more of the total population and (2), the percentage of individuals living in households with incomes below the poverty rate is either (a) 40 percent or above or (b) three times the average poverty rate for the metropolitan area, whichever is lower.

In Lake Elsinore, HUD R/ECAP data show the northernmost area of the City classified as a R/ECAP (Figure 3.7). The area is undeveloped, and the R/ECAP is most likely picking up demographic data from outside the City in unincorporated County pockets.

Racially/Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing Lake Elsinore relative to the surrounding area, the city has a lower presence of high-income households compared with cities to the north and south. Even though 69 percent of the City's population is non-White, the City also has less concentrations of areas with a high proportion of Non-White residents compared with Cities located to the north of Lake Elsinore. As was discussed previously, Hispanics are the predominant racial/ethnic group in Lake Elsinore (53 percent).

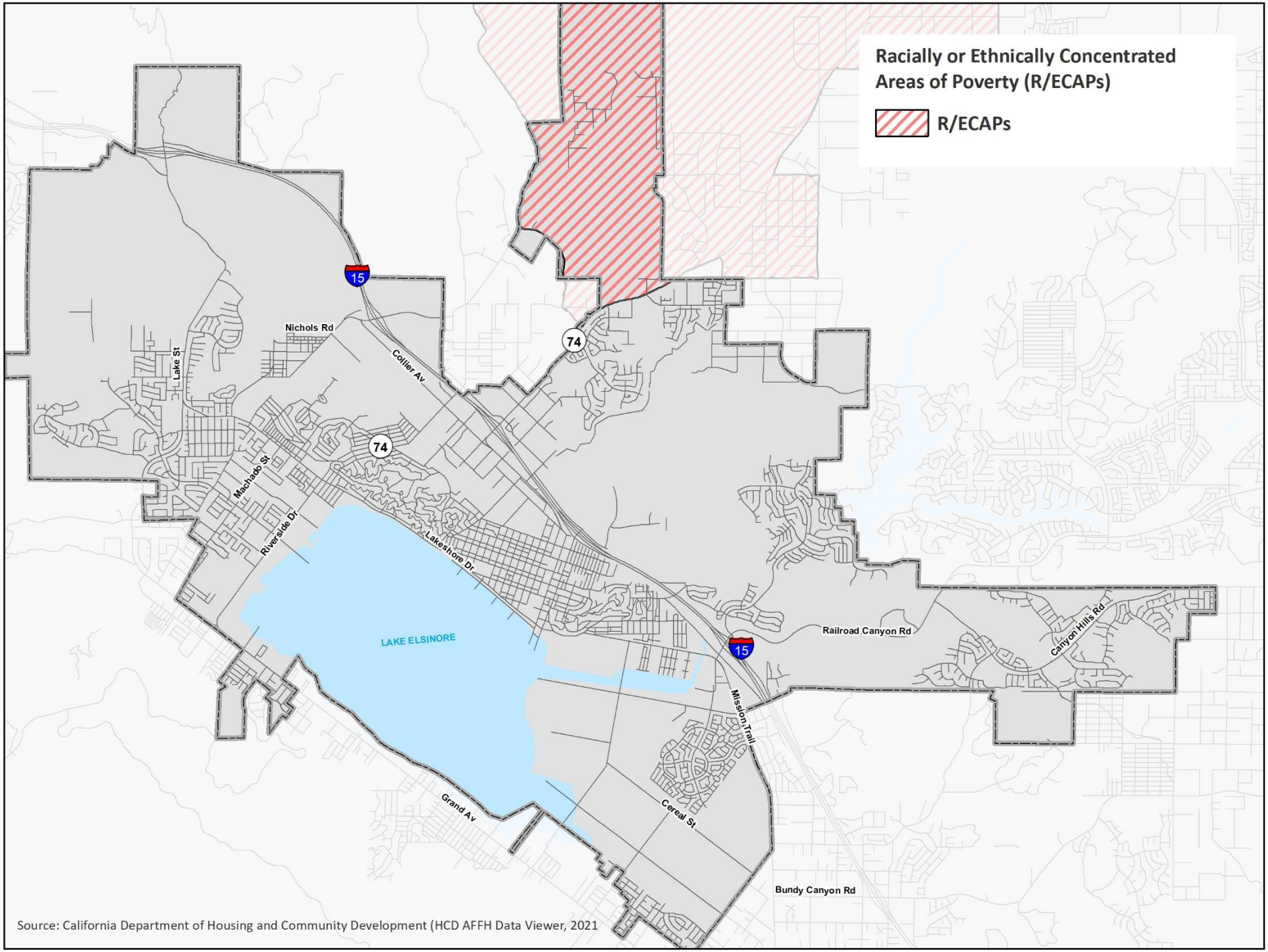
Additionally, the median household income in most census block groups is equal to or less than the 2020 state median income (see Figure 3.5). In Lake Elsinore the areas with the highest median household incomes are outside the neighborhoods near the Lake (generally north of I-15 and west of Riverside Drive). However, there are only a few areas of the City above the state median household income. Two areas located at the west and east ends of the City have a higher proportion of White residents and higher incomes. These areas coincide with the Alberhill Villages and Canyon Hills Specific Plan areas.

Opportunity Access

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

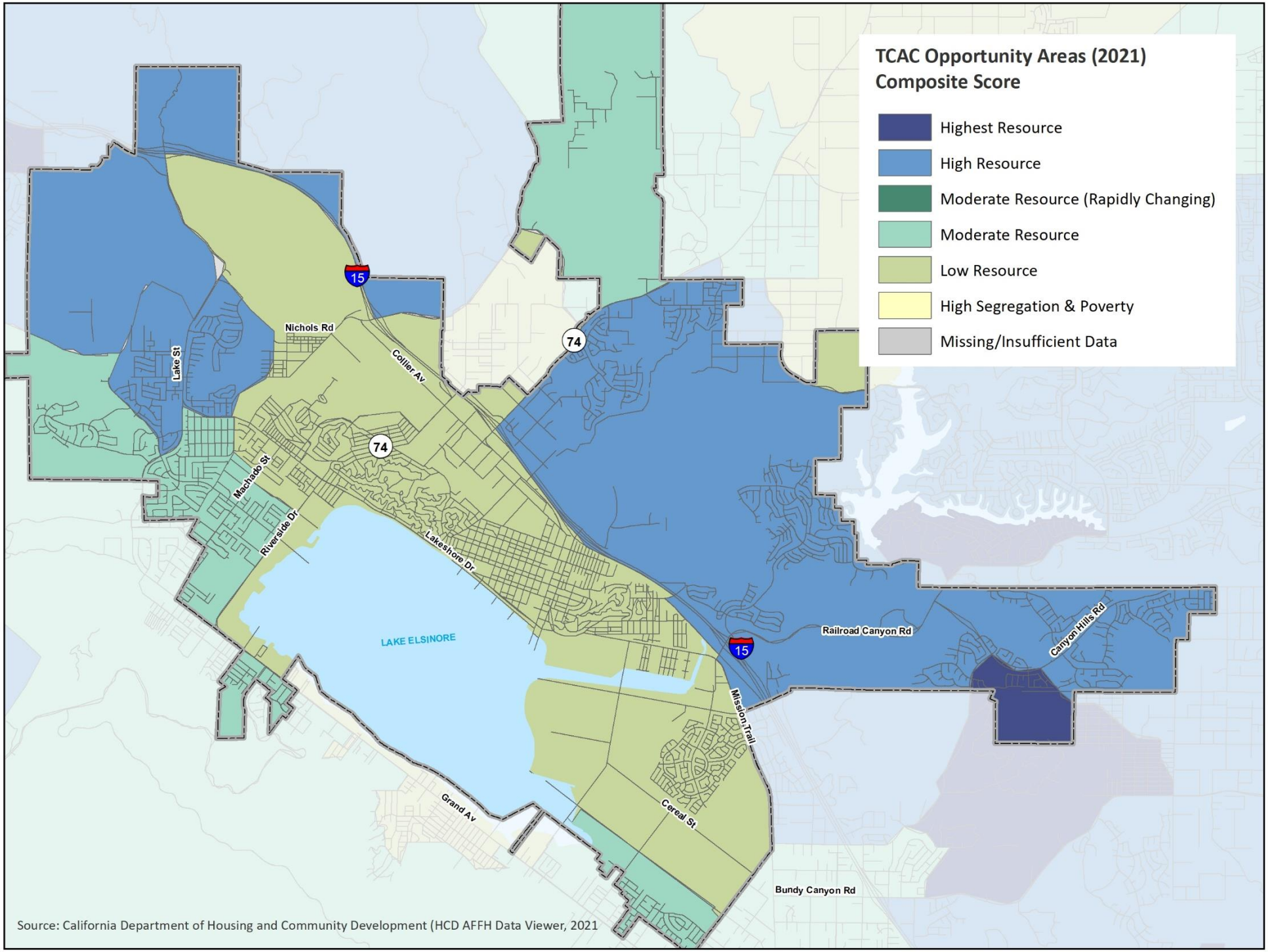
Shown on Figure 3.8, the highest resources areas are generally located in the western and eastern ends of the City. Low resources areas in Lake Elsinore are generally located south of I-15. TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home

Figure 3.7: Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.8: TCAC Opportunity Areas



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

values in this tract in addition to other economic, environmental, and educational indicators. The designation of Low Resource in the city means there is a need for the City to prioritize its resources towards improving opportunities for current and future residents. The City has been proactive in prioritizing resources for these lower resource areas. The City successfully pursued a grant from the Environmental Protection Agency's (EPA) Building Blocks for Sustainable Communities Program to fund a comprehensive development plan to spur development in the Downtown area by analyzing existing assets and potential investments needed to increase infill residential development. The City has also purchased vacant lots for the future development of affordable housing, pedestrian pathways and linkages, and creation of a new civic center and other community amenities such as a public library or community center.

Disproportionate Housing Need

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice.

Cost Burden (Overpayment)

State and federal programs define whether a household experiences a housing cost burden (or is considered overpaying) as any household spending more than 30 percent of its gross annual income on housing. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care or education. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Lake Elsinore, 42.3 percent of all households are overpaying for housing. This is significantly higher for lower-income households, of which 73.6 percent are overpaying for housing. Tenure is tied to overpayment. for owner-occupied households, 34.9 percent are overpaying for housing, while 54.3 percent of renter-occupied households are overpaying for housing. Figures 3.9 and 3.10 shows housing overpayment for homeowners and for renters. In general, the percent of owner households with mortgages whose monthly owner costs are 30 percent or more of household income is between 40 and 60 percent and is consistent with the surrounding region. The areas in the southern portion of the City running along the southern boundary of the City have a higher proportion of overpaying homeowners but overall, the level of overpayment is consistent with the surrounding region. For renters, the percent of renter households who pay more than 30 percent of their income on housing is also consistent with the surrounding region and in fact is slightly better as the City has no areas where more than 80 percent of renters overpay. Within the City there is a clear concentration of overpaying renters south of I-15 in the neighborhoods north of the Lake.

Overcrowding and Substandard Housing

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. In Lake Elsinore, nine percent of occupied housing units are overcrowded. Overcrowding is more prevalent in rental units where 18 percent are considered overcrowded compared to owner

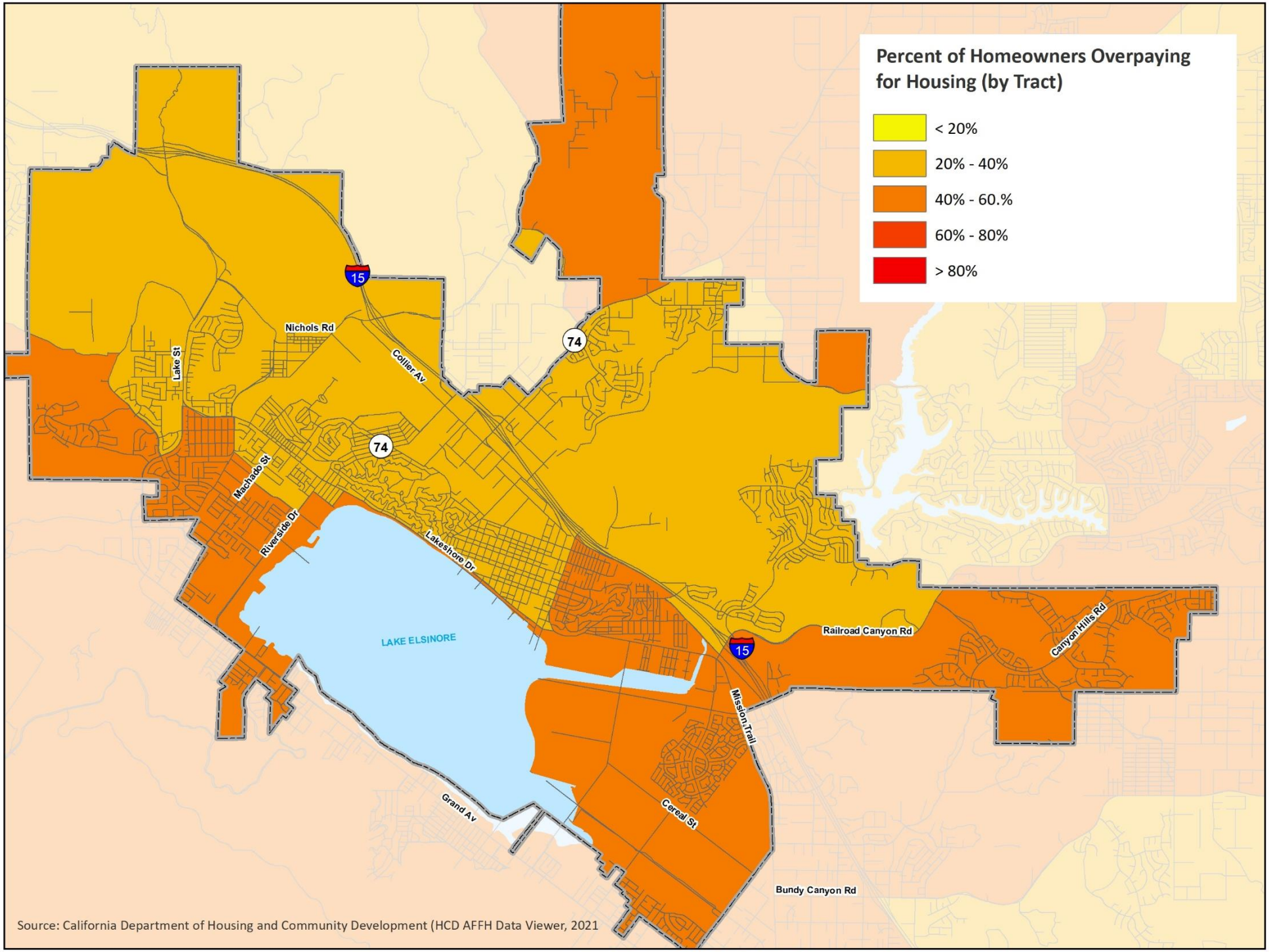
occupied housing where only five percent are considered overcrowded. Overcrowding in most of Lake Elsinore is similar to the average overcrowding rates at the State level (8.2 percent or less). Only two areas in the City had overcrowding in higher levels (Figure 3.11), in the area northeast of the Lake and in the southwestern corner of the City around McVicker Canyon Park. It is important to note that this tract also includes areas outside the City that may be contributing to higher levels of overcrowding.

Most of the City's housing stock is fairly new (13 percent of housing units built in the lats 10- years and more than half, or 51 percent of housing unit built in the last 20 years). Based upon observations and experiences of the Community Development Department, the City estimates that in 2020, fewer than 10 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions.

Environmental Justice

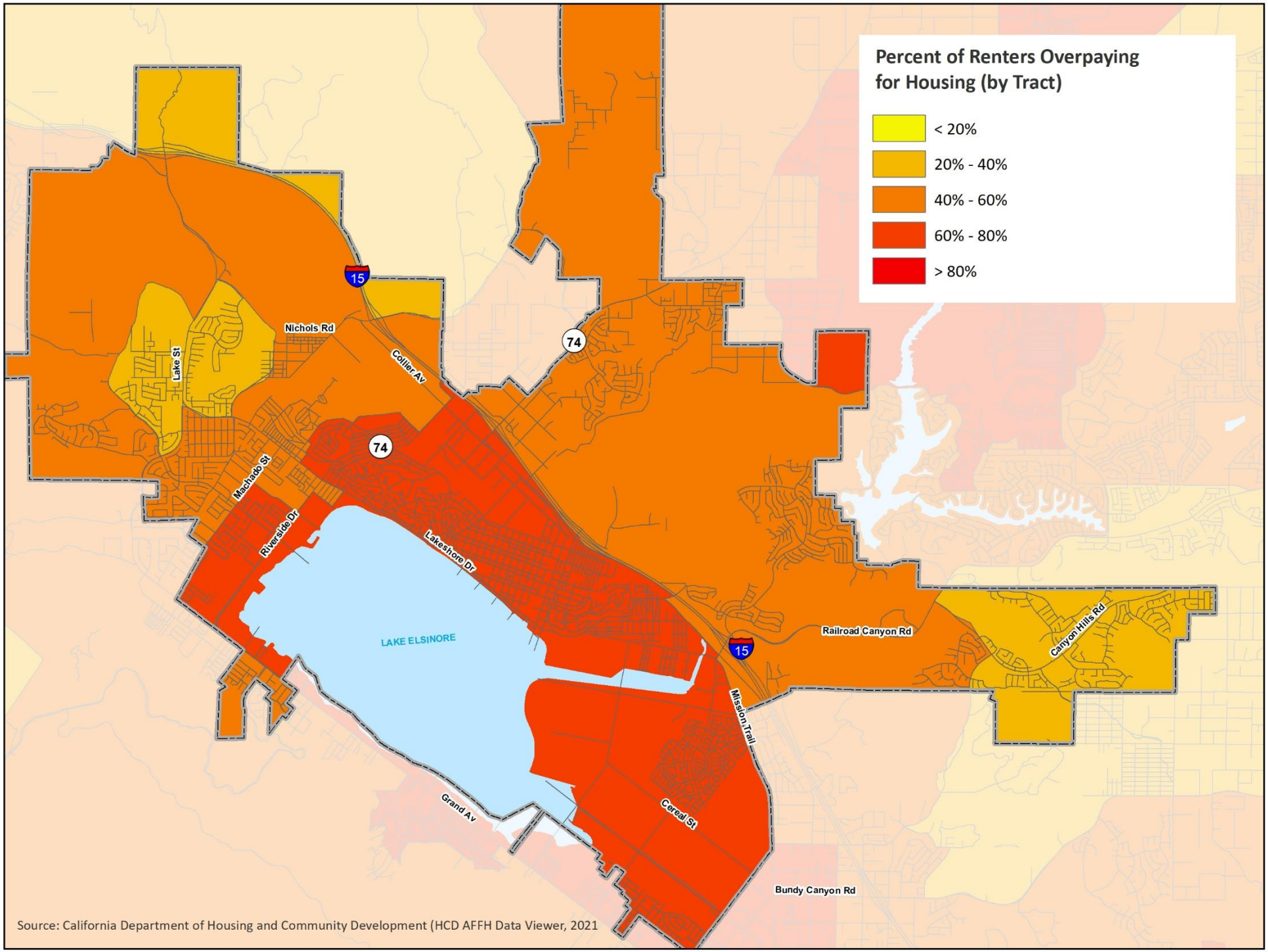
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 3.12 shows CalEnviro Screen results for Lake Elsinore. The map shows that in Lake Elsinore, the areas south of I-15 and in the northern part of the City (north of SR-74) have higher scores. Areas with a high score experience a higher pollution burden and vulnerability than census tracts with low scores. Figure 3.12 also shows that two Census tracts located north of the Lake (south of I-15) and to the northern end of the City and are identified as Disadvantaged Communities (DAC) consistent with SB 535. These DACs are defined as the top 25 percent scoring areas from CalEnviroScreen. Two additional Census tracts located in the upper northeast corner of the City north of SR-74 and north of Greenwald Avenue that are identified as a DACs. While parts of these Census tracts are within City limits, these areas of Lake Elsinore are largely undeveloped, and the DAC designation is most likely due to communities located outside City limits.

Figure 3.9: Overpayment by Home Owners



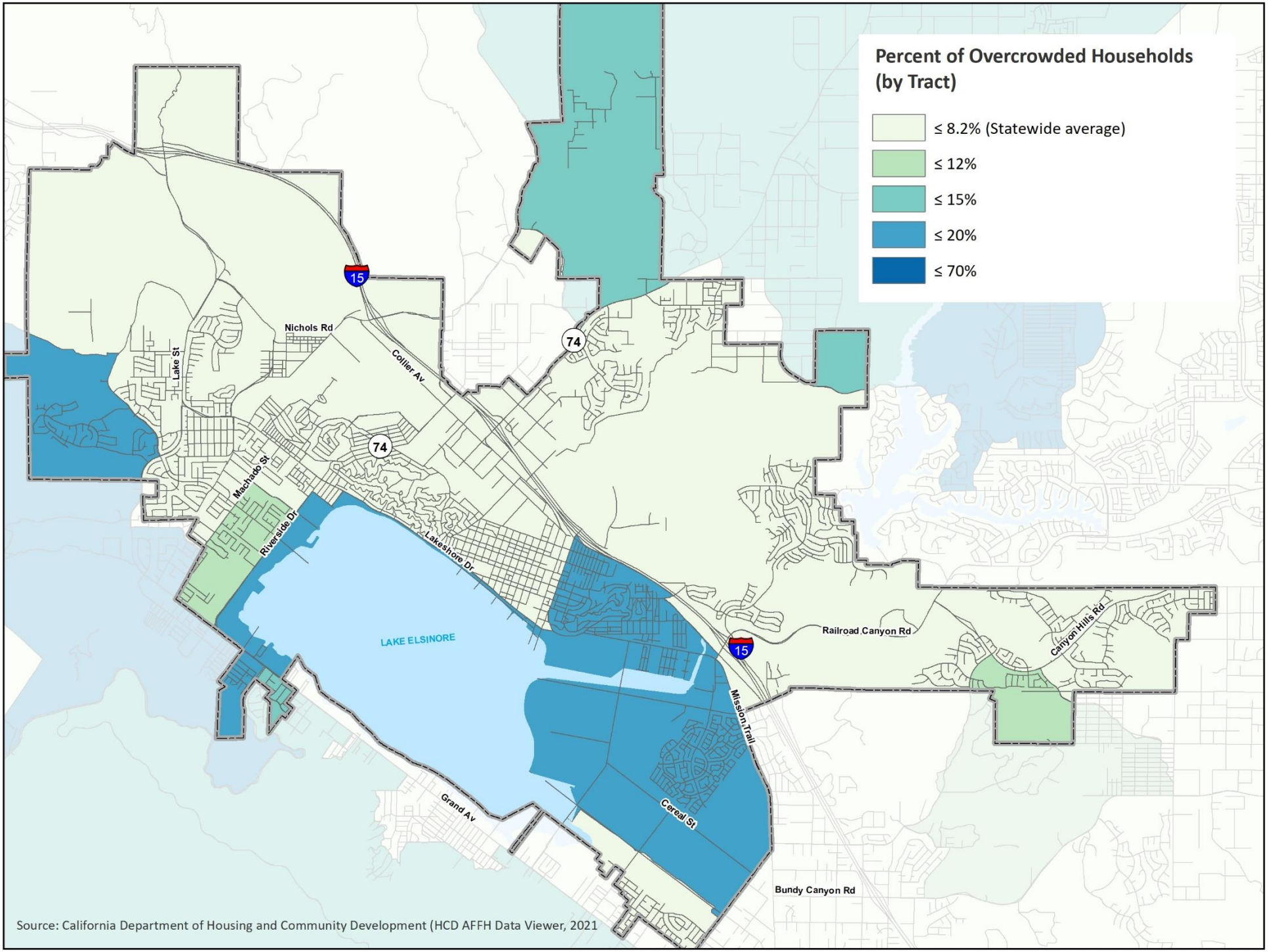
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.10: Overpayment by Renters



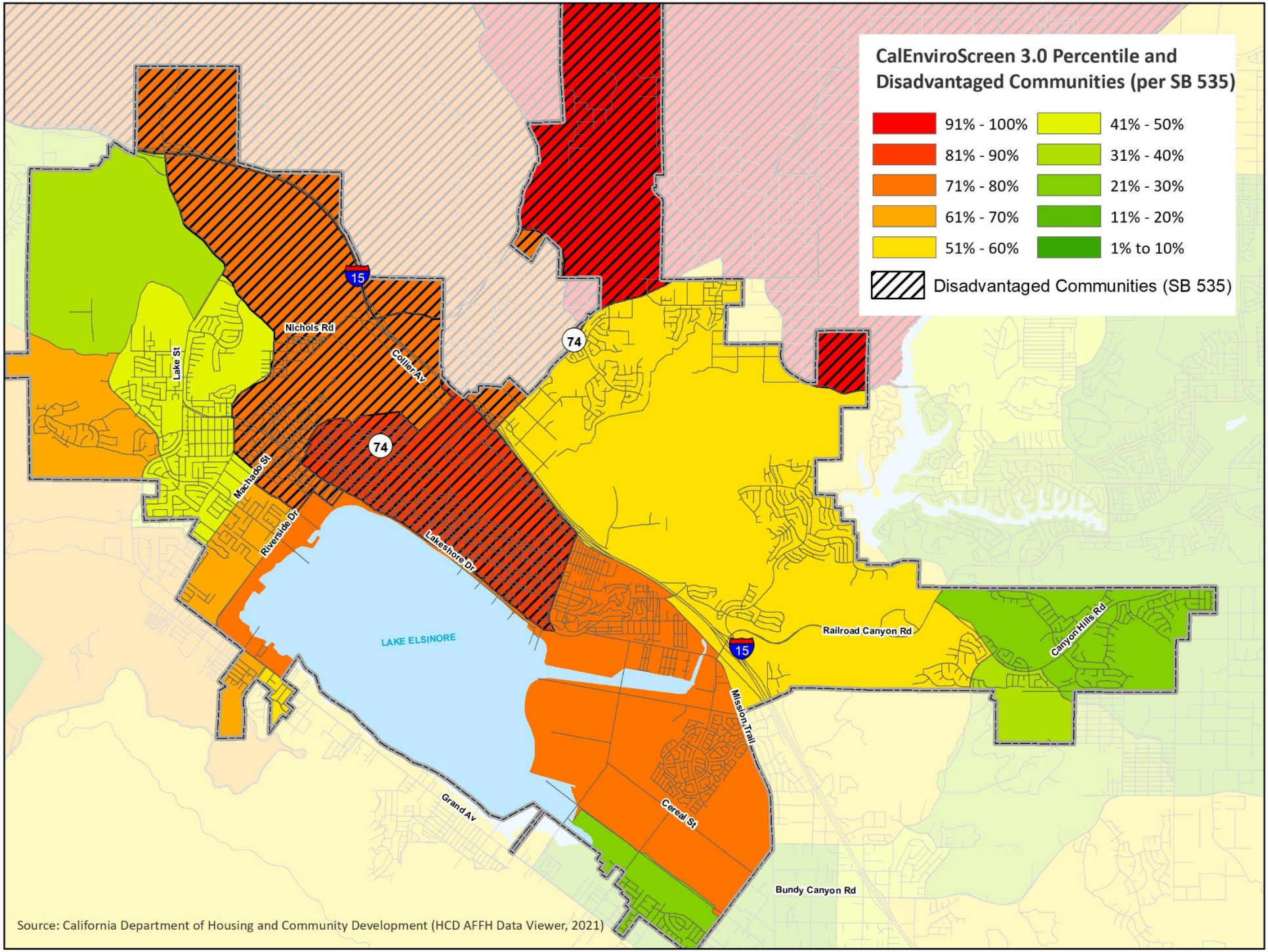
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.11: Overcrowded Households



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.12: CalEnviroScreen 3.0 and Disadvantaged Communities



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Lake Elsinore can be evaluated based on physical and economic displacement.

Physical Displacement

Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property; the expiration of covenants on rent- or income-restricted housing; or the rising cost of housing. Tenure and displacement are closely tied as renters are at higher risk of displacement from rising rental prices. One area in the City is susceptible to displacement because of the high proportion of households that are renters and lower income. Figure 3.13 shows areas with higher proportion of households in renter-occupied housing units. In Lake Elsinore, the area just north of the Lake and south of I-15 have the highest level of renter-occupied units (60 to 80 percent) compared to the rest of the City. These areas also have higher levels of lower income households (Figure 3.5) and residents living in poverty (Figure 3.6) compared with the rest of the City.

Physical displacement may also be linked to non-financial forces such as segregation. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, the Riverside metro area is less segregated than many parts of the County and State. The median large metro area has a dissimilarity index (white/non-white) of 45, meaning that about 45 percent of a city's population would have to move to balance the composition of individual neighborhoods to the region's overall demographic composition. The Riverside metro area has an index score of 37 and is less segregated than areas such as Los Angeles (57) and San Diego (44).

The UC Berkeley Roots of Structural Racism Project ranked all major cities by their levels of segregation using a relatively new measure called the divergence index. While the City of Lake Elsinore is not on the list (it does not meet the 200,000-person population threshold) , the cities of San Bernardino, Fontana, Riverside are listed as having "Low-Medium Segregation", most likely due to the overall diversity of the region compared with other cities across the country.

Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their zoning ordinances. The City of Lake Elsinore has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

At-Risk Housing

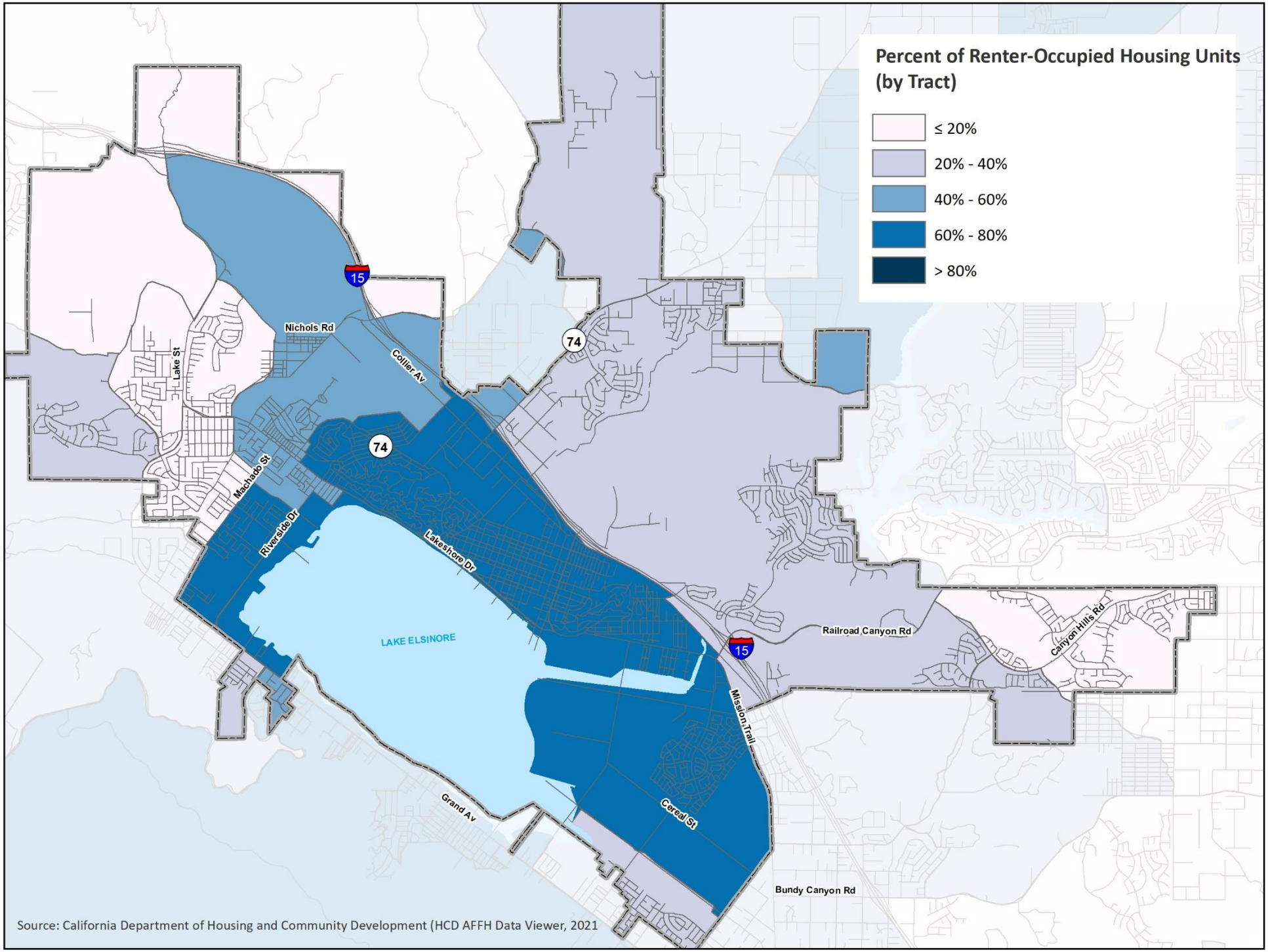
Housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation and City records, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant.

Economic Displacement

Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. Residents of Lake Elsinore have a lower risk of economic displacement due to the relative affordability of housing in the City. The lower housing costs are due in part to the lower land values and availability of vacant land. Home sales process are lower than in the region, and typical rents generally align with HUD fair market rents. Nonetheless, housing cost burden is still common in the City. Cost burden occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Lake Elsinore, 42.3 percent of all households are overpaying for housing. This is significantly higher for lower income households, of which 73.6 percent are overpaying for housing. For owner-occupied households, 31.5 percent are overpaying for housing, while 55.9 percent of renter-occupied households are overpaying for housing. Figures 3.9 and 3.10 show that the areas in the southern portion of the City running along the southern boundary of the City have a higher proportion of overpaying homeowners and that there is a clear concentration of overpaying renters south of I-15 in the neighborhoods north of the Lake. Figure 3.14 shows median gross rent by Census Tracts. Areas of the City with the lowest rents are located south of I-15. In general, rents in the City are lower than surrounding jurisdictions which may indicate a lower risk of economic displacement.

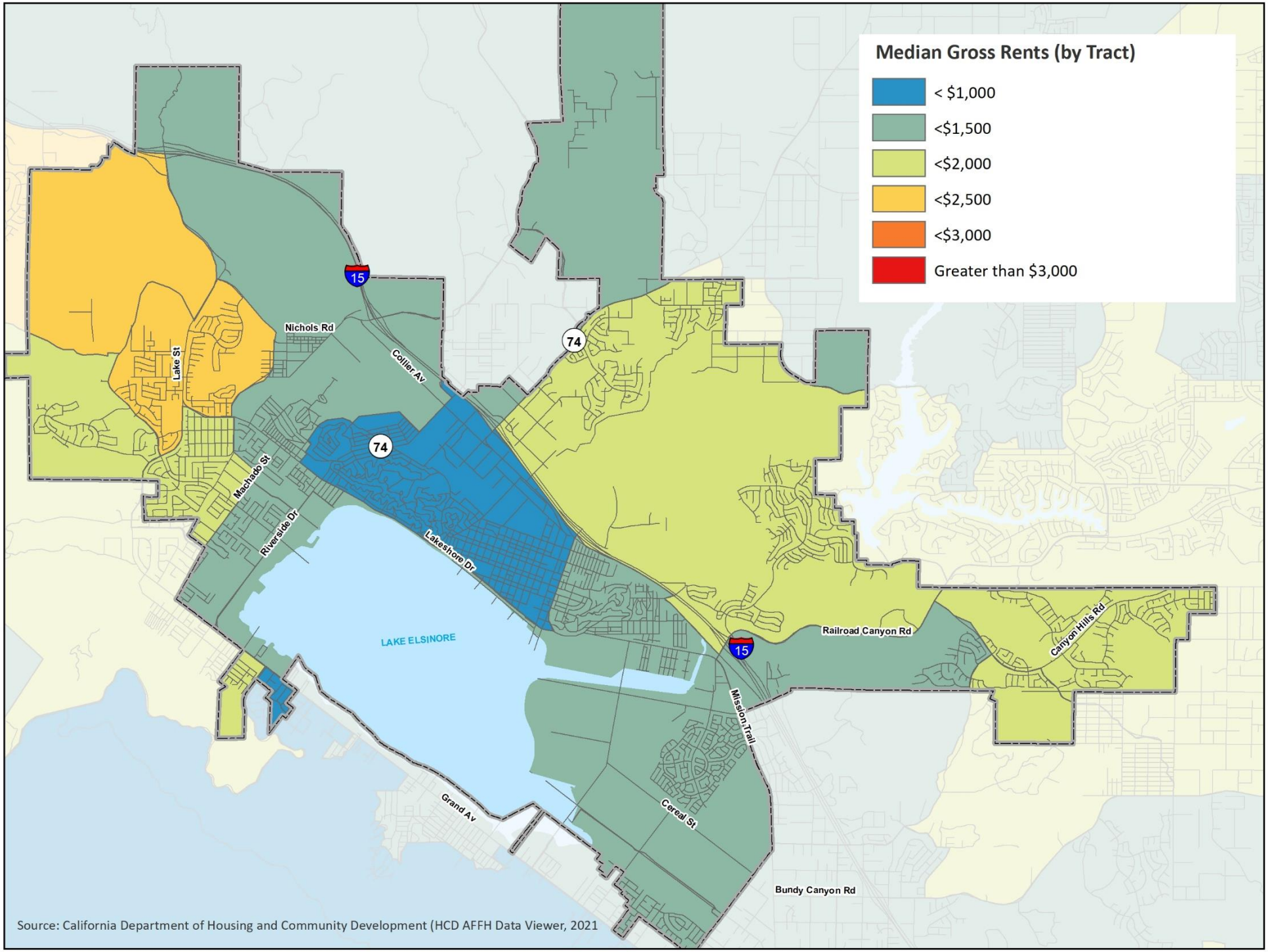
The City has worked to increase the supply of affordable housing in the City using its affordable housing in lieu fee funds from the former redevelopment agency to assist in the development of affordable housing. The current balance is about $9 million, and the City intends to use the money to acquire properties for future affordable housing development. This funding source was used most recently to assist in the development of the Cottages at Mission Trails, a 143-unit affordable, multi-family housing development.

Figure 3.13: Renter-Occupied Housing Units



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Figure 3.14: Median Rents



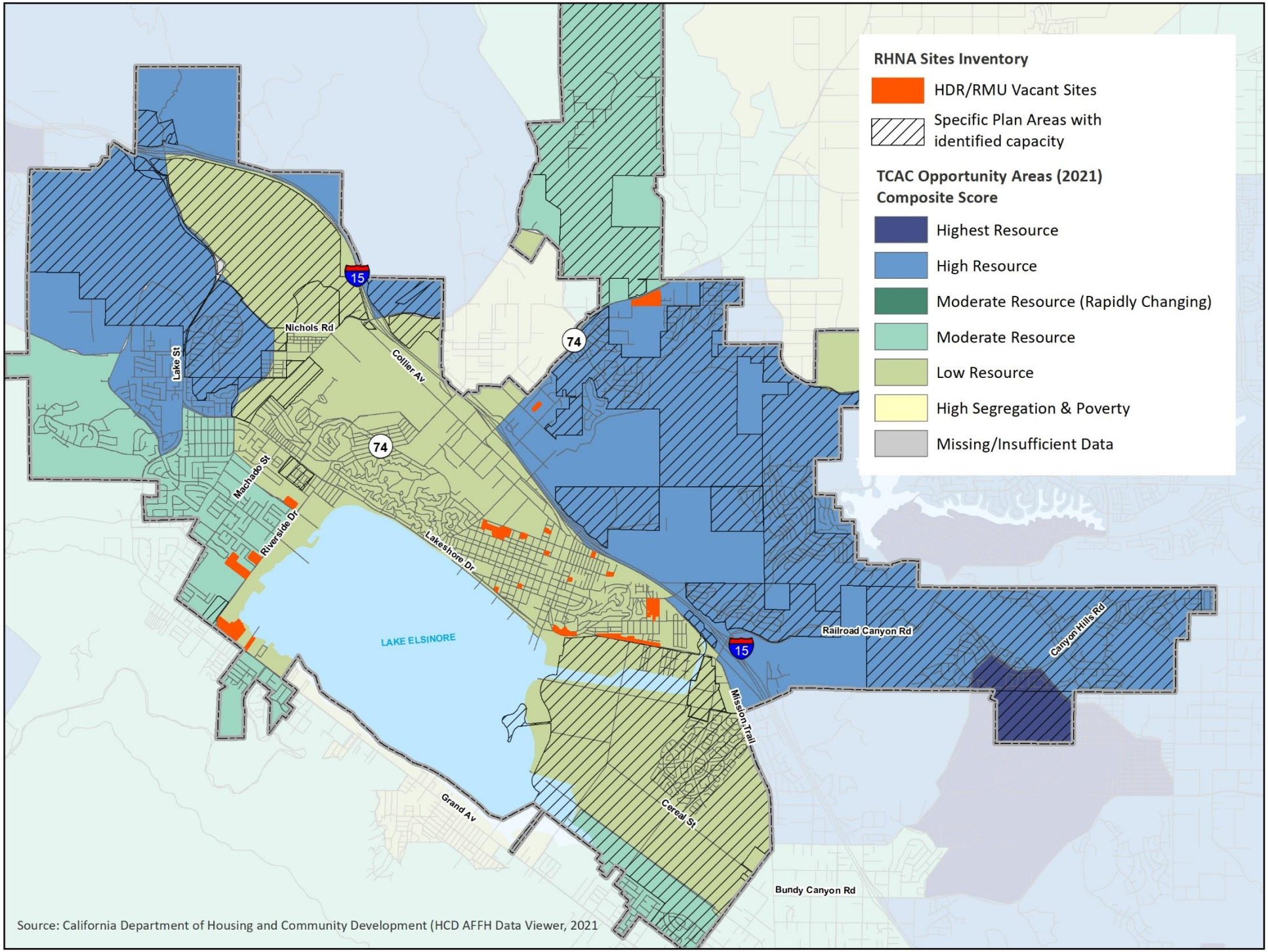
Sites Inventory Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583[c][10]). "Affirmatively furthering fair housing" means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. Figure 4.3 shows site inventory site locations and data that shows the location of lower opportunity resources areas and areas of Racially or ethnically concentrated areas of poverty (R/ECAPs.

The sites inventory for the 2021-2029 planning period consists of specific plan areas and vacant land designated for high density and mixed-use development. Specifically, the lower-income RHNA is addressed with sites designated for multi-family residential development based on density and market rate housing costs for those units. Those sites have capacity for 6,840 lower-income units, with 35 percent of these lower-income units being identified on vacant sites (zoned HDR or RMU) and 65 percent in specific plan areas. Most areas designated for future specific plan development are identified as high resources areas (shaded in blue) and as such most future residential development sites with lower-income affordability will be located in high resources areas.

As mentioned earlier, lower-income RHNA units (65 percent) are identified in Specific Plan areas and most areas designated for future specific plan development are identified as high resources areas and as such most future residential development sites with lower-income affordability will be located in high resources areas. All non-Specific Plan sites (vacant HDR and RMU sites which make up 35 percent of the lower-income RHNA sites) are in the area in and around Downtown Lake Elsinore and north of the Lake. Based on the AFFH analysis, this area also has a higher proportion of renter households, non-White residents, residents living in poverty, children living in female headed households, overcrowded households, and cost burdened renter households. Nonetheless, the location of potential HDR and RMU sites in this area represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area. The City has been proactive in improving and revitalizing this part of the City. The City successfully pursued a grant from the Environmental Protection Agency's (EPA) Building Blocks for Sustainable Communities Program that will fund a comprehensive development plan to spur development in the Downtown area by identifying potential investments needed to increase infill residential development. The City has also purchased land for the future development of affordable housing, pedestrian pathways and linkages, and creation of a new civic center and other community amenities such as a public library or community center. Finally, the City's "Dream Extreme 2040" comprehensive long-term strategic plan has been adopted and directs the City to focus on the assets that matter most to the Lake Elsinore community including the Lake and the Downtown area.

Figure 3.15: Sites Inventory and TCAC Opportunity Areas



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021

Fair Housing Issues

The 2019-2024 County of Riverside AI does not identify impediments to fair housing specific to Lake Elsinore, however some of the regional impediments to fair housing identified within jurisdictions in Riverside County may assist the City in identifying local fair housing issues. The County of Riverside AI identified the following issues and establishes recommendations to improve fair housing choice.

Discrimination against Persons with Disabilities: Consistent with findings in the 2019 AI, nearly 63 percent of the discrimination complaints in the County of Riverside over the last five years were based on physical or mental disability. The high proportion of disability complaints to FHCRC is consistent with other communities in the area and is also consistent with data at the state and federal level. Fair housing discrimination based on disability demonstrates a lack of understanding in the housing industry of the housing rights of persons with disabilities. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. Persons with cognitive disabilities experience significantly more problems with these accommodations.

Regional Contributing Factors:

- *Insufficient Accessible Housing Stock*: Lack of adequate accessible housing options, specifically for persons with mobility and sensory disabilities, limits housing choice for low-income households and people with disabilities.
- *Fair Housing Education and Enforcement*: Limited community awareness of fair housing protections and enforcement resources have the potential to leave protected classes more vulnerable to displacement and discrimination.

Recommendation: The County of Riverside and its contracted fair housing service provider should continue providing educational opportunities for property owners, property managers, and residents. It is recommended that the County provide for, under contract, multiple workshops per year for the next five years in locations throughout the County. It is further recommended that the County continue contracting with a fair housing service provider for both discrimination and landlord-tenant services. Each annual contract should include metrics, benchmarks, and reporting requirements specific to this recommendation. The City of Lake Elsinore, through implementation of Program 14, will provide housing opportunities to meet the special housing needs of special needs residents— including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households. The City also accommodates persons with disabilities who seek reasonable waivers or modifications of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code and to promote public awareness of federal, State, and local regulations regarding equal access to housing.

Siting and Standards for Transitional and Supportive Housing: The County of Riverside AI included an analysis of public policies to determine if impediments to fair housing choice exist that negatively affect the ability of members of protected classes to secure or maintain housing. The City of Lake Elsinore

Municipal Code addresses the siting of transitional and supportive housing, provides definitions, and allows such housing in the same manner as all multi-family housing.

Regional Contributing Factors:

- *Housing Instability and Homelessness*: Unequal access to supportive services, shelter, and affordable housing opportunities increases risk for persons experiencing homelessness, especially protected classes.
- *Local Resistance and Exclusionary Land Use Policies Constrain Access to Opportunity*: Denying, preventing, or rendering infeasible multifamily housing development, alternative housing strategies, and affordable housing limits access for low-income households, protected classes, and persons experiencing homelessness.
- *Insufficient Accessible Housing Stock:* Lack of adequate accessible housing options, specifically for persons with mobility and sensory disabilities, limits housing choice for low-income households and people with disabilities.

Recommendation: In 2012, the City of Lake Elsinore amended the Zoning Code (Ordinance No. CC-2012-1309) to allow for the development of emergency shelters, transitional housing, and supportive housing. Transitional housing and supportive housing are permitted in the City and subject to the same standards for other uses outlined in, the R-3, RMU, and CMU zones. Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. Program 22 is proposed to ensure that the City of Lake Elsinore meets the requirements of AB 2162, specifically that supportive housing be considered a by-right use in zones where multi-family and mixed uses are permitted in zones outside where it is already permitted (R-3, RMU, and CMU zones).

To affirmatively further fair housing, the City will pursue a multi-pronged strategy to provide sites suitable for affordable housing in high-resource, high opportunity areas as shown in the residential sites inventory, and implement carious action items from Program 25:

- Promote public awareness of federal, State, and local regulations regarding equal access to housing.
- Provide information to the public on various State and federal housing programs and fair housing law. Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.
- Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the State Department of Fair Employment and Housing.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning district and on potential residential displacement.

- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts.
- Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.

4. HOUSING RESOURCES AND SITES INVENTORY

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has enough land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

This section identifies available sites in Lake Elsinore for future housing development and evaluates how these land resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing.

Housing in Lake Elsinore

Demand for new housing in Lake Elsinore has significantly increased since 2015 due to the lack of available re-sale units. The City is well positioned to leverage this demand with ample availability of vacant, residentially zoned land and entitled specific plan areas. Due to the availability of undeveloped land and relatively lower costs (compared to other jurisdictions), housing in Lake Elsinore is more affordable. Many new market-rate units can provide affordability at the moderate-income level (80 percent of the area median income) even at market-rate costs.

While market conditions are favorable for housing production, the City is working diligently to remove constraints to housing development and being proactive in encouraging and facilitating development of both market-rate and affordable housing.

- The City successfully pursued a grant from the Environmental Protection Agency's (EPA) Building Blocks for Sustainable Communities Program that will fund a comprehensive development plan to spur development in the Downtown area by analyzing existing assets and potential investments needed to increase infill residential development.

- The City has purchased vacant lots for the future development of affordable housing, pedestrian pathways and linkages, and creation of a new civic center and other community amenities such as a public library or community center.
- In July 2020, the City purchased a motel to be used for crisis stabilization housing for homelessness residents and residents at risk of homelessness. The City anticipates that by 2030, the property will be converted to permanent housing for extremely low-income households.
- The Anchor, a crisis stabilization housing development, is owned by the City of Lake Elsinore and operated by Social Work Action Group (SWAG) and serves chronic homeless individuals from Lake Elsinore, Wildomar, and adjacent unincorporated areas. The Anchor has 14 separate units and can house up to 20 individuals.
- In September 2020, the City was awarded a $3.1 million grant through Project Homekey, California's innovative $600 million program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing homelessness or at risk of becoming homeless. This funding was used to reimburse the City for most of its purchase costs and to complete renovations to The Anchor such as utility work, safety improvements, ADA accommodations, landscaping, and furnishings for each unit. In addition, this grant provided the City with $336,000 toward operating expenses through June 2022.
- Adopted in July 2020, the City's "Dream Extreme 2040" comprehensive long-term strategic plan to provide a framework to guide all decision making over the next 20 years by identifying key Anchors, Aspirations, and Strategies. City efforts will focus on the assets that matter most to the Lake Elsinore community, including an inventory of development opportunities. Several housing sites in this inventory are in and around two of the three identified anchors: the Lake and the Downtown area. The City will prioritize attracting residential development to the area through strategies such as acquiring and redeveloping tax-delinquent properties and consolidating parcels and by focusing on parcel assembly to create larger, development ready pads in/near Downtown.

This chapter presents the housing resources availability in Lake Elsinore and will be implemented alongside this Element's Housing Plan, which lays out specific actions to facilitate residential development in Lake Elsinore.

Regional Housing Needs Allocation (RHNA)

The sixth cycle RHNA for the Southern California Association of Governments (SCAG) region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029). For every SCAG jurisdiction, the RHNA is divided into four income categories: very low, low, moderate, and above moderate. SCAG has assigned Lake Elsinore an allocation of 6,681 units to be accommodated during this planning cycle, with the units divided among the four income categories as shown in Table 4.1.

The City of Lake Elsinore is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build

these units. This includes the creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Table 4.1: RHNA Allocation 2021-2029

Income Group	Total Housing Units	Percentage of Units
Extremely-/Very Low-Income (0-50% AMI)*	1,878	28%
Low-Income (51-80% AMI)	1,099	16%
Moderate-Income (80-120% AMI)	1,134	17%
Above Moderate-Income (121+% AMI)	2,570	38%
Total	*6,681*	*100%*

Notes:
AMI: Area Median Income
* Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation (939 units).

Progress towards the RHNA

RHNA (RHNA Credits)

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the planning period, jurisdictions may count any housing units permitted or approved from June 30, 2021 to the start of the Housing Element planning period (October 15, 2021) against the RHNA allocation.[1] Credits will be added prior to HCD submittal.

Approved Projects

Approved residential development projects credited toward the 2021-2029 RHNA include a 90-unit condominium development and 17 specific plans with undeveloped residential capacity. Combined, these approved projects can accommodate 18,495 units and address in full the low-, moderate-, and above moderate-income RHNA for 2021-2029. The City has a remaining RHNA of 1,878 units in the very low-income (0-50% AMI) category to be addressed through site identification. Detailed descriptions of the approved projects are provided below.

[1] The Housing Element planning period differs from the RHNA Planning period. The Sixth Cycle RHNA covers a 10-year planning period of December 31, 2018 to December 31, 2028. The Housing Element covers an eight-year planning period of December 31, 2020 through December 31, 2028.

Tessera Development Project

The Tessera condominium project was approved in 2005, and the property developer estimates construction to occur in late 2021. The project consists of 90 condominiums located just south of I-15 along Franklin Street. Corelogic's 2020 Southern California Resale Activity report estimates a median sales price of $390,000 for condominiums in Lake Elsinore. The 90 units are credited against the moderate-income RHNA, as median sales prices for condominiums fall within the affordability level of moderate-income households.

Specific Plan Capacity

A considerable portion of Lake Elsinore is designated for specific plan development. The specific plans are intended to allow greater design flexibility and encourage integrated developments. The City has several specific plan areas that have significant residential capacity remaining. These areas have a high level of certainty of development given that they are approved projects and specific parameters for the quantity and type of development have been established. Development types authorized by specific plans include single-family and multi-family uses (a portion of which are expected to be developed in a mixed-use context). The specific plan areas provide opportunities for development of market-rate and affordable housing. As shown on Table 4.6, since 2007, three affordable housing developments, with a total of 279 units, have been built in a specific plan area. Combined, the 17 specific plan areas identified in this Housing Element have a remaining capacity of 18,403 units.

Table 4.2: Approved Projects (within Specific Plans)

Specific Plan	Year Adopted or Last Amended	Total Plan Capacity/Size	Unit Type Distribution of Remaining Capacity			
			Single-Family	Multi-Family	Mixed-Use	Total
Alberhill Ranch Specific Plan	1997	1,559 units/1,901 ac.	619	373	0	992
Alberhill Villages Specific Plan	2017	8,024 units/1,375 ac.	2,724	3,420	1,880	8,024
Canyon Creek Specific Plan	2005	1,152 units/476 ac.	134	83	0	217
Canyon Hills Estates Specific Plan	2006	302 units/246 ac.	302	0	0	302
Canyon Hills Specific Plan	2021	4,275 units/1,969 ac.	63	60	0	123
Cape of Good Hope Specific Plan	1993	67 units/41 ac.	68	0	0	68
The Diamond Specific Plan	2015	600 units/87 ac.	0	0	600	600
East Lake Specific Plan	2018	3,640 units/2,977 ac.	0	0	1,350	1,350
Lakeshore Village Specific Plan	2003	410 units/37 ac.	0	153	0	153
Murdock Alberhill Specific Plan	2008	1,819 units/511 ac.	1,278	541	0	1,819
Nichols Ranch	2019	168 units/72.5 ac	168	0	0	168
North Peak Specific Plan	1999	1,200 units/ 1,786 ac.	1,200	0	0	1,200
Ramsgate Specific Plan	2008	2,759 units/1,366 ac.	947	0	0	947
Spyglass Ranch Specific Plan	2015	1,035 units/259 ac.	745	290	0	1,035
Terracina	2015	452 units/150.8 ac	452	0	0	452
Tuscany Hills Specific Plan	2005	1,847 units/1,010 ac.	807	0	0	807
Villages at Lakeshore Specific Plan	2015	146 units/20 ac.	0	146	0	146
Total		*29,482 units*	*9,507*	*5,066*	*3,830*	*18,403*

Note: Table includes only approved specific plan areas with undeveloped residential capacity.
Source: City of Lake Elsinore, 2020

Specific Plan Affordability

The specific plan projects listed in Table 4.2 have approved residential uses and densities. The developers and/or property owners have not specifically included affordable units—although any of the projects could be implemented to include affordable units—and housing costs are not yet known. However, a comparison of affordability limits and current home prices and rental rates shows that a portion of the units will be affordable to lower- and moderate-income households based on 2018-2020 market rental and for-sale data. The affordability assumptions for specific plan units are summarized below and shown in detail in Tables 4.3 and 4.4.

For multi-family units, 2019 Census rental cost data by bedroom show that market rents for multi-family units in Lake Elsinore are affordable to a range of incomes, from lower- to moderate-income households, based on unit size. Market rents for smaller multi-family units in Lake Elsinore are affordable to low-income households, while larger units are affordable to moderate-income households. Accordingly, projected affordability for multi-family units (including multi-family units in mixed-use

developments) is divided evenly among the low-, moderate-, and above moderate-income categories based on market costs for multi-family rental units, as shown in Table 4.4.

Single-family units in specific plan areas can be credited against the moderate-income RHNA based on the cost of single-family homes in Lake Elsinore. While the median home sale price in Lake Elsinore ($409,750 in 2020 according to Corelogic data) is affordable to moderate-income households, some single-family units may come in at higher prices based on size or amenities. To account for a range of potential home prices, single-family unit capacity in specific plan areas is split evenly between the moderate- and above moderate-income categories.

Table 4.3: Specific Plan Affordability Assumptions

Affordability Distribution	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Single-family Units	--	50%	50%	100%
Multi-family Units	50%	50%	--	100%
Multi-family Units in Mixed-Use Developments	50%	50%	--	100%

Note: Assumptions based on comparison of affordability limits and current home prices and rental rates shown in Table 4.

Table 4.4: Affordable Housing Costs by Household Size and Tenure - 2020

Income Group	Annual Income Limits	Affordable Payment (Per State Guidelines)		Maximum Affordable Price		City of Lake Elsinore Housing Costs
		Renter	Owner	Home (purchase price)	Rental (per month)	
Extremely Low (0-30% AMI)						
1-Person	$15,850	$396	$396	$29,517	$191	
2-Person	$18,100	$453	$453	$38,214	$236	
3-Person	$21,720	$543	$543	$50,706	$301	
4-Person	$26,200	$655	$655	$67,731	$388	
5-Person	$30,680	$767	$767	$84,229	$473	
Very Low (30-50% AMI)						
1-Person	$26,400	$660	$660	$85,125	$455	
2-Person	$30,150	$754	$754	$101,728	$537	
3-Person	$33,900	$848	$848	$114,905	$606	
4-Person	$37,650	$941	$941	$128,082	$674	
5-Person	$40,700	$1,018	$1,018	$137,043	$724	
Low (50-80% AMI)						
1-Person	$42,200	$1,055	$1,055	$168,404	$850	Gross Monthly Rent: studio - $885
2-Person	$48,200	$1,205	$1,205	$196,867	$988	Gross Monthly Rent: 1-bedroom - $1,001
3-Person	$54,250	$1,356	$1,356	$222,167	$1,114	Gross Rent: 2-bedroom - $1,238
4-Person	$60,250	$1,506	$1,506	$247,204	$1,239	
5-Person	$65,100	$1,628	$1,628	$265,652	$1,334	
Moderate Income (80-120% AMI)						
1-Person	$63,250	$1,581	$1,845	$334,920	$1,376	
2-Person	$72,300	$1,808	$2,109	$387,409	$1,591	Median condo. price 2020: $390,000
3-Person	$81,300	$2,033	$2,371	$436,165	$1,791	Median home price 2020: $409,750
4-Person	$90,350	$2,259	$2,635	$485,228	$1,992	Gross Monthly Rent: 3-bedroom - $1,704
5-Person	$97,600	$2,440	$2,847	$522,695	$2,146	Gross Monthly Rent: 4- and 5-bedroom - $2,119-$2,139

Assumptions: California Department of Housing and Community Development 2020 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 3% interest rate for a 30-year fixed rate mortgage loan; housing cost include utilities based on Housing Authority of the County of Riverside Utility Allowance by room size, 2020.

Sources: California Department of Housing and Community Development, 2020; Housing Authority of the County of Riverside, 2020; MIG, 2020. Rent: U.S. Census 2019 ACS 5-Year Estimates Detailed Tables, Housing Prices: CoreLogic California Home Sale Activity by City, April 2020.

Approved Projects Summary

Approved residential development projects credited toward the 2014-2021 RHNA can accommodate 18,493 units (Table 4.5) and address in full the low-, moderate-, and above moderate-income RHNA. The City has a remaining RHNA of 1,878 units in the very low-income (0-50% AMI) category to be addressed through site identification.

Table 4.5: Approved Projects Affordability Distribution

Affordability Distribution	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Tessera Development	--	--	90	--	90
Specific Plans:					
Single-family Units	--	--	4,754	4,753	9,507
Multi-family Units	--	2,533	2,533	--	5,066
Multi-family Units in Mixed-use	--	1,915	1,915	--	3,830
Specific Plan subtotal	--	*4,488*	*9,202*	*4,753*	*18,403*
Total	--	4,448	9,292	4,753	18,493
2021-2029 RHNA	**1,878**	**1,099**	**1,134**	**2,570**	**6,681**
Remaining RHNA: Surplus/Remaining (+/-)	***-1,878***	*+3,349*	*+8,158*	*+2,183*	*+ 11,812*

Source: City of Lake Elsinore, 2020

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. After accounting for approved projects, the City has a remaining RHNA of 1,878 units in the very low-income category. Throughout the city, various properties zoned for residential and mixed-use use collectively provide sufficient capacity to meet and exceed identified housing needs for very low-income households, as well as provide an inventory buffer for all income categories. A detailed listing of sites, consistent with State law, is included in Appendix A.

Sites Inventory Methodology

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The High Density Residential (HDR) and

Residential Mixed-Use (RMU) designations allow residential development at a density of 19 to 24 units per acre. Based on the intent of designations and the potential for the development of non-residential uses, the realistic capacity assumptions are set forth as follows:

- **High Density Residential.** The HDR designation provides locations for multi-family residential development at densities between 19 and 24 units per acre. To account for land use controls and site improvements, realistic capacity is calculated based on the median allowable density (22 units per acre). This is a conservative estimate; more recent multi-family, affordable developments in Lake Elsinore have exceeded this density estimate. Pottery Court, an affordable housing apartment complex built in 2011, was entitled at a density of 26 dwelling units per acre, exceeding the General Plan estimates. The Rivers Edge Apartments, built in 2007, was also entitled at 26 dwelling units per acre. The 81-unit, affordable Mission Trails Apartment built in 2019 was developed at close to 84 percent of the maximum density allowed in the Eastlake Specific Plan area (18 units per acre). The use of median densities is a conservative estimate for projects within the City of Lake Elsinore as development generally occurs at a higher density.

- **Residential Mixed Use.** The RMU designation provides for a mix of residential and non-residential uses on a single development site, with an emphasis on high-density residential uses. All-residential developments are allowed, and non-residential uses are allowed in a subordinate capacity. The RMU designation has a density of 19 of 24 dwelling units per acre. An additional 20 to 35 percent of the building square footage may be utilized for commercial uses as an incentive for mixed-use development. Therefore, a two-acre RMU development could propose a 48-unit housing development with additional space for commercial uses—up to 35 percent of the building square footage. Projects that utilize a density bonus pursuant to Municipal Code section 17.86.060 can achieve a density of up to 35 dwellings per acre, provided the site meets certain criteria (proximity to a bus or rapid transit system stop) or provides community benefits. One benefit is consolidation of disparate parcels. Because RMU allows for combined residential/non-commercial uses in a manner that protects the maximum density and facilitates development of affordable units at higher densities, a 24-unit per acre realistic capacity is utilized.

Densities Appropriate for Accommodating Lower Income Housing

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Lake Elsinore), HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. This is referred to colloquially as the "default density." Developments in Lake Elsinore have demonstrated that affordable housing can be constructed at substantially lower densities than normally associated with affordable housing; this is due to the ample supply of vacant land priced at levels lower than land costs in the region. As a result, housing costs in the City have generally remained lower than in other areas of the region.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre default density. Specifically, affordable housing units (affordable to very low- and low-income households) have most commonly been built in zones with a maximum allowed density of 18 units per acre. The Broadstone Rivers Edge Apartments (2007), Pottery Court (2011), Mission Trails Apartments (2020), and the Cottages at Mission Trails (2020) developments (all affordable housing projects) were developed on properties allowing a maximum of 18 units per acre.

Table 4.6 presents a sample history of affordable developments in the City and one development located in the Sphere of Influence (one block from the City's boundary). This history of affordable housing development demonstrates that affordable housing developments are and will continue to be achieved in lower density areas. As such, sites identified in the HDR and RMU designations (19-24 units per acre) are credited toward the lower-income RHNA.

Table 4.6: Affordable Housing Developments

Name	Locations	Year Built	Total Units	Affordable Units	General Plan and Zoning Density
Parkside Apartments	442 Kellogg Street	1987	37	14	HDR/R3 (19-24 du/ac)
Villa Siena Apartments	31300 Auto Center Dr	1998	126	126	MDR/R2 (7-18 du/ac)
Lake View Apartments (Phase 1)	32209 Riverside Drive	1980	88	87	HDR/R3 (19-24 du/ac)
Lake View Apartments (Phase 2)	32211 Riverside Drive	1980	64	63	HDR/R3 (19-24 du/ac)
Lakeside (Lakehouse) Apartments	15195 Lincoln Street	1983	128	52	HDR/R3 (19-24 du/ac)
Broadway Machado Apartments (Townhomes)	16436 Broadway Street	1987	28	14	MDR/R2 (7-18 du/ac)
Fairview Apartments (Townhomes)	33051 Fairview Street	1976	16	16	LMR (1-6 du/ac)/ No Zone, Sphere of Influence
Broadstone Rivers Edge Apartments	2088 Lakeshore Drive	2007	184	28	Eastlake SP (up to 18 du/ac)
Pottery Court Apartments	295 W. Sumner Avenue	2011	113	111	MDR/R2 (7-18 du/ac)
Mission Trails Apartments	32585 Mission Trail	2020	81	80	Eastlake SP (up to 18 du/ac)
Cottages at Mission Trails	32675 Mission Trail	2020	143	142	Eastlake SP (up to 18 du/ac)
Total			1,008	733	

Source: City of Lake Elsinore, 2020

Residential Site Inventory

The Housing Element Sites Inventory consists of accessory dwelling unit (ADU) projections and vacant residential and mixed-use sites. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. Table 4.7 summarizes the sites inventory (see also Figure 4.1 and 4.2).

ADU Projections

A projection of ADU development during the planning period is included in the site inventory. In 2019, two ADUs were permitted; in 2020, six ADUs were permitted. The previous demand for ADUs in Lake Elsinore has been minimal due to the availability of relatively affordable housing. Nonetheless with recent, favorable ADU legislation which has created new incentives and streamlined processes to build ADUs and the City's efforts to publicize ADU development, demand for ADU development is expected to increase. As part of Housing Element implementation, the City will work to encourage and facilitate development of ADUs (Program 19). The City projects that during the planning period (8.3 years), approximately 100 accessory dwelling units (ADUs) will be developed (12 per year). The affordability assumptions for the ADUs are based on the Southern California Association of Governments' (SCAG) ADU affordability analysis for San Bernardino/Riverside County that have been approved by the State Department of Housing and Community Development (HCD)[2].

Vacant Sites

The vacant sites inventory includes 18 HDR/R-3 sites and 10 RMU sites totaling 104.7 acres; combined, these sites yield a realistic capacity of 2,392 units. Table 4.7 lists the sites and provides detailed descriptions of each.

[2] SCAG estimates an affordability breakdown of ADUs in the San Bernardino/Riverside subregion as follows: 15% extremely low-income, 8% very low-income, 35% low-income, 35% moderate-income, and 8% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

Table 4.7: Vacant Land Inventory

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-1	1.97	1	19-24 du/ac	43 units	Vacant Very low/low-income affordability Adjacent to a commercially zoned area
R3-2	1.50	6	19-24 du/ac	34 units	Vacant Very low/low-income affordability Most (1.1 acres) of site under common ownership Subject to AB 1397
R3-3	3.60	17	19-24 du/ac	79 units	Vacant Very low/low-income affordability Half (1.8 acres) of site under common ownership Subject to AB 1397
R3-4	0.54	3	19-24 du/ac	12 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-5	4.04	25	19-24 du/ac	85 units	Vacant Very low/low-income affordability Most of site (3 acres) owned by two owners Subject to AB 1397
R3-6	1.27	6	19-24 du/ac	29 units	Vacant Very low/low-income affordability Most (1.1 acres) of site under common ownership Subject to AB 1397
R3-7	1.60	7	19-24 du/ac	34 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-8	1.04	1	19-24 du/ac	23 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-9	0.79	4	19-24 du/ac	17 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-10	0.56	3	19-24 du/ac	11 units	Vacant Very low/low-income affordability Under common ownership

Table 4.7: Vacant Land Inventory

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-11	0.59	3	19-24 du/ac	13 units	Vacant Very low/low-income affordability 2 owners including City of Lake Elsinore (0.21 acres) Located adjacent to a mobile home park and a new Specify Plan aimed at revitalization and intensification. Subject to AB 1397
R3-12	0.81	4	19-24 du/ac	18 units	Vacant Half (0.47 acres) of site under common ownership Easily accessible from I-15 and near a future commercial area Very low/low-income affordability Subject to AB 1397
R3-13	1.21	1	19-24 du/ac	27 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Subject to AB 1397
R3-14	4.55	4	19-24 du/ac	100 units	Vacant Located adjacent to higher density residential development and future commercial area Under common ownership Very low/low-income affordability Subject to AB 1397
R3-15	4.35	1	19-24 du/ac	96 units	Vacant Located adjacent to a mobile home park Located across the street from a future 146-unit condominium development. Very low/low-income affordability Subject to AB 1397
R3-16	13.16	1	19-24 du/ac	290 units	Vacant Located adjacent to a mobile home park Located across the street from a future 146-unit condominium development. Very low/low-income affordability Subject to AB 1397
R3-17	3.47	1	19-24 du/ac	76 units	Vacant Very low/low-income affordability Subject to AB 1397

Table 4.7: Vacant Land Inventory

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-18	14.31	1	19-24 du/ac	315 units	Vacant Located along a major corridor (CA-74) for easy access Multi-family development opportunity located in a single-family residential area and near a future commercial area Very low/low-income affordability Subject to AB 1397 MSHCP habitat set-aside required – 15.85-acre site, only 14.31 acres developable
RMU-1	4.96	1	19-24 du/ac	119 units	Vacant Very low/low-income affordability Subject to AB 1397
RMU-2	5.03	3	19-24 du/ac	120 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
RMU-3	8.25	1	19-24 du/ac	198 units	Vacant Very low/low-income affordability Subject to AB 1397
RMU-4	5.99	11	19-24 du/ac	144 units	Vacant Located across the street from a high-density residential development, next to Eastlake Specific Plan mixed-use overlay area with capacity for 750 residential units and adjacent to the Downtown Elsinore Specific Plan mixed-use area. Very low/low-income affordability Most (4.56 acres) of site under common ownership Subject to AB 1397
RMU-5	3.26	25	19-24 du/ac	80 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (2.36 acres) of site under common ownership Subject to AB 1397
RMU-6	5.26	44	19-24 du/ac	126 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (3.91 acres) of site under common ownership Subject to AB 1397

Table 4.7: Vacant Land Inventory

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
RMU-7	1.08	9	19-24 du/ac	27 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (0.59 acres) of site under common ownership Adjacent to underutilized land for potential larger site
RMU-8	8.76	9	19-24 du/ac	209 units	Vacant Very low/low-income affordability Most (5.61 acres) of site under common ownership Located next to Eastlake Specific Plan mixed-use overlay with capacity for 750 residential units and adjacent to future commercial development.
RMU-9	0.56	3	19-24 du/ac	14 units	Vacant Very low/low-income affordability Under common ownership Located in residential areas across the street from an R-3 residential area
RMU-10	2.21	1	19-24 du/ac	53 units	Vacant Very low/low-income affordability Located next to a mobile home park and a high-density residential area. Across the street from a commercial mixed-use area.
Total	**104.71**	**196**		**2,392 units**	

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is made up predominately of sites between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. Individual parcels under 0.5 acres in size are included only if they are part of a larger site. Many of the sites comprise multiple parcels. Lot consolidation in Lake Elsinore is not a constraint to housing development. Since 2014, 21 parcel mergers have occurred. The City has added incentives to encourage lot consolidation in the text of the Downtown Elsinore Specific Plan and is considering expanding those incentives citywide (see Program 7 in the Housing Plan). To streamline the process of merging continuous parcels the City adopted a Voluntary Merger Ordinance in 2016 (Lake Elsinore Municipal Code Chapter 16.22 Voluntary Merger of Continuous Parcels). Under the ordinance, the Director of Community Development and the City Engineer may authorize the merger of continuous parcels or units of land in which at least one parcel fails to meet the minimum lot size or otherwise is not suitable for development.

Two HDR sites over 10 acres in size (but smaller than 15 acres) are included in the inventory. In Lake Elsinore, development of housing affordable to lower-income households on a large site is achievable; one such project was completed during the prior planning period. In 2020, the Cottages at Mission Trails, a 142-unit, all-affordable development, was constructed on a 19.5-acre site, much larger than the identified large sites (13.16 and 14.31 acres).

The sites inventory includes vacant properties with various land use designations. AB 1397 establishes criteria for inventorying any vacant site included in two or more consecutive planning periods (e.g., fourth cycle 2008-2014 and fifth cycle 2014-2021 housing elements). Per the law, such sites, if included in the inventory, must allow residential use by right if a development proposal has at least 20 percent of the units affordable to lower income households. Sites that are subject to the provisions of AB1397 are indicated in Table 4.7.

Sites Inventory Summary

Table 4.8 summarizes the sites available to address the 2021-2029 RHNA for the City of Lake Elsinore. The approved projects and site inventory identify capacity for 20,987 units, 6,899 units of which are on sites suitable for development of lower-income housing. Overall, the City can adequately accommodate—and has excess capacity for—the full RHNA for 2021-2029.

Table 4.8: Sites Inventory Summary

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
RHNA					
2021-2029 Final RHNA	1,878	1,099	1,134	2,570	6,681
APPROVED PROJECTS (Specific Plans)					
Tessera Condominium Project*	--	--	90	--	90
Specific Plan Capacity*	--	4,448	9,202	4,753	18,403
subtotal	--	*4,448*	*9,292*	*4,753*	*18,493*
SITES INVENTORY:					
1. ADU Production					
Estimated ADU Production**	23	35	34	8	100
2. Vacant Land					
HDR Sites***	1,302	--	--	--	1,302
RMU Sites***	1,090	--	--	--	1,090
subtotal	*2,392*	--	--	--	*2,392*
TOTAL PROJECTS/SITES					
Total	2,415	4,483	9,326	4,761	20,985
REMAINING RHNA					
(+shortfall/-surplus)	-537	-3,384	-8,192	-2,191	

* Affordability based on market prices

** SCAG estimates an affordability breakdown of ADUs as follows: 15% extremely low-income, 8% very low-income, 35% low-income, 35% moderate-income, and 8% above moderate-income. *6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis*, August 27, 2020.

***Affordability based on density

Figure 4.1: Sites Inventory Map

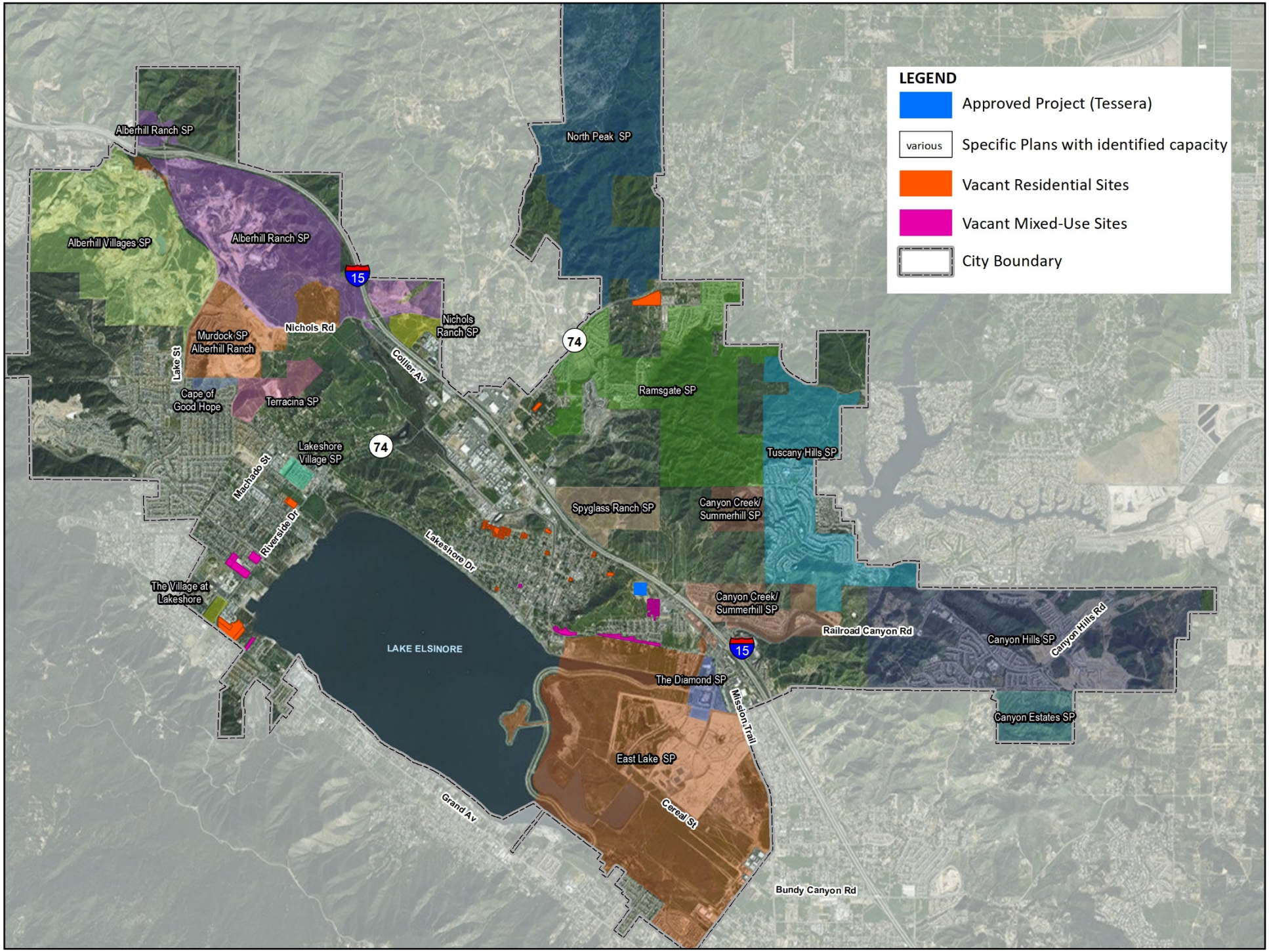


Figure 4.2: Sites Inventory Map - HDR and RMU Sites



Site Infrastructure and Constraints

The sites inventoried in this Housing Element have residential land use designations and zoning in place to accommodate the RHNA. No General Plan amendment or changes to the zoning map are required. Few constraints would impede development of new housing units on the identified sites. Potential environmental constraints to future development of sites are reflected in the identified site capacity. For example, Site R3-18 is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) set-aside requirement; thus, only developable acreage is included in the capacity calculation. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure capacity exists to service new developments. Specific plan areas have infrastructure provision plans in place. State law requires a detailed identification of infrastructure needed to support planned land uses, including the methods to be used for infrastructure financing and a program for implementation.

Full urban-level services are available to each site in the inventory. Specifically, water and sewer services are available or are programmed to be made available for all the sites in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan. The General Plan EIR accounts for future build-out of the City of Lake Elsinore. The Elsinore Valley Municipal Water District (EVMWD) provides water, wastewater, and reclaimed water service to most of the City. The Elsinore Water District provides limited water services to approximately 1,800 customers in the Country Club Estates and the Lakeland Village Area. Lake Elsinore's RHNA can be accommodated within the existing zoning and General Plan designated parcels in the City and therefore would not create an impact on water services beyond that identified and analyzed in the General Plan EIR.

All sites have access to full dry utilities. The Southern California Gas Company provides natural gas services, and Southern California Edison provide electric power. Telephone service in the local area is provided by Verizon. Cable service in the area is provided by Spectrum, although there are alternative services available for the provision of cable and internet services.

Financial and Administrative Resources

Primary responsibility for implementation of the City's housing programs and activities lies with the City Manager, the Community Development Department, including the Planning and Building Divisions, and the Engineering Department. The primary responsibilities of the Community Development Department include overall implementation of the General Plan through the Zoning and the Subdivision Ordinances, as well as implementing Specific Plans. In addition, the Community Development Department is responsible for long-range planning and physical development. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations.

Several financial resources are available to the City and City residents:

- The City of Lake Elsinore participates in HUD federal CDBG funding programs through the County of Riverside. The County of Riverside is the lead agency in administering HUD funding programs for the County and 15 participating cities, including Lake Elsinore. Service providers with proposed activities that provide a primary benefit to any of the 15 cooperating cities participating in the County's CDBG program can apply for funding.

- The City has used affordable housing in-lieu fee funds from the former redevelopment agency to assist in the development of affordable housing. The current balance is about $9 million, and the City intends to use the money to acquire properties for future affordable housing development. This funding source was used most recently to assist in the development of the Cottages at Mission Trails, a 143-unit affordable multi-family housing development.

- In 2021, the City was awarded an EPA Building Blocks for Sustainable Communities Grant. The grant is for technical assistance to spur development in the Downtown area. The program will include analysis of the City's existing assets and resources to ensure the City maximizes its investments and programs for the Downtown to encourage outside investment.

- Qualified Lake Elsinore homebuyers can obtain assistance through the California Housing Finance Agency's First-Time Homebuyer Program. Additionally, the Riverside County Economic Development Agency (EDA) offers a Mortgage Credit Certificate Program to eligible Lake Elsinore homebuyers. Through the Mortgage Credit Certificate Program, qualified low-income homebuyers can receive a federal income tax credit equal to 20% of the interest paid on their primary mortgage; the remaining 80% of the interest can be taken by the homebuyer as a tax deduction.

- In September 2020, the City was awarded a $3.1 million grant through Project Homekey to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of being homelessness. This funding was used to reimburse the City for most of its purchase costs and to complete renovations to The Anchor, a crisis stabilization housing development, such as utility work, safety improvements, ADA accommodations, landscaping, and furnishings for each unit. In addition, this grant provided the City with $336,000 toward operating expenses through June 2022.

- Lake Elsinore homeowners are eligible for the EDA Home Repair Program through the County of Riverside EDA, as well as the EDA Home Rehabilitation Program. The Home Repair Program offers qualified Lake Elsinore homeowners up to $6,000 in grant funding for eligible home repairs, whereas the Home Rehabilitation Program offers up to $20,000 for eligible home repairs.

- The Housing Authority of the County of Riverside administers the development, rehabilitation, and financing of affordable housing programs. The primary mission of the Housing Authority is to provide affordable decent, safe, and sanitary housing opportunities to low- and moderate-

income families while supporting programs to foster economic self-sufficiency. The Housing Authority provides two basic types of rental assistance. The largest is the Section 8 Housing Choice Voucher (HCV) program. HCV participants pay between 30 and 40% of their monthly income for rent. Depending on the income of the family, the Housing Authority may pay all or a very small portion of the rent.

5. REVIEW OF 2014-2021 PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- **The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;**
- **The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and**
- **The progress in implementation of the Housing Element**

This evaluation provides useful information regarding which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Lake Elsinore. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. Following the evaluation table, a summary of quantified objective performance is provided.

The City has made progress through project implementation in addressing the housing needs of the special populations (Program 7: Affordable housing sites, Program 10: Special needs housing partnerships, Program 11: Homeless need). In September 2020, the City was awarded a $3.1 million grant to purchase and rehabilitate a 14-unit crisis stabilization/transitional housing project to provide temporary housing to extremely low-income persons who are homeless or at risk of homelessness. The Anchor was opened in December 2020 and provides housing and supportive services to up to 28 individuals. City staff have also been active participants in organizing, hosting volunteer sites, and accompanying teams during the Homeless-Count-in-Time Program. On May 23, 2017, the City Council approved the creation of the Homeless Task Force to further the City's efforts to address homelessness. The Task Force is a working group of community leaders who meet every other week to identify short- and long-term solutions. The Task Force has been instrumental in developing the "Housing LE Program." In cooperation with the non-profit organization SWAG (Social Work Action Group), the City has secured

Homeless Emergency Aid Program funds to provide direct assistance to house persons who are homeless or at risk of homelessness. The Task Force has successfully conducted homeless street outreach and community engagement, provided rental assistance and housing subsidies, and case management and supportive services.

Table 5.1: 2014-2021 Program Accomplishments

<table>
<tr><th>2014-2021 Housing Element Program</th><th>Program Performance and Continued Appropriateness</th></tr>
<tr><td>PROGRAM 1: CODE ENFORCEMENT
Enforce City codes to remedy unsightly or hazardous conditions in residential neighborhoods. Provide information and technical assistance to property owners regarding housing maintenance</td><td>The City ordinance and procedure governing nuisance abatement allow homeowners an opportunity to repair their properties. Nuisance Abatement Board hearings are held to resolve appeals only.

Code compliance is an important City goal; this program is continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.</td></tr>
<tr><td>PROGRAM 2: REMOVAL OF SUBSTANDARD HOUSING
Eliminate, through demolition, unsafe and dilapidated housing units that cannot be rehabilitated.</td><td>During the 2014 – 2020 period, twelve homes were demolished through the City’s Structure Abatement Program procedures because of fire damage that resulted in dangerous conditions that could not be rehabilitated.

This program is still necessary, and an updated version of this program will be included in the Housing Element as part of a larger program addressing abandoned and substandard housing.</td></tr>
<tr><td>PROGRAM 3: ABANDONED PROPERTIES
Enforce the City’s Abandoned Residential Property Registration Program (Ordinance 1252) and encourage owners of houses and properties that become vacant and abandoned due to foreclosure to maintain or rehabilitate the properties.</td><td>Bank/mortgage holders have registered abandoned properties with the City’s Building Department, enabling Code Enforcement to inspect the active cases periodically and ensure the properties are being maintained and no violations exist until sale and occupancy of the property. During the 2014-2020 period, a total of 397 foreclosed homes were registered, broken down as follows:

<table>
<tr><th>Year</th><th>Number of Properties</th></tr>
<tr><td>2014</td><td>105</td></tr>
<tr><td>2015</td><td>99</td></tr>
<tr><td>2016</td><td>68</td></tr>
<tr><td>2017</td><td>32</td></tr>
<tr><td>2018</td><td>32</td></tr>
<tr><td>2019</td><td>39</td></tr>
<tr><td>2020</td><td>22</td></tr>
</table>

This program is still necessary, and an updated version of this program will be included in the 2021-2029 Housing Element as part of a larger program addressing abandoned and substandard housing.</td></tr>
</table>

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 4: HOUSING REHABILITATION PROGRAMS CDBG Home Repair Program: Utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. Provide assistance to approximately 10-15 very low- and low-income households. In-Lieu Fee Housing Rehabilitation Loan Program: Institute a pilot housing rehabilitation program funded with in-lieu fees received, providing loans and/or grants up to $5,000 for exterior improvements. Provide assistance to approximately 10 very low- and low-income households.	Through administration by the County of Riverside, in 2019 and 2020 a portion of the City's CDBG allotment was used by the Habitat for Humanity Critical Home Maintenance & Repairs program. The CHIP (City Home Improvement Program) adopted in 2013 was successfully implemented in 2014 to provide home improvement grants to 8 low-income homeowners. The CHIP is not currently being administered due to lack of available funding; this portion of the program will be removed. Receivership Program is ongoing and successful. The City's Building Department implemented a Receivership Program in 2014 with the goal of rehabilitating at-risk residential properties. Instead of demolishing homes and leaving vacant lots in their place, the City works with a court-appointed receiver to remodel the homes for sale, and to recoup attorney and rehab costs. In 2014, two homes were completed and sold to new buyers. In 2015, there were two homes, in 2016 one home and in 2017 seven homes. In 2018, 2019 and 2020, no homes were identified, remodeled, completed, and sold to new buyers. As of July 2021, there are four properties ready for receivership. Housing rehabilitation is important to the City, and this program will be continued in the 2021-2029 Housing Element with modified objectives to reflect potential future funding levels and remove the CHIP program.
PROGRAM 5: ENERGY CONSERVATION Implement the Climate Action Plan (CAP) to reduce local greenhouse gas (GHG) emissions in accordance with State law. Carry out the housing related strategies and measures identified in the CAP to meet GHG emissions targets over the next two decades.	The City Building Department accepts solar system plan checks "over-the-counter," with review in house, and with permits issued within three business days. This simplified, efficient process eliminates governmental constraints and encourages the use of alternative fuel sources. In 2020, 839 building permits for solar energy systems were issued; 413 permits were completed in 2019, 670 in 2018, 726 in 2017, 563 in 2016, and 761 in 2015. In 2017 the City supported the Western Riverside Energy Leader Partnership for the second year, called the 2017 Holiday LED Light Exchange and FREE Energy Efficiency Kit program made available by the Council of Governments. An updated version of this program is continued in the 2021-2029 Housing Element and will include programmatic actions to ensure compliance with AB 2188, which requires local governments to adopt a solar ordinance by creating a streamlined permitting process.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 6: DENSITY BONUS Encourage the use of the Density Bonus Ordinance to obtain higher densities in residential developments and increase the availability of affordable housing units in exchange for exceptional architecture and amenities. A copy of the Density Bonus Ordinance shall be attached to Residential Design Review Applications.	The City's Density Bonus Ordinance is included with all Residential Design Review application forms and is suggested to potential developers of multiple-family housing. No applications were received requesting a density bonus and no project with a density bonus was approved in 2014, 2015, 2017, 2018, 2019 or 2020. The City received and approved one application for Density Bonus in 2016 for a project of 150 dwelling units, which met the qualifications described in the Residential Mixed-Use Zone. Affordable housing incentive tools are important. This program is continued in the 2021-2029 Housing Element with specific focus on updating the City's density bonus ordinance to comply with State law.
PROGRAM 7: AFFORDABLE HOUSING SITES Make available on the City website and distribute to interested developers a list of City-owned property suitable for affordable housing projects and the Housing Element which includes a Residential Sites Inventory and Site Suitability Analysis. Update the City-owned property list annually. Provide Habitat for Humanity – Inland Valley with information on residential sites suitable for affordable housing development.	The City is updating its housing sites inventory and will continue to reach out to affordable housing developers and post the updated inventory to the City's website. City staff has coordinated with Habitat for Humanity – Inland Valley with information on three locations within the City that could accommodate affordable housing. An updated version of this program is included in the 2021-2029 Housing Element as an Adequate Sites program consistent with State law.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 8: AFFORDABLE HOUSING PARTNERSHIPS Work with agencies and organizations to increase affordable housing activities such as construction, rehabilitation, or financial assistance to renters and owners. Provide a link to available housing programs for residents and developers on the City website. Partnerships and programs to continue and/or pursue include but are not limited to: County of Riverside Housing Authority (City/County Mortgage Revenue Bonds), County of Riverside Economic Development Agency (First Time Home Buyer and Mortgage Certificate Program), California Housing Finance Agency (CalHFA), Habitat for Humanity. Endeavor to facilitate at least one affordable housing project during the planning period.	The City has an Affordable Housing web page as part of its website. The Affordable Housing page includes links to available housing programs for low- and moderate-income homeowners and first-time home buyers, including Riverside County EDA and CHFA First Time Homebuyer Programs, the County Mortgage Credit Certificate Program, and County EDA Home Repair Program. In addition, the website provides links to affordable housing projects in the City that offer affordable housing to very low-, low- and moderate-income tenants. The City continues to participate in the Riverside County Mortgage Credit Certificate (MCC) Program, which is implemented by the County Economic Development Agency, and entitles home buyers to reduce the amount of their federal income tax liability for an amount equal to 20% of the mortgage interest paid during the year on their primary mortgage loan. The remaining 80% of the interest can be taken by the homebuyer as a tax deduction. This provides the potential homebuyer the ability to qualify more easily for a home loan, qualify for a larger loan amount, or improve the borrower's qualifying debt ratio. Since 2015, 15 Lake Elsinore households have used this program. In 2017, the City partnered with private developers to approve two affordable housing projects: the Cottages at Mission Trail and the Mission Trail Apartments. Both projects are located on properties acquired by the City as affordable housing opportunity sites. The Mission Trail Apartments project was approved, project financing closed, and development commenced in 2018. This project includes 80 deed-restricted affordable rental units, including 21 very low-income and 59 low-income units. The developments have been completed. The Cottages at Mission Trail project was approved in 2018. The Cottages project will provide 142 deed-restricted affordable rental units, including 20 very low-income and 122 low-income units. Both projects include one manager unit, bringing the aggregate new rental units in these projects to 224 units (222 affordable housing units) constructed. Building permits were issued for all the units in the Mission Trail Apartments project and for 48 units in The Cottages project during 2019. Building permits for the balance of the units in The Cottages projects were issued in 2020 and Certificate of Occupancy were issued in 2021. Encouraging development of housing affordable to all income groups throughout the City is a central goal for this Housing Element. This program will remain in the 2021-2029 Housing Element as part of a larger affordable housing program.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 9: RENTAL ASSISTANCE Continue to support the Section 8 Housing Choice Voucher Program. Direct eligible households to the Section 8 rental assistance program managed by the Housing Authority of Riverside County. Provide information to landlords regarding participation in the Section 8 Rental Assistance Program.	City staff continues to provide referrals to the Riverside County Housing Authority for possible Section 8 rental assistance. The City updated its Affordable Housing webpage to include a link to the County Housing Authority's Section 8 Housing Choice Voucher Program and Section 8 project based rental opportunities spread throughout Riverside County. The City prides itself in helping provide affordable housing opportunities to area residents. As a courtesy, a list of housing developments that offer a portion of their units with affordability restrictions from the City, or units with reduced rents for low-income residents, is available on the City's website. Rental assistance resources are limited; as such, this important program will remain in the 2021-2029 Housing Element.
PROGRAM 10: SPECIAL NEEDS HOUSING PARTNERSHIPS Encourage non-profit organizations to pursue funding for the construction of elderly, disabled, or other special needs housing. Provide referrals to programs such as the U.S. Department of Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly Program and the California Department of Mental Health/CalHFA Mental Health Services Act (MHSA) Housing Program.	The City did not receive any inquiries from non-profit organizations interested in developing affordable housing for special needs residents. Project feasibility funded with HUD program funding sources generally require additional funding—often from low- and moderate-income housing funds. With the elimination of redevelopment, the City is diligently working to secure affordable housing funds available to assist new affordable housing development aimed at serving the City's special needs population. In September 2020, the City was awarded a $3.1 million grant through a State program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. The funding was used for purchase costs and renovations to The Anchor, a crisis stabilization housing complex owned by the City and operated by Social Work Action Group (SWAG) and serving chronic homeless individuals from Lake Elsinore, Wildomar, and adjacent unincorporated county areas. The Anchor has 14 separate units and can house up to 20 individuals. Encouraging development of housing for persons with special needs is an important goal for this Housing Element. This program will remain in the 2021-2029 Housing Element and will be combined with other programs related to special needs housing.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 11: HOMELESS NEED Consistent with available funding, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population.	City staff are active participants in organizing, hosting volunteer sites, and accompanying teams during the Homeless-Count-in-Time Program. In 2020, Riverside County reported a homeless population of 2,884, with 50 persons living in Lake Elsinore. On May 23, 2017, the City Council approved the creation of the Homeless Task Force to further the City's efforts to address homelessness. The Task Force is a working group of community leaders who meet every other week to identify short- and long-term solutions. The Task Force has been instrumental in developing the "Housing LE Program." In cooperation with the non-profit organization SWAG (Social Work Action Group), the City has secured Homeless Emergency Aid Program funds to provide direct assistance to house persons who are homeless or at risk of homelessness. The Task Force has successfully conducted homeless street outreach and community engagement, provided rental assistance and housing subsidies, and case management and supportive services. City was awarded City $2,838,953 in Homekey funds in 2020 to purchase a motel in the downtown area. The City completed the rehabilitation/improvements necessary to operate a 14-unit crisis stabilization/transitional housing project to provide temporary housing to extremely low-income persons who are homeless or at risk of homelessness (the "target population"). The Anchor was opened in December 2020 and provides housing and supportive services to up to 28 individuals. This program will remain in the 2021-2029 Housing Element and will be combined with additional action items addressing homeless resources.
PROGRAM 12: CONSISTENCY ZONING Continue with subsequent phases of the Consistency Zoning Project to bring zoning consistent with the General Plan Land Use Designations, in accordance with the Compatibility Matrix shown in Appendix B of the General Plan. As part of Zoning Code amendments, incorporate a matrix of permitted uses in residential zones into Title 17 – Zoning of the Municipal Code to facilitate understanding of allowed uses.	The Consistency Zoning Program was completed in all 11 districts within the City. This program is updated in the 2021-2029 Housing Element to focus on General Plan/zoning consistency moving forward.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 13: SPECIFIC PLANS Promote development within existing and future specific plans to produce planned community environments with a variety of housing types and densities.	Most of the residential development within the City of Lake Elsinore during the 2014-2021 period occurred within the Canyon Hills Specific Plan, the East Lake Specific Plan, and the Village at Lakeshore Specific Plan. A considerable portion of the City is designated for specific plan development. The specific plans are intended to allow greater design flexibility and to encourage integrated developments. The City has several specific plan areas that have significant residential capacity remaining to be developed. This program will remain in the 2021-2029 Housing Element.
PROGRAM 14: DEVELOPMENT AGREEMENTS Work toward the incorporation of a wide range of housing types (including special needs housing), densities, and affordability levels during the negotiation or renegotiation of development agreements with residential developers. Encourage developers to construct a percentage of affordable housing concurrently with market rate housing in each phase of development. During the Development Agreement process, facilitate and incentivize, as feasible, the development of housing projects on small sites, lot consolidation of adjacent small sites, and development of large parcels sizes that facilitate multi-family developments affordable to lower income households.	A Development Agreement was executed between the City of Lake Elsinore and the developer regarding the Alberhill Villages Specific Plan and was recorded in July 2018. The Alberhill Villages Specific Plan plans for the development of 8,024 residential units that will be a mix of single-family and multi-family dwellings, including mixed-use at a variety of densities that support the City's policies of providing adequate and affordable housing for all segments of the population. There was no development activity for this project during 2019 and 2020. In September 2017, the City of Lake Elsinore recorded a Development Agreement regarding The Village at Lakeshore project. The Village at Lakeshore project authorizes development of 163 detached single-family condominium units. Pursuant to the Development Agreement, the developer shall pay an "Affordable Housing in Lieu Fee" at the rate of $2.00 per square foot of assessable space for each dwelling unit in the project. During 2020, building permits were issued for 110 of the detached single-family condominium units. Development agreements are an important tool for the City in securing development of affordable housing. This program will remain in the 2021-2029 Housing Element.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 15: SPECIAL NEEDS HOUSING Support the housing needs of special needs households by prioritizing projects that include special needs housing or housing for extremely/very low-income households and by referring residents to the Inland Regional Center for housing and services available for persons with developmental disabilities. Review the Zoning Code to ensure compliance with Government Code Section 65583(a)(5) relating to transitional and supportive housing as a residential use of property, subject to only those restrictions applicable to other residential dwellings of the same type in the same zone.	The City's Zoning Code was revised in 2012 to allow for emergency shelters, transitional housing, and supportive housing consistent with applicable laws. The City also amended its Transportation Uniform Mitigation Fee (TUMF) program to provide exemptions for specially adapted homes for severely disabled veterans and continues to look to ways to eliminate impediments to the provision of special needs housing. No referrals were made and no inquiries from developers and/or non-profit organizations interested in developing special needs housing were received. With the elimination of redevelopment agency funding, the City is diligently working to secure affordable housing funds available to assist new affordable housing development aimed at serving the City's special needs population. In September 2020, the City was awarded a $3.1 million grant through Project Homekey, a State program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. The funding was used for purchase costs and renovations to The Anchor, a crisis stabilization housing complex owned by the City and operated by Social Work Action Group (SWAG) serving chronic homeless individuals from Lake Elsinore, Wildomar and adjacent county areas. The Anchor has 14 separate units and can house up to 20 individuals. Increasing the supply of new housing for persons with special needs is a central goal for this Housing Element. This program will remain in the 2021-2029 Housing Element and will be combined with other programs related to special needs housing.

Table 5.1: 2014-2021 Program Accomplishments

2014-2021 Housing Element Program	Program Performance and Continued Appropriateness
PROGRAM 16: FAIR HOUSING Work towards ensuring fair housing choices for all residents by advertising resident rights under federal and State fair housing laws and providing access to local fair housing service providers. Make this information available on the City website. Amend Title 17 of the Municipal Code to revise or remove the definition of family to be flexible for a variety of household types, consistent with State and federal laws.	The Zoning Ordinance's definition of "family" is consistent with applicable laws and fair housing policies. The City is an active member of the Fair Housing Council of Riverside County, and fair housing brochures are available at the front counter of City Hall. The City's website includes a link to the Fair Housing Council's First-Time Homebuyer Program for informative fair housing materials. Providing resources and information to address fair housing issues is an important goal for the City. This program will be included in the 2021-2029 Housing Element and will reflect updated fair housing requirements in State law.
PROGRAM 17: REASONABLE ACCOMMODATION Adopt a process to address requests for reasonable accommodation, and develop procedures regulating siting, funding, development and use of housing for people with disabilities.	The City actively provides reasonable accommodation for persons with disabilities seeking fair access to housing in the application of City zoning and building regulations and in June 2019 adopted an amendment to Title 17 (Zoning) of the Lake Elsinore Municipal Code formalizing a reasonable accommodation process. This program is implemented and will be removed from the 2021-2029 Housing Element. Policies related to ensuring reasonable accommodation will be included in its place.

As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation. Table 5.2 summarizes the quantified objectives contained in the City's 2014-2021 Housing Element and compares the City's progress in fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community. Nonetheless, it worked diligently to address the community's housing needs. In 2017, the City partnered with private developers to approve two affordable housing projects: The Cottages at Mission Trail and the Mission Trail Apartments. Both projects are located on properties acquired by the City as affordable housing opportunity sites. The Mission Trail Apartments project was approved, project financing closed, and development commenced in 2018. This project includes 80 deed-restricted affordable rental units, including 21 very low-income and 59 low-income units. The Cottages at Mission Trail project was approved in 2018 and completed in 2021. The Cottages project includes 142 deed-restricted affordable rental units, including 20 very low-income and 122 low-income units.

Table 5.2: Summary of 2014-2021 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Extremely/Very Low	Low	Moderate	Above Moderate	
Construction Objective (RHNA)					
Goal	1,196	801	897	2,035	4,929
Progress	43 (3.6%)	185 (23.0%)	1,162 (130%)	1,136 (55.8%)	2,526 (51.2%)
CDBG Home Repair Program Objectives					
Goal	10-15	--	--	--	10-15
Progress	8 (53%)	--	--	--	8(53%)
In-Lieu Housing Rehab Loan Program Objectives					
Goal	10	--	--	--	10
Progress	0 (0%)	--	--	--	0 (0%)

6. HOUSING PLAN

This Housing Plan's goals, policies, and programs have been established to address housing issues in Lake Elsinore and meet State law housing requirements. The City's overarching objective is to ensure development, revitalization, and preservation of a balanced inventory of housing to meet the needs of present and future residents. In particular, the City looks to ensure that all residents have decent, safe, sanitary, and affordable housing regardless of income. These goals, policies, and programs are informed by the housing needs assessment (Section 2) , housing constrains analysis (Section 3), housing resources analysis (Section 4), and the review or program accomplishments for the previous (2014-2021) Housing Element (Section 5).

As used here, a **goal** is a statement defining a desired end result; a **policy** is a plan of action to guide decisions and actions; and a **program** identifies the method, agencies, officials, funding sources, and time frame the City will undertake to implement the policies and achieve the goals set forth in this Housing Element.

The Housing Element goals, policies, and programs aim to:

- Conserve and improve the condition of the existing housing stock.
- Assist in the development of housing for low- and moderate-income households.
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Promote equal opportunities for all persons.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives follows the program descriptions.

The plan also aims to reflect the values and preferences of the Lake Elsinore community. Through a series of public outreach efforts such as survey and community workshop and comments on the Draft Housing Element, the City obtained input from residents of the community, local agencies and housing groups, and community organizations. Several themes emerged that the City has tried to address in this plan.

When asked to indicate the importance of potential housing -related actions or programs in the City's Housing Element survey, the following priorities emerged:

- Establishing/supporting programs to help first-time homebuyers
- programs to help homeowners at risk of mortgage default
- Encouraging the rehabilitation of existing housing in older neighborhoods

Comments from the community workshop and public review of the Draft Housing Element include:

- Addressing the impact on services and infrastructure from future residential development (schools, roads, infrastructure)
- Development of Accessory Dwelling Units (ADUs) to address housing need including overcrowding
- The need for senior housing, affordable housing
- More strategies to encourage development in Downtown

The comments have been folded into the Housing Plan through programs that facilitate development of new housing, including housing for lower-income residents and residents with special needs and programs to help existing residents with housing rehabilitation and rental assistance and future residents by supporting regional homeownership programs.

These goals, policies, and programs provide the framework for the City's overall housing program. Specific policies and implementation programs are intended to provide a wide variety of tools to implement housing goals. This Plan focuses on goals, polices, and programs that meet State law requirements and can realistically accomplished based on current funding and staffing levels. This does not preclude the City from undertaking additional program actions not included in this Plan if they are consistent with the goals and policies set here and throughout the General Plan. Actual programs will be implemented at the discretion of the City Council given available funding resources.

Housing Goals, Policies, and Programs

Goal 1	**Preservation, maintenance, and improvement of the existing housing stock, including the affordable housing stock**
Policy 1.1	Continue to enforce building, land use, and property maintenance codes.
Policy 1.2	Facilitate the removal or rehabilitation of housing units that pose serious health and safety hazards to residents and adjacent structures.

Policy 1.3	Continue programs directed at preserving the physical quality of housing and neighborhood environments and maintaining compliance with established standards.
Policy 1.4	Invest in neighborhoods that have aging and deteriorating housing and infrastructure.
Policy 1.5	Assist in the preservation of housing units at risk of converting from affordable housing to market rate housing.
Policy 1.6	Encourage energy conservation and sustainable building measures in new and existing homes and the addition of energy conservation devices/practices in existing developments.

Program 1: Code Enforcement

As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units. The City will continue using code enforcement to identify housing maintenance issues and to expedite rehabilitation of substandard and deteriorating housing by offering technical assistance or assistance referrals to homeowners and occupants.

Timeframe:	Ongoing
Responsible Agency:	Community Development Department – Planning, Building and Code Enforcement Divisions
Funding Source:	General Fund (staff time), CDBG
Quantified Objective:	Rehabilitation assistance or assistance referrals to 16 lower-income households (2 per year)

Program 2: Substandard and Abandoned Housing

Eliminate—through demolition—unsafe and dilapidated housing units that cannot be rehabilitated. Enforce the City's Abandoned Residential Property Registration Program (Ordinance 1252) and encourage owners of houses and properties that become vacant and abandoned due to foreclosure or other circumstances to maintain or rehabilitate the properties. Utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents.

Timeframe:	Ongoing
Responsible Agency:	Community Development Department – Planning, Building and Code Enforcement Divisions
Funding Source:	Department Budget, General Fund, CDBG
Objective:	Assist approximately 25 lower-income households (3 per year).

Program 3: Housing Rehabilitation Programs

Utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. Continue using the Receivership Program to rehabilitate at-risk residential properties.

Timeframe: Ongoing
Responsible Agency: Community Development Department – Planning Division
Funding Source: CDBG; City Affordable Housing Fund
Objective: Assist approximately 25 lower-income households (3 per year).

Program 4: Affordable Housing at Risk of Conversion

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant. However, the City will continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes and provide technical and financial assistance, when possible, to ensure long-term affordability. If affordable housing developments become at-risk of converting to market rate housing , the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units. The City will keep track of and apply for funding opportunities to preserve at-risk units and assist other organizations in applying for funding to acquire at-risk units.

Timeframe: Ongoing; Contact owners/operators if a property becomes at risk of conversion
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget
Objective: Conserve 754 affordable units

Program 5: Energy Conservation

Encourage and facilitate energy conservation and help residents minimize energy-related expenses by:

- Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers
- Providing informational material at the Community Development Department counters from utility providers and others that detail energy conservation measures for new and existing buildings, the benefits of the Green and sustainable building, and resources to assist lower-income households with energy-related expenses
- Continue to implement the Climate Action Plan (CAP) to reduce local greenhouse gas (GHG) emissions in accordance with State law
- Continuing to strictly enforce the state energy standards of the California Green Building Code

Timeframe: Ongoing
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Goal 2	**Diverse and high-quality housing opportunities to meet the needs of all economic segments of the community**
Policy 2.1	Preserve and expand the City's supply of affordable (low- and/or moderate-income) rental and ownership housing for lower- income households.
Policy 2.2	Use incentives and regulatory concessions to promote the development of housing for lower-income persons and those with special needs including, but not limited to, large families, persons with physical or developmental disabilities, families with children, the elderly, and persons experiencing homelessness.
Policy 2.3	Continue to actively pursue and utilize federal and State subsidies, as well as partnerships and City resources to the fullest extent possible, to assist in meeting the housing needs of lower-income residents, including extremely low-income residents.
Policy 2.4	Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of lower-income housing.
Policy 2.5	Support local and regional efforts to address homelessness and programs that provide emergency resources.
Policy 2.6	Provide information to residents and businesses about COVID-19 pandemic tenant, homeowner, and small landlord protection programs assistance on the City website.
Policy 2.7	Promote coordination and cooperation between the City, developers, and neighborhood residents early and throughout the process for affordable housing developments.
Policy 2. 8	As funding allows, explore opportunities to address existing housing problems and support regional programs to assist prospective homebuyers.

Program 6: Density Bonus

Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with state law. Update the City's density bonus ordinance to remain in compliance with Government Code §65915 or update the City's zoning regulations to cross reference the most recent State laws governing density bonus provision.

Include a copy of the Density Bonus Ordinance with Residential Design Review Applications.

Timeframe:	Updated density bonus ordinance adoption within two years of Housing Element adoption; reviewing ordinance for compliance with State law and density bonus information- ongoing
Responsible Agency:	Community Development Department – Planning Division
Funding Source:	Department Budget

Program 7: Affordable Housing Development

Make available on the City website and distribute to interested developers and non-profit housing agencies a list of City-owned property suitable for affordable housing projects and the Housing Element which includes a residential sites inventory. Update the City-owned property list regularly.

Provide pre-application technical assistance to affordable housing providers to determine project feasibility. Address zoning and code compliance issues in the most cost-effective and expeditious manner possible. If not already initiated via potential projects, annually consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.

Provide, when available and appropriate, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. Promote these incentives to developers during the application process.

The City has added incentives to encourage lot consolidation in the text of the Downtown Elsinore Specific Plan and will considering expanding those incentives citywide.

Timeframe:	Upon Housing Element Adoption and Certification; Annually
Responsible Agency:	Community Development Department – Planning Division
Funding Source:	Department Budget

Program 8: Affordable Housing Partnerships

Work with agencies and organizations to increase affordable housing activities such as construction, rehabilitation, or financial assistance to renters and owners. Provide a link to available housing programs for residents and developers on the City website. Partnerships and programs to continue and/or pursue include but are not limited to: County of Riverside Housing Authority (City/County Mortgage Revenue Bonds), County of Riverside Economic Development Agency (First Time Home Buyer and Mortgage Certificate Program), California Housing Finance Agency (CalHFA), and Habitat for Humanity. Endeavor to facilitate at least one affordable housing project during the planning period.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department; Community Development Department – Planning Division
Funding Source: Department Budget
Objective: Two affordable housing projects during the planning period

Program 9: Downtown Lake Elsinore Residential Development

Incentivize infill development in the City's historic Downtown to establish an attractive, walkable streetscape with a mix of shopping opportunities, restaurants, and housing in both well-maintained historic buildings and high-quality new development and open spaces. Pursue land purchases for residential development and modifications to residential development standards to facilitate development in Downtown and identify funding sources to invest in infrastructure and housing.

Timeframe: Ongoing
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Program 10: Homeowner Assistance Programs

Continue to support first-time, home buyers in Lake Elsinore by connecting interested residents and members of the public to the Mortgage Credit Certificate (MCC) and First Time Home Buyer Down Payment Assistance Program (FTHB)run by Riverside County Economic Development Agency (EDA) and the First Time Home Buyer program, run by the California Housing Finance Agency (CalHFA).

Direct residents to national and regional mortgage assistance programs, including but not limited to the Fair Housing Council of Riverside's First-Time Homebuyer workshops, Homebuyer Pre-Purchase Consulting services, and Foreclosure Prevention/Loan Modification Services.

Coordinate with local service providers and other community-based organizations to publicize these housing assistance programs. Provide information on these programs on the City's website and via social media, through flyers posted at City facilities, and via staff assistance at City Hall.

Timeframe: Ongoing
Responsible Agency: Community Development Department, City Manager
Funding Sources: Departmental Budget

Program 11: Development Process Streamlining

Continue streamlining the project review process by:

- Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process

- Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Lake Elsinore and provides SB 35 eligibility information

Timeframe: Ongoing; SB 35 informational material within two years of Housing Element adoption
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Program 12: Objective Design Standards

In compliance with SB 330, adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives regarding streamlined project review. The objective design standards will ensure provision of adequate private open space, parking, and architectural features, consistent with state law. Part of the objective design standards creation process will include assessing how the standards can be used to encourage a variety of housing types and limit the size of residential units on multi-family zoned properties to encourage units that are affordable by design.

Timeframe: Within two years of Housing Element adoption
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget; State funding programs

Program 13: Rental Assistance

Continue to support the Housing Choice Voucher (Section 8) Program. Direct eligible households to the Housing Choice Voucher rental assistance program managed by the Housing Authority of Riverside County. Provide information to landlords regarding participation in the Housing Choice Voucher Rental Assistance Program.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department; Community Development Department – Planning Division
Funding Source: Department Budget

Program 14: Special Needs Housing

Provide housing opportunities to meet the special housing needs of special needs residents— including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

Encourage non-profit organizations to pursue funding for the construction of elderly, disabled, or other special needs housing. Provide referrals to federal programs such as the U.S. Department of Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly Program.

Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by assisting developers who seek State and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities and providing regulatory incentives, when possible, to projects targeted for persons with disabilities, including persons with developmental disabilities.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department; Community Development Department – Planning Division
Funding Source: Department Budget

Program 15: Resources to Address Homeless Need

Consistent with available funding, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population.

Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue cultivating a close relationship with the Social Work Action Group (SWAG) to operate a safe and secure crisis stabilization housing complex (The Anchor).

Continue using the Lake Elsinore Homeless Task Force to further the City's efforts to address homelessness and to engage key community leaders, businesses, and residents to join the City in its efforts to reduce homelessness in our community.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department
Funding Source: Department Budget; CDBG; Project Homekey funds

Goal 3 Adequate sites for housing development to accommodate a range of housing by type, size, location, price, and tenure

Policy 3.1	Use the City's General Plan, Municipal Code, other land use and development plans, and the development process to provide housing sites that meet the identified local need.
Policy 3.2	Promote a balance of housing types, including mixed-use development, to meet the needs of the community.
Policy 3.3	Maintain an inventory of vacant and underutilized land and make available to the development community.
Policy 3.4	Provide avenues for the development of housing for extremely low-income and special needs persons.
Policy 3.5	Require that new development pay the cost of providing needed facilities and an equitable share of services and to mitigate negative impacts such as those to the transportation system.

Program 16: Adequate Sites

The City of Lake Elsinore has a remaining RHNA of 1,878 units for the 2021-2029 RHNA planning period after credits for approved projects are taken into consideration. Overall, the City can adequately accommodate the City's current RHNA under existing General Plan and Zoning Code standards. The residential sites inventory to address the current RHNA consists of accessory dwelling unit (ADU) projections and vacant residential and mixed-use sites with capacity to yield 2,392 new units.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA.

To facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, following Housing Element adoption, deliver the 2021-2029 Lake Elsinore Housing Element to all providers of sewer and water service within the City of Lake Elsinore in accordance with Government Code §65589.7

The City is not responsible for the actual construction of these units. The City can, however, create a regulatory environment that enable the private market to build these units. This includes the adoption and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Timeframe:	Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State; Submittal of Housing Element to local sewer and water service providers following Housing Element adoption
Responsible Agency:	Administrative Services Department and Community Development Department – Planning Division
Funding Source:	Department Budget
Quantified Objective:	2,392 units

Program 17: No Net Loss

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory. The City will make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

Timeframe:	Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations
Responsible Agency:	Community Development Department – Planning Division, Planning Commission, City Council
Funding Source:	Department Budget (staff time) and application fees

Program 18: Consistency Zoning

When updates to the General Plan are made, complete zoning actions necessary to bring Title 17 – Zoning of the Municipal Code consistent with the General Plan Land Use Element.

Timeframe: Following any General Plan amendments or Updates
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Program 19: Accessory Dwelling Units

Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the latest provisions in State law, including permit streamlining processes. Provide technical resources to interested property owners. Promote development of ADUs by providing written information at the City's planning counter and website.

Timeframe: Ongoing; ADU Ordinance - within two years of Housing Element adoption
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget
Quantified Objective: 100 Units (this Objective is a subset of and not in addition to the Quantified Objective for Program 16: Adequate Sites)

Program 20: Specific Plans

Promote development within existing and future specific plans to produce planned community environments with a variety of housing types and densities.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department; Community Development Department – Planning Division
Funding Source: Department Budget

Program 21: Development Agreements

Work toward the incorporation of a wide range of housing types (including special needs housing), densities, and affordability levels during the negotiation or renegotiation of Development Agreements with residential developers. Encourage developers to construct a percentage of affordable housing concurrently with market rate housing in each phase of development. During the Development Agreement process, facilitate and incentivize, as feasible, the development of housing projects on small sites, lot consolidation of adjacent small sites, and development of large parcels sizes that facilitate multi-family developments affordable to lower-income households.

Timeframe: Ongoing

Responsible Agency: Administrative Services Department; Community Development Department – Planning Division

Funding Source: Department Budget

Goal 4	**The removal of governmental and non-governmental constraints to the development, improvement, and maintenance of housing**
Policy 4.1	Periodically review residential development standards and regulations, ordinances, processing procedures, and residential fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.
Policy 4.2	Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of state and local laws.
Policy 4.3	Monitor State and federal housing-related legislation—and update City plans, ordinances, and processes pursuant to such legislation—to remove or reduce governmental constraints.
Policy 4.4	Assist applicants navigating the development approval process; facilitate building permit and development plan processing for residential construction.

Program 22: Compliance with Zoning Laws

- Review the Zoning Regulations and make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers):
    - AB 2162 requires supportive housing to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements.
    - AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and in nonresidential zones permitting multi-family uses (by-right or conditionally). LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.
- Require that employee housing, including agricultural employees, be treated like any other residential use in the same zone consistent with the Employee Housing Act.

- Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households on sites identified in the Sites Inventory and Appendix B as subject to AB 1397.

Timeframe: Ongoing; Review Zoning Code for ongoing consistency with State law within 2 years of Housing Element adoption. Zoning Code edits within three years.
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Program 23: Residential Development Standards

Review developments standards for the residential zoning districts to facilitate high-quality residential development in Lake Elsinore. The City will assess the potential for residential density increases for most residential and mixed-use districts. Potential changes will ensure that the City's planning and design goals for residential and mixed-use projects are met.

Explore establishing prototype development plans for different residential types as a tool to streamline and facilitate residential development. Prototype plans can also assist with grant funding application for affordable or special needs housing as plans can be tailored to the funding application requirements

Timeframe: Ongoing; Review and update residential developments standards within 3 years of Housing Element adoption.
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget; Grant Funding

Program 24: Non-Government Constraints

Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.

Timeframe: Ongoing
Responsible Agency: Community Development Department – Planning Division
Funding Source: Department Budget

Goal 5	**Affirmatively furthering equal and fair access to sound, affordable housing for all persons**
Policy 5.1	Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.
Policy 5.2	Assist in the enforcement of State and federal fair housing and anti-discrimination laws by assisting organizations that receive and investigate fair housing allegations and refer possible violations of fair housing laws to enforcing agencies.
Policy 5.3	Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons.
Policy 5.4	Ensure that persons with disabilities have adequate access to housing and reasonable accommodation in zoning and land use regulations.

Program 25: Affirmatively Further Fair Housing

The City promotes and affirmatively furthers fair housing opportunities and promotes housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will work to address housing choices and affordability in high opportunity areas, strategies for preservation and revitalization, and displacement protection with the following actions:

- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.
- Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the State Department of Fair Employment and Housing.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning district and on potential residential displacement.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.

- Ensure the definitions in the Lake Elsinore Municipal Code do not distinguish the personal characteristics of persons with disabilities. Review and revise the definition for Residential Care Facilities and clarify siting for residential care facilities for 7 or more persons.
- Review and revise the definition of "family" as well as establish a definition for "household" that is flexible and includes a variety of household types, consistent with State and federal laws.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts.
- Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.

Timeframe: Ongoing
Responsible Agency: Administrative Services Department; Community Development Department – Planning Division
Funding Source: Department Budget

Summary of Quantified Objectives

Table 6.1 summarizes the City's quantified objectives for the 2021-2029 planning period by income group.

- The Construction Objective represents the City's remaining (after counting as credit the units with approved or issued permits) 2021-2029 RHNA of 1,878 very low-income units.
- The Rehabilitation Objective represents the combined objectives for the Code Enforcement, Substandard and Abandoned Housing, and Housing Rehabilitation programs.
- The Conservation/Preservation objective refers to the preservation of the existing affordable housing stock throughout the planning period (as listed in Table 2.7: Affordable Housing Developments in the Housing Needs Assessment chapter).

Table 6.1: Summary of 2021-2029 Quantified Objectives

	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction Objective (Remaining RHNA)	939	939	0	0	0	1,878
Rehabilitation Objective	66				0	66
Conservation/Preservation Objective	754					
Total	2,698			0	0	2,698

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

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APPENDIX A

Public Outreach

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LET'S TALK HOUSING, LAKE ELSINORE

The City of Lake Elsinore is updating its Housing Element. The Housing Element is one of nine state-mandated elements of the City's General Plan. It provides goals, polices, and actions that help the City plan for existing and future housing needs for all segments of the population and expresses community goals about housing in Lake Elsinore.

The updated Housing Element will cover an eight-year planning period from 2021 through 2029. The City is expected to finalize the plan by October 2021.

HOW TO PARTICIPATE IN THE CITY'S HOUSING ELEMENT UPDATE 2021

TAKE OUR ONLINE HOUSING SURVEY

Tell us what you think about the future of housing in Lake Elsinore by taking our online survey available in English and Spanish.

ATTEND OUR VIRTUAL WEBINAR ON JUNE 17 AT 6 P.M.

The City is hosting a "Let's Talk Housing, Lake Elsinore" webinar to discuss the purpose of the Housing Element 2021 Update. Join us to learn more about this process and the community's role. The webinar will be conducted via Zoom from 6:00 p.m. to 8:00 p.m. You must register to attend in advance.

SIGN UP FOR EMAIL UPDATES

Sign up to receive email updates about our efforts to update our Housing Element. The process is expected to last until October 2021 and the City will be seeking feedback from the community on a draft design.

Find out more at www.lake-elsinore.org/housing.

City of Lake Elsinore Housing Element Workshop Stakeholder List

Type	Name	Contact	Position	Email	Phone	Address	Stakeholder Type
Non-Profit Organization	Rotary Club of Lake Elsinore	Jamie Schramm	President	jamie.lerotary@gmail.com	562-881-4267	PO Box 521, Lake Elsinore, CA, 92531	Various
Non-Profit Organization	Elsinore Woman's Club	Pat Miller	Programs	elsinorewomansclub@yahoo.com	951-285-8856	710 West Graham Ave.	Women, Families
Non-Profit Organization	American Legion Post 200	Bill Sauter	Commander	miapow@verizon.net	951-678-7777	18871 Grand Ave.	Veterans
Non-Profit Organization	VFW - Wildomar	Steve Regalado	Post Commander	vfwpost1508@gmail.com	951-674-4735	Post 1508, 21180 Waite St Wildomar CA 92595	Veterans
Non-Profit Organization	Lake Elsinore Historical Society	Ruth Atkins		jaratkin@verizon.net	951-678-0084	183 North Main St	Various
Non-Profit Organization	Lake Elsinore Marine Search & Rescue (LEMSAR)	Pete Dawson	Member	peterdawson@verizon.net	951-202-1584		
Non-Profit Organization	Lake Elsinore Valley Education Foundation	Kevin Pape	Chairman	kwpape@aol.com	951-609-7525	914 Dolly Drive, Lake Elsinore, CA 92530-7200	Youth education support
Non-Profit Organization	Studio 395	Grace Sandlin	Advisory Board Member	info@Studio395.org	951-471-4407	16275 Grand Ave, Lake Elsinore (Community Center)	Arts programming, youth
Non-Profit Organization	Dream Center & HOPE	Matthew Dobler		matthew@dreamcenterle.org	951-775-2176	The Dream Center of Lake Elsinore, 114 East Peck Street, Lake Elsinore, CA 92530	Family assistance, counseling services
Non-Profit Organization	Assistance League	Electra Demos		jimnlec@verizon.net	951-694-8018	28720 Via Montezuma, Temecula, CA, 92590	Youth support services
Non-Profit Organization	Social Work Action Group & The Anchor	Ashlee DiPhillippo	Donor Coordinator	ashleerene@msn.com	562-577-6686	215 W. Graham Ave., Lake Elsinore, CA 92530	Crisis stabilization housing for homeless (City of LE)
Non-Profit Organization	Trauma Intervention Prevention Program	Magda Stewart		magdaoftipswrc@gmail.com	951-609-5068	PO Box 585, Murrieta, CA 92564	Emergency counseling services
Non-Profit Organization	Boys and Girls Club	Carly Bennett-Valle	Interim CEO/CFO	carlyv@bgcswc.org	951-699-1526	P.O. Box 892349, Temecula, CA, 92589	Youth
Non-Profit Organization	Animal Friends of the Valleys	Beth Soltysiak	Donor Development	Beth@animalfriendsofthevalleys.com	951-805-6239	33751 Mission Trail, Wildomar, CA 92595	Animal services
Non-Profit Organization	Vista Community Clinic	Betsy Heightman	Chief Development Officer	betsy@vcc.clinic	760-631-5000	30195 Fraser Drive Lake Elsinore, CA 92530	Family health and emergency support services
Non-Profit Organization	United Way of the Inland Valleys	Jennifer Thornton	Program Manager, GEMS & Allloc	jthornton@uwiv.org	951-697-5902	9624 Hermosa Avenue, Rancho Cucamonga, CA 91730	Youth, families
Non-Profit Organization	Encouragers Counseling and Training Centers	Vicki Coffman	Founder, Marriage and Family The	Vicki@EncouragersUSA.com	951-900-4414	29970 Technology Dr., Suite #108 & 109, Murrieta, CA 92563	Family and community counseling services
Non-Profit Organization	Operation Safe House	Luis Lopez		info@operationsafehouse.org	951-351-4418	9685 Hayes St, Riverside, CA, 92503	Homeless youth
Non-Profit Organization	California Family Life Center-Planet Youth	Mary Jo Ramirez	Executive Director	mjramirez@cflckids.org	951-765-9671	P.O. Box 727, Hemet, CA 92546-0727	Homeless youth
Non-Profit Organization	Riverside Recovery Resources	Desmond Young	Director of Recovery Operations	dyoung@riversiderecovery.org	951-674-5354	600 Third Street, Suite C, Lake Elsinore, CA 92530	Family and community counseling services
Non-Profit Organization	Inspire Life Skills	Krista Langford	Resource Developer	klangford@inspirelifeskills.org	951-314-2238	2279 Eagle Glen Pkwy. #112 PMB #131 Corona, CA 92883	Foster, formerly homeless youth
Non-Profit Organization	United States Veterans Initiative-Inland Empire	Nicole Starks-Murray	Executive Director		951-656-6893	15305 6th Street, March Air Reserve Base, CA 92518	Veterans
Non-Profit Organization	Village on Grand Community Center			villageongrand@studio395.org	951-471-4407	16275 Grand Ave, Lake Elsinore , CA, 92530	Seniors
Non-Profit Organization	Lutheran Social Services	Deniece Marshall	Area Director	rcinfo@LSSSC.org	951-689-7847	4162 Rubidoux Avenue, Riverside, CA 92506	Families
Non-Profit Organization	Catholic Charities - Murrieta				951-691-8203	39429 Los Alamos Rd, Murrieta, CA 92563	Family assistance, counseling services
Non-Profit Organization	Wildomar Senior Center	Dawn Brennan	Community Liaison & Admissions Coordinator		951-678-1555	32325 S Pasadena St, Wildomar, CA 92595	Seniors
Non-Profit Organization	H.O.P.E. Pantry Program (Dream Center)			HopeOffice@DreamCenterLE.org	951-245-7510	506 Minthorn Street, Lake Elsinore, CA 92530	Family emergency assistance
Non-Profit Organization	Victor Community Support Services	Simona Cataldo	CEO		951-674-9243	265 San Jacinto River Rd Suite 107, Lake Elsinore, CA 92530	Youth and family counseling services
Non-Profit Organization	Habitat for Humanity-Inland Valley	Tammy Marine	Executive Director	tammy@habitativ.org	951-296-3362	27475 YNEZ ROAD, #390, TEMECULA, CA 92591	Affordable housing
Non-Profit Organization	Together Freedom (FACESS)			connect@togetherfreedom.org	951-399-3332	31500 Grape St., PMB 242, Lake Elsinore, CA 92532	Youth counseling and support services
Non-Profit Organization	Restoring Hope Community Services			awjackson6567@gmail.com	951-990-2519	P.O. Box 205, Perris, CA 92570	Veterans, homeless services
Non-Profit Organization	Angel View	Patti Park	Executive Director		760-329-6471	67625 E. Palm Canyon Drive, Suite 7A, Cathedral City, CA 92234	Children, adults with disabilities
Non-Profit Organization	Community Access Network				951-471-1426	600 Central Ave., Ste. E, Lake Elsinore, CA 92530	Children and families, social services, foster youth
Non-Profit Organization	Lake Elsinore Teachers Association	Mario Mantano	President		951-245-0446	31762 Mission Trail Suite M, Lake Elsinore, CA 92530	Education
Non-Profit Organization	EPOCH Center				951-657-4882	371 Wilkerson Ave., Ste. L, Perris, CA, 92570	Youth education support, persons with disabilities
Faith-Based Organization	Adonai Ministries	Beau Arbornuat - Pastor		AdonaiMinistriesLE@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Aletheia Christian Fellowship				951-757-1801	Lake Elsinore	Various
Faith-Based Organization	Bread of Life Church				951-245-0124	Lake Elsinore	Various
Faith-Based Organization	Calvary Chapel Bear Creek				951-678-1054	Wildomar	Various
Faith-Based Organization	Cantrell Community Unity / Ministry	Dave Cantrell		dncministry@yahoo.com	702-408-7897	Lake Elsinore	Various
Faith-Based Organization	Canyon Lake Community Church					Canyon Lake	Various
Faith-Based Organization	Centerpoint Church				951-696-1002	Murrieta	Various
Faith-Based Organization	Church on the REAL	Jason Welsh		pastorjason@churchonthereal.org	951-226-5061	Lake Elsinore	Various
Faith-Based Organization	Circle of Care Ministries	Terri Keim		terri@circleofcareministries.org	951-973-3582	Temecula	Various
Faith-Based Organization	Cornerstone Community Church				951-674-8661	Wildomar	Various
Faith-Based Organization	Corona Norco Rescue Mission			jim@rescuemission.org	951-526-1200	Corona/Norco	Various
Faith-Based Organization	Dream Center	Dave Snow (youth dir.)		Dave@dreamcenterle.org	951-264-1723	Lake Elsinore	Various
Faith-Based Organization	Elsinore First Assembly				951-678-1757	Lake Elsinore	Various
Faith-Based Organization	Encouragement Church			readyec@gmail.com	(951) 821-6270	Lake Elsinore	Various
Faith-Based Organization	Faith Baptist Church				951-245-8744	Wildomar	Various
Faith-Based Organization	Faith Bible Church (Ice Cream Truck Church)	Zulma			951-200-3173	Wildomar	Various
Faith-Based Organization	Fellowship Corona (Horsethief Canyon)	Mel Cambell				Corona	Various
Faith-Based Organization	First Presbyterian Church (Mtn View Church)				951-674-6372	Wildomar	Various
Faith-Based Organization	Fishes & Loaves				951-376-3703	Lake Elsinore	Various
Faith-Based Organization	Grace and Truth Worship Ministry	Willie Oliver - Pastor		urimportantfoundation@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Gracepoint Church of the Nazarene	Amanda Domenquiz			951-466-8603	Wildomar	Various
Faith-Based Organization	Hacienda House			info@hislightonthehill.com	951-657-3041	Perris	Various
Faith-Based Organization	Iglesia Crisstiana Brazos Eternos				951-445-0317	Wildomar	Various
Faith-Based Organization	In The Light Ministries				951-965-5136	Wildomar	Various
Faith-Based Organization	Independent Church of Lake Elsinore (Baptist)				951-674-3632	Lake Elsinore	Various
Faith-Based Organization	La Ultima Llamada Iglesia Cristiana				951-275-6823	Wildomar	Various

City of Lake Elsinore Housing Element Workshop Stakeholder List

Type	Name	Contact	Position	Email	Phone	Address	Stakeholder Type
Faith-Based Organization	Lake Elsinore Baptist Church				951-674-9350	Lake Elsinore	Various
Faith-Based Organization	Lake Elsinore Calvary Chapel				951-674-5451	Lake Elsinore	Various
Faith-Based Organization	Lake Elsinore Church of Christ				951-674-5914	Lake Elsinore	Various
Faith-Based Organization	Lake Providence Baptist Church				951-674-4311	Lake Elsinore	Various
Faith-Based Organization	Lakeview Chapel	Michael Ghoslin		lakeviewchapel7@verizon.net	951-674-2825	Lake Elsinore	Various
Faith-Based Organization	Lambs Fellowship			lfleoffice@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Lambs Fellowship Lake Elsinore				951-471-3807	Lake Elsinore	Various
Faith-Based Organization	Leave No Women Behind	Kymberli Boynton			951.775.6487	Lake Elsinore	Various
Faith-Based Organization	Living Hope Lutheran Church				951-805-1353	Wildomar	Various
Faith-Based Organization	MNE Church	Carina		foreverebenezer@hotmail.com	949-350-3095	Lake Elsinore	Various
Faith-Based Organization	Mountainside Ministries				951-678-9402	Lake Elsinore	Various
Faith-Based Organization	New Hope Baptist Church				951-674-8053	Lake Elsinore	Various
Faith-Based Organization	New Song Calvary Chapel	Cherie		cherie@mynewsongcc.com		Lake Elsinore	Various
Faith-Based Organization	New Song Christian Community				951-245-5664	Lake Elsinore	Various
Faith-Based Organization	Nineveh Ministries	Debra Pollard		debrapollard10@gmail.com	951-200-9759	Lake Elsinore	Various
Faith-Based Organization	Oakstone Community Church				951-678-9000	Wildomar	Various
Faith-Based Organization	One Salvation Church	Jose Martinez		josemartinez421@gmail.com	951-297-0418		Various
Faith-Based Organization	Our Redeemer Lives Church				951-245-0522	Lake Elsinore	Various
Faith-Based Organization	Rhema World Ministries	Marcus Robinson		mrobinsonmdr@hotmail.com	951-837-6609	Lake Elsinore	Various
Faith-Based Organization	River View Christian Academy (RVCA)	Jill Sackinger		connect@teenrescue.com	800-494-2200	Lake Elsinore	Various
Faith-Based Organization	Rock Church/Raw Church/7th Day Baptist	Barry Oskey		wfcusc56@gmail.com	951-490-6787		Various
Faith-Based Organization	Solid Rock Church International				951-735-4647	Lake Elsinore	Various
Faith-Based Organization	St. Andrews Episcopal Church				951-674-4087	Lake Elsinore	Various
Faith-Based Organization	St. Frances of Rome	Sylvia			951-674-6881	Wildomar	Various
Faith-Based Organization	Teen Challenge of Southern CA			paulette.nagle@teenchallenge.org	951-682-8990	Riverside	Various
Faith-Based Organization	The Church of Jesus Christ of Latter Day Saints - L.E.Stake	Ashlee DePhillippo		ashleephotos@gmail.com	562-577-6686	Lake Elsinore/Wildomar	Various
Faith-Based Organization	The House of God	James Salter - Pastor		Salterj11@gmail.com	951-956-1828	Lake Elsinore	Various
Faith-Based Organization	Work for the Glory of God	Hector Calderon		Hector.calderon@workforthegloryofgod.com		Lake Elsinore	Various
Faith-Based Organization	World Harvest Church (Dufresne Ministries)				951-696-9258	Wildomar	Various
Faith-Based Organization	Calvery Chapel LE			https://www.calvaryle.org		Lake Elsinore	Various
City Government	City Council members	Various	City Council members	Various	Various	Lake Elsinore	Various
City Government	Planning Commission members	Various	Planning Commission members	Various	Various	Lake Elsinore	Various
City Government	Public Safety Advisory Commission members	Various	Public Safety Advisory Commissio	Various	Various	Lake Elsinore	Various
City Government	Measure Z Citizen Committee Members	Various	Measure Z Citizen Committee Me	Various	Various	Lake Elsinore	Various
City Government	Lake Elsinore Unified School District	Denine Diaz	Lake Elsinore Unified School District		(951) 253-7000x	Lake Elsinore	Families, Youth
Homeowner Associations	Alberhill Ranch HOA	Jennifer Alegria	Manager (Keystone Pacific)	jalegria@keystonepacific.com	949-833-2600	Lake Elsinore	Home Owners
Homeowner Associations	Vista Del Lago HOA	Sherry Neal	Manager (Walters Management)	sneal@waltersmanagement.com	951-698-8511	Lake Elsinore	Home Owners
Homeowner Associations	Tuscany Hills HOA	Jenny Bonnar	Manager (Keystone Pacific)	jbonnar@keystonepacific.com	951-245-9102	Lake Elsinore	Home Owners
Homeowner Associations	Summerly HOA	Deanna Casillas	Manager (First Service Residential	deanna.casillas@fsresidential.com		Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA	Kelley Aranda	Manager (Action Property Manag	karanda@actionlife.com	951-699-7656	Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA	Jordan Large	Manager Assistant	jlarge@actionlife.com		Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA/Westridge HOA	Scott Sears	Manager (Action Property Manag	ssears@actionlife.com	949-450-0202	Lake Elsinore	Home Owners
Homeowner Associations	Elsinore Terrace HOA			gprivitt@keystonepacific.com	949-838-3236	Lake Elsinore	Home Owners
Homeowner Associations	Rosetta Canyon HOA	Lana Hamadej	Manager (Avalon Management)	lana@avalonweb.com	951-244-0520	Lake Elsinore	Home Owners
Homeowner Associations	Shore Pointe HOA	Robert Supalla	Manager (Equity Management)	rsupalla@equitymgt.com	951-296-5640	Lake Elsinore	Home Owners
Homeowner Associations	Viscaya Homeowners Association	Krystal Cervantes	Manager (Compass Property Man	Krystal@compasspropertymanagement.com	949-429-3708	Lake Elsinore	Home Owners
Homeowner Associations	Lido at Lakeshore Condo Community	Stacy Serna	Manager (Cannon Management)	stacyserna@cannonmanagement.com	951-354-5365	Lake Elsinore	Home Owners

Housing Element Community Workshop

June 17, 2021

SHARE YOUR THOUGHTS

Draft Housing Element 2021-2029

Comments/Questions

ADU development can help add housing to L.E.	How much can the City do to encourage the type of development we need?	Can we add greenspaces and sidewalks to improve areas and attract development?

Issues/Concerns

Road capacity should be taken into consideration with new developments	Will our schools be able to accommodate this type of growth?	Overcrowding - not a good idea to build units in backyards (ADU): noise, safety, fire issues
Vacation rentals - if we allow new housing we should allow vacation rentals	Look into requiring skilled/trained workforce for new development - use local labor	Road capacity concern - look into widening Franklin St.
Franklin St. is a concern		

Recommendations

City should require the use of local skilled labor	Senior housing needs	Second interchange to take pressure off of Railroad Canyon
Empty lots Downtown: consider providing plans for buildings to encourage new development		



Lake Elsinore Housing Element Update 2021

Housing Element Survey

Results Summary

Prepared by:

MIG

537 S. Raymond Avenue
Pasadena CA 91105

June 21, 2021

Introduction:

All California cities are required to adopt a General Plan. A General Plan establishes the framework for decision making in the community. As required by State law, the City of Lake Elsinore is updating one of its General Plan's elements – Housing. The Housing Element identifies how Lake Elsinore can meet existing and future housing needs for all income levels of its population. Community input is critical to ensure community needs, values, and preferences are reflected in the Housing Element Update. Part of the Elements' update is a community engagement component that will be used to inform the plan update process. The survey period ran from May 12, 2021 through the end of the day June 20, 2021. In total, 340 participants submitted surveys – 227 responded to all 21 questions, and 113 responded to one or more questions but not all 21.

This Housing Element community survey solicited public input regarding housing issues facing Lake Elsinore and its residents. The survey responses and results are summarized below.

The City's website contains more information about the Housing Element updates and upcoming activities. https://www.lake-elsinore.org/housing

Key Findings:

Of those responding, 63.4% are homeowners and 75.3% live in a detached single-family home. 64.3% of respondents say they are satisfied with their current housing situation and 43.2% rated the physical condition of the dwelling they live in as excellent. Respondents say they chose to live in Lake Elsinore because of the cost of housing (63.9%), close distance to family and friends (26.4%), and the quality of housing (22.5%). For those who do not currently own a home the primary issue to finding a home is the ability to find a home in their target price range (33.9%). Over half of respondents noted that focusing new housing near downtown, creating walkable neighborhoods was a very important action for Lake Elsinore.

Responses:

Housing:

1. Currently, do you…

- 55.1% Live in Lake Elsinore and work somewhere else
- 26.4% Live and work in Lake Elsinore
- 11.5% Live in Lake Elsinore and do not currently work or are retired
- 2.6% Do not live in Lake Elsinore
- 2.2% Did not answer
- 1.3% Own a business in Lake Elsinore
- 0.9% Work in Lake Elsinore and live somewhere else

2. How long have you lived in Lake Elsinore?

- 32.6% Said 1 to 5 years
- 23.4% Said 11 to 20 years
- 21.2% Said 21 or more years
- 16.3% Said 6 to 10 years
- 1.8% Did not answer
- 4.9% question did not apply

3. Which best describes your current living situation?

- 75.3% Live in a detached single-family home
- 7.5% Live in an apartment
- 4.0% Live in a mobile home
- 3.5% Said other
- 2.6% Live in a condominium/townhome
- 0.9% Live in a duplex/triplex/fourplex
- 0.9% Do not currently have a permanent home
- 0.5% Live in an accessory dwelling unit

4. Which best describes your current housing situation?

- 63.4% Own
- 23.4% Rent
- 5.3% Live with friends/family, do not own or pay rent
- 1.3% Said other
- 0.9% Do not currently have a permanent home

5. Are you satisfied with your current housing situation?

- 64.3% Said yes
- 25.1% Said no
- 5.7% Did not answer
- 4.9% N/A

6. How would you rate the physical condition of the dwelling you live in?

- 43.2% Said excellent
- 34.8% Said it shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)
- 13.2% Said it needs one or more major upgrades (i.e., new plumbing, new electrical, new foundation, etc.)
- 3.1% Said other
- 0.9% Did not answer
- 4.9% N/A

7. Which of the following housing upgrades or expansions have you considered making to your home?

- 14.1% Said other
- 13.2% Said solar
- 11.0% Said HVAC (heating, ventilation, air conditioning)
- 4.9% Said room addition
- 4.0% Said roofing
- 3.1% Said Accessory Dwelling Unit/Granny Flat
- 9.7% Did not answer
- 40.1% Question did not apply

8. Which best describes your household type?

- 34.8% Said couple with children (younger than 18 years old)
- 17.6% Said couple
- 13.7% Said multi-generational household
- 10.6% Said single person household
- 5.7% Said single parent with children (younger than 18 years old)
- 5.3% Said young adult living with parents
- 4.0% Said other
- 2.2% Said single with roommates
- 1.3% Did not answer
- 4.9% N/A

9. What are your reasons for living in Lake Elsinore? Choose all that apply.

- 63.9% Said cost of housing
- 26.4% Said close distance to family and friends
- 22.5% Said quality of housing
- 18.1% Said distance from work
- 17.6% Said community and recreation amenities, like parks and recreation centers
- 17.6% Said safety of neighborhoods
- 13.2% Said other
- 13.2% Said destinations like the Lake, Outlets and Skydive Lake Elsinore
- 11.9% Said types of housing available
- 10.1% Said distance from home to shopping, restaurants, healthcare, or other services
- 8.4% Said range of housing choices
- 7.1% Said quality of schools
- 6.6% Said city services and programs
- 4.9% Did not answer

10. Do you think the range of housing options currently available meet your needs?

- 44.5% Said yes
- 38.3% Said no
- 9.7% did not answer
- 2.6% Didn't know
- 4.9% N/A

11. Do you believe that the cost of housing in Lake Elsinore prevents children from being able to stay/own homes when they grow up?

- 44.1% Said yes
- 31.7% Said no
- 13.2% Didn't know
- 6.2% did not answer
- 4.9% N/A

12. If you wish to own a home in Lake Elsinore but do not currently own one, what factors prevent you from owning a home? (Choose all that apply).

- 33.9% Said I cannot find a home in my target price range
- 18.1% Said I do not currently have the financial resources for an adequate monthly mortgage payment
- 13.2% Said other
- 6.2% Said I cannot find a home that suits my quality standards
- 6.2% Said I cannot find a home that suits my living needs (housing size, disability accommodations, etc.)
- 2.6% Said I do not currently wish to own a home here

13. What types of housing does Lake Elsinore need most? Respondents ranked their top choices in order of importance, with 1 being the most important. The most frequent responses are detached single-family homes, condominiums/townhomes, and larger lot, rural estate homes. All responses are shown in the table below. When the responses are weighted (12 points for a 1 response, 11 points for a 2 response, and so on…) detached single-family homes and condominiums/townhomes remain the most frequent responses.

	Housing Needs in Lake Elsinore												
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total Points**
Detached single-family homes	1,368	385	70	36	32	7	12	0	0	3	4	0	1,917
Condominiums/townhomes	192	319	290	108	80	42	18	10	16	0	0	0	1,075
Larger lot, rural estate homes	312	286	220	126	40	14	18	5	4	12	12	3	1,052
Affordable or Workforce Housing	312	264	100	90	32	35	36	35	4	6	0	0	914
Senior housing	60	275	250	90	56	42	42	15	16	6	6	5	863
Duplexes or Triplexes (2- or 3-unit buildings)	24	132	120	63	88	49	36	30	16	18	4	0	580
Accessory dwelling units (granny flats or guest houses)	48	99	130	81	64	35	6	35	32	12	12	2	556
Housing for families and individuals who need supportive services like job training and social services	36	132	140	63	32	28	30	35	16	12	14	4	542
Larger scale apartment buildings (5 units or more)	36	143	80	63	48	77	30	25	16	6	6	5	535
Interim/transitional housing for people looking to transition from homelessness	36	99	120	72	48	21	18	25	16	24	10	6	495
Smaller scale apartment buildings (4 units or fewer)	12	44	110	45	56	70	36	10	28	9	6	1	427
Mobile home parks	12	11	40	0	32	28	24	20	12	18	8	14	219

14. Rank the importance of potential housing actions in Lake Elsinore. Respondents were asked to indicate the important each potential housing action. Encouraging the rehabilitation of existing housing in older neighborhoods, establishing/supporting programs to help first-time homebuyers, and programs to help homeowners at risk of mortgage default were the top three housing actions identified as *very important*.

	Potential Housing Actions				
	Very Important	***Somewhat Important***	***Not Important***	***Don't Know***	***No Answer***
Focus new housing near downtown, creating walkable neighborhoods.	114	68	33	5	7
Ensure that the housing market provides a diverse range of housing types (i.e., single-family homes, condominiums/apartments, townhomes, duplex/triplexes) to meet a variety of needs of local residents.	114	66	35	3	9
Streamline the process for new housing construction.	100	63	32	21	11
Support programs to help homeowners add accessory (second) units to their properties.	73	67	57	15	15
Establish housing for households with special needs such as seniors, large families, veterans, and/or persons with disabilities.	101	86	18	8	14
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	76	74	54	8	15
Encourage the rehabilitation of existing housing in older neighborhoods.	149	55	7	4	12
Establish/Support programs to help first-time homebuyers, including down payment or closing cost assistance programs.	142	51	24	2	8
Establish/Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	126	55	28	6	12
Support programs to help renters through programs like rental assistance programs and the creation of more affordable rental housing.	105	52	49	6	15
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	118	35	44	9	21
Integrate affordable housing throughout the community.	103	49	48	4	23

15. There are a number of approaches for deciding where to allow new housing in Lake Elsinore. Respondents ranked their top choices in order of importance, with 1 being the most important. The top response was that new housing should be located where it will have the least impact on traffic in Lake Elsinore. All responses are shown in the table below. When the responses are weighted (4 points for a 1 response, 3 points for a 2 response, and so on…) the top answer remained the same.

	Locations for Housing in Lake Elsinore				
	1	**2**	**3**	**4**	**Total Points**
New housing should be located where it will have the least impact on traffic in Lake Elsinore	356	138	58	17	569
New housing should be spread evenly across all parts of the city	292	162	56	15	525
New housing should be concentrated near downtown, to create walkable neighborhoods	88	111	104	29	332
New housing should be located within easy access of shops and services	80	144	48*2	39	263

About You:

16. How old are you?

- 58.2% Said 30 to 49
- 20.3% Said 50 to 64
- 15.4% Said 18 to 29
- 5.3% Said 65 and older
- 0.9% did not answer

17. Which ZIP code do you reside in?

- 76.7% Said 92530
- 17.6% Said 92532
- 4.0% Said other
- 1.8% Did not answer

18. Which best describes your annual household income?

- 5.3% Said Under $24,999
- 17.2% Said $25,000 - $49,999
- 18.1% Said $50,000 - $74,999
- 22.9% Said $75,000 - $99,999
- 21.6% Said $100,000 - $149,999
- 10.1% Said $150,000 or more
- 1.8% Said they prefer not to state
- 3.1% Did not answer

19. Check all that apply to you:

- 8.8% Are the owner of a business in Lake Elsinore
- 3.1% Are a developer of housing
- 1.3% Are a developer of commercial buildings
- 2.2% Said they use public transportation
- 56.0% Said they commute more than 10 miles to work
- 7.1% Are a housing advocate
- 4.9% Are a social service provider

20. What else would you like the City to consider when updating Lake Elsinore's Housing Element?
Respondents were asked to write in any additional information for the City to consider. In total 124 – or 54.6% - participants submitted a written comment. Comments can be found at the end of the document in the appendix section

Appendix

Question 20 – Other Considerations for the Housing Element

Written in comments

- Traffic is getting progressively worst throughout the city, especially in the area near freeway and Diamond drive.
- Reconsider your master plan. Put housing in central locations.
- The grocery stores and parking lots need trees and beauty like Murrieta and Temecula. We also need high-end restaurant instead of cheap fast food, uplift our city.
- Low income housing should be spread evenly around LE. Not just centered around downtown or east lake district. We need new schools in downtown and east lake district
- Sandwiched between Corona to the north and Murrieta/Temecula to the south, Lake Elsinore has the most upward potential, and the longest way to go, to reach the quality of life and standard of living offered by those communities. That will only happen by attracting the right types of business and entrepreneurs, and that is where the city's focus should be.
- I would much rather have senior housing than affordable housing. We work hard to keep our community safe
- Getting the county of Riverside involved to improve Lakeland village side as well, make all of Elsinore desirable.
- Have local police Dept and eliminate wait time when called.
  Develope lake street from 15 freeway
  Add nicer restaurants on banks of Lake.
  Enforce pet control, fine with leashes
  Add a Kaiser hospital
- No more housing. The more housing we get the more traffic we have and I worry the city will stop having a small town feel. Just more people in a hurry wanting everything to look the same and perfect.
- Keep the the historic & cultural downtown area and neighborhoods near Main Street & Graham from turning into Temecula or Murrieta. We have a great vibe and relatively "safe" atmosphere but we're unique and don't need big houses or fast food joints on Main Street.
  Also, please clean up and patrol the Elm Grove Beach area. It's only a block from the sheriff station but I won't even go there any more.
- Consider more parks and green space to support community growth at the north end of the lake - there are huge plots of lakefront land that are being overrun with homeless encampments when the city could be doing something positive for the communities that live there.
- Parques que realmente sean parques que se puedan usar en el verano que provean sombra de árboles. Y unidades para 55 .
- Add more businesses and and schools. We don’t need more affordable housing or places for the homeless to sleep in our new parks. Improve this city and make it somewhere higher end investors want to be.

- The city should not be intimidated by nimbys(not in my back yard) who don't want any development at all.
- nice affordable homes with big lots for gardening.
- Highway 74 between Home Depot and The Ortega Highway needs to be widened to 4 lanes. The traffic is atrocious and a stoplight every block and bottlenecks do not help matters. It's like you're participating in a parade!Think about infrastucture before all these housing tracts are approved.
- We do not need more low income housing. We do need a new senior center and 55 plus communities w new single story detached housing.
  Lake street needs to be developed abs we need to find a new builder for the property off Nichols
- Lake street and Nichols need to be developed. We need detached housing community for 55 plus. Our senior TWC is awful. Apartments have better facilities. No more low income housing. Maybe a development around the lake.
- Work with nicer areas and figure out what's working for them and why we have such terrible issues with run down areas and homelessness. We are getting worse whereas our surrounding areas are not. Think about that. Quality people over quantity. Enough with affordable housing.
- Walkability, greenspace, and environmental impact.
- Cheaper rates. California housing is overpriced and people are moving out of state. I'm considering it too if something doesn't change.
- Put corner markets near housing so it is accessible by walking. Rosetta canyon is an example of being too far to walk from the stores that are on central.
- We need more quality shopping and more options so we do not have to go to another city and buy the goods we need.
- A basic standard of living for housing every citizen that needs a home. No matter their income. If we let our people sleep on the streets, we have failed as a community.
- Make Grand ave., Riverside dr., hwy 74 Wider. Fix Collier and hwy 74 intersection
- Infustructure! Side walks, parks, lighting.
  No more low income housing.
  Let's bring folks here that want to better our community.
- To not saturate the Summerly area with the new planned housing. Summerly has been hit with all the low income/work force housing next to it and now a potential warehouse build. The city has LOTS of empty space in other areas that can be developed
- Cluster of sing family homes impacts our beautiful ecosystem, we are one of the last city's to grow and we need to stay small country, yet not overcrowding the area with an occupied homes that they people cannot afford(Rosetta canyon). Keeping rural open land draws people to our city because we are the action sports capital. We don't need to end up like Temecula and menifee over run with traffic it's not Elsinore best interest.
- To avoid creating "housing deserts" that are heavily defended on cars to get to essential services and amenities, such as grocery stores, and public parks.
- Make cleaning up the existing areas more often and accessible

- Please stop doing/building things that create more traffic. We'll be like Orange County traffic soon.
- why can't living just be free
  Y'all need to stop wondering why homelessness is so bad
- Affordable housing and childcare
- stop crowding neighborhoods give larger backyards and space between homes for privacy.
- create more bus routes, more grocery stores, remodel the public library, have a hospital and more doctors and specialist
- More selection of restaurants and businesses
- LE needs to renovate the city. It should get its own police department, bring good stores to the area, get rid of the outlets or get good investors who will make the city great. LE has so much potential but putting a homeless shelter in downtown was a wrong move. It should have been somewhere more isolated. LE should be like Murrieta Menifee and so on those places look really nice. Please do something don't take so damn long to build. It would be nice to have stores locally where people can shop instead of going out of town.
- New housing communities maybe town homes
- Many of the existing apartments and houses need serious renovations, consider providing assistance to homeowners who need to update homes and to apartment owners to renovate the complexes
- Tener tiendas cerca de las casas nuevas
- Remodel neighborhoods in the Avenues on Mill St, and add parks and street lights.
- More condos that are affordable. Offer incentives for people who don't commute and work from home!
- Fix the traffic problem on Lake St.
- Enforce housing codes throughout city to ensure owners remove debris all around properties and maintain yards consistently throughout the year.
  Continue to improve roads everywhere and remove graffiti continuously.
  Create a walking path along the lake to continue to strengthen this wonderful asset in the city.
  Bring in our own police department to monitor city and remove homeless everywhere around lake.
  Stop allowing cannabis shops from taking over the city. These establishments only tarnish our reputation further.
  Just these actions alone will continue to improve the physical image of the city and help us become a more powerful player in the area for being a good and safe community to raise a family.
- Take care of what you have first. Protect the residents from LEAPS.
- Making Lakeland village part of Lake elsinore and higher standers for downtown elsinore shop fronts!
- Limit the number of people and the number of automobiles that are allowed to reside in housing units
- Also think about increasing commercial options as housing increases. More business are needed

- Schools
  Safety
  Cleanliness
  Parks
- Put hard working families first by incentivising methods for families to own a home.
- Family parks and activities be included in these communities.
- Building new homes should be preceded by infrastructure improvements, not fixing traffic problems as a reaction to the new homes/businesses. Traffic in certain areas of the city has gotten much worse because businesses and homes have been added, but the necessary infrastructure to accommodate these construction projects has not been addressed.
- Stop the over development before it starts!! You do not have the infrastructure to support 11, 000 new homes. You are killing the environment and neighborhoods that were the reason people came out to Elsinore in the first place. The traffic situation here is bad and only about to get way worse. Lake Elsinore residents have on average the longest commute of any other town in California. The city is slated to added 11,000 plus houses, with only two major arteries in and out of the area. Does that make sense to you?
  If you are developing why do you not make changes that bring permanent non retail jobs (technology, corporate, government, medical jobs) to this area so your residents do not have a 3 hour plus commute every day? Stop bending over backwards for developers to put in housing you cannot support.
- Stop building houses, start building more parks and recreation
- 1)Do not promote or develop housing for homeless.
  2) Change definition of single family housing so only 2 adults with their children under 18 can live in home.
- The prices of family homes for median earning families and traffic
- Crime rates, more police, better schools
- City should consider the effects of traffic with new housing projects, and upgrade the existing roadways/infrastructure at the same time as housing construction.
- Get rid of all of the pot holes.
- Expanding the roads to accommodate the traffic flow. Also aquire our own police force.
- Definitely affordable housing with easier ways to qualify. Making safe and friendly neighborhoods.
- Less apartments and more shopping with communities near by. No more palm trees plant pine trees or more oak trees.
- I dont know how you would do it, but the housing market is driving people my age and younger to different towns that have more affordable and available homes/apartments. There isnt any work in LE, people have to drive to work, which adds to bills, traffic, homelessness, etc. There should be a maximum price per sqft any current or new homes can be sold or rented out for. The way it works now forces people who dont make massive wages out of the town and possibly adding to the homeless. A home that is 1000 sqft shouldnt cost 400K or 2500-3000 a month to rent, this community and the working class is being raped by greedy homeowners and

corporations who can sit with homes on the market indefinitely until someone who is desperate just gives in. Anyone who makes 15-20 an hour will be spending 60-75% of their income on rent and essential bills, instead of the recommended 30%. Single bedroom apartments are more than 70% the cost of 2 bedroom, making it smarter to live with roommates, which exacerbates the crowding (And, again, homelessness - if roommates leave to another state or town, leaving the other person(s) unable to afford rent for a place on their own what are they suppose to do???). This isnt a Lake Elsinore specific problem, but it could be easily solved here if people put their foot down and make real change to our housing laws.

- No section 8 or "workforce"housing. No more building apartments around Summerly. I moved here because of the small town feel. Since the section 8 apartments went up there are groups of kids walking around my neighborhood and coming to our parks and pools. Drug dealing and graffiti is on the rise. The schools in lake Elsinore have a bad reputation that's why kids are going to school in Murrieta. No commercial developments. We don't want that for our city. Fix the traffic and roads. Take some pointers from Murrieta. That city is beautiful and clean. I don't see section 8 housing popping up all over or the homelessness we have. Would be nice to have the city do something about everyone selling their homes and kicking renters out at this time. Lots of us renters are searching for a place to live even though we are up to date with our rent. We simply cannot afford the $2,800+ rent that landlords are requiring now. Over 100's of applications for a single home. There is no hope for here for my family and we are forced to move out of state or risk living in a motel. Lots of people in my place right now all because sellers want to make a buck. I have to take my kids out of schools they love because our landlord wants to sell. We have nowhere to go
- Please consider infrastructure first before building. Our roads are horrible and these new huge power poles are such an eye sore. Why aren't they underground. This city has so much potential with people moving here from Orange County. We could be raising the medium income and attracting better stores if we would stop putting in weed shops and dollar stores. Let's work on not taking another ten years to grow this city.
- Please, oh please, consider creating a low-income or subsidized Senior Citizen safe, clean housing complex here in Lake Elsinore! All housing efforts seem to be focused on the homeless, drug addicted younger folk here. Us Baby Boomers have no place we can afford that is safe, clean and secure. I'm 66, living in an old delapidated RV for 16 years because I can't afford anywhere else. I know other Seniors just like me. Again, please think about the Seniors in Lake Elsinore.
- Consider the single-families that have need to live paycheck to paycheck but don't qualify for "low-income" homes.
- More retail and food options every time we go to dinner we go to Temecula. Get homeless out. Stop low income
- The city should allow additional garages be converted into additional living space. With the people rules in place this with help the owner as much as and the renter. The city giving out lesser strict permits or forgiveness can open the opertunity to make an agreement with owners and regulate rental by the square footage, utilities, taxes etc.

I take home about 55,000 and my year end salary gross is $72,800. I still cannot move out because rent is much greater than I can afford (rent+utilities). As a single person why do I not qualify in the income bracket for income limits. Why is my only option to still live with parents or rents a 2,000+ apartment living paycheck to paycheck without any room to save? I work just as hard if not harder but it's the welfare collecting individuals that given the advantage

- sidewalks and incorporate lake land village
- Make it more affordable! I don't want to leave Elsinore or Cali. The prices do NOT match the area or quality of the homes/apartments.
- Implement environment justice principles to your approach. Displacement and gentrification of current residents should not be an outcome from the new housing element plans.
- Add parks and community pools in existing/old neighborhoods. For example the avenues by Railroad canyon elementary school, there are no parks near by for children.
- Review the traffic all around
- Affordable, family and pet friendly rental HOUSES with yards. My mobile home park has multiple homes with 4
  people in a 1 bedroom due to the ridiculous cost of housing, especially during a pandemic. It's a shame that renters are being taken advantage of. Families with children are hit really hard by this, because one parent has had to be home to homeschool the kids.
  I know many residents that have moved out of LE because of the staggering rise in housing and how unkept and dilapidated these homes are. Hopefully it changes soon!
- Rent is extremely expensive, there are (mostly) only minimum wage jobs around, over populated
- I feel that the existing communities especially the Castelina development and the lower area of Tuscany Hills (Tuscana and Summerhill developments) which brought in a large population back in 2000 and helped Lake Elsinore thrive have been neglected. It seems like every time a new housing development opens, code enforcement moves on to those communities to keep them in order and pristine, but the older communities are forgotten. Code enforcement needs to implement the CC&R's imposed by builders/developer's whether or not communities have an HOA. These communities pay mello-roos tax and they lack support and are looking run down due to no enforcement or monitoring. I am very happy and proud to live in Lake Elsinore but sadly my neighborhood is looking rough and I may be considering a move if things don't improve. Also, it is discouraging to see so many vacant buildings especially along Grape Street and even at the LE Outlets. Please work to bring in good shopping and services. No more discount stores or marijuana shops please!
- Look around Lake Elsinore. We are a podunk city in comparison to the surrounding cities and we're constantly criticized for it. The city is neglected with mindless projects. MAKE BETTER CITYWIDE DECISIONS!
- Restaurants, no more fast food. Good stores st the outlets. They are awful, we want to spend our money here but there is nothing really out here for us. We end up driving to Menifee, or surrounding more developed areas. The Wreck downtown is not a place we feel comfortable going. It feels as though we could get mugged.

- I would love to see better restaurants, and more stores, like a Trader Joe's, Albertsons. We also need a hospital, Kaiser. Also, stop building where there is so much beautiful nature. All those gorgeous boulders are being destroyed. That is very sad. Fix the freeway!!! Don't bring more people without fixing the 15 freeway!! That's a mess. I truly have learned to love this city and we plan on staying here.
- Upgrade roads
- Stop focusing on housing and focus on bringing restaurants and other services to your residents.
- Wider sidewalks or trails.
- More code enforcement is the presidential tract. It's ridiculous how the lack of enforcement has helped breed crime.
- Clean up the trashy people around homes, restaurants and shopping
- All infrastructure, such as, adding additional roads, schools, hospital/medical services. Also work with CalTrans to address freeway infrastructure.
- Make sure there's a traffic lights that have left turns and right turns only
- Bike friendly, you should be able to safely ride your bike from the north end to down town!
- To have stores in the area that reflect the communities around them. This city needs more restaurants and nice stores. No more vacant stores.
- We don't need a bunch of low income housing. Crime is on the rise in Lake Elsinore and we're considering moving because of it. More low income housing will only make things worse.
- Ampliación y restauración de las calles para mejor fluidez del tráfico vehicular.
- Mix use development near Lake Shore.
- LE is growing. As a resident of the community, it would be nice if we have more available stores and shops like our neighboring city(Murrieta/Temecula). Most of the time we drive to either Murrieta or Temecula to shop. It could have been a revenue for the city. LE has potential to become the next City destination. It just needs a lot of work.
- Must get rid of all the junky housing that makes Lake Elsinore know as the Meth capital of Riverside County. I live in Canyon Hills and is the only area plus the new area south of the city that I would live in.
- We must revitalize the downtown area. We must condemn and rebuild much of old Elsinore.
- Public Safety
  General Plan Upgrades for 20 years
- $$$ - Affordable. lower property taxes, it really hurts cause it's too much on monthly payments including your home. Exemption. More traffic outlet on the 74. There is no outlet at the moment and people have to take long alt route to go home or some wher.
- Alternative homes should be allowed for affordable housing ie container homes and tiny on land that is owned
- The impact it is having on our schools. Are our schools able to support an influx of new families? Are our schools receiving any additional funding to ensure all student needs are being met? I would also like the City to highly consider the impact additional housing is having on our roads/traffic and to address these issues to the public.

- Affordability, and integrating neighborhood stores within walking distance such as vons in sycamore creek.
- Stop building homes and fix up the town and lake. Clean up all the homes that have drug addicts and squatters in. Fix up all the abandoned graffiti buildings. Do something good for lake Elsinore instead of bringing in more daily traffic.
- I feel that there is a demand for all forms of housing in Lake Elsinore. From homeless transitional housing to large lot homes.
- Roads to accommodate traffic volume, safety of roads like speed limits and traffic lights
- Promote preserve and improve natural open spaces, and trails and nature areas.
- To provide accessible shopping for the new homeowners, so they don't have to leave the city they live in to shop or go to a nice restaurant.
- Keep housing affordable. Stop the greed. Think about the community and those of us who proudly call this our home. I should not have to move because investors purchased and raised the rent on so many properties.
- Sidewalks & bike infrastructure
- Country Club heights
- Better development along the lake. Riverside drive has several areas along the lake that need improvement. Let's make "the lake" a destination and get more tourists here to enjoy and spend $ in our city.
- Road improvements, sidewalks clear of sign obstructions, assess need of and plan for new schools to accommodate the growing population. Public transportation for growing senior population.
- Fire all corrupt government and city employees that are contributing to Americans drug and gang problem and are taking kickbacks from drug cartels and gang leaders.
- Impact of traffic
- Gas, food & shopping off Lake Street exit. Rehabilitation of the Outlets. Outdoor/shopping experience for the family (ex: Dos Lagos or Irvine Spectrum feel)
- Give some sort of benefit to Social Service providers. Most of us live and work in the city but we can barely afford to pay our rents. Include social service providers in affordable housing buildings. Or some sort of assistance in being able to purchase a home.
- Create less traffic
- Unavoidable Services: we need a DMV Field office in LE near the 74/15 that meets the city's available parking ordinance. A good location would be the old Falla's suite at the Outlet Center. Not in a residential zone, easy access to the freeway, and not 25 miles away like Norco. 32 miles-Temecula, 40+ miles - Hemet.
  In the same square miles as these 3 DMV's, OC has 12 in the same square miles. All we need is our state assembly person & a senator for requesting Additional federal DOT funding.
  PS. The Chamber has been aware of this request since 2014. So has our former city manager & ASM Melendez. Nothing has been done, except for me, gathering up all the figures and logistics and delivering them in writing.

- Walkable city, mixed use zoning, employment opportunities, public transportation (bus rapid system) and connectivity along Freeway
- I would like you to consider creating more strip malls and shops for the upcoming new housing. I would also like you to consider revamping the Lake Elsinore Outlets as a better draw to the town.
- Have an accessible program that helps homeowners fix up their homes and get rid of weeds
- Programs to help people learn how to make their own repairs to their own homes.
- More restaurants shopping fun entertainment
- Keep in mind development constraints. Either help address them or plan for housing where there are fewer constraints.
- Consider the younger generation that may want to stay here but cannot afford purchasing a home in lake Elsinore especially when you have mello Roos and higher taxes on top of the mortgage payment.
- Single parents that need housing assistance and income based. That people can easily quailfy for.

APPENDIX B

Sites Inventory

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Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071023	A	HDR	R3			0.77	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	90	0	90	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071028	A	HDR	R3			1.87	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071021	A	HDR	R3			1.50	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071020	A	HDR	R3			1.74	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071027	A	HDR	R3			0.02	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071026	A	HDR	R3			0.40	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071022	A	HDR	R3			1.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071024	A	HDR	R3			0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071025	A	HDR	R3			0.81	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tessera 90units
LAKE ELSINORE	Allan St /Cambern Av	92532	377380015		HDR	R3	19	24	1.97	Vacant	YES - Current	NO - Privately-Owned	Available		43	0	0	43	R3 1
LAKE ELSINORE	Flint St/Mohr St	92530	374022022	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022007	B	HDR	R3	19	24	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	9	0	0	9	R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022024	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022019	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022025	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022023	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 2
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024013	C	HDR	R3	19	24	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024016	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	1	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024007	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024014	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	1	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024005	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024006	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024012	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024017	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024001	C	HDR	R3	19	24	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024009	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024003	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	1	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024008	C	HDR	R3	19	24	1.72	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	38	0	0	38	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024011	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024004	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024010	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024015	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	1	R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver S	92530	374024002	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 3
LAKE ELSINORE	Oleander Av/Silver St	92530	374025022	D	HDR	R3	19	24	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	R3 4
LAKE ELSINORE	Oleander Av/Silver St	92530	374025010	D	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 4
LAKE ELSINORE	Oleander Av/Silver St	92530	374025011	D	HDR	R3	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 4
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031015	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031016	E	HDR	R3	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031018	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031019	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031017	E	HDR	R3	19	24	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031025	E	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031024	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031026	E	HDR	R3	19	24	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031023	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031013	E	HDR	R3	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031012	E	HDR	R3	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031014	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031027	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031002	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031005	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031008	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031006	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031009	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031011	E	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031003	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031020	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031001	E	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031004	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031007	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St/	92530	374031010	E	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 5
LAKE ELSINORE	Flint St/Lewis St	92530	374032002	F	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 6
LAKE ELSINORE	Flint St/Lewis St	92530	374032005	F	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 6
LAKE ELSINORE	Flint St/Lewis St	92530	374032006	F	HDR	R3	19	24	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 6
LAKE ELSINORE	Flint St/Lewis St	92530	374032003	F	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 6
LAKE ELSINORE	Flint St/Lewis St	92530	374032004	F	HDR	R3	19	24	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 6
LAKE ELSINORE	Flint St/Lewis St	92530	374032001	F	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 6
LAKE ELSINORE	Flint St/Lowell St	92530	374041027	G	HDR	R3	19	24	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041026	G	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041029	G	HDR	R3	19	24	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041002	G	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041003	G	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041028	G	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 7
LAKE ELSINORE	Flint St/Lowell St	92530	374041008	G	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 7
LAKE ELSINORE	Langstaff St	92530	377231040		HDR	R3	19	24	1.04	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	23	0	0	23	R3 8
LAKE ELSINORE	Pottery St/Langstaff St	92530	374061015	H	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 9
LAKE ELSINORE	Pottery St/Langstaff St	92530	374061029	H	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 9
LAKE ELSINORE	Pottery St/Langstaff St	92530	374061028	H	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 9
LAKE ELSINORE	Pottery St/Langstaff St	92530	374061014	H	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 9
LAKE ELSINORE	Lakeshore Dr/Scrivener St	92530	374232008	I	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available		4	0	0	4	R3 10
LAKE ELSINORE	Lakeshore Dr/Scrivener St	92530	374232025	I	HDR	R3	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	R3 10
LAKE ELSINORE	Lakeshore Dr/Scrivener St	92530	374232007	I	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available		4	0	0	4	R3 10
LAKE ELSINORE	Ellis St at Sumner St	92530	377292018	J	HDR	R3	19	24	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	R3 11
LAKE ELSINORE	Ellis St at Sumner St	92530	377292019	J	HDR	R3	19	24	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	R3 11
LAKE ELSINORE	Ellis St at Sumner St	92530	377292017	J	HDR	R3	19	24	0.21	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 11
LAKE ELSINORE	Flint St/Granite St	92530	377273016	K	HDR	R3	19	24	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 12

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Flint St/Granite St	92530	377273003	K	HDR	R3	19	24	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	7	0	0	7	R3 12
LAKE ELSINORE	Flint St/Granite St	92530	377273015	K	HDR	R3	19	24	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 12
LAKE ELSINORE	Flint St/Granite St	92530	377273011	K	HDR	R3	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 12
LAKE ELSINORE	Pottery St bw Rupard st/Rancho	92530	377320004		HDR	R3	19	24	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	27	0	0	27	R3 13
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131005	L	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131019	L	HDR	R3	19	24	3.79	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	83	0	0	83	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131015	L	HDR	R3	19	24	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	8	0	0	8	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131006	L	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 14
LAKE ELSINORE	Riverside Dr/Wagon Wheel Ln	92530	379060027		HDR	R3	19	24	4.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	96	0	0	96	R3 15
LAKE ELSINORE	Riverside Dr/Grand Av	92530	379060022		HDR	R3	19	24	13.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	290	0	0	290	R3 16
LAKE ELSINORE	Riverside Dr/Grand Av	92530	379060005		HDR	R3	19	24	3.47	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	76	0	0	76	R3 17
LAKE ELSINORE	Highway 74/Crumpton Rd	92570	347110088		HDR	R3	19	24	15.85	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	315	0	0	315	R3 18
LAKE ELSINORE	Riverside Dr/Lake Crest Dr	92530	379315033		RMU	RMU	19	24	4.96	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	119	0	0	119	RMU 1
LAKE ELSINORE	Lake Vista Dr	92530	379090013	M	RMU	RMU	19	24	1.29	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	31	0	0	31	RMU 2
LAKE ELSINORE	Lake Vista Dr	92530	379090023	M	RMU	RMU	19	24	2.48	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	59	0	0	59	RMU 2
LAKE ELSINORE	Lake Vista Dr	92530	379090012	M	RMU	RMU	19	24	1.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	30	0	0	30	RMU 2
LAKE ELSINORE	Riverside Dr/Lakeside HS	92530	379090022		RMU	RMU	19	24	8.25	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	198	0	0	198	RMU 3
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154023	N	RMU	RMU	19	24	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373145004	N	RMU	RMU	19	24	4.44	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	106	0	0	106	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154020	N	RMU	RMU	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154025	N	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154022	N	RMU	RMU	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154024	N	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373145003	N	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154021	N	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154003	N	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154028	N	RMU	RMU	19	24	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154030	N	RMU	RMU	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081002	O	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081003	O	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081005	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081008	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081004	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081007	O	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081009	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081010	O	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081011	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081001	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081006	O	RMU	RMU	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081012	O	RMU	RMU	19	24	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081014	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081017	O	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081015	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081016	O	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081019	O	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081020	O	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081021	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081022	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081018	O	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081024	O	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081023	O	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081025	O	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy/A	92530	373081013	O	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082010	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082036	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082012	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082014	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082017	P	RMU	RMU	19	24	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082039	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082040	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082041	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082005	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082008	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082023	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082025	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082049	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082050	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082011	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082015	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082018	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082037	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082054	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082057	P	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082045	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082046	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082048	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082042	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082044	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082047	P	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082051	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082056	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082006	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082019	P	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082020	P	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082021	P	RMU	RMU	19	24	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082026	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082052	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082007	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082009	P	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082024	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082027	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082043	P	RMU	RMU	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082013	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082022	P	RMU	RMU	19	24	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082038	P	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082053	P	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/M	92530	373082055	P	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083006	Q	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083004	Q	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083002	Q	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083019	Q	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083003	Q	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083005	Q	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083018	Q	RMU	RMU	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083020	Q	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083021	Q	RMU	RMU	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205007	R	RMU	RMU	19	24	1.44	Vacant	YES - Current	NO - Privately-Owned	Available		34	0	0	34	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185036	R	RMU	RMU	19	24	0.60	Vacant	YES - Current	NO - Privately-Owned	Available		14	0	0	14	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205006	R	RMU	RMU	19	24	0.66	Vacant	YES - Current	NO - Privately-Owned	Available		16	0	0	16	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185022	R	RMU	RMU	19	24	0.64	Vacant	YES - Current	NO - Privately-Owned	Available		15	0	0	15	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185023	R	RMU	RMU	19	24	0.40	Vacant	YES - Current	NO - Privately-Owned	Available		10	0	0	10	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185046	R	RMU	RMU	19	24	3.11	Vacant	YES - Current	NO - Privately-Owned	Available		75	0	0	75	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373176019	R	RMU	RMU	19	24	0.76	Vacant	YES - Current	NO - Privately-Owned	Available		18	0	0	18	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205004	R	RMU	RMU	19	24	1.06	Vacant	YES - Current	NO - Privately-Owned	Available		25	0	0	25	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185037	R	RMU	RMU	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available		2	0	0	2	RMU 8
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153015	S	RMU	RMU	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 9
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153016	S	RMU	RMU	19	24	0.16	Vacant	YES - Current	NO - Privately-Owned	Available		4	0	0	4	RMU 9
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153017	S	RMU	RMU	19	24	0.29	Vacant	YES - Current	NO - Privately-Owned	Available		7	0	0	7	RMU 9
LAKE ELSINORE	Grand Av/Macy St	92530	381030001		RMU	RMU	19	24	2.21	Vacant	YES - Current	NO - Privately-Owned	Available		53	0	0	53	RMU 10
LAKE ELSINORE	Alberhill Ranch Specific Plan	92530			SP	SP			1,901 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	187	496	309	992	Alberhill Ranch Specific Plan
LAKE ELSINORE	Alberhill Villages Specific Plan	92530			SP	SP			1,375 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	2650	4011	1363	8024	Alberhill Villages Specific Plan
LAKE ELSINORE	Canyon Creek Specific Plan	92532			SP	SP			476 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	41	109	67	217	Canyon Creek Specific Plan
LAKE ELSINORE	Canyon Hills Estates Specific Plar	92595			SP	SP			246 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	151	151	302	Canyon Hills Estates Specific Plan
LAKE ELSINORE	Canyon Hills Specific Plan	92532			SP	SP			1,969 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	30	62	31	123	Canyon Hills Specific Plan
LAKE ELSINORE	Cape of Good Hope Specific Plan	92530			SP	SP			41 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	34	34	68	Cape of Good Hope Specific Plan
LAKE ELSINORE	The Diamond Specific Plan	92530			SP	SP			87 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	300	300	0	600	The Diamond Specific Plan
LAKE ELSINORE	East Lake Specific Plan	92530			SP	SP			2,977 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	675	675	0	1350	East Lake Specific Plan
LAKE ELSINORE	Lakeshore Village Specific Plan	92530			SP	SP			37 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	76	77	0	153	Lakeshore Village Specific Plan
LAKE ELSINORE	Murdock Alberhill Specific Plan	92530			SP	SP			511 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	271	908	640	1819	Murdock Alberhill Specific Plan
LAKE ELSINORE	Nichols Ranch	92532			SP	SP			72.5 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	84	84	168	Nichols Ranch
LAKE ELSINORE	North Peak Specific Plan	92570			SP	SP			1,786 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	600	600	1200	North Peak Specific Plan
LAKE ELSINORE	Ramsgate Specific Plan	92532			SP	SP			1,366 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	474	473	947	Ramsgate Specific Plan
LAKE ELSINORE	Spyglass Ranch Specific Plan	92532			SP	SP			259 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	145	518	372	1035	Spyglass Ranch Specific Plan
LAKE ELSINORE	Terracina	92530			SP	SP			150.8 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	226	226	452	Terracina
LAKE ELSINORE	Tuscany Hills Specific Plan	92532			SP	SP			1,010 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	0	404	403	807	Tuscany Hills Specific Plan
LAKE ELSINORE	Villages at Lakeshore Specific Pla	92530			SP	SP			20 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elem	73	73	0	146	Villages at Lakeshore Specific Plan