

## CHAPTER 8 – HOUSING ELEMENT 2017 - 2021

**Encouraging the development of diverse and distinct communities with a wide range of housing choices suitable for all residents.**

**Riverside County Strategic Plan**

**Adopted October 3, 2017**



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**



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# Chapter 8

## Housing Element

### Introduction

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County's policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County decision-making and sets forth an action plan to implement its housing goals over the next eight years. The commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to Riverside County.

### Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the state of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision-making, and sets forth an action program to implement housing goals through 2021.

State law also requires that jurisdictions evaluate their Housing Elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and to adopt an updated Housing Element that reflects the results of this evaluation. The 5<sup>th</sup> Cycle Housing Element statutory update in the Southern California Association of Governments (SCAG) region covers the planning period October 15, 2013, through October 15, 2021.

In 2013, Senate Bill (SB) 375 was amended with an emphasis on timely adoption of the Housing Element. If a jurisdiction subject to an eight-year planning period fails to adopt the element by the statutory due date and does not adopt the housing element within 120 days from the statutory due date, the jurisdiction must update and adopt the element at four-year intervals until at least two consecutive four-year updates have been adopted by the applicable due dates. Riverside County adopted its Housing Element in December 2016 and therefore is now on a four-year update cycle. The 5<sup>th</sup> Cycle Housing Element due date was October 15, 2013.

This Housing Element represents the County's mid-cycle update, covering the 2014–2017 time frame. Once the County adopts the 2014–2017 mid-cycle update and submits the 6<sup>th</sup> Cycle Housing Element by the required due date, the County will return to an eight-year cycle.

## Housing Element Requirements

Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program which sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

## Citizen Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of the Housing Element updates, public input is actively encouraged in a variety of ways. Please refer to Appendix P-1c for all public participation efforts.

## General Plan Consistency

The Housing Element of the General Plan is only one facet of a county's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the County. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies contained in other elements of the General Plan affect the quality of life that citizens expect.

This 2013–2021 Housing Element update was part of a larger County effort to update the entire General Plan. As stated above, it is imperative that all elements remain consistent with the General Plan. Concurrent with adopting the 2013-2021 Housing Element, amendments to the Land Use Element and Safety Element were also adopted to ensure internal consistency between General Plan Elements. In addition, as portions of the General Plan may be amended, the County periodically reviews the elements of the General Plan, including the Housing Element, to ensure internal consistency is maintained. Under state law, Housing Elements are to be reviewed and updated every eight years.

The General Plan update project, General Plan Amendment No. 960 (GPA No. 960), comprised a comprehensive review of necessary updates to the Riverside County General Plan's policies, maps, and implementing directions. The County adopted GPA No. 960 and the County's Climate Action Plan (CAP) in December 2015.

Due to the passage of Senate Bill (SB) 974 relating to flood protection and fire protection, which became effective on January 1, 2017, the County is reviewing the Safety Element of the General Plan for applicable changes. The



County also completed an analysis of disadvantaged unincorporated communities to comply with SB 244 requirements and has identified several disadvantaged communities within the unincorporated county. The County amended the Land Use Element concurrently with the 5th Cycle Housing Element update to address the requirements of SB 244 and ensure consistency with the Housing Element.

### Housing Element Organization

The Housing Element is divided into six sections.

1. The first section provides an overview of the scope and purpose of the Housing Element, and the remaining sections address the required components identified above.
2. Section two reviews the accomplishments of the first half of the 5th Cycle Housing Element, 2013–2017.
3. The third section is the community profile which provides an overview of population, employment, and housing characteristics in the County.
4. Section four identifies existing housing needs and describes future housing needs for the 2017–2021 planning period.
5. Section five addresses factors that either facilitate or impede housing development in the unincorporated County.
6. Section six is the County’s Eight-Year Action Plan, which includes a statement of housing goals and policies and describes the housing programs that will be implemented in order to implement these goals and policies. This section also summarizes the quantified objectives for the 2013–2021 planning period.

### Summary and Conclusions: Housing Needs

#### Demographics

- Between 2000 and 2016 Riverside County grew by over 800,000 people, or approximately 52 percent compared to 16 percent for California as a whole. Due to the incorporation of multiple cities between 2008 and 2011, the unincorporated County population declined by 13 percent.
- About 16 percent of Riverside County’s population in 2016 lived in unincorporated areas.
- The western county area accounts for approximately 79 percent of the unincorporated County’s population.

#### Employment

- According to the California Employment Development Department (EDD), Riverside and San Bernardino Counties are expected to add 206,700 jobs, a 16 percent increase, between 2010 and 2020. The three industry sectors responsible for almost 62 percent of the new jobs are transportation, trade, and utilities; professional and business services; and leisure and hospitality.

- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County and the San Diego County metropolitan areas.
- The unincorporated County's job to household ratio has significantly increased since 2010. Overall, the unincorporated County has gone from 0.61 jobs per household to 1.18 jobs per household. In 2014, the Countywide average was 1.28 jobs per household.

## Housing Characteristics

- The median income for a family of four in 2016 for Riverside County was \$65,000. Incomes among homeowners were generally higher than those among renters and western County residents generally had higher incomes than eastern County residents.
- Mobile homes represented almost one quarter of all housing units in the unincorporated County in 2014. The majority (69 percent) of the remaining units were single-family detached units.
- The unincorporated area of Riverside County experienced a 17 percent vacancy rate in 2014. There was a 27 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area.
- Based on the 2010–2014 American Community Survey (ACS), over half of the housing stock in the unincorporated County was 30 years or older. Moreover, between 2000 and 2014, the unincorporated County added 43,372 new units, a 32 percent increase.
- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County and San Diego County areas.

## Existing Housing Needs

- According to the 2010–2014 ACS, approximately 13 percent of renter households and 5 percent owner-occupied units were overcrowded in unincorporated Riverside County.
- During 2010–2014, there were approximately 29 percent of lower income, owner-occupied households overpaying for housing and approximately 42 percent of lower income, renter-occupied households overpaying for housing in unincorporated Riverside County.
- It is estimated that 9 percent of the unincorporated area population was 65 years of age or older in 2016.
- The 2010–2014 ACS reported 20,996 households with five or more persons, representing 19 percent of all households in the unincorporated county. Of these, about 36 percent were renters and 64 percent were owners.
- In 2014, there were 16,604 female-headed households, or 15 percent of all households.
- According to the 2010–2014 ACS, 41,522 persons, age 18 years or older, and living in the unincorporated county, reported some kind of limitation; this represents approximately 11 percent of the total population (Table H-22).

- According to the Inland Regional Center, there are 8,555 persons with developmental disabilities within the unincorporated County. This makes up 2 percent of the total population.
- In 2016, there were approximately 2,165 homeless persons (adults and children) in Riverside County, down from 4,500 persons in 2007.
- According to the EDD, the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (consisting of Riverside and San Bernardino Counties) is expected to reach 1.46 million, or a gain of 206,700 jobs for an annual growth rate of 1.6 percent.

#### Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, 30,303 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the eight-year period from January 1, 2014, to October 31, 2021.

## Evaluation of the Previous Housing Element

### Progress in Implementing the Past Element Goals and Objectives

State law requires communities to assess the achievements under adopted housing programs as part of the update of their Housing Elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and achieved, the reasons for such differences must be discussed. As the past planning period extended from January 1, 2006, to June 30, 2014, it is appropriate to evaluate the following:

- The appropriateness of the housing goals, policies, and programs in contributing to the attainment of the past element's objectives.
- The effectiveness of the element in attainment of the County's housing goals and objectives.
- The progress of the County in implementing the previous Housing Element.

The matrix on the following page, Progress in Implementing Programs and Objectives, provides a mid-cycle review (progress from 2013 to 2017) of the accomplishments for each program included in the 2013–2021 Housing Element, along with recommendations for the current element, where appropriate.

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority/TLMA</p> <p><b>Time Frame:</b> The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>	<p>The County uses various funding sources to provide for long term affordability of rental units. Funding sources include continuing redevelopment property tax proceeds, County HOME, LIHTC, HCD and CDBG in order to reduce market rents. A total of 1775 units countywide are so subsidized with subsidies running as far out as 2069. Please see Housing Element Table H-27 for additional information.</p> <p>Additionally, between 2013 and 2016, the County received an annual federal allocation of approximately between \$1.6 million and \$1.7 million in HOME Investment Partnership Act Funds which were utilized for various housing program activities including gap financing for the development and construction of special needs housing projects including farm worker housing projects and projects with supportive housing services. Developers apply directly to HCD for farm worker housing grants or County Mental Health for project funding for supportive housing projects.</p> <p>Between 2013 and 2016, the County did not partner with other entities or identify sites for senior housing projects. However, during the same period, 81 units were secured with federal and state funds for mental health support services, 180 mobile home spaces for farmworkers, and 14 mobile homes for low income farmworker families. One site for future development was identified in the unincorporated Oasis community in 2015.</p> <p>Housing Element Table H-65 provides quantified objectives for affordable housing which is built or planned during the pendency of this Housing Element. A total of 474 affordable new construction units are identified in the categories of single family and multiple family. Also included are 34 Senior Home Repair Program units as well as an additional 79 units provide through the Mortgage Credit Certificate Program, Down Payment Assistance Program and the Security Deposit Assistance Program. All units are affordable within the income levels of Very Low, Low, and Moderate.</p>	Continue.
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p><b>Resources:</b> County tax allocation bonds; California Debt Limit Allocation</p>	<p>The County did not issue or utilize tax exempt revenue bonds to finance new construction of multi-family housing between 2013 and 2016.</p>	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	<p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> As projects come forward, assist with the process of applying for funding on the developer's behalf.</p>		
<p>1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p>	<p><b>Resources:</b> Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>A total of eleven (11) mobile home parks, with 12 units in each park for a total of 132 units, are continuing to receive redevelopment agency funding for the purpose of providing rental subsidies to lower income households. While the State eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before legislative action eliminated the redevelopment agencies. The subsidies terminate between 2039 and 2059 for these mobile home parks – Aguirre, Arellano, Barroso, Duarte, Ferro, Hernandez, Hope Ranch, MVR, Rodriguez, Vargas, and Villalobos.</p>	<p>Continue.</p>
<p>1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/TLMA</p> <p><b>Time Frame:</b> Ongoing, as projects are processed through the Planning Department.</p>	<p>The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project related information in response to a County request for such information to ensure quick project review turnarounds. Also, the adoption of the Highest Density Residential and Mixed Use Area land use designations may obviate the need for density bonus requests as these designations provide increased flexibility to achieve residential densities.</p>	<p>Continue.</p>

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	<b>Resources:</b> HOME and other HUD and HCD grants as they become available.  <b>Responsible Agency:</b> EDA/Housing Authority, TLMA  <b>Time Frame:</b> Review resources on an annual basis through 2021.	Between 2013 and 2016, the County provided annual acquisition cost assistance using HOME funds for the 4- phase Blossom Apartments in the unincorporated Valle Vista community. The County will continue to annually review the availability of funding sources for such purpose.	Continue.
1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	<b>Resources:</b> General Fund  <b>Responsible Agency:</b> TLMA  <b>Time Frame:</b> Ongoing, as projects are processed through the Planning Department.	The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classifications, including the R-7 classification as provided under the Constraints section of the Housing Element. However, since the inception date of this Housing Element, no projects no private or special needs projects were proposed which would have been considered for expedited processing.	Continue.
1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	<b>Resources:</b> General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)  <b>Responsible Agency:</b> TLMA  <b>Time Frame:</b> Ongoing.	To support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonus provisions established by State Law, pursuant to Government Code Section 65915. However, since the inception date of this Housing Element, no private or special needs projects were proposed which would have been considered for a density bonus in return for providing affordable housing. It should be noted that the newly created HHDR General Plan land use designation allows densities of up to 40 units per acre and will likely provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. The concurrently created R-7 zone provides greater flexibility regarding site development standards in order to achieve the higher densities attainable with the HHDR land use designation.	Continue.
1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	<b>Resources:</b> HOME  <b>Responsible Agency:</b> EDA	A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least	Continue.

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	<b>Time Frame:</b> Review on a project by project bases, as projects are proposed.	<p>fifteen percent (15%) of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing.</p> <p>Between 2013 and 2016, the Coachella Valley Housing Coalition, Riverside Housing Development Corporation, and Mercy House were certified as CHDOs.</p>	
<p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Ongoing, as projects are processed, and annual outreach with local developers.</p>	<p>EDA/Housing managed the construction of 676 housing (rentals and mobile homes units between 2013 and 2016 which were subsidized by using HOME and redevelopment agency funds, with commitments made for the latter before the legislature eliminated redevelopment property tax increments in 2012. Of this total, 442 units were restricted for occupancy by extremely low income and very low income households.</p> <p>However, the County did not use financial assistance, land write-downs, regulatory incentives, or other incentives to facilitate the development of extremely low income housing.</p>	Continue.
<p>1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p><b>Resources:</b> SERAF, property transfer tax, commercial linkage and boomerang funds</p> <p><b>Responsible Agency:</b> EDA</p> <p><b>Time Frame:</b> Annually</p>	<p>None of these funding sources have been pursued since the dissolution of the county's redevelopment agency.</p>	Continue.
<p>1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern.</p> <p>Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA/GIS</p> <p><b>Time Frame:</b> Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.</p>	<p>In order to facilitate the development of affordable housing, the County has established the Highest Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use.</p> <p>Intensification and densification of areas are primarily located within community planning areas which are better served with surface transit and existing infrastructure systems in order to facilitate the location of affordable housing.</p> <p>The County's experience has been that higher density residential projects are typically located where densification and</p>	Continue.



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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		<p>intensification is permitted which is also near transit routes and urbanizing unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available recognizing the cost factor usually being less than driving, especially to and from employment.</p> <p>The County will review how the designated sites have been used for development of lower income housing as part its next comprehensive Housing Element update for the period of 2021-2029 which is expected to commence in 2018.</p>	
<p>1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Annually meet with non-profit developers.</p>	<p>In 2015, one mobile home park project area in the unincorporated Thermal community was rehabilitated for farmworker housing using a combination of previously encumbered redevelopment set-aside funds (\$1.4 million) along with a \$50,000 grant from Coachella Valley Air Quality Enhancement Project Fund. No other funding source was used for this rehabilitation project. A total of 14 such mobile home units were identified for the stated purpose.</p> <p>Meetings with non-profit developers are scheduled in response to mutual interest in promoting such affordable housing or special needs projects.</p>	Continue.
<p>1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.</p>	Please see response to Action 1.2b, above.	Continue.
<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <p>Reductions in the number of spaces required for affordable or senior housing projects, if it can be</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	<p>The County considers the availability of adequate parking to be key consideration to the success of residential projects. As such, it has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special needs housing projects are evaluated on a case by case basis for reduction of parking requirements and standards to ensure viability. Examples of reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.</p>	Continue.

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<p>demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project.</p> <p>Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</p> <p>Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</p> <p>Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).</p> <p>In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.</p> <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>		<p>Currently, parking requirements are not considered to be a constraint for affordable housing projects; therefore the County has not revised the current standards.</p>	
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Ongoing, as projects are processed through the Planning Department.</p>	<p>Development agreements are typically used for large, multiphase, and long-term build-out projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. The County has not processed such a project since the inception of this Housing Element. The vesting tentative map has provided the same level of protection against changes to land use policies and regulations for smaller scale, single phase residential projects without the need to negotiate for public benefits.</p> <p>The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classifications, including the R-7 classification as provided under the Constraints section of the Housing Element.</p> <p>Fast-track processing is achieved by committing additional staff resources to the project approval process and increasing the type of land use permitted by right as opposed to being evaluated through a discretionary approval process.</p>	<p>Continue.</p>
<p>1.2f: 1) In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p>	<p>On December 6, 2016, the County adopted a Housing Element update covering the period of 2013 through 2021, designating land use areas as Highest Density Residential (HHDR), Mixed Use Areas (MUA) which include densities of up to 40 units per acre</p>	<p>Completed.</p>

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<p>General Plan redesignation and rezoning for approximately 2,908 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning.</p> <p>All rezoned sites will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p>	<p><b>Time Frame:</b> This is being done concurrently with the Housing Element. Adoption of the Housing Element is planned before the end of 2016.</p>	<p>and a corresponding R-7 zone which allows the same maximum residential density.</p> <p>With completion of this rezone, the County now has sufficient capacity to meet its 2014-2021 RHNA, and 2006-2013 unmet RHNA.</p>	
<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> <li>allow affordable projects to exceed the maximum height limits,</li> <li>lessen set-backs, and/or</li> <li>reduce parking requirements.</li> </ul> <p>The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing.</p> <p>The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915.</p> <p>Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.</p> <p>The HHDR land use designation and R-7 zoning classification have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities) which will have the net effect of reducing fees for individual units.</p>	Continue.
<p>1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate</p>	<p><b>Resources:</b> General Fund</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially providing for the construction, operation, and maintenance of</p>	Continue.

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<p>infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.</p> <p>Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</p> <p>Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan.</p> <p>Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <p>As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.</p> <p>Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p>	<p><b>Responsible Agency:</b> TLMA/EDA</p> <p><b>Time Frame:</b> Ongoing 2014-2021, as projects are processed through the Planning Department.</p> <p>Annually apply for funding, as NOFAs are released.</p>	<p>roads, bridges and transportation facilities provided to meet capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multijurisdictional funds for regional and sub regional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program derived from sales tax proceeds.</p> <p>The county's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. During the timeframe of this Housing Element improvements consisted of new and repaired storm drains and associated lines, new drainage channels and restoration of existing ones, retention and detention basins, and dam restoration and repair. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the general fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities. A total of ten projects were so funded, countywide.</p> <p>It should be noted that the County provides for road and flood control facility improvements, as noted above. Other services such as water and sewer are provided by various countywide service districts which are responsible for determining their own service and related infrastructure needs.</p> <p>Project related infrastructure requirements are typically provided by the developer, or fair share fees are assessed through project conditions of approval. Infrastructure improvements provided beyond fair share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for project approval directly benefit the developer project. When fair share fees are paid, improvements are provided by the County using a</p>	

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		<p>combination of fees obtained from multiple developers and jurisdictions and other funding sources described above.</p> <p>Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Zoning Ordinance when residential projects are proposed.</p>	
<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities.</p> <p>The County will also provide incentives for the set-aside of agricultural land for farmworker housing.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> HOME entitled, annually apply for HUD and HCD grants.</p>	<p>In 2016, the County participated in one self-help project and has offered funding for development and construction to incentivize acquisition of land for farmworker housing.</p> <p>In 2013, the County provided 180 spaces for mobile home housing for farmworker housing using previously identified and committed redevelopment set aside funds.</p>	Continue.
<p>1.3b: The County will process an amendment to Ordinance No. 348, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Within 6 months of adoption of the Housing Element.</p>	<p>The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018, ensuring that employee housing will be permitted by right in agricultural zones is included in the work effort.</p>	Continue.
<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Annually meet with developers.</p>	<p>The County developed 180 units for farmworkers in 2013, and in 2016, provided 14 mobile homes for low income farmworker families. One site for future development for farmworker housing was identified in the unincorporated Oasis community in 2015.</p> <p>The County meets with developers to address farmworker housing needs periodically to identify development funding sources and potential available sites. Such meetings can occur annually, or more or less frequently based on collaboration opportunities.</p>	Continue.

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<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.</p> <p>Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.</p>	<p><b>Resources:</b> Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.</p>	<p>The County's Mobile Home Tenant Loan (MHTL) program was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. The MHTL program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to \$45,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. In 2013, a total of 180 households were assisted through the MHTL program (60 were extremely low-income and 120 were very low-income.) As a supplement to the MHTL loan, HCD Farm Worker Housing Grants (FWHG) were utilized to provide a matching source of funds. The County supplemented 157 MHTL loans. The County also provided RDA funding to construct the mobile home park, Mountain View Estates, thereby restricting affordability through recorded covenants and regulatory agreements. No MHTL funds were available between 2014 and 2016 because such funds were based on redevelopment agency property tax proceeds which could no longer be encumbered since the legislature eliminated redevelopment agencies in 2012.</p> <p>On September 13, 2016, the Housing Authority of the County of Riverside Board of Commissioners approved funding for the MHTL program to assist approximately 83 households.</p> <p>No HOME funds have been used to assist the development of farmworker housing units.</p>	Continue.
1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	<p><b>Resources:</b></p> <p><b>Responsible Agency:</b> Department of Mental Health</p> <p><b>Time Frame:</b> Ongoing.</p>	Through the Riverside Community Health System - Behavior Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Housing Opportunities Partnerships and Education program (HHOPE).	Continue.
1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	<p><b>Resources:</b> HUD Supportive Housing Program, Shelter Plus Care</p> <p><b>Responsible Agency:</b> Department of Public Social Services</p>	<p>Between 2013 and 2016, the County provided assistance through the Shelter Plus Care Housing Program to 128 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been between approximately \$925,000 and \$1 million.</p> <p>Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>	Continue.

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	<b>Time Frame:</b> Meet annually with County legislative advocates to address implications of new legislation.		
1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.	<b>Resources:</b>  <b>Responsible Agency:</b> Department of Mental Health in conjunction with EDA  <b>Time Frame:</b> Within the two years of adoption of the Housing Element.	Design criteria guidelines are not provided for special needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project by project basis. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support (CSS) Plan. These units are designed to accommodate the homeless or those at risk of homelessness as well as those individuals with severe and persistent mental illness. A total of 15 units of such qualifying housing are integrated into each project using MHSA funds. From 2013 through 2016 a total of 60 supportive units were provided in the unincorporated area in four projects consisting of 331 units. At this time, the County has not determined that there is need to develop such design criteria and will not be undertaking same.	Continue.
1.4d: Promote the integration of special needs housing into affordable housing communities.	<b>Resources:</b>  <b>Responsible Agency:</b> Department of Mental Health  <b>Time Frame:</b> Ongoing, throughout the planning period.	The County's 2014-2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock; increasing the availability of affordable housing; reducing discriminatory barriers; increasing the supply of supportive housing for those with special needs; and transitioning homeless persons and families into housing. HOME, RDA and CalHome funds have been used to fund projects and activities targeting persons of low- and moderate-income and their families throughout the County, including those in special needs categories such as elderly persons, farm workers, severely disabled adults, homeless persons, kids aging out of foster care and persons living with HIV/AIDS.	Continue.
1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	<b>Resources:</b> HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program	Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements.  The Riverside University Health System – Behavior Health continuing housing programs utilize a safe haven model in their services. The Place and The Path, which follow a low-demand, drop-in model for providing homeless outreach and permanent	Continue.



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	<p><b>Responsible Agency:</b> Department of Public Social Services</p> <p><b>Time Frame:</b> Ongoing, throughout the planning period.</p>	<p>supportive housing to homeless individuals with serious mental health conditions remain active and successful. Both facilities are operated using a nonprofit provider whose program model emphasizes peer-to-peer engagement and support. Those linked to permanent housing at either location must have a diagnosed mental illness and be considered chronically homeless. Ninety-nine percent of provider staff has received mental health services themselves (as consumers of care or peers) and many have also experienced prolonged periods of homelessness. The Path and The Place are partially funded by HUD permanent supportive housing grants. Currently the referrals for the housing for these two programs are through the HomeConnect Coordinated entry system. The Place, located in the Western end of the county in the city of Riverside in a local homeless Access campus location, was opened in 2007 and provides permanent housing for 25 adults, along with supportive services, laundry and shower facilities, meals, referrals, and fellowship for drop-in center guests. The drop-in center operates 24/7/365 and serves as a portal of entry for hard-to-engage homeless individuals with a serious mental health disorder. The Path, located in Eastern end of the county in north Palm Springs, was opened in 2009 and provides permanent supportive housing for 25 adults as well.</p>	
<p>1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p><b>Resources:</b> HUD</p> <p><b>Responsible Agency:</b> Department of Public Social Services</p> <p><b>Time Frame:</b> Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.</p>	<p>No new transitional housing facilities were developed in 2016.</p>	<p>Continue.</p>
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.</p>	<p><b>Resources:</b> HCD</p> <p><b>Responsible Agency:</b> Department of Public Social Services</p> <p><b>Time Frame:</b> Ensure the emergency shelter needs of</p>	<p>Now new emergency shelters were developed or expanded in 2106.</p>	<p>Continue.</p>



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	mentally ill and domestic violence victims are addressed.		
1.5c: Process an amendment to Ordinance No. 348 to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	<b>Resources:</b> General Fund <b>Responsible Agency:</b> TLMA <b>Time Frame:</b> Within 6 months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. Ensuring that transitional and supportive housing will be permitted by right in residential zones is included in the work effort.	Continue.
1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	<b>Resources:</b> HOME, HUD, Rural Development Self Help Program <b>Responsible Agency:</b> EDA <b>Time Frame:</b> Establish an annual meeting with CHDOs to provide policy direction.	In 2016, the County completed one self-help project located in the community of North Shore in the unincorporated area of the County (11 units). In, 2016, the County provided HOME assistance for construction of 22 homes for low-income families to support a developer's self- help program. Each of the 22 households also received assistance from the USDA's Rural Development Self Help Program.	Continue.
1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	<b>Resources:</b> <b>Responsible Agency:</b> TLMA/Building and Safety <b>Time Frame:</b> Ongoing, as projects are processed.	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	
1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.	<b>Resources:</b> <b>Responsible Agency:</b> TLMA/Building and Safety <b>Time Frame:</b> Ongoing, as projects are processed.	<p>Regarding any residential development, including mobile home parks, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose.</p> <p>Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws.</p>	Continue.

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		General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.	
1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.	<b>Resources:</b>  <b>Responsible Agency:</b> TLMA  <b>Time Frame:</b> Ongoing, as projects are processed.	In order to facilitate the development of larger scale, higher density affordable housing, the County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use. The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	Continue.
1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	<b>Resources:</b> General Fund  <b>Responsible Agency:</b> EDA/TLMA  <b>Time Frame:</b> Consider adopting provisions within two years. Continue to pursue on an ongoing basis.	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). As with any residential project proposed using a specific plan or PRD zoning, the opportunities for promoting affordable housing are always examined.	Continue.
1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	<b>Resources:</b> General Fund  <b>Responsible Agency:</b> EDA/TLMA  <b>Time Frame:</b> Explore options by July 2016; consider adopting an ordinance by July 2017.	<p>In lieu of pursuing an inclusionary affordable housing requirement. The County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre. By allowing for flexibility in density and design for areas so designated, the development community has flexibility to maximize affordable housing opportunities. Nevertheless, the County remains committed to adopting an inclusionary housing program. However, there is no timeframe at this time for so doing.</p> <p>Based on the flexibility provided by these land use and zoning changes which facilitate the provision of affordable housing, the County does not believe there to be a need to adopt inclusionary housing requirements at this time.</p>	Continue.
2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units.	<b>Resources:</b> HOME and other HUD and HCD grants as they become available.	EDA/Housing provides information on the availability of various funding sources for housing rehabilitation including CDBG, Neighborhood Stabilization Program, and HOME funds. Between 2013 and 2016, at total of 67 dwelling units in the unincorporated area were rehabilitated using such funds.	Continue.

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Rehabilitation of multifamily units.	<p><b>Responsible Agency:</b> EDA</p> <p><b>Time Frame:</b> Ongoing, as funding is available. Provide informational materials as funding permits.</p> <p>Entitled, apply annually HCD and HUD.</p>		
2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	<p><b>Resources:</b> HUD Capital funds</p> <p><b>Responsible Agency:</b> Housing Authority</p> <p><b>Time Frame:</b> Ongoing, throughout the planning period.</p>	The EDA/Housing was allocated between approximately \$1 million to \$1.2 million annually from federal Capital Funds to modernize public housing between 2013 and 2016. An additional approximately \$300K to \$1 million from the same source for the same years was expended to maintain, repair, and improve public housing properties.	
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	<p><b>Resources:</b> Tax-exempt private activity bonds</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> As projects come forward assist with the process for applying for funding on the developers behalf.</p>	The County did not issue and utilize tax exempt private activity bonds to finance rehabilitation of multifamily housing.	Continue.
2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	<p><b>Resources:</b> CDBG</p> <p><b>Responsible Agency:</b> EDA/</p> <p><b>Time Frame:</b> Continue program when funding becomes available.</p>	In 2013, the County assisted a total of 2 households in the unincorporated area through the CDBG funded Home Repair Program. No such funding was available between 2014 and 2016.	Continue.
2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program	<p><b>Resources:</b> Department of Energy, Southern California</p>	The County continued to provide assistance to conserve existing single family housing through weatherization programs using	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
to conserve existing single-family housing through weatherization and/or rehabilitation.	Gas, California Conservation Corp.  <b>Responsible Agency:</b> DCA  <b>Time Frame:</b> As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	LIHEAP and DOE funds. In 2016, a total of 322 dwelling units received such assistance.	
2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	<b>Resources:</b> Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside  <b>Responsible Agency:</b> EDA/Housing Authority  <b>Time Frame:</b> Once funding has been approved. Assist at least 5 households during the planning period.	In 2013 and 2014, the County assisted a total of 18 households through the Senior Home Rehabilitation Program. No such assistance was provided in 2015 and 2016.	Continue.
2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	<b>Resources:</b> CDBG  <b>Responsible Agency:</b> EDA  <b>Time Frame:</b> Provide grants to at least 5 households	This information was not available as of the preparation of this evaluation. However, it is estimated that approximately \$395,000 was also allocated in 2016 for this purpose from CDBG funds.	Continue.

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	throughout the planning period.		
2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	<b>Resources:</b> General Fund  <b>Responsible Agency:</b> EDA/TLMA  <b>Time Frame:</b> Develop a plan by summer 2017.	The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations. Although a formal plan has not yet been created, the County will manage staff resources and will continue to move forward to develop a plan to conduct proactive rehabilitation efforts as budget and staffing permits.	Continue.
2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	<b>Resources:</b>  <b>Responsible Agency:</b> Building and Safety Department/ Department of Environmental Health, Code Enforcement  <b>Time Frame:</b> Ongoing, on a case-by-case basis.	The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.	Continue.
2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.	<b>Resources:</b> Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds  <b>Responsible Agency:</b> EDA/Housing Authority  <b>Time Frame:</b> Preserve a minimum of 17 mobilehomes	Because this program was recently approved by the County in November 2015, program implementation has just started so that no mobile homes have been returned to the affordable housing stock.	Continue.

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	for very low-income households. Preserve at least 8 within the Housing Element planning period.		
2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	<p><b>Resources:</b> CDBG and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Annually explore funding sources and as NOFAs are released.</p>	<p>Please see response to Action 2.2b, above.</p> <p>The MPRROP Program is not used by the County.</p>	Continue.
2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	<p><b>Resources:</b></p> <p><b>Responsible Agency:</b> EDA</p> <p><b>Time Frame:</b> Continue to hold quarterly meetings to discuss.</p> <p>As funding for programs is available, bilingual brochures will be provided.</p>	Through the help of non-profit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and through community meetings that also use translators for the purpose of reaching farmworkers.	Continue.
<p>2.4a: Ensure that County assisted affordable housing remains affordable by doing the following:</p> <p>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis.</p> <p>Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements.</p> <p>Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>	<p><b>Resources:</b> HOME and other HUD and HCD grants as they become available.</p> <p><b>Responsible Agency:</b> EDA/Housing Authority</p> <p><b>Time Frame:</b> Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	<p>In 2013, EDA Housing monitored 35 projects in the county unincorporated area totaling 1569 dwelling units of which 1114 were income restricted. By 2016, these numbers increased to 42 projects in the unincorporated area, consisting of 1709 dwelling units of which 1207 were income restricted.</p> <p>No units have been lost to date due to expiration.</p>	Continue.

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments.</p> <p>2. Education and training of County staff.</p> <p>3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p><b>Resources:</b> CDBG</p> <p><b>Responsible Agency:</b> EDA/ Housing Authority</p> <p><b>Time Frame:</b> EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments.</p> <p>Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.</p>	Continue.
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p><b>Resources:</b></p> <p><b>Responsible Agency:</b> EDA</p> <p><b>Time Frame:</b> 2019</p>	<p>The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.</p>	Continue.
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p><b>Resources:</b> First Time Home Buyer Down Payment Assistance Program</p> <p><b>Responsible Agency:</b> EDA/ Fair Housing Council</p> <p><b>Time Frame:</b> Ongoing, as funding permits.</p>	<p>In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.</p>	Continue.
<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <p>Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</p> <p>Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law</p>	<p><b>Resources:</b></p> <p><b>Responsible Agency:</b> Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p> <p><b>Time Frame:</b> Ongoing, as projects are processed.</p>	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not</p>	Continue.



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<p>to be affordable to persons with disabilities or persons with special needs.</p> <p>Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.</p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>	<p>Develop a reasonable accommodation procedure by Spring 2016.</p> <p>Develop an outreach program by Spring 2016.</p>	<p>less than one unit) must be accessible to individuals with sensory impairments. It should be noted that Section XIXe of Ordinance 348.4840, amended in June 2016, addresses reasonable accommodation needs for persons with disabilities, consistent with state law.</p> <p>Additionally, the County's Building Code provides accessibility criteria for disabled persons. There is no separate design criteria provided in the Building Code.</p> <p>The County provides personal and web site assistance to persons with disabilities and therefore requiring special accommodations, specifically for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guide book with procedures for the disabled to pursue Section 8 assistance.</p> <p>There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p>	
<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).</p> <p>2. Family Unification Program.</p> <p>3. Family Self Sufficiency (FSS) Program.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA).</p> <p>5. Veteran's Affairs Supportive Housing Program (VASH).</p> <p>6. Foster Care Youth Program.</p> <p>7. Tenant Based Rental Assistance Program.</p>	<p><b>Resources:</b> HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p> <p><b>Responsible Agency:</b> Housing Authority, EDA, DPSS</p> <p><b>Time Frame:</b> Programs will continue as funding is obtained.</p>	<p>The County used the following programs to assist households in 2013:</p> <p><b>Housing Choice Voucher Section 8 (HCV) Program.</b> The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$69,973,083 in total Housing Assistance Payments (HAP) assisted 8,713 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 237 households were veterans and 4,554 were disabled and/or elderly including veterans.</p> <p><b>Family Self Sufficiency (FSS) Program.</b> The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2013, the FSS program served 547 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 1 has purchased their own homes.</p> <p><b>Housing Opportunities for Persons with AIDS (HOPWA).</b> In fiscal year 2012-13, the HOPWA program provided a total of</p>	Continue.



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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		<p>\$601,848 in HAP assistance. An average of 90 individuals were assisted on a monthly basis.</p> <p><b>Veteran's Affairs Supportive Housing Program (VASH).</b> The VASH program provided 333 homeless veterans with monthly rental assistance.</p> <p><b>Foster Care Youth Program.</b> A total of 3 youth were assisted.</p> <p><b>Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.</b> A total of 102 households were assisted under the SDA program and no funding was available for the TBRA program.</p> <p><b>Family Unification Program.</b> The FUP assisted 147 households.</p> <p><b>Homeless Prevention and Rapid-Rehousing Program (HPRP).</b> The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2012-13 fiscal year, 54 persons received rapid re-housing and 137 persons received homeless prevention assistance.</p> <p>The County used the following programs to assist households in 2014:</p> <p><b>Housing Choice Voucher Section 8 (HCV) Program.</b> The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$68,216,901 in total Housing Assistance Payments (HAP) assisted 8,468 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 292 households were veterans and 4,341 were disabled and/or elderly including veterans.</p> <p><b>Family Self Sufficiency (FSS) Program.</b> The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2014, the FSS program served 538 participants. A total of 9 families graduated and therefore no longer required rental assistance.</p> <p><b>Housing Opportunities for Persons with AIDS (HOPWA).</b> In fiscal year 2013-14, the HOPWA program provided a total of \$516,005 in HAP assistance. An average of 77 individuals were assisted on a monthly basis.</p>	

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		<p><b>Veteran's Affairs Supportive Housing Program (VASH).</b> The VASH program provided 373 homeless veterans with monthly rental assistance.</p> <p><b>Foster Care Youth Program.</b> A total of 4 youth were assisted.</p> <p><b>Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.</b> A total of 84 households were assisted under the SDA program and no funding was available for the TBRA program.</p> <p><b>Family Unification Program.</b> The FUP assisted 124 households.</p> <p><b>Homeless Prevention and Rapid-Rehousing Program (HPRP).</b> The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2013-14 fiscal year, 191 persons received ESG rapid re-housing assistance and 40 persons received ESG homeless prevention assistance.</p> <p>The County used the following programs to assist households in 2015:</p> <p><b>Housing Choice Voucher Section 8 (HCV) Program.</b> The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$67,768,501 in total Housing Assistance Payments (HAP) assisted 8,730 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 412 households were veterans and 4,340 were disabled and/or elderly including veterans.</p> <p><b>Family Self Sufficiency (FSS) Program.</b> The FSS Program assists families to become economically independent from government financial assistance within a five-year period. On December 8, 2015, the HA received \$483,000 to link Riverside County adults in the HCV program to local organizations that provide job training, childcare, counseling, transportation, and job placement. This was the third largest award made in California. In 2015, the FSS program served 506 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 2 have purchased their own homes.</p> <p><b>Housing Opportunities for Persons with AIDS (HOPWA).</b> In fiscal year 2014-15, the HOPWA program provided a total of</p>	

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		<p>\$454,739 in HAP assistance. An average of 71 individuals were assisted on a monthly basis.</p> <p><b>Veteran's Affairs Supportive Housing Program (VASH).</b> The VASH program provided 416 homeless veterans with monthly rental assistance.</p> <p><b>Foster Care Youth Program.</b> A total of 3 youth were assisted.</p> <p><b>Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.</b> A total of 178 households were assisted under the SDA program and 27 households were assisted under the TBRA program.</p> <p><b>Family Unification Program.</b> The FUP assisted 124 households.</p> <p><b>Homeless Prevention and Rapid-Rehousing Program (HPRP).</b> The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2014-15 fiscal year, 190 persons received ESG rapid re-housing assistance and 82 persons received ESG homeless prevention assistance.</p> <p>The County used the following programs to assist households in 2016:</p> <p><b>Housing Choice Voucher Section 8 (HCV) Program.</b> The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately \$67,071,527 in total Housing Assistance Payments (HAP) assisted 8,701 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 507 households were veterans and 4,278 were disabled and/or elderly including veterans.</p> <p><b>Family Self Sufficiency (FSS) Program.</b> The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2016, the FSS program served 400 participants. A total of 11 families graduated and therefore no longer required rental assistance. Of the graduates, 1 purchased their own home.</p> <p><b>Housing Opportunities for Persons with AIDS (HOPWA).</b> In fiscal year 2015-16, the HOPWA program provided a total of</p>	

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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		<p>\$472,504 in HAP assistance. An average of 73 individuals were assisted on a monthly basis.</p> <p><b>Veteran's Affairs Supportive Housing Program (VASH).</b> The VASH program provided 451 homeless veterans with monthly rental assistance.</p> <p><b>Foster Care Youth Program.</b> A total of 3 youth were assisted.</p> <p><b>Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.</b> A total of 268 households were assisted under the SDA program and 43 were assisted under the TBRA program.</p> <p><b>Family Unification Program.</b> The FUP assisted 132 households.</p> <p><b>Homeless Prevention and Rapid-Rehousing Program (HPRP).</b> The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2015-16 fiscal year, 25 persons received ESG rapid re-housing assistance and 81 persons received ESG homeless prevention assistance. A total 39 persons received HPRP assistance through the Housing Authority.</p>	
3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	<p><b>Resources:</b> HUD</p> <p><b>Responsible Agency:</b> Housing Authority</p> <p><b>Time Frame:</b> Ongoing as interested persons contact the Housing Authority.</p>	Please see response to Action 3.3b, above.	Continue.
3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	<p><b>Resources:</b> HUD Shelter Plus Care</p> <p><b>Responsible Agency:</b> Housing Authority/ DPSS</p> <p><b>Time Frame:</b> Ongoing, throughout the planning period.</p>	The County continues to administer the Shelter Plus Care Program throughout the County, including western Riverside County.	Continue.
3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	<p><b>Resources:</b> HUD Housing Choice Voucher Program</p>	Please see response to Action 3.3b, above.	Continue.

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	<b>Responsible Agency:</b> Housing Authority  <b>Time Frame:</b> Ongoing, throughout the planning period.		
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	<b>Resources:</b> FEMA, ESG, EHAP  <b>Responsible Agency:</b> DPSS  <b>Time Frame:</b> Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.	Continue.
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	<b>Resources:</b> HUD Supportive Housing program, Shelter Plus Care  <b>Responsible Agency:</b> DPSS  <b>Time Frame:</b> Ongoing.	Both programs continue to be administered throughout the county.	Continue.
3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	<b>Resources:</b>  <b>Responsible Agency:</b> County Executive Office  <b>Time Frame:</b> Ongoing.	Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.	Continue.
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	<b>Resources:</b> CDLAC  <b>Responsible Agency:</b> EDA  <b>Time Frame:</b> Ongoing. Funding will be available once the Housing Element is in compliance.	Between 2013 and 2016, 180 low and moderate income homeowners received such assistance.	Continue.

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3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	<b>Resources:</b> HOME  <b>Responsible Agency:</b> EDA  <b>Time Frame:</b> Ongoing. Funding will be available once the Housing Element is in compliance.	Between 2013 and 2016, 58 low income first time home buyers received such assistance.	Continue.
3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	<b>Resources:</b> HOME and other HUD and HCD grants as they become available., CDBG, HUD  <b>Responsible Agency:</b> EDA  <b>Time Frame:</b> Ongoing. Annually meet with interested developers.	Between 2013 and 2016, 22 units have been acquired and rehabilitated for this purpose.	Continue.
3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested.  In addition, the County will process an amendment to Ordinance No. 348 to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.	<b>Resources:</b> HUD, HCD  <b>Responsible Agency:</b> DPSS, nonprofits  <b>Time Frame:</b> Within six months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. This work effort includes addressing the allowance of single room occupancy (SRO) units in general commercial zones.  In the absence of a regulatory structure for entitling projects providing SRO units, no such units have been provided to date.	Continue.
4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	<b>Resources:</b> General Fund  <b>Responsible Agency:</b> TLMA  <b>Time Frame:</b> Annually.	Regarding development or infrastructure fees, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose.  Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws.	Continue.

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		<p>General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.</p> <p>While actual fee amounts may change, no modifications are proposed to the approach and structure detailed above.</p> <p>The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.</p>	
<p>4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> TLMA</p> <p><b>Time Frame:</b> Within six months of adoption of the Housing Element.</p>	<p>Land Use Ordinance No. 348.4835 was adopted on June 21, 2016 to make this definition change. The ordinance took effect on July 21, 2016.</p>	Continue.
<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: Establish housing goals beyond county lines that reflect housing markets.</p> <p>Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p> <p>Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> EDA/ Housing Authority Executive Office/TLMA</p> <p><b>Time Frame:</b> Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.</p>	<p>The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to county priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole.</p> <p>Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>	Continue.
<p>4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>	<p><b>Resources:</b> General Fund</p> <p><b>Responsible Agency:</b> EDA/TLMA</p> <p><b>Time Frame:</b> Annually in April.</p>	<p>The annual report on the County's housing programs is being undertaken concurrent with this mid-cycle update of the Housing Element.</p>	Continue.

## Housing Element Chapter 8

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	<p><b>Resources:</b> Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE).</p> <p><b>Responsible Agency:</b> TLMA/Building and Safety</p> <p><b>Time Frame:</b> Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.</p>	<p>All developers comply with the County's building codes which are based on Title 24 of the California Code of Regulations, also known as the Building Standards Code and the energy efficiency requirements contained therein. The County does not impose separate or different requirements.</p> <p>The County amended its General Plan by adopting a Climate Action Plan on December 8, 2015.</p>	Continue.
5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	<p><b>Resources:</b> California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds</p> <p><b>Responsible Agency:</b> DCA</p> <p><b>Time Frame:</b> Ongoing.</p>	The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. Between 2013 and 2016, a total of 2296 dwelling units received such assistance.	Continue.



## Community Profile

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

### Data Sources

The US Census, which is completed every ten years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 Census did not collect information in several categories that are required for the assessment of housing needs. Furthermore, some of this data, particularly for trends that change significantly on an annual basis, is now outdated. Where this is the case, the assessment references US Census Bureau ACS data or Esri forecasts data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Esri forecast data is determined by using a mix of inputs from Esri's updated demographics, the decennial census, American Community Survey (ACS), and business data. The Community Profile reflects the 2010-2014 ACS data as well as 2016 Esri forecasts.

Where possible, data is broken out by eastern and western portions of the unincorporated County. This allows a more accurate depiction of trends in Riverside County. The following describes the jurisdictions (cities and census-designated places [CDP]) that are included in the eastern and western regions.

#### Eastern Region

Cities: Blythe, Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, Rancho Mirage

CDPs: Bermuda Dunes, Desert Center, Desert Edge, Desert Palms, Garnet, Indio Hills, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Sky Valley, Thermal, Thousand Palms, Vista Santa Rosa, Whitewater

#### Western Region

Cities: Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar

CDPs: Aguanga, Anza, Cabazon, Cherry Valley, Coronita, East Hemet, El Cerrito, El Sobrante, French Valley, Good Hope, Green Acres, Highgrove, Home Gardens, Homeland, Idyllwild-Pine Cove, Lakeland Village, Lake Matthews, Lake Riverside, Lakeview, March Air Reserve Base (ARB), Mead Valley, Mountain Center, Nuevo, Romoland, Temescal Valley, Valle Vista, Warm Springs, Winchester, Woodcrest

## Demographic Trends

### Regional Growth

Between April 1, 2000, and January 1, 2016, Riverside County's population as a whole grew by over 800,000 people or by approximately 52 percent (Table H-1). When looking at the unincorporated portion of the County, there was a decrease in population of 13 percent. This is most likely due to the recent incorporations of Eastvale, Jurupa Valley, Menifee, and Wildomar.

**Table H-1 Regional Population Growth Trends, 2000–2016**

Area	4/1/2000 <sup>1</sup>	4/1/2010 <sup>1</sup>	1/1/2016 <sup>2</sup>	Change 2000–2016 (%)
<i>Unincorporated</i>	420,721	504,392	364,413	-13%
Cities	1,124,666	1,685,249	1,983,415	76%
Riverside County	1,545,387	2,189,641	2,347,828	52%
California	33,873,086	37,559,440	39,255,883	16%

Sources:

1. US Census Bureau 2010; 2. Department of Finance

Table H-2 presents the percentage change in population of the cities in Riverside County between 2000 and 2016. The fastest-growing cities during this period were Beaumont and Murrieta, where the percentage changes in population were 296 percent and 157 percent, respectively. This is significantly different than the population change that occurred in the unincorporated County, which was a decrease of 13 percent. While the unincorporated County experienced growth overall between 2000 and 2010, the incorporation of the cities of Eastvale in 2010 and Jurupa Valley in 2011 led to an overall 15 percent decrease between 2010 and 2012. Had several cities not incorporated between 2000 and 2012, the population growth within land areas in the unincorporated county in 2000 would have resulted in an unincorporated population increase of 48 percent by 2012 (the unincorporated population plus the cities of Eastvale, Jurupa Valley, Menifee, and Wildomar).

**Table H-2 County/City Population Growth Trends, 2000–2016**

County/City	April 1, 2000	April 1, 2010	2016	% Change (2000–2016)
Banning	23,562	29,603	30,834	31%
Beaumont	11,384	36,877	45,118	296%
Blythe	20,465	20,817	19,813	-3%
Calimesa	7,139	7,879	8,289	16%
Canyon Lake	9,952	10,561	10,681	7%
Cathedral City	42,647	51,200	54,261	27%
Coachella	22,724	40,704	45,407	100%
Corona	124,966	152,374	164,659	32%
Desert Hot Springs	16,582	25,938	29,048	75.5%
Eastvale*	n/a	n/a	63,162	-
Hemet	58,812	78,657	80,070	36%
Indian Wells	3,816	4,958	5,412	42%
Indio	49,116	76,036	88,058	79%
Jurupa Valley*	n/a	n/a	98,177	-

County/City	April 1, 2000	April 1, 2010	2016	% Change (2000–2016)
Lake Elsinore	28,930	51,821	61,006	111%
La Quinta	23,694	37,467	39,977	69%
Menifee*	n/a	77,519	89,004	-
Moreno Valley	142,379	193,965	205,383	44%
Murrieta	44,282	103,466	113,795	157%
Norco	24,157	27,063	26,896	11%
Palm Desert	41,155	48,445	49,335	20%
Palm Springs	42,805	44,552	46,654	9%
Perris	36,189	68,386	73,722	104%
Rancho Mirage	13,249	17,218	18,070	36%
Riverside	255,166	303,871	324,696	27%
San Jacinto	23,779	44,199	47,656	100%
Temecula	57,716	100,097	109,064	89%
Wildomar*	n/a	32,176	35,168	-
<b>Unincorporated</b>	<b>420,721</b>	<b>504,392</b>	<b>364,413</b>	<b>-13%</b>
<b>County Total</b>	<b>1,545,387</b>	<b>2,190,241</b>	<b>2,347,828</b>	<b>52%</b>

Source: Demographic Research Unit, Department of Finance

\* Cities incorporated after 2000.

Table H-3 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2014. The results show that the western portion of the County contains approximately 79 percent of the unincorporated area's population, 73 percent of its housing units, 76 percent of its households, and 80 percent of its employment. In comparison, the eastern County contains 21 percent of the population, 27 percent of the housing units, 24 percent of the household, and 20 percent of the employment. The most populous area within the eastern County is the Western Coachella Valley Area.

**Table H-3 Population, Households, and Employment Distribution, 2014**

Planning Area <sup>1</sup>	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
<b>Western County</b>								
Aguanga CDP	897	0%	589	1%	418	0%	341	38%
Anza CDP	2,356	1%	1,329	1%	897	1%	954	40%
Cabazon CDP	3,266	1%	935	1%	880	1%	1,197	37%
Cherry Valley CDP	6,823	2%	2,941	3%	2,705	3%	3,055	45%
Coronita CDP	3,397	1%	951	1%	935	1%	1,670	49%
East Hemet CDP	18,188	6%	6,069	6%	5,410	6%	7,839	43%
El Cerrito CDP	5,551	2%	1,530	1%	1,467	2%	2594	47%
El Sobrante CDP	14,855	5%	4,124	4%	3,905	4%	7,568	51%
French Valley CDP	26,753	9%	7,514	7%	7,115	8%	12,542	47%
Good Hope CDP	8,911	3%	2,434	2%	2,166	2%	3,837	43%
Green Acres CDP	2,330	1%	618	1%	563	1%	835	36%
Highgrove CDP	4,067	1%	1,266	1%	1130	1%	1,972	48%
Home Gardens CDP	11,701	4%	3,119	3%	2848	3%	5,378	46%

Planning Area <sup>1</sup>	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
Homeland CDP	5,921	2%	2329	2%	1,967	2%	2,556	43%
Idyllwild-Pine Cove CDP	2,562	1%	4,133	4%	1,150	1%	1,408	55%
Lakeland Village CDP	11,343	4%	3,965	4%	3,551	4%	5,624	50%
Lake Mathews CDP	5,518	2%	1,845	2%	1,611	2%	2437	44%
Lake Riverside CDP	858	0%	340	0%	277	0%	360	42%
Lakeview CDP	1,723	1%	525	0%	443	0%	849	49%
March ARB CDP	1,129	0%	730	1%	508	1%	341	30%
Meadowbrook CDP	3,447	1%	1,157	1%	1,032	1%	1,350	39%
Mead Valley CDP	19,851	7%	4,779	5%	4,486	5%	8,695	44%
Mountain Center CDP	75	0%	35	0%	18	0%	12	16%
Nuevo CDP	7,345	2%	2,123	2%	1,974	2%	3,348	46%
Romoland CDP	1,682	1%	466	0%	373	0%	939	56%
Temescal Valley CDP	24,714	8%	8,180	8%	7,760	9%	12,228	49%
Valle Vista CDP	15,995	5%	6,357	6%	5,641	6%	6,415	40%
Warm Springs CDP	3,163	1%	812	1%	805	1%	1,394	44%
Winchester CDP	2,717	1%	839	1%	790	1%	1,447	53%
Woodcrest CDP	15,951	5%	4,728	4%	4,440	5%	8,255	52%
<i>Subtotal</i>	<i>233,089</i>	<i>79%</i>	<i>76,762</i>	<i>73%</i>	<i>67,265</i>	<i>76%</i>	<i>107,440</i>	<i>80%</i>
<b>Eastern County</b>								
Bermuda Dunes CDP	7,719	3%	3,770	4%	2,811	3%	4,167	54%
Desert Center CDP	208	0%	207	0%	69	0%	78	38%
Desert Edge CDP	4,244	1%	3,448	3%	2,184	2%	1,164	27%
Desert Palms CDP	6,776	2%	5,307	5%	4,099	5%	913	13%
Garnet CDP	6,380	2%	2,361	2%	1,928	2%	2,856	45%
Indio Hills CDP	910	0%	411	0%	291	0%	426	47%
Mecca CDP	8,912	3%	2,215	2%	1,986	2%	4,321	48%
Mesa Verde CDP	1,004	0%	386	0%	342	0%	466	46%
North Shore CDP	3,184	1%	837	1%	700	1%	1,364	43%
Oasis CDP	5,807	2%	1,420	1%	1,297	1%	2,699	46%
Ripley CDP	659	0%	321	0%	256	0%	264	40%
Sky Valley CDP	2,493	1%	1,594	2%	973	1%	1,013	41%
Thermal CDP	3,570	1%	988	1%	949	1%	1,575	44%
Thousand Palms CDP	7,956	3%	3,972	4%	2,895	3%	3,220	40%
Vista Santa Rosa CDP	2,815	1%	831	1%	676	1%	1,396	50%
Whitewater CDP	469	0%	370	0%	172	0%	146	31%
<i>Subtotal</i>	<i>63,106</i>	<i>21%</i>	<i>28,438</i>	<i>27%</i>	<i>21,628</i>	<i>24%</i>	<i>26,068</i>	<i>20%</i>
<b>Unincorporated Total</b>	<b>296,195</b>	<b>100%</b>	<b>105,200</b>	<b>100%</b>	<b>88,893</b>	<b>100%</b>	<b>133,508</b>	<b>100%</b>
Riverside County Total	1,901,431	87%	676,617	87%	579,389	87%	885,263	87%

Source: 2010–2014 American Community Survey

### Age Composition

The age distribution for the western and eastern portions of Riverside County is presented in Table H-4. According to 2016 ESRI data, roughly 38 percent of unincorporated Riverside County's population is prime working age, falling between 25 and 54 years of age. Another 22 percent of the population is school age, falling between 5 and 17 years of age. Roughly 27 percent of the population is over 55 years of age. The remaining 15 percent of the population comprises preschoolers and young adults. The unincorporated western and eastern County have slightly different age trends. Eastern County has a slightly lower working age population (32 percent) than western County (39 percent) and western County has a significantly lower population of retirement aged individuals (13 percent) than eastern County (22 percent).

**Table H-4 Age Distribution 2010–2016**

Age Group	2010				2016			
	Western Unincorp.	Eastern Unincorp.	Unincorp. Total	County Total	Western Unincorp.	Eastern Unincorp.	Unincorp. Total	County Total
Preschool (0-4)	19,712	6,362	26,074	157,741	20,886	6,116	27,002	170,223
School (5-17)*	58,409	15,421	73,830	442,958	65,991	16,582	82,573	512,477
Young Adult (18-24)*	25,663	7,290	32,953	222,768	19,593	5,282	24,875	173,914
Prime Working (25-54)	110,017	27,541	137,558	839,939	116,314	27,028	143,342	915,660
Mature (55-64)	29,757	9,092	38,849	204,339	35,731	9,908	45,639	255,319
Retirement (65+)	31,000	16,738	47,738	248,779	38,908	18,660	57,568	313,928
<b>Total</b>	<b>274,558</b>	<b>82,444</b>	<b>357,002</b>	<b>2,116,524</b>	<b>297,423</b>	<b>83,576</b>	<b>380,999</b>	<b>2,341,521</b>

Sources: US Census Bureau 2010; ESRI forecasts for 2016

\*2016 Data had slightly different divisions for these cohorts, i.e., 5-19 and 20-24

### Employment Trends

#### Employment Characteristics

According to the 2010- 2014 ACS, the estimated number of employed residents in all of Riverside County for all industries was 895,237. Of this, 1.7 percent or 15,006 were farm jobs, while 98.3 percent or 880,231 were non-farm jobs. The largest job sectors in the County were educational services (20 percent), retail trade (13 percent), Information (12 percent) and arts and entertainment (11 percent). A further breakdown is provided in the table below, which includes information on earnings and income levels by sector.

**Table H-5 Employment by Industry, 2009–2014**

Subject	Riverside County, California			
	Total		Median Earnings	Income Level
	Estimate	Percentage	Estimate	
Civilian employed population 16 years and over	895,237	100%	\$31,604	Very Low
Educational services, health care and social assistance	182,989	20%	\$35,449	Low
Retail trade	117,559	13%	\$22,865	Extremely Low
Arts, entertainment, and recreation, and accommodation and food services	101,782	11%	\$18,193	Extremely Low
Professional, scientific, and management, and administrative and waste management services	90,006	10%	\$29,847	Very Low
Manufacturing	82,197	9%	\$39,487	Low
Construction	72,345	8%	\$35,150	Low
Transportation and warehousing, and utilities	48,905	6%	\$41,701	Low
Other services, except public administration	47,240	5%	\$21,318	Extremely Low
Finance and insurance, real estate and rental and leasing	47,036	5%	\$41,823	Low
Public administration	47,036	5%	\$41,823	Low
Wholesale trade	46,143	5%	\$65,452	Moderate
Agriculture, forestry, fishing and hunting, and mining	15,006	2%	\$19,562	Extremely Low
Information	14,322	12%	\$47,774	Low

Source: 2010–2014 American Community Survey

Table H-6 projects the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, which includes Riverside and San Bernardino Counties. Over this 10-year period, employment is expected to reach 1.46 million, or gain 206,700 jobs, for an annual growth rate of 2 percent. By comparison, during the same period, California’s annual growth rate is estimated to be the same at 2 percent. Riverside and San Bernardino Counties account for approximately 8.5 percent of California’s total non-farm employment. This will increase to 9.2 percent of the California’s non-farm employment growth during this period. The three industry sectors responsible for almost 62 percent of the new jobs are transportation, trade, and utilities; professional and business services; and leisure and hospitality. Using the annual average percentage growth rate for all non-farm employment of 2 percent as a baseline, the fastest growing non-farm industry sector is transportation, warehousing, and utilities, which is expected to grow 3 percent. In addition to the 206,700 job gain between 2010 and 2020, an estimated 315,500 job openings are also expected to become available. New jobs together with job openings would therefore total about 522,200 job openings during this period.

As the national economy improved during the 1990s, Riverside County’s economy also improved with the unemployment rate dropping from a high in 1993 of 12 percent (71,000 unemployed) to 5 percent (36,500 unemployed) in 2000. Between 2000 and 2010, the unemployment rate for Riverside County averaged 6 percent. Since 2006, the height of the “housing bubble” and accompanying economic downturn, the unemployment rate steadily increased to a high of 13 percent in May 2009, and has declined with economic recovery to 4.9 percent as of April 2017. Riverside County’s unemployment rate is just slightly higher than the statewide rate of 4.5 percent (California Labor Market Info).

**Table H-6 Employment Trends by Industry, 2010–2020**

Industry	Employment			Percent Distribution		
	2010	2020	change	2010	2020	change
<b>Total Employment</b>	<b>1,253,300</b>	<b>1,460,000</b>	<b>206,700</b>	<b>100.%</b>	<b>100.0%</b>	<b>0.0%</b>
<b>Total Farm</b>	<b>15,000</b>	<b>14,000</b>	<b>-1,000</b>	<b>3%</b>	<b>1.0%</b>	<b>-0.2%</b>
<b>Total Non-Farm</b>	<b>1,238,300</b>	<b>1,446,000</b>	<b>207,700</b>	<b>99%</b>	<b>99.0%</b>	<b>0.2%</b>
Natural Resources and Mining	1,000	900	-100	0.1%	0.1%	0%
Construction	59,700	69,300	9,600	5%	4.7%	0%
Manufacturing	85,100	88,400	3,300	7%	6%	-0.7%
Durable Goods (321, 327, 331-339)	55,300	59,000	3,700	4%	4%	-0.4%
Nondurable Goods (311-316, 322-326)	29,800	29,400	-400	2%	2%	-0.4%
Trade, Transportation and Utilities	270,800	336,600	65,800	22%	23%	1.4%
Wholesale Trade	48,600	60,500	11,900	4%	4%	0.3%
Retail Trade	155,500	190,800	35,300	12%	13%	0.7%
Transportation, Warehousing and Utilities	66,600	85,300	18,700	5%	6%	0.5%
Utilities	5,800	6,400	600	0.5%	0.4%	0.0%
Transportation and Warehousing	60,900	78,900	18,000	5%	5%	0.5%
Information	15,800	15,600	-200	1%	1%	-0.2%
Financial Activities	41,000	45,400	4,400	3%	3%	-0.2%
Finance and Insurance	25,500	28,400	2,900	2%	2%	-0.1%
Real Estate and Rental and Leasing	15,500	17,100	1,600	1%	1%	-0.1%
Professional and Business Services	123,400	156,500	33,100	10%	11%	0.9%
Education and Health Services	133,800	169,800	36,000	11%	12%	1.0%
Educational Services (Private)	15,600	21,000	5,400	1%	1%	0.2%
Health Care and Social Assistance	118,200	148,800	30,600	9%	10%	0.8%
Leisure and Hospitality	122,800	151,300	28,500	10%	10%	0.6%
Arts, Entertainment, and Recreation	15,800	18,100	2,300	1%	1%	0.0%
Accommodation and Food Services	106,900	133,200	26,300	9%	9%	0.6%
Other Services	38,200	43,300	5,100	3%	3%	-0.1%
Government	234,300	243,600	9,300	19%	17%	-2.0%
Federal Government	22,700	19,800	-2,900	2%	1%	-0.5%
State Government	29,300	31,000	1,700	2%	2%	-0.2%
Local Government	182,300	192,800	10,500	15%	13%	-1.3%

Source: CA Employment Development Department

### Large Employers

There are several businesses and organizations in Riverside County that employ a large number of residents from Riverside or nearby counties, though the majority of these employers are located in cities rather than the unincorporated County. Table H-7 identifies the County's largest employers. Each of these employers have 1,000 to 4,999 employees.



**Table H-7 Riverside County Largest Employers**

Employer Name	Location	Industry
<b>1,000 – 4,999 Employees</b>		
Amazon Fulfillment Ctr	Moreno Valley	Distribution Centers (whls)
Boston Scientific Corp	Temecula	Physicians & Surgeons Equip & Supls-Whls
Corrections Dept	Norco	Government Offices-State
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr	Rancho Mirage	Hospitals
Fantasy Springs Resort Casino	Indio	Casinos
Handsome Rewards	Perris	Internet & Catalog Shopping
Hemet Valley Medical Ctr	Hemet	Hospitals
Hotel At Fantasy Springs	Indio	Casinos
Inland Valley Medical Ctr	Wildomar	Hospitals
J W Marriott-Desert Springs Resort	Palm Desert	Hotels & Motels
La Quinta Resort	La Quinta	Resorts
Morongo Casino Resort & Spa	Cabazon	Casinos
Morongo Tribal Gaming Ent	Banning	Business Management Consultants
Pechanga Resort-Casino Showroom	Temecula	Casinos
Riverside Community Hospital	Riverside	Hospitals
Riverside University Health	Moreno Valley	Hospitals
Robertson's Ready Mix	Corona	Concrete-Ready Mixed
Southwest Healthcare System	Murrieta	Hospitals
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	Gift Shops
Sun World Intl LLC	Coachella	Fruits & Vegetables-Wholesale
Universal Protection Svc	Palm Desert	Security Guard & Patrol Service
US Air Force Dept	March ARB	Military Bases

Source: California Employment Development Department 2016

## Jobs / Housing Balance

In its 2001 paper “The New Economy and Jobs/Housing Balance in Southern California,” SCAG defined jobs/housing balance as the “provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or sub region). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply.” Based on earlier commuter surveys, SCAG determined that commuters preferred one-way commute times of less than 30 minutes (14 minutes was the ideal), based on average commute speeds, and jobs within 14 miles of home. From this information, SCAG established that jobs-to-household ratios of 1.0 to 1.29 were balanced. Areas with ratios significantly different from this standard would be considered to be out of balance.

Traffic patterns on the major east–west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan



area. Additionally, Riverside County also serves as a bedroom community for San Diego County. Between 2010 and 2014, the jobs-to-household ratio increased throughout the County, as shown in Table H-8.

**Table H-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2014**

	Total County		Western Unincorporated		Eastern Unincorporated		Unincorporated Total	
	2010	2014	2010	2014	2010	2014	2010	2014
Employment	700,266	885,263	47,339	107,440	20,116	26,068	67,455	133,508
Households	653,977	690,388	83,746	85,269	26,120	27,664	109,866	112,933
Jobs-Household Ratios	1.07	1.28	0.57	1.26	0.77	0.94	0.61	1.18

Source: Riverside County Center for Demographic Research 2012; Department of Finance 2010; 2010–2014 American Community Survey

Note: Data not seasonally adjusted.

## Household Characteristics

The following is an analysis of household size and income characteristics. By definition a "household" consists of all the people occupying a dwelling unit.

### Households Type and Size

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

Table H-9 displays household composition as reported by the 2010–2014 ACS. In unincorporated Riverside County, families comprised 79.3 percent of all households in the western part of the County, of which 41.8 percent were families with children under 18. In the eastern portion of the County, families comprised 68.5 percent of all households, of which 29.6 percent were families with children under 18.

**Table H-9 Household Characteristics 2014**

Jurisdiction	Households	Percentage of Households		
		Families	Families With Children Under 18	Non-Family
Unincorporated Western	89,111	79.3%	41.8%	20.7%
Unincorporated Eastern	27,664	68.5%	29.6%	31.5%
Riverside County	724,521	74.0%	41.1%	26.0%

Source: 2010–2014 American Community Survey

### Persons per Household

The distribution of household size for Riverside County is displayed in Table H-10. The data indicates that 61 percent of households in Riverside County contain two to four persons, 18 percent contain one person, and 21 percent contain five or more persons. The County's eastern area tends to have slightly more one-person or two-person households and fewer households with three or more people. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the western portions of the county.

**Table H-10 Household Size Distribution 2010**

Household Size	Western County Area		Eastern County Area		Riverside County	
	Unincorp.	Percentage	Unincorp.	Percentage	Unincorp.	Percentage
1 person	13,579	16.23%	6,662	23.12%	20,241	17.99%
2 persons	24,167	28.88%	10,510	36.47%	34,677	30.83%
3-4 persons	27,438	32.79%	6,465	22.43%	33,903	30.14%
5+ persons	18,483	22.09%	5,181	17.98%	23,664	21.04%
<b>Total</b>	<b>83,667</b>	<b>100.00%</b>	<b>28,818</b>	<b>100.00%</b>	<b>112,485</b>	<b>100.00%</b>

Source: US Census Bureau, 2010.

## Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general. A household is considered to be overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Overcrowding varies with tenure and income. Based on 2010–2014 ACS data provided by the US Census Bureau regarding overcrowding within the unincorporated area of Riverside County (Table H-11), approximately 13 percent of renter households were reported to be overcrowded or severely overcrowded. Only 5 percent of owner-occupied units were overcrowded or severely overcrowded. These statistics indicate that overcrowding is more prevalent among renter households than owner households. These percentages are consistent with the western portions of the county. The eastern unincorporated county had a slightly higher percentage of owner-occupied overcrowded households (8 percent).

Among owner households, overcrowding can often be alleviated by a room addition to the home. However, many lower-income households may lack the resources for a room addition, or the owners may be constrained by lot size or other physical constraints.

**Table H-11 Overcrowding, 2014**

Persons per Room	Owner		Renter		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
Eastern Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	16,528	92%	6,464	86%	22,992	91%
1.01 to 1.50 (Overcrowded)	1,009	6%	759	10%	1,768	7%
1.51 or more (Severely Overcrowded)	346	2%	250	3%	596	2%
Total	17,883	100%	7,473	100%	25,356	100%
Percent Overcrowded by Tenure	8%		14%		9%	
Western Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	60,780	95%	19,041	87%	79,821	93%

Persons per Room	Owner		Renter		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
1.01 to 1.50 (Overcrowded)	2,220	3%	2,232	10%	4,452	5%
1.51 or more (Severely Overcrowded)	732	1%	638	3%	1,370	2%
Total	63,732	100%	21,911	100%	85,643	100%
Percent Overcrowded by Tenure	5%		13%		7%	
Total Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	77,308	95%	25,505	87%	102,813	93%
1.01 to 1.50 (Overcrowded)	3,229	4%	2,991	10%	6,220	6%
1.51 or more (Severely Overcrowded)	1,078	1%	888	3%	1,966	2%
Total	81,615	100%	29,384	100%	110,999	100%
Percent Overcrowded by Tenure	5%		13%		7%	

Source: 2010–2014 American Community Survey

### Household Income

The state of California uses five income categories to determine housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various federal and state housing programs, e.g., Section 8 and state density bonus law. These categories are as follows:

- Extremely Low Income—less than or equal to 30% of median income
- Very Low Income—31% to 50% of median income
- Low Income—51% to 80% of median income
- Moderate Income—81% to 120% of median income
- Above Moderate Income—more than 120% of median income

The California Department of Housing and Community Development (HCD) develops annual median household income estimates and income limits (as shown on Table H-12) for Riverside County. The median income for a family of four in 2016 was \$65,000.

**Table H-12 2016 Income Limits by Persons in Household**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,100	\$16,100	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
Very Low	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
Low	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Moderate	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,700	\$102,950

Area Median Income: \$65,000

*Source: Department of Housing and Community Development: Official State Income Limits for 2016*

Table H-13 presents the distribution of household income in unincorporated Riverside County as reported in the 2016 ESRI forecast. In Riverside County as a whole, the largest income brackets are \$50,000 to \$74,999 (18 percent) and \$100,000 to \$149,999 (15 percent). Additionally, 30 percent of all households earn less than \$34,999, which is on the cusp of falling into the extremely low income range, and 11 percent of households earn more than \$150,000 per year, falling into the above moderate range.

In the eastern unincorporated portion of Riverside, household income is fairly evenly distributed, with the largest categories being households earning \$35,000–\$49,999 and \$50,000–\$74,999 (both 16 percent). A total of 43 percent of households earn \$34,999 or less, which is on the cusp of falling into the extremely low income range. Very few households earn more than \$150,000 (6 percent total), which fall into the above moderate range.

In the western unincorporated county, income patterns are similar but are overall higher than in the east. The largest categories are household incomes earning \$50,000–\$74,999 and \$100,000–\$150,000 (both 17 percent). Additionally, 14 percent of all households earn more than \$150,000, which fall into the above moderate income range.

**Table H-13 Household Income, 2014**

Annual Income	Eastern Unincorporated County		Western Unincorporated County		Riverside County Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$14,999	4,384	15%	8,031	9%	74,882	10%
\$15,000 to \$24,999	4,363	15%	7,869	9%	69,081	10%
\$25,000 to \$34,999	3,894	13%	7,978	9%	68,615	10%
\$35,000 to \$49,999	4,777	16%	10,297	12%	96,364	13%
\$50,000 to \$74,999	4,709	16%	15,442	17%	128,074	18%
\$75,000 to \$99,999	2,708	9%	11,472	13%	94,185	13%
\$100,000 to \$149,999	2,657	9%	15,406	17%	109,901	15%
\$150,000 to \$199,999	966	3%	7,472	8%	46,395	6%
\$200,000 or more	913	3%	5,136	6%	37,009	5%
<b>Total Households</b>	<b>29,371</b>	<b>100%</b>	<b>89,103</b>	<b>100%</b>	<b>724,506</b>	<b>100%</b>

*Source: 2010–2014 American Community Survey*

### Extremely Low-Income Households

Extremely low-income households are those earning 30 percent or less of the area median income. In 2016, the upper limit of this income category was \$24,300 for a family of four. Those with the lowest incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on social security, individuals with disabilities, single parents, and low-wage workers. Some extremely low-income individuals and households are homeless.

Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have members with mental or other disabilities and special needs.

When breaking the data down even more—considering the data in Table H-13 and using the aforementioned \$24,300 threshold—approximately 22 percent (or 24,702 households) of households in unincorporated Riverside County fell into the extremely low-income range, according to the 2010–2014 ACS. Of those households, 41 percent were renters and 59 percent were homeowners.

To address the range of needs, the County provides zoning for a variety of housing types. The County has included Action 3.5b to consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. Action 3.5b also states that the County will process an amendment to Ordinance No. 348 to define SROs and permit them in the General Commercial Zone (C-1/C-P) with a conditional use permit.

In addition, the County has included Action 1.1i, which encourages the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the Housing Element planning period; and offering additional incentives beyond the density bonus.

### *Households Overpaying for Housing*

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis that can afford market-rate housing is declining. By definition, a household is considered to be overpaying “when housing cost exceeds 30 percent of gross household income” (Health & Safety Code, Section 50052.5).

In determining existing need for affordable housing, it is necessary to relate income to housing costs and rent prices. Affordability is defined by the Department of Housing and Urban Development (HUD) as the expenditure of no more than 30 percent of the household income for housing costs using a hypothetical family of four persons. Severe cost burden occurs when a household spends more than 50 percent of its total income on housing, including utilities. Incidence of cost burden is of concern for the reasons previously discussed. Incidence of cost burden is most significant among lower-income households since, by definition, their income is so small that overpaying for housing endangers their ability to pay for other necessities. Cost burden is also a concern among owner-occupied households, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating deterioration of the home.

Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes, yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forgo needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

A distinction between renter and owner housing overpayment is important—while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. (Due to the drop in home values during the mid- to late 2000s, some owners who purchased at the peak of the market may be “upside down,” i.e., their current equity is less than their loan amount.

This is reflected in the increased foreclosure rates during that period.) Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by the market. The discrepancy in overpaying between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

According to the 2010–2014 ACS, there are a total of 18,112 (29 percent) lower-income, owner-occupied households overpaying for housing and 13,985 (42 percent) lower income, renter-occupied households overpaying for housing in unincorporated Riverside County. Table H-14 shows the number of low-income households overpaying.

**Table H-14 Percentage of Low-Income Households Overpaying for Housing**

Households	Unincorp. Eastern County		Unincorp. Western County		Total Unincorp. Riverside County		Total All County Households
	Owner	Renter	Owner	Renter	Owner	Renter	
Incomes Less than 80% of the AMI	21,598	10,398	41,116	22,632	62,714	33,030	110,999
Spending 30% or More of Household Income on Housing	5,566	3,970	12,546	10,015	18,112	13,985	47,805
	26%	38%	31%	44%	29%	42%	43%

Source: 2010–2014 American Community Survey

Table H-15 presents the housing cost as a percentage of household income. The total unincorporated county has 36,869 households or 44 percent of households paying more than 30 percent of household income toward housing costs. Breaking this down further, the eastern unincorporated county has 36 percent of owner-occupied households paying more than 30 percent for housing, and 53 percent of renter-occupied households overpaying. The western unincorporated county has slightly higher percentages, with 40 percent and 55 percent respectively.

**Table H-15 Housing Cost as a Percentage of Household (HH) Income**

Income Range	Total Households	% Total Households	30+ HH Income*	30+% of HH Income
Eastern Unincorporated Riverside County				
Owner-Occupied Housing Units				
Less than \$20,000	3,798	20%	2,859	42%
\$20,000-34,999	3,799	20%	1,730	26%
\$35,000-49,999	3,202	17%	977	14%
\$50,000+	7,759	41%	1,188	18%
Zero or Negative income	225	1%	--	--
<i>Subtotal</i>	18,783	--	6,754	36%
Renter-Occupied Housing Units				
Less than \$20,000	2,160	27%	1,999	48%
\$20,000-34,999	1,626	21%	1162	28%
\$35,000-49,999	1,413	18%	809	19%
\$50,000 +	1,809	23%	212	5%
Zero or Negative Income or No Cash Rent	855	11%	--	--
<i>Subtotal</i>	7,863	--	4,182	53%
<b>Total</b>	<b>26,646</b>	<b>--</b>	<b>10,936</b>	<b>41%</b>

Income Range	Total Households	% Total Households	30+ HH Income*	30+% of HH Income
<b>Western Unincorporated Riverside County</b>				
<b>Owner-Occupied Housing Units</b>				
Less than \$20,000	6,142	10%	4,650	19%
\$20,000-34,999	7,314	12%	4,279	17%
\$35,000-49,999	7,102	11%	3,617	14%
\$50,000 +	41,623	66%	12,505	50%
Zero or Negative income	651	1%	--	--
<i>Subtotal</i>	<i>62,832</i>	<i>--</i>	<i>25,051</i>	<i>40%</i>
<b>Renter-Occupied Housing Units</b>				
Less than \$20,000	4,167	19%	4,129	35%
\$20,000-34,999	4,254	20%	3,734	32%
\$35,000-49,999	2,895	13%	2,152	18%
\$50,000 +	8,367	39%	1,803	15%
Zero or Negative Income or No Cash Rent	1,838	9%	--	--
<i>Subtotal</i>	<i>21,521</i>	<i>--</i>	<i>11,818</i>	<i>55%</i>
<b>Total</b>	<b>84,353</b>	<b>--</b>	<b>36,869</b>	<b>44%</b>

Source: 2010 – 2014 American Community Survey

### Housing Problems for Lower-Income Households

Table H-15 shows that in unincorporated Riverside County, about 75 percent of lower-income renters are estimated to be overpaying. Among lower-income owners, 58 percent are estimated to be overpaying. Of the 106,577 households in 2013, lower-income households who were overpaying (28,125) made up about 26 percent of all households in unincorporated Riverside County.

To assist with the housing need for extremely low-income households, the County has included Action 1.1.i, which encourages the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

### Housing Stock Characteristics

This section summarizes the housing inventory and prevailing market conditions in Riverside County.

#### Housing Type

Table H-16 summarizes the distribution of housing by type in the unincorporated portions of Riverside County in 2014. Of the 136,745 units in the unincorporated County, 72 percent were single-family homes, 23 percent were mobile homes, and multifamily homes comprised a total of 4 percent of the housing stock. When comparing this



to 2007, the percentages were almost identical, with 70 percent representing single-family homes, 22 percent mobile homes, and 5 percent making up multifamily units.

Second units are also a component of the housing stock in the unincorporated area of Riverside County. From 2006 to August 2013, 383 building permits were issued for second units in the County's unincorporated area. From January 2013 to February 2017, a total of 60 building permits were issued for second units in the County's unincorporated area.

**Table H-16 Housing Inventory by Type, 2014**

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Boat, RV, Van, etc.*	Total
Western County Area	72,935	2,187	1,501	2,825	17,663	328	97,439
	75%	2%	2%	3%	18%	<1%	100%
Eastern County Area	21,860	653	518	1,774	13,115	386	38,306
	57%	2%	1%	5%	34%	1%	100%
Total	94,795	2,840	2,019	4,599	30,778	714	136,745
	70%	2%	1%	3%	23%	1%	100%

Source: 2010–2014 American Community Survey

## Vacancy Rates and Tenure

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate an imbalance between household characteristics and the type of available units, an oversupply of housing units, or large numbers of homes that are for seasonal use, recreational use, or occasional use. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices, and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed later.

Table H-17 provides occupancy and tenure characteristics for the unincorporated areas of Riverside County based on the 2010–2014 ACS. The data indicated a 27 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area. These figures combine to give the entire unincorporated area of Riverside County a 17 percent vacancy rate in 2014.

In 2014, occupancy rates were higher in owned units (61 percent) than in rental units (22%). Owned units are more prevalent in both planning areas and particularly in the western County area, where owned units represent over three quarters of occupied units. The unusually high vacancy rate in the eastern County area is due primarily to the large number of vacation homes.



**Table H-17 Housing Inventory by Tenure, 2014**

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other*
Western County Area	96,713	21,521	62,832	1,180	1,339	9,214
		22%	65%	1%	1%	10%
Eastern County Area	37,096	7,863	18,783	920	851	8,397
		21%	51%	2%	2%	23%
Total	133,809	29,384	81,615	2,100	2,190	17,611
		22%	61%	2%	2%	13%

Source: 2010–2014 ACS

\*Includes seasonal, recreational, occasional use, for migrant workers and other vacant

### Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years old or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

When looking at Table H-18, approximately 32 percent of the housing stock in unincorporated areas was relatively new, 20 years old or less in age. According to the 2010–2014 ACS, approximately half of the housing stock in both the eastern and western portions of the County was built before 1987 (30 years or older). Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation.

It should also be noted that approximately one quarter of all housing units in the unincorporated County are manufactured homes. Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes. The County has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. As of March 2016, according to Riverside County Code Enforcement, there are approximately 602 unpermitted and potentially substandard mobile home units within the Eastern unincorporated portion of the county and 252 unpermitted and potentially substandard mobile home units within the Western unincorporated portion of the county.

The County has assigned staff from the following agencies/organizations to address this issue: Economic Development Agency; Environmental Health Department; Building and Safety Department; Code Enforcement; and Department of Animal Services. The County previously developed an array of programs, allocating millions of dollars of redevelopment funds to assist mobile home park owners and residents in bringing the parks and residences up to code.

**Table H-18 Age of Housing Stock**

Year Housing Unit Built	Eastern Unincorporated Riverside County		Western Unincorporated Riverside County		Total Unincorporated Riverside County		Riverside County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
2010 or later	317	0.8%	1,362	1.4%	1,679	1%	8,139	1.0%
2000 to 2009	10,593	27.1%	31,100	31.9%	41,693	31%	221,856	27.4%
1990 to 1999	7,962	20.4%	12,613	12.9%	20,575	15%	127,654	15.8%
1980 to 1989	7,776	19.9%	19,061	19.6%	26,837	20%	177,117	21.9%
1970 to 1979	6,819	17.4%	16,324	16.8%	23,143	17%	123,064	15.2%
1960 to 1969	2,845	7.3%	8,340	8.6%	11,185	8%	66,407	8.2%
1950 to 1959	1,846	4.7%	4,663	4.8%	6,509	5%	52,072	6.4%
1940 to 1949	548	1.4%	2,175	2.2%	2,723	2%	17,400	2.1%
1939 or earlier	387	1.0%	1,799	1.8%	2,186	2%	16,717	2.1%
<b>Total</b>	<b>39,093</b>	<b>100.0%</b>	<b>97,438</b>	<b>100%</b>	<b>136,531</b>	<b>100%</b>	<b>810,426</b>	<b>100.0%</b>

Source: 2010–2014 American Community Survey

### Substandard Housing

As shown in Table H-18, the housing stock in unincorporated areas is relatively new, with over 91 percent of all units built after 1960. According to the 2010 Census, only 0.5 percent of all Riverside County housing units lacked complete kitchen facilities and only 1.5 percent lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

According to 2010-2014 American Community Survey 5-Year Estimates for the County of Riverside, it is estimated that about 7,097 housing units (less than 1 percent) in Riverside County lack complete kitchen or plumbing facilities. According to the 2010- 2014 ACS, there are 136,745 housing units within unincorporated areas of Riverside County. According to the California Statewide Housing Plan, about 10 percent of housing units statewide are estimated to be in need of rehabilitation or repair. The California Statewide Housing Plan 2015-2025 has not been completed and therefore the County relied on the prior California Statewide Housing Plan. On the basis of the 10 percent estimation, it is estimated that about 13,675 units in the unincorporated Riverside County could have some physical problem requiring attention. The aging housing stock within the unincorporated areas of Riverside County further supports the need for substantial rehabilitation (see Table H-19).

**Table H-19**  
**Combined Housing Rehabilitation and Replacement Need**

Housing Stock		Units Needing Rehabilitation							Units Needing Replacement			
Year Built		Total Number of Units Unincorp. Riverside <sup>1</sup>	Current Rate of County Assistance By Age Category <sup>2</sup>	Units Needing Assisted Rehabilitation or Replacement (Low Range)	Western County <sup>2</sup>	Eastern County <sup>2</sup>	% of Units That May Have Lead-Based Paint Hazards <sup>4</sup>	Units Needing Assisted Lead-Based Paint Hazards Mitigation (High Range)	% Rate of Replacement Need	Units Needing Replacement (Assisted)	Western County <sup>3</sup>	Eastern County <sup>3</sup>
2000 or later	20.9%	40,043	0	0	0	0	n/a	n/a	0	0	0	0
1990 to 1999	18.7%	35,828	3.0%	1,075	570	505	n/a	n/a	5%	107	57	51
1980 to 1989	23.3%	44,641	12.7%	5,668	3,854	1,814	n/a	n/a	10%	566	385	181
1960 to 1979	25.6%	49,048	11.1%	5,433	3,694	1,739	29.9%	14,645	20%	1,087	739	348
1940 to 1959	9.3%	17,818	19.9%	3,548	2,413	1,135	49.4%	8,800	30%	1,065	724	341
1939 or earlier	2.1%	4,023	53.5%	2,152	1,463	689	186.9%	7,518	40%	860	585	275
<b>Total Units:</b>		<b>191,401</b>		<b>17,876</b>	<b>11,994</b>	<b>5,882</b>		<b>30,963</b>		<b>3,685</b>	<b>2,490</b>	<b>1,196</b>

1. Source: 2006 US Census of Population and Housing Summary

2. A total of 1513 units were inspected between March 1992 and February 2002 for County Rehab Program eligibility. 1150 were assisted. Source: Housing Rehab Master Database 2002

3. Based on historical percentages of assistance for Riverside County Housing Rehabilitation Programs from program inception to present. Source: Annual Performance Reports (APR) and Consolidated Annual Performance and Evaluation Reports (CAPER)

4. National Center for Lead-Safe Housing

## Housing Costs and Rents

### New Home Price Trends

Between 2001 and 2006, the height of the “housing bubble,” median housing prices in the County rose from \$172,894 to \$420,000, a 143 percent increase in price. Between 2006 and January 2009, prices fell from a high of \$420,000 to a low of \$195,000, a 54 percent decline (source: DataQuick Information Systems).

Table H-20 compares median sales prices by community for December 2015 and December 2016. Over this period, the median sales price for Riverside County increased from \$320,000 to \$345,000, an increase of 8 percent.

**Table H-20 Riverside County Sale Activity, December 2016 and 2015**

County/City/Area	#Sold	Median Price Dec 2016	Median Price Dec 2015	% Change Yr-to-Yr
Riverside County	3,527	\$345,000	\$320,000	7.8%
Aguanga	5	\$325,000	\$287,500	13.0%
Anza	3	\$126,250	\$192,500	-34.4%
Banning	48	\$210,000	\$200,000	5.0%
Beaumont	119	\$308,137	\$289,000	6.6%
Blythe	12	\$186,000	\$124,000	50.0%
Cabazon	3	\$173,000	\$125,000	38.4%
Calimesa	20	\$345,750	\$354,000	-2.3%
Cathedral City	58	\$280,000	\$227,000	23.3%
Coachella	29	\$228,000	\$222,500	2.5%
Corona	332	\$475,000	\$430,000	10.5%
Desert Hot Springs	44	\$185,000	\$149,000	24.2%
Hemet	150	\$219,500	\$208,000	5.5%
Idyllwild	16	\$312,250	\$154,000	102.8%
Indian Wells	17	\$600,000	\$549,000	9.3%
Indio	148	\$286,750	\$287,500	-0.3%
La Quinta	130	\$357,500	\$407,500	-12.3%
Lake Elsinore	213	\$345,500	\$325,000	6.3%
Menifee	93	\$360,000	\$366,500	-1.8%
Mira Loma	65	\$493,000	\$384,000	28.4%
Moreno Valley	208	\$282,000	\$262,000	7.6%
Mountain Center	5	\$270,000	\$379,500	-28.9%
Murrieta	245	\$383,250	\$360,000	6.5%
Norco	32	\$441,000	\$475,000	-7.2%
Nuevo	9	\$330,000	\$300,000	10.0%
Palm Desert	186	\$293,500	\$250,000	17.4%
Palm Springs	133	\$380,000	\$357,000	6.4%
Perris	101	\$315,000	\$273,000	15.4%
Rancho Mirage	58	\$407,000	\$500,000	-18.6%

County/City/Area	#Sold	Median Price Dec 2016	Median Price Dec 2015	% Change Yr-to-Yr
Riverside	425	\$360,000	\$340,000	5.9%
San Jacinto	88	\$242,500	\$230,000	5.4%
Sun City	111	\$265,000	\$230,000	15.2%
Temecula	181	\$420,000	\$390,000	7.7%
Thermal	3	\$72,500	\$220,000	-67.0%
Thousand Palms	2	\$160,000	\$220,000	-27.3%
Wildomar	33	\$380,500	\$330,000	15.3%
Winchester	86	\$385,500	\$376,250	2.5%

Source: CoreLogic 2017

### Manufactured Homes

Based on costs provided by regional builders, the cost of new manufactured housing currently ranges from \$62,000 to \$400,000. There would be an additional cost of preparing the land, which varies between \$20,000 and \$40,000. Most manufactured housing developed in the County serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table H-21 shows that a four-person, very low-income household can afford a maximum sales price of \$123,100 and a four-person, low-income household can afford a maximum sales price of \$190,400, meaning that manufactured housing is affordable to both very low- and low-income households. A manufactured home may also be used as a second housing unit under Ordinance No. 348 (zoning ordinance).

Mobile homes, because of differences in materials and construction technology, have in the past not been as durable as traditional stick-built homes. Repairs may be more difficult for the same reasons. The County continues to address unpermitted mobile home parks. Of particular concern are the health and safety of the residents in illegal and unsafe mobile homes or mobile parks in the Coachella Valley. As of March 2016, according to Riverside County Code Enforcement, there are approximately 602 unpermitted and potentially substandard mobile home units within the Eastern unincorporated portion of the county and 252 unpermitted and potentially substandard mobile home units within the Western unincorporated portion of the county.

**Table H-21 Cost Comparison for New Manufactured Homes 2000–2007**

	2000	2001	2002	2003	2004	2005	2006	2007
Average Sales Price*	\$77,202	\$83,041	\$76,352	\$79,983	\$88,250	\$97,940	\$109,940	\$113,143
Average Square Footage*	1,340	1,346	1,356	1,385	1,416	1,418	1,441	1,411
Cost per Square Foot	\$57.61	\$61.69	\$56.31	\$57.75	\$63.72	\$69.07	\$76.29	\$80.19
Average Price Per Square Foot of New Single-Family Houses in Western U.S. <sup>1</sup>	\$79.93	\$82.77	\$89.31	\$93.43	\$102.26	\$114.45	\$120.66	\$121.78
<b>New Manufactured Units Sold</b>								
California	6,372	6,568	7,195	7,481	9,206	9,412	8,744	5,876
Riverside County	638	704	800	1,099	1,408	1,413	1,136	665
Riverside Units as a Percentage of State Sales	10%	11%	11%	15%	15%	15%	13%	11%

\*Represents average of a two-section manufactured home only, no fees or land included.

Source: California Manufactured Housing Institute, Northwest Research Group, Sawtooth Research Group.

1. US Census Bureau Characteristics of New Housing.

## Rental Prices

According to various apartment listing websites, the average rent for housing units varies widely depending on location. Table H-22 identifies a sampling of rental listing prices for a variety of areas in Riverside County. Generally, the rental price of units in the eastern County are significantly lower than the western County, and available units in the unincorporated County will be slightly lower than those in the cities listed below.

**Table H-22 Average Rents by Unit Type, 2016**

Jurisdiction	1-bedroom	2-bedroom	3-bedroom
Blythe	\$520	\$930	\$1,089
Eastvale	\$1,320	\$2,050	\$2,237
Temecula	\$995	\$1,403	\$1,697
Wildomar	\$1,170	\$1,564	\$1,816

Sources: trulia.com, craigslist.org, 2016

## Housing Affordability

Table H-23 shows the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown, the maximum affordable rent is \$838 monthly for a very low-income, four-person household, \$1,340 for a low-income household, and \$1,950 for a moderate-income household. As shown in Table H-22, two- and three-bedroom units were renting at a range of \$930 to \$2,237, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income households. As shown in Table H-22, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of December 2016, the median sales price for all single-family homes in Riverside County was \$345,000 (Table H-20). The maximum affordable sales price for a four-person household is \$123,100 for a very low-income household, \$190,400 for a low-income household, and \$276,400 for a moderate-income household (Table H-20). While the overall County median income is not affordable to very low-, low-, or moderate-income households, there are areas in the County that would be affordable to these income levels.

**Table H-23 Housing Affordability by Income Level**

	Income Level (Based on a Four-person Household)		
	Very Low	Low	Moderate
Annual Income	\$33,500	\$53,600	\$78,000
Monthly Income	\$2,792	\$4,467	\$6,500
Maximum Monthly Gross Rent <sup>1</sup>	\$838	\$1,340	\$1,950
Maximum Purchase Price <sup>2</sup>	\$123,100	\$190,400	\$276,400

Source: 2016 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

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

2. Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 4% annual interest rate.

## Special Needs Groups

California housing law requires that the special needs of certain household groups be addressed by each jurisdiction in its Housing Element. The special needs groups include elderly, persons with disabilities, large families, female heads of household, the homeless, and farm workers. These households typically experience difficulty in securing decent, affordable housing. Housing problems experienced by these groups may include, but are not limited to: insufficient number of bedrooms to accommodate the number of persons residing in the unit; limited availability of studio and one-bedroom units for single persons; monthly housing payments which severely limit remaining expendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segments with the greatest housing assistance needs are households earning less than 50 percent of the County median income.

## Elderly Persons

The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, the elderly also typically need to have access to public facilities (e.g., medical and shopping) and public transit facilities. The County of Riverside is committed to addressing the special needs of senior citizens. As such, the County offers a variety of resources and housing programs to meet these needs.

It is estimated that in 2016, approximately 9 percent of the unincorporated area population was 65 years of age or older (34,145 persons). According to the 2010–2014 ACS, approximately 28,753 seniors were householders representing 24 percent of all households in the unincorporated County. Of those households, approximately 25,501 were owner-occupied and 3,252 were renter-occupied. Table H-24 provides an additional breakdown for the eastern and western portions of the unincorporated County.

**Table H-24 Household by Age and Tenure**

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Eastern Unincorporated Riverside County</b>						
65-74 Years	3,645	42%	689	63%	4,334	44%
75 Plus years	5,045	58%	406	37%	5,451	56%
<i>Subtotal</i>	<i>8,690</i>	<i>34%</i>	<i>1,095</i>	<i>34%</i>	<i>9,785</i>	<i>34%</i>
<b>Western Unincorporated Riverside County</b>						
65-74 Years	9,991	59%	1,304	60%	11,295	60%
75 Plus years	6,820	41%	853	40%	7,673	40%
<i>Subtotal</i>	<i>16,811</i>	<i>66%</i>	<i>2,157</i>	<i>66%</i>	<i>18,968</i>	<i>66%</i>
<b>Total Unincorporated Riverside County</b>						
65-74 Years	13,636	53%	1,993	61%	15,629	54%
75 Plus years	11,865	47%	1,259	39%	13,124	46%
<i>Subtotal</i>	<i>25,501</i>	<i>100%</i>	<i>3,252</i>	<i>100%</i>	<i>28,753</i>	<i>100%</i>

Source: 2010–2014 American Community Survey

### ***Large Households***

According to the 2010–2014 ACS, there are approximately 20,996 households with five or more persons, representing 19 percent of all households in the unincorporated county. Of these, about 36 percent were renters and 64 percent were owners. Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households typically have the highest cost burdens. This is especially true for renter households, because multifamily rental units are typically smaller than single-family units.

In addition to space requirements, large households often face a significant cost burden for housing. Large, very low-income households will continue to be among the most impacted in terms of finding and maintaining affordable and appropriate housing. Market-rate housing options available to this segment often include overcrowded rental units or poorly maintained single-family homes.

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need. However, the majority of these units are offered at rents which are affordable to moderate-income households and above, with only a small proportion affordable to the upper income range of low-income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County utilizes local, state, and federal resources.

### ***Female-Headed Households***

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 2010–2014 ACS, there were 16,604 female-headed households (15 percent of all households) within unincorporated Riverside County.

### ***Persons with Disabilities***

Physical and developmental disabilities can hinder access to housing units of traditional design. Examples of housing design features that may be needed to accommodate persons with disabilities include level entries, wider doorways, larger bathrooms, lever-style door handles, hand-held showerheads, lower kitchen counters, and pull-out shelves.

According to the 2010–2014 ACS, 41,522 individuals (11 percent), 18 years of age or older and living in the unincorporated county, reported a limitation. The breakdown in population by type of limitation for the eastern and western unincorporated County is shown in Table H-25.

To meet the special needs of disabled residents, the County operates programs for home repair, rental assistance, and improving accessibility.



**Table H-25 Disabilities Age 18+**

	Type of Disability						With a Disability	Total Population 18+	Percentage with Disability
	Hearing	Vision	Cognitive	Ambulatory	Self Care	Independent Living			
Eastern Unincorporated Riverside County	8,174	3,922	5,308	10,778	4,390	6,780	10,418	77,466	13%
Western Unincorporated Riverside County	17,228	10,906	22,854	31,452	12,500	23,188	31,104	284,542	11%
Total Unincorporated County	25,402	14,828	28,162	42,230	16,890	29,968	41,522	362,008	11%

Source: 2010–2014 American Community Survey

### Persons with Developmental Disabilities (Senate Bill 812)

SB 812 requires the County to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (Table H-26) from the Inland Regional Center provides a closer look at the disabled population. As shown below, there are 8,555 persons within the zip codes listed that are served by the Inland Regional Center. This makes up 2 percent of the total population.

**Table H-26 Developmentally Disabled Residents, by Age**

Zip Code	0-14	15-22	23-54	55-65	65+	Totals
92220	57	25	74	9	5	170
92223	130	45	97	15	14	301
92230	9	2	8	2	1	22
92282	1	3	5			9
92503	259	129	253	39	13	693
92504	147	60	143	24	11	385
92505	135	66	195	33	23	452
92507	158	56	122	13	6	355
92508	93	51	104	5	5	258
92509	258	127	208	44	13	650
92518	3		2	1		6
92530	169	73	109	11	3	365
92532	96	35	63	1		195
92536	4	2	9			15
92539	8	4	4			16
92544	171	62	157	20	16	426
92545	134	53	138	14	3	342
92548	24	7	25	2		58
92549	3	1	5	1	1	11
92553	267	121	314	59	17	778
92555	139	77	159	21	7	403
92561	1	4	4			9
92563	215	79	119	4	2	419
92567	34	8	11	1	1	55
92570	142	93	154	4	1	394
92585	70	26	45	3	2	146
92587	49	19	27	3	2	100
92592	208	93	117	6	2	426
92595	93	35	60	8	1	197
92881	71	50	63	4	2	190
92882	237	89	146	15	4	491
92883	108	42	57	9	2	218
<b>Totals</b>	<b>3,493</b>	<b>1,537</b>	<b>2,997</b>	<b>371</b>	<b>157</b>	<b>8,555</b>

Source: Inland Regional Center 2017

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes, which are Adult Residential Facilities for Persons with Special Health Care Needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this special needs group.

### Homeless Population

Every two years, Riverside County conducts a homeless count; the most recent was completed in January 2016. The 2016 survey was a slightly modified version of the 2015 Count and Survey tool based on feedback from volunteers. The primary purpose of the count is to determine how many people are homeless on a given day and gain demographic information about homelessness in Riverside County. An interview or observational survey, or both, could be chosen based on the situation. Ideally, every homeless person would be interviewed, but obviously this was not possible in all cases due to a variety of concerns such as safety, language barriers, or refusal. Therefore, some counts also provided demographic information about the adults counted related to location (whether a person was counted on the streets or in a residential facility that serves homeless people), age, gender, ethnicity, and the state born. The 2016 count revealed the following for Riverside County as a whole:

- **Total Number of Unsheltered Homeless Persons:** There are approximately 1,351 adults and children who are homeless on a given day in Riverside County, with 116 of those persons reported living in the unincorporated areas.
- **Total Number of Sheltered Homeless Persons:** There are approximately 814 homeless individuals who stayed in emergency shelters (including domestic violence shelters or using hotel/motel vouchers) or transitional housing during the count. This represents an 8 percent decrease from the 2015 sheltered count of 883.
- **Location:** Approximately 62 percent of homeless adults and children live on the streets and nearly 38 percent live in shelters or transitional housing programs on a given day throughout Riverside County.
- **Gender:** 70 percent of homeless adults are men and nearly 30 percent are women on a given day throughout Riverside County.
- **Race and Ethnicity:** 61 percent of unsheltered homeless individuals identified as white; 12 percent as black or African American; 6 percent as American Indian or Alaska Native; 1 percent as Asian; 1 percent as Native Hawaiian or Pacific Islander; 4 percent as multiple races. Of those who responded, 28 percent identified as Hispanic, which is an increase from 24 percent in 2015. About 22 percent did not answer the question.
- **Children:** 1 percent of homeless persons are children under the age of 18 living with a homeless parent(s) on a given day throughout Riverside County.

The County provides services to homeless persons in both the incorporated and unincorporated areas of the County, through the Department of Public Health and Department of Public Social Services (DPSS).

The large numbers of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families.

Table H-27 identifies the cities and communities in which homeless adults and their children were encountered during the January 2016 homeless count.

**Table H-27 Distribution of Unsheltered Homeless Population**

Location	Persons Counted	Percentage
Incorporated Cities	1,235	91%
Unincorporated Areas	116	9%
Eastern	40	3%
Western	76	6%
<b>Total Unsheltered</b>	<b>1,351</b>	<b>100%</b>

*Source: County of Riverside 2016 Point-in-Time Homeless County Report*

Each year, in the period of November 1 through March 31, the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons that cannot gain admittance into a regular, full-time shelter. California National Guard armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 136, are operated under this program for an average of 90 nights, providing a total of approximately 25,000 shelter bed nights. Riverside County, through DPSS, contracts with local community-based organizations to provide this program in appropriate locations.

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters exist in unincorporated areas, the County has recognized the need for these facilities throughout the County and has passed local ordinances implementing Senate Bill (SB) 2, as well as targeted the eastern and mid-County areas due to lack of shelter services in those areas. SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. Through partnerships between the DPSS and nonprofits, programs such as the Supportive Housing Program, the Shelter Plus Care Program, the Emergency Shelter Grants Program (ESG), the Community Services Block Grant program, Federal Emergency Management Agency, and the Emergency Food and Shelter Program are existing resources for the support and development of homeless facilities in Riverside County.

Table H-28 shows some of the shelter resources available to the homeless in Riverside County. It should be noted that there are many organizations and agencies that provide other services such as emergency food, vouchers, and rental/mortgage payment assistance. All of these facilities are located in cities where services are available. A complete list of these resources can be found in Riverside County 2009–2014 Consolidated Plan.

The County is committed to working with area nonprofit agencies and addressing homeless problems from all sides, which includes providing prevention, outreach, and shelter services.

**Table H-28 Homeless Shelter Resources, 2017**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds <sup>1</sup>
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women & children	15
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Emergency	Hemet	Families	89
Friends of Jefferson House	Transitional	Riverside	Substance abuse/dually diagnosed	30
God's Helping Hand	Transitional	Perris	Substance abuse	15
Inland AIDS Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds <sup>1</sup>
Operation SafeHouse	Transitional	Riverside	Youth	20
Riverside Recovery Resources	Transitional	Hemet	Substance abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
Whiteside Manor	Transitional	Riverside	Dually diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance abuse	122
Whiteside Manor	Transitional	Riverside	Substance abuse/women	21
Friends of Jefferson House	Permanent	Riverside	Substance abuse/dually diagnosed	30
Valley Restart Shelter	Permanent	Hemet	Families	32

## CVAG Area

ABC Recovery Center	Emergency	Indio	Women & children	68
Coachella Valley Rescue Mission	Emergency	Indio	General	20
Nightingale Manor	Emergency	Palm Springs	Families	40
Richard Allen Community Services	Emergency	Blythe	General	28
Shelter From the Storm	Emergency	Palm Springs	Women & children	60
ABC Recovery Center	Transitional	Indio	Substance abuse	40
Episcopal Community Services	Transitional	Cathedral City	HIV/AIDS	34

1. A total of 1,090 full-time beds are available in the County. Some of the beds are double-counted in this table as some shelters provide emergency, transitional, and/or permanent shelter beds.

Source: Riverside County Consolidated Plan 2009-2014

## Farm workers

Agricultural production is an important component of Riverside County's economy. According to the 2012 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was \$1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or \$4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 56 percent, or approximately \$544 million; the San Jacinto/Temecula Valley District produced 16 percent, or approximately \$158 million; the Riverside/Corona District produced 11 percent, or approximately \$111 million; and the Palo Verde District produced 16 percent, or approximately \$155 million. A thriving and productive work force is critical to maintaining this billion dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2009-2014." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the County's most important agricultural areas, Riverside County also commissioned the 2006 Coachella Valley Farm Worker Survey.

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from

one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include manufactured homes as well as traditional single-family homes or multifamily apartments.

Farm worker housing is often substandard or nonexistent. Over the past decade much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities.

According to the US Department of Agriculture (USDA), in its 2012 Census of Agriculture, and the 2009–2013 ACS, there were 13,843 farm workers in unincorporated Riverside County (see Table H-29). Of those farm workers, the majority (9,642 or 70 percent) were located in eastern unincorporated Riverside County. There was only a slightly higher number of permanent farm workers than seasonal workers, at 54 percent and 46 percent, respectively. When looking at the 2010–2014 ACS, there are 6,544 persons employed in agriculture, forestry, fishing and hunting, or mining in the unincorporated County.

**Table H-29 Farm Workers, 2013**

	Unincorporated Riverside County	Eastern Unincorporated Riverside County	Western Unincorporated Riverside County
<b>Farm Operations with Less Than 10 Employees</b>			
Permanent	1,631	1,136	495
Seasonal (less than 150 days)	1,609	1,121	488
<b>Total</b>	<b>3,240</b>	<b>2,257</b>	<b>983</b>
<b>Farm Operations with 10 or More Employees</b>			
Permanent	5,849	4,074	1,775
Seasonal (less than 150 days)	4,754	3,311	1,443
<b>Total</b>	<b>10,603</b>	<b>7,385</b>	<b>3,218</b>
<b>Total All Farm Workers</b>			
Permanent	7,480	5,210	2,270
Seasonal (less than 150 days)	6,363	4,432	1,931
<b>Total</b>	<b>13,843</b>	<b>9,642</b>	<b>4,201</b>

*Source: USDA 2012 Census of Farmworkers and 2009–2013 American Community Survey*

To meet the needs of farm workers, Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction. There are also programs directed toward migrant seasonal workers.

### **Preservation of Assisted Units at Risk of Conversion**

#### **Overview**

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2027) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each Housing Element as part of its preservation analysis:

- An inventory of assisted housing units at risk of converting to market rate within 10 years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

Use restrictions, as defined by state law, means any federal, state, or local statute, regulation, ordinance, or contract which, as a condition of receipt of any housing assistance (e.g., rental subsidy, mortgage subsidy, mortgage insurance) to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

#### **Inventory of Assisted Units at Risk**

Table H-30 summarizes the assisted, multifamily rental units in the unincorporated communities of Riverside County. Included are all multifamily rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in-lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs, in the unincorporated County.

According to Table H-30, there are no known units at-risk of converting to market rate before 2027. Should a property become at risk, the County maintains an active list of resources by which to preserve that property.

A few of the projects listed in Table H-27 have a subsidy termination as “until sold”. These units, formerly public housing, were approved by HUD 1/1/2016 for conversion, but did not convert until 10/1/2016 via the process called Rental Assistance Demonstration (RAD) conversion. From 2013 to 2016, the units were still “Public Housing” managed and operated by the HACR until the conversion and transfer to its non-profit arm, Riverside County Housing Corporation (RCHC). Affordability was and is indefinite unless the HACR/RCHC loses its funding due to federal cuts. The HACR does not anticipate losing this funding in the years to come, nor does the RCHC have any plans of selling these properties.”



Table H-30 Inventory of Assisted Units

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Aguirre MHP	Thermal	County RDA	12	12	2041
Arellano MHP	Thermal	County RDA	12	12	2047
Ashley House	Unincorporated DHS	County RDA	1	1	2062
Barroso MHP	Thermal	County RDA	12	12	2040
Chapultepec Apartments (Mecca Family Apts)	Mecca	County RDA, LIHTC	31	30	2058
Clinton Family Apartments	Mecca	County HOME, LIHTC	59	58	2063
Desert Rose Apartments	Ripley	County RDA, HCD, FWHG, USDA	76	75	2063
Dr. Clair S. Johnson Apartments	Mecca	County Project Based Vouchers	40	40	until sold*
Duarte MHP	Thermal	County RDA	12	12	2040
Fairview Lake Townhomes	Unincorporated Lake Elsinore	County Project Based Vouchers	16	16	until sold*
Ferro MHP	Thermal	County RDA	12	12	2039
Halter Hillside Apt	Sun City	USDA	118	110	2046
Hernandez MHP	Thermal	County RDA	12	12	2040
Highgrove Blossom Apts	Highgrove	County RDA, LIHTC	89	87	2069
Highland Park Place Apartments	Unincorporated Riverside	County Project Based Vouchers	4	4	until sold*
Hope Ranch	Thermal	County RDA	12	12	2059
Las Mananitas	Mecca	County RDA, CDBG	16	16	2032
Legacy Family Apartments	Thousand Palms	County RDA, MHSA, CalHFA, LIHTC	81	80	2067
Lincoln Family Apartments	Mecca	County HOME, LIHTC	57	56	2062
Mecca Apartments II	Mecca	County HOME, HCD, LIHTC	60	59	2060
Mecca III Apartments	Mecca	County RDA, LIHTC	58	57	2060
Mountain View Estates	Thermal	County RDA	181	90	2067
MVR MHP	Thermal	County RDA	12	12	2059
Nueva Vista Apartments	Mecca	County HOME, HCD, LIHTC	32	31	2050
Orange Blossom (RDA) Apartments	Valle Vista	County RDA	45	44	2066
Orange Blossom I (HOME) Apartments	Valle Vista	County HOME	12	11	2069
Paseo de los Heroes I (Mecca Mobile Home Park)	Mecca	County RDA, HCD	106	106	2056
Paseo de los Heroes II	Mecca	County RDA, FWHG, USDA, LIHTC	53	52	2067
Paseo de los Poetas	Mecca	County HOME, LIHTC	21	21	2060
Pie De La Cuesta c/o Hyder & Co.	Mecca	USDA	68	58	2034
Ripley/Mesa Verde Infill Housing	Ripley/Mesa Verde	County RDA	10	10	2054
Rodriguez MHP	Thermal	County RDA	12	12	2045
San Antonio El Desierto	Mecca	HCD	100	100	2043
Tamarisk Villas	Ripley	HUD, USDA	50	50	2037



Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Thermal Apartments	Thermal	County Project Based Vouchers	28	28	until sold*
Thermal II Apartments	Thermal	County Project Based Vouchers	25	25	until sold*
Thunderbird/San Jacinto Vista Apartments (Site A)	Mecca	LIHTC	102	100	2033
Vargas MHP	Thermal	County RDA	12	12	2041
Villalobos MHP	Thermal	County RDA	12	12	2040
Villas Oscar Romero	Mecca	HCD	50	49	2043
<b>Total Assisted Units</b>			<b>1,721</b>	<b>1,596</b>	

Source: Riverside County Economic Development Agency; California Housing Partnership Corporation 2017

\* The units, formerly public housing, were approved by HUD 1/1/2016 for conversion, but did not convert until 10/1/2016 via the process called Rental Assistance Demonstration (RAD) conversion. From 2013 to 2016, the units were still "Public Housing" managed and operated by the HACR until the conversion and transfer to its non-profit arm, Riverside County Housing Corporation (RCHC). Affordability was and is indefinite unless the HACR/RCHC loses its funding due to federal cuts. The HACR does not anticipate losing this funding in the years to come, nor does the RCHC have any plans of selling these properties. .

### Cost of Preservation versus Replacement

The cost of preserving units projected to expire in 2027 is estimated to be less in most cases to the County than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

### Resources for Preservation

#### Funding Sources

The types of resources needed for preserving at-risk units fall into three categories: 1) financial resources available to purchase existing units or develop replacement units; 2) entities with the intent and ability to purchase and/or manage at-risk units; and 3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

**Public Financing/Subsidies**—A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. The following summarizes financial resources available to the County for preservation of assisted, multifamily rental housing units.

## Federal Programs

**Community Development Block Grant (CDBG)**—This program is intended to enhance and preserve the County’s affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County median family income.

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

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

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

**HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA)**—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d) (3) and Section 236 (Section 236 replaced the Section 221(d) (3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low-income, or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure property owners of an 8 percent return on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12-month option period or other purchasers for an additional three months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8 percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional three months (a “mandatory” sale), and filing a plan of action which demonstrates that conversion will not adversely impact affordable housing, or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in

preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

### State Programs

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

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

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

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

- Alternatives to Domestic Violence
- Shelter From the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition (CVHC)
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

### ***Program Efforts to Preserve At-Risk Units***

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. The Riverside County Economic Development Agency will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.

### Monitoring At-Risk Units

The County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in the County as well as its desire to preserve the units as affordable.

**Rental Subsidies**—If HUD funding is discontinued at some point in the future within the next planning period to subsidize affordable units, and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting intend to convert their units to market rate, the County will evaluate the feasibility of implementing the options available to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, as only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.

**Housing Corporation**—The 2009–2014 Consolidated Plan identifies the possibility of the County exploring the potential of establishing a nonprofit housing development corporation as an effective institutional mechanism for increasing the supply of affordable housing. Its establishment and operation, it is believed, would result in a net increase in the County’s inventory of very low-, low-, and moderate-income housing. In 2014, the Riverside County Housing Corporation was established to develop and increase the supply of affordable housing.

## Housing Resources

### Overview of the Regional Housing Needs Assessment

California’s housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, as determined by the jurisdiction’s Council of Governments, when preparing the state-mandated Housing Element of its General Plan. This fair share allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for those households who might reasonably be expected to reside within the jurisdiction in the future, particularly lower-income households.

The fair share allocation process begins with the California Department of Finance’s projection of statewide housing need for the eight-year planning period October 2013–October 2021, which is then apportioned by HCD among the state’s various regions. Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts, and other factors. These regional housing need allocations are then further allocated to individual jurisdictions and are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, SCAG is the agency responsible for assigning fair share need “targets” to each jurisdiction.

A local jurisdiction’s fair share of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The fair share is allocated by four income categories: very low, low, moderate, and above moderate, defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the county median income, respectively. The allocations are further adjusted to avoid an overconcentration of lower-income households (less than 80% of the AMI).

### The 2014–2021 Riverside County Regional Housing Needs Allocation (RHNA)

Table H-31 presents the RHNA allocation for Riverside County for the eight-year planning period from 2014 to 2021 as approved by SCAG in October 2012. As a whole, the unincorporated county was allocated 30,303 housing units for the 2014–2021 planning period. This allocation represents a decrease of approximately 20,312 units as compared to the 2006–2014 RHNA planning period. This decrease was based upon the reexamination of growth trends and incorporation of the cities of Menifee, Eastvale, Jurupa Valley, and Wildomar during the previous planning period.

Income Category	Allocation
Extremely Low	3,586
Very Low	3,587
Low	4,871
Moderate	5,534
Above Moderate	12,725
<b>Total</b>	<b>30,303</b>

*Source: SCAG, Final Regional Housing Needs Assessment 2012*

### Unaccommodated Regional Housing Need Allocation from the 4th Cycle

Action 1.2t in the 2008–2014 Housing Element stated that the County planned to redesignate a minimum of 595 acres of land to the Highest Density Residential (HHDR) designation. This would have given the County an additional capacity of 15,173 units that would allow for 30 units per acre and therefore be appropriate to meet a portion of the lower-income RHNA. Because the County completed its 4th round Housing Element later than expected, the County was not able to meet the rezone/redesignation deadline of October 15, 2013; and now had an unaccommodated need from the previous planning period.

Table H-32 shows the County's land capacity available during the 4th round planning period. Based on this capacity, the County had an unaccommodated need of 14,968 units from the previous planning period.

**Table H-32 Unaccommodated Need from the 2006–2014 Planning Period**

4th Cycle RHNA		Units Built <sup>1</sup>	Approved Projects <sup>2</sup>	Remaining RHNA	Vacant Land Capacity	Remaining Need
Very Low	11,979	259	1,101	10,619	73	14,968
Low	8,324	271	3,631	4,422		
Moderate	9,363	10,603	2	-1,242	1,436	0
Above Moderate	20,949	10,604	64,192	-53,847	10,383	0
<b>Total</b>	<b>50,615</b>	<b>21,737</b>	<b>68,926</b>	<b>-40,048</b>	<b>11,892</b>	<b>14,968</b>

Source: SCAG, Riverside County, 2013

1. Capacity is based on analysis included in the 4th Cycle Housing Element, Table H-54

2. Capacity is based on analysis included in the 4th Cycle Housing Element, Table H-55

Based on the unaccommodated need from the previous cycle and the need of the 5th Cycle RHNA, the County needed to accommodate 45,271 units across all four income groups. Table H-33 shows the RHNA by income group that the County needed to accommodate for the 4th and 5th Cycles.

**Table H-33 4th and 5th Cycle RHNA to Accommodate**

Income Category	Unaccommodated Need from the 4th Cycle	5th Cycle RHNA	Total RHNA to Accommodate
Very Low	10,546	7,173	17,719
Low	4,422	4,871	9,293
Moderate	0	5,534	5,534
Above Moderate	0	12,725	12,725
<b>Total</b>	<b>14,968</b>	<b>30,303</b>	<b>45,271</b>

Source: SCAG, Riverside County, 2015

### Approved Housing Units

One way of meeting a portion of the County's RHNA is to look at approved, entitled, or built projects' "available units." These units can be subtracted from the total allocation if they were available prior to the 5th Housing Element cycle deadline of October 2014. Table H-34 lists the approved or entitled projects that were available before the deadline.

**Table H-34 Approved or Entitled Projects Prior to October 2014**

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	59,254		1,626	34,238	23,390	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan
Los Vinedos (Phase 1)	42	41			1	HOME funds
Nuestro Orgullo Self Help Homes	291	44	39		208	RDA Bond Proceeds
Highgrove Blossom Apartments	89	43	45		1	RDA, LIHTC (Built 2014)
<b>Total</b>	<b>59,676</b>	<b>128</b>	<b>1,710</b>	<b>34,238</b>	<b>23,600</b>	

Source: Riverside County Economic Development Agency, August 2015

Note: For more detailed information regarding the affordable units within the specific plans, refer to page H-105 and H-106.

### Remaining RHNA to Accommodate

When looking at the total RHNA the County needs to accommodate, listed in Table H-33, and the approved or entitled projects listed in Table H-35 and the discussion on projected units, the County did not have a shortfall to meet its moderate- and above moderate-income RHNA.

However, the County did identify a shortfall of 25,174 units in the very low- and low-income categories. Since the County had a shortfall in the very low- and low-income categories, at least 50 percent of the shortfall (12,587 units) needed to be accommodated on sites designated for exclusively residential uses, at appropriate densities.

**Table H-35 Determining RHNA Shortfall**

Income Category	RHNA to Accommodate	Approved Projects	RHNA Shortfall to Accommodate
Very Low	17,719	128	17,591
Low	9,293	1,710	7,853
Moderate	5,534	34,238	0
Above Moderate	12,725	23,600	0
<b>Total</b>	<b>45,271</b>	<b>59,676</b>	<b>25,174</b>

Source: SCAG, Riverside County, 2015

Note: With completion of the rezone and land use designation change in December 2016, the County no longer has a RHNA shortfall. This table is included to provide detail on the past shortfall from the first half of the planning period.



## Availability of Sites for Housing

The RHNA process assigned unincorporated Riverside County 30,303 units in new construction need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which specific plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe.

With completion of the rezone and land use designation changes in December 2016, there is ample vacant land within these areas that is designated for residential uses that satisfies the RHNA new construction need.

In a limited capacity, infill projects throughout unincorporated communities contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher-density residential areas are sited near employment nodes, commercial cores, and major transportation corridors, and in conjunction with resort, recreation, and tourist areas.

## Land Analysis

For the 2013–2021 Housing Element update, the County prepared a site inventory using the County's geographical information system to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of vacant and underutilized properties. The discussion below describes how the parcels were chosen and discusses how the County is able to meet its RHNA.

## Rezone and Land Use Amendment to Meet the County's Lower Income RHNA

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Riverside County is 30 dwelling units per acre.

The Highest Density Residential (HHDR) land use designation allows for 20 to 40 units per acre. In addition, the Mixed Use Area (MUA) land use designation allows for a percentage of HHDR on each site. The County identified several potential sites, approximately 5,000 acres in total, in which the land use designation was changed and the sites were rezoned to accommodate the RHNA (Action 1.2f). This was completed concurrently with the adoption of this Housing Element in December 2016.

All of the rezoned and redesignated sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.



### Area Plans

The County is relying on sites located across 9 area plans, which include 22 communities, to meet its regional housing need. Within each community, different neighborhoods are identified as appropriate for higher-density development.

### Site Selection Criteria

During the 5<sup>th</sup> Cycle Housing Element update, the County used a set of criteria to evaluate the sites. The site selection criteria were organized into six categories to determine which sites were appropriate to rezone and redesignate to a higher density:

- A) Countywide general evaluation to identify communities in which to locate potential HHDR/MUA sites
- B) Availability of local community-supportive facilities and services
- C) Availability of intra- and interregional transportation facilities
- D) Availability of supportive on-site and site-edge land use and environmental characteristics
- E) Availability of primary on-site infrastructure (roads, sewer, and water)
- F) Flexibility in individual site development options

### Determining Capacity

In an effort to determine each site's realistic capacity, the County evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) as well as current development occurring in the County. It was determined that relying on the net acreage accounted for these requirements and was consistent with development.

Small sites make up 3 percent of the total HHDR units that the County is relying on to meet a portion of its lower-income RHNA. Small sites were only included if the sites were contiguous to another site within the inventory and had the same property owner. The County has included Action 1.2g to assist with the lot consolidation of smaller sites.

Underutilized sites make up 5 percent of the total HHDR sites that the County is relying on to meet a portion of its lower-income RHNA. After each area plan in the tables following this discussion there is further analysis on each underutilized site.

Should the County need additional capacity, sites listed in Appendix P-1b can be available after further analysis is completed.

Table H-36 summarizes the area plans based on the capacity. Please refer to Appendix P-1a – Area Plan Maps for maps of all sites included in both the inventory below as well as the additional sites included in Appendix P-1b.

Within the area plans, many of the sites identified as appropriate to accommodate the County's lower-income RHNA are large sites, allowing for more than 150 units per parcel. As previously discussed, it was determined that larger sites were more appropriate to select because they offered both flexibility in development options, as well as,

in the case of MUAs, reasonable opportunities for walkable, mixed-use communities to be developed, preferably in the context of urban infill development. Large sites make approximately 65 percent of the total inventory. To assist in facilitating the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely give high priority and fast track authorization to processing subdivision maps that include affordable housing units. Also, the County will expedite the review process for the subdivisions of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable specific plan, and Master Environmental Impact Report. Through adoption of these mechanisms, the County has the ability to provide adequate sites to accommodate its share of the region's housing needs (Action 1.2e).

The following discussion describes each area plan within the County that is available to accommodate a portion of the County's RHNA. As mentioned previously, small sites were only included if the sites were contiguous to another site within the inventory and had the same property owner. Sites with an asterisk (\*) denote that the site is contiguous; property owner names are listed below the APN if any sites have the same owner. To quickly navigate the maps in Appendix P-1a, all sites in the inventory provide both the neighborhood number and the lot number.

Table H-36 shows the capacity for each area plan broken down by community. Please note that this table does not account for capacity of any sites listed in Appendix P-1b.

*Note: Some of the area plans project for zero units. This is because the units were not currently being counted toward meeting the County's RHNA. There is capacity for these area plans (see Appendix P-1b - Additional Sites Inventory) and the County can use these sites once more analysis is completed.*

**Table H-36 Area Plan Capacity Summary**

Area Plan	HHDR Units			MUA Units	Total All Units
	Vacant	Underutilized	Total	Vacant	
Eastern Coachella Valley	7,491	93	7,584	11,552	19,136
Elsinore	0	0	0	464	464
Harvest Valley/Winchester	883	0	883	3,801	4,684
Highgrove	501	29	530	1,675	2,205
Lakeview/Nuevo	408	0	408	3,948	4,356
Mead Valley	508	0	508	892	1,400
Temescal Canyon	0	0	0	0	0
The Pass	1,229	123	1,351	2,617	3,969
Western Coachella Valley	563	61	624	10,988	11,612
<b>Total</b>	<b>11,582</b>	<b>306</b>	<b>11,888</b>	<b>35,937</b>	<b>47,826</b>

*Source: Riverside County 2015*

# Chapter 8 Housing Element

## Eastern Coachella Valley Area Plan

**Table H-37 Eastern Coachella Valley Area Plan**

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Mecca Town Center</b>										
<i>Vacant Parcels</i>										
727112011	38.69	HDR	A-1-5	HHDR	R-7	30	1161		1	1
727112002	38.59	HDR	A-1-5	HHDR	R-7	30	1158		1	2
727112024	39.75	HDR	A-1-5	HHDR	R-7	30	1192		1	6
727112023	39.52	HDR	A-1-5	HHDR	R-7	30	1186		1	7
727111009	39.32	MHDR	A-1-5	HHDR	R-7	30	1180		1	5
727111008	38.60	MHDR	A-1-5	HHDR	R-7	30	1158		1	4
727100006	39.37	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		591	2	1
727100003	37.48	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		562	2	2
727100007	12.43	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		186	3	1
727250005	42.79	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		642	4	2
727250005	15.46	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		232	4	2
727271019	43.98	AG	W-2	MUA (75% HHDR)	MIXED USE	30		990	5	2
727271020	8.26	CR	W-2	MUA (75% HHDR)	MIXED USE	30		186	5	3
727271005	3.25	MDR	W-2	MUA (75% HHDR)	MIXED USE	30		73	5	5
727271020	6.5	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		146	5	3
727271019	38.52	AG	W-2	MUA (75% HHDR)	MIXED USE	30		867	5	2
727272026	72.7	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		545	6	3
<b>Subtotal</b>							<b>7,035</b>	<b>5,020</b>		

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
North Shore Town Center										
<i>Vacant Sites</i>										
723143003* Bermejo	0.62	VLDR	W-2	HHDR	R-7	30	18		1	83
723143004* Bermejo	0.49	VLDR	W-2	HHDR	R-7	30	15		1	89
723162008* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	22
723162009* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	25
723162022* Milner	0.41	VLDR	W-2	HHDR	R-7	30	12		1	53
723162023* Milner	0.38	VLDR	W-2	HHDR	R-7	30	11		1	71
723173002* Palacios <sup>1</sup>	0.25	VLDR	W-2	HHDR	R-7	30	8		1	54
723144006* Allen	0.36	VLDR	W-2	HHDR	R-7	30	11		1	84
723144005* Allen	0.37	VLDR	W-2	HHDR	R-7	30	11		1	88
723162003* Miranda <sup>1</sup>	0.3	VLDR	W-2	HHDR	R-7	30	9		1	5
723161009* Roberts <sup>1</sup>	0.35	VLDR	W-2	HHDR	R-7	30	11		1	30
723162007* Zaragoza <sup>1</sup>	0.29	VLDR	W-2	HHDR	R-7	30	9		1	21
723163002* Spooner	0.17	VLDR	W-2	HHDR	R-7	30	5		1	66
72316300* Spooner <sup>1</sup>	0.17	VLDR	W-2	HHDR	R-7	30	5		1	109
723163003* Perez	0.16	VLDR	W-2	HHDR	R-7	30	5		1	10
723163017* Perez	0.17	VLDR	W-2	HHDR	R-7	30	5		1	106
723174005* Schall	0.38	VLDR	W-2	HHDR	R-7	30	11		1	18
723174006* Schall	0.37	VLDR	W-2	HHDR	R-7	30	11		1	32
723174002* Palafox	0.37	VLDR	W-2	HHDR	R-7	30	11		1	6
723174001 Palafox	0.36	VLDR	W-2	HHDR	R-7	30	11		1	28
723162015	0.59	VLDR	W-2	HHDR	R-7	30	18		1	13
723174017	0.6	VLDR	W-2	HHDR	R-7	30	18		1	24
723162013	0.59	VLDR	W-2	HHDR	R-7	30	18		1	27
723174021	0.55	VLDR	W-2	HHDR	R-7	30	16		1	46

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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723174020	0.55	VLDR	W-2	HHDR	R-7	30	17		1	47
723174013	0.88	VLDR	W-2	HHDR	R-7	30	26		1	73
725160014	3.28	VLDR	W-2	HHDR	R-7	30	99		1	100
723124004	0.55	VLDR	W-2	HHDR	R-7	30	16		1	103
723141001	1.08	VLDR	W-2	HHDR	R-7	30	32		1	119
725150008	2.17	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	59
725160003	2.58	CT	W-2	MUA (35% HHDR)	MIXED USE	30		27	2	60
725160002	9.84	CT	W-2	MUA (35% HHDR)	MIXED USE	30		103	2	63
725160010	2.15	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	64
725160004	4.83	CT	W-2	MUA (35% HHDR)	MIXED USE	30		51	2	67
723240002	4.71	MDR	W-2	MUA (35% HHDR)	MIXED USE	30		49	2	69
725210005	21.27	CT	W-2	MUA (35% HHDR)	MIXED USE	30		223	2	77
723240012	59.35	CT	W-2	MUA (35% HHDR)	MIXED USE	30		623	2	79
723221001	6.32	CR	W-2	MUA (35% HHDR)	MIXED USE	30		66	2	81
725210012	11.86	CT	W-2	MUA (35% HHDR)	MIXED USE	30		125	2	82
725210005	7.92	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		83	2	77
725160004	3.7	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		39	2	67
725160002	2.45	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	63
725160001	15.29	CT	W-2	MUA (35% HHDR)	MIXED USE	30		161	2	61
725150007	5.23	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		55	2	80
<b>Subtotal</b>							<b>457</b>	<b>1,677</b>		
<b>Underutilized Sites (see site description following this table)</b>										
723173003* Palacios	0.28	VLDR	W-2	HHDR	R-7	30	9		1	58
723162004* Miranda	0.3	VLDR	W-2	HHDR	R-7	30	9		1	16
723174014* Roberts	0.37	VLDR	W-2	HHDR	R-7	30	11		1	64
723162006* Zaragoza	0.29	VLDR	W-2	HHDR	R-7	30	9		1	31

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723162014	0.6	VLDR	W-2	HHDR	R-7	30	18		1	12
723174028	0.74	VLDR	W-2	HHDR	R-7	30	22		1	108
723162027	0.53	VLDR	W-2	HHDR	R-7	30	16		1	45
<b>Subtotal</b>							<b>93</b>	<b>0</b>		
<b>Oasis Town Center</b>										
<b>Vacant Parcels</b>										
755142011	38.37	AG	W-2	MUA (50% HHDR)	MIXED USE	30		576	1	1
755162011	2.81	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		42	2	5
755162009	9.42	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		141	2	10
755162011	1.95	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		29	2	5
755162001	5.07	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		76	2	6
755162004	8.2	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		123	2	1
755161010	19.37	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		291	2	14
755161009	18.39	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		276	2	3
755161009	2.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	2	3
755162003	7.02	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		105	2	12
755162003	1.96	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		29	2	12
755161008	17.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		261	2	11
755161008	14.25	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		214	2	11
755161014	8.89	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		133	2	9
755161014	5.6	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		84	2	9
755161014	6.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	2	9
755162010	4.91	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		74	2	4
<b>Subtotal</b>							<b>0</b>	<b>2,581</b>		

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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Thermal Town Center										
<i>Vacant Parcels</i>										
757090027	8.21	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		123	1	3
757090028	20.56	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		308	1	1
757090029	46.32	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		695	1	2
757090004	76.51	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1148	2	2
<i>Subtotal</i>							0	2,274		
Eastern Coachella Area Plan Total							7,586	11,552		
1. Site is contiguous with an underutilized site.										

### Underutilized sites

There are seven underutilized sites included in the Eastern Coachella Area Plan within the North Shore Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723173003* Palacios <sup>1</sup>	0.28	HHDR	R-7	9	1	58	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162004* Miranda <sup>1</sup>	0.3	HHDR	R-7	9	1	16	MF - MOBILE HOME	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174014* Roberts <sup>1</sup>	0.37	HHDR	R-7	11	1	64	R2 - RESIDENTIAL	Parcel has a single-family home on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723162006* Zaragota <sup>1</sup>	0.29	HHDR	R-7	9	1	31	R2 - RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162014	0.6	HHDR	R-7	18	1	12	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174028	0.74	HHDR	R-7	22	1	108	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162027	0.53	HHDR	R-7	16	1	45	R2 - RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

1. Site is contiguous with a vacant site.



# Chapter 8 Housing Element

## Elsinore Area Plan

**Table H-38 Elsinore Area Plan**

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Lee Lake Community</b>										
<i>Vacant Parcels</i>										
393070012* Corona Canyon	2.6	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		23	1	3
393070012* Corona Canyon	0.98	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		9	1	3
393070012* Corona Canyon	0.59	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		5	1	3
393070015* Chase	11.53	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		104	1	2
393070015* Chase	0.43	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		4	1	2
393070015* Chase	0.22	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		2	1	2
393070015* Chase	0.04	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		0	1	2
393070006* Sycamore Creek Marketplace	0.09	LI	N/A	MUA	MIXED USE	30			2	1
393070008* Sycamore Creek Marketplace	2.17	LI	M-SC	MUA	MIXED USE	30		0	2	2
393070009* Sycamore Creek Marketplace	1.9	LI	M-SC	MUA	MIXED USE	30		0	2	3
393070010* Sycamore Creek Marketplace	5.9	LI	M-SC	MUA	MIXED USE	30		0	2	4
393070007* Sycamore Creek Marketplace	1.14	LI	M-SC	MUA	MIXED USE	30		0	2	5
393070005* Sycamore Creek Marketplace	0.14	LI	M-SC	MUA	MIXED USE	30		0	2	6
<i>Subtotal</i>							<i>0</i>	<i>147</i>		
<i>Underutilized Parcels (see site description following this table)</i>										
393070013* Dar Inv	12.2	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		110	1	1
393070013* Dar Inv	0.07	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		0	1	1
<i>Subtotal</i>							<i>0</i>	<i>110</i>		

Meadowbrook Town Center										
Vacant Parcels										
345220085	7.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		109	2	1
349080070	1.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		21	1	5
349100008	2.15	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		32	1	8
349342018	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	12
349080077	1.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		25	1	31
<b>Subtotal</b>								<b>0</b>	<b>207</b>	
<b>Elsinore Area Plan Total</b>								<b>0</b>	<b>464</b>	

### Underutilized sites

There are two underutilized sites included in the Elsinore Area Plan within the Lee Lake Community. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
391070056* Dar Inv	12.2	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.
391070056* Dar Inv	0.07	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.

# Chapter 8 Housing Element

## Harvest Valley/Winchester Area Plan

**Table H-39 Harvest Valley/Winchester Area Plan**

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Winchester Community (West)</b>										
<i><b>Vacant Parcels</b></i>										
462080006	9.64	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		72	1	1
462080009	8.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		66	1	3
462080012	8.36	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		63	1	4
462080007	9.53	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		71	1	7
462080008	8.63	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		65	1	9
462080010	8.33	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		62	1	12
462090001	155.7	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1168	1	14
462080005	5.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		39	1	2
<i><b>Subtotal</b></i>							<i><b>0</b></i>	<i><b>1,606</b></i>		
<b>Winchester Town Center</b>										
<i><b>Vacant Parcels</b></i>										
462100037	0.59	MDR	R-R	HHDR	R-7	30	18		1	1
462100041	4.74	MDR	R-R	HHDR	R-7	30	142		1	2
462100005	1.93	MDR	R-R	HHDR	R-7	30	58		1	3
462100007	3.83	MDR	R-R	HHDR	R-7	30	115		1	4
462100012	0.81	MDR	R-R	HHDR	R-7	30	24		1	5
462100014	4.14	MDR	R-R	HHDR	R-7	30	124		1	6
462100015	5.22	MDR	R-R	HHDR	R-7	30	157		1	7
462100042	3.64	MDR	R-R	HHDR	R-7	30	109		1	8
462100010	1.75	MDR	R-R	HHDR	R-7	30	52		1	9
462100011	1.73	MDR	R-R	HHDR	R-7	30	52		1	10
462100008	1.03	MDR	R-R	HHDR	R-7	30	31		1	11
462140012	4.67	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		70	2	1
462140015	2.89	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	2	3

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462151001	4.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		61	2	10
463060002	2.98	CR	R-R	MUA (50% HHDR)	MIXED USE	30		45	3	12
463080003	2.4	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		18	4	7
463100006	2.14	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	4	10
463100002	4.67	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		35	4	14
462100020	2.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	1
462100019	4.62	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		49	5	6
462100021	1.96	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		21	5	7
462100025	2.42	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		25	5	8
462110002	1.85	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		19	5	17
462110008	4.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		44	5	18
462110001	2.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	23
462110004	4.74	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		50	5	33
462110005	2.69	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	34
462174001	3.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		33	5	36
462110013	4.33	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	38
462110012	2.56	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	5	39
462164001	2.75	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	40
462110003	4.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	46
463118030	1.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	6	5
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	6	12
462120001	1.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	1
462120003	2.74	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	7	2
462120002	4.91	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	3
462120005	3.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		54	7	4
462120016	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	7	6
462120004	4.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	8

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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462120015	1.8	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	10
463160011	4.35	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		46	8	11
463160010	4.77	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	13
463160009	4.7	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		49	8	19
463160012	4.27	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		45	8	20
463160021	1.72	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		18	8	21
463160014	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	22
463120013	4.29	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	8	24
463160023	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	26
463160013	3.97	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		42	8	27
463160017	4.39	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		66	9	2
463160015	2.93	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		44	9	3
463160018	2.5	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	4
463160019	2.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	5
463160020	4.34	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		65	9	6
463130005	2.6	CR	R-R	MUA (50% HHDR)	MIXED USE	30		39	9	7
463130001	4.43	CR	R-R	MUA (50% HHDR)	MIXED USE	30		66	9	8
463130008	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	9	10
463160016	1.94	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		29	9	12
463160022	2.45	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		26	8	25
463160048	2.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	8	18
463080009	2.73	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		21	4	1
463130007	2.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	9	1
463160031	4.86	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		51	8	5
463100003	4.59	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		34	4	13
<b>Subtotal</b>							<b>883</b>	<b>2,195</b>		
<b>Harvest Valley/Winchester Area Plan Total</b>							<b>883</b>	<b>3,801</b>		

## Highgrove Area Plan

Table H-40 Highgrove Area Plan

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Highgrove Town Center										
<i>Vacant Parcels</i>										
255060016	12.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		290	3	2
255060015	8.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		182	3	4
255060017	6.54	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		147	3	6
255060018	10.8	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		243	3	8
255110015	7.39	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		166	3	9
255040010	6.99	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		105	1	12
255110003	4.9	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	13
255110005	4.93	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		111	3	14
255110006	4.84	LI	I-P	MUA (75% HHDR)	MIXED USE	30		109	3	15
255110004	4.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	17
255040017	1.79	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		27	1	19
255040010	1.33	LI	I-P	MUA (50% HHDR)	MIXED USE	30		20	1	12
255170012	0.56	LDR	R-1-20000	HHDR	R-7	30	17		2	4
255170014	8.93	LDR	R-1-20000	HHDR	R-7	30	268		2	5
255170005	2.19	LDR	R-1-20000	HHDR	R-7	30	66		2	2
255170011	5.02	LDR	R-1-20000	HHDR	R-7	30	151		2	1
255040014	0.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		10	1	1
255040015	3.01	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		45	1	22
<i>Subtotal</i>							<b>502</b>	<b>1,675</b>		
<i>Underutilized Parcels (see site description following this table)</i>										
255170013	0.98	LDR	R-1-20000	HHDR	R-7	30	29		2	3
<i>Subtotal</i>							<b>29</b>	<b>0</b>		
Highgrove Area Plan Total							<b>530</b>	<b>1,978</b>		

## Chapter 8 Housing Element

### Underutilized Sites

There is one underutilized site included in the Highgrove Area Plan within the Highgrove Town Center. The table below describes why this site is suitable for redevelopment.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
255170013	0.98	HHDR	R-7	29	2	3	R-1 RESIDENTIAL	Parcel is part of a 9-acre group of four contiguous parcels owned by the same owner. This parcel will likely be joined with the other three parcels to form a larger project One parcel has a small structure and utility buildings. It is assumed that the parcels would be joined with the other parcels. The other parcels are part of a citrus grove.

## Lakeview/Nuevo Area Plan

Table H-41 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lakeview Town Center										
Vacant Parcels										
308150003	5.14	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		39	1	10
308150007	68.34	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		513	1	11
308140006	28.49	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		214	1	21
308140007	16.82	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		126	1	22
308150006	20.01	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		150	1	50
426060004	3.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	1
426060005	10.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		158	3	2
426440007	5.63	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		85	3	5
426060007	2.18	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		33	3	6
426440006	2.48	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		37	3	8
426440008	3.81	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	9
426060020	1.9	CR	C-P-S	HHDR	R-7	30	57		5	1
426060002	0.64	CR	C-P-S	HHDR	R-7	30	19		5	2
426060003	4.9	CR	C-P-S	HHDR	R-7	30	147		5	3
426091001	2.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		35	6	7
426073008	1.23	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	6	11
426073009	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	6	12
426101004	1.11	MDR	R-1	HHDR	R-7	30	33		7	3
426101003	1.52	MDR	R-1	HHDR	R-7	30	46		7	4
426083007	1.5	CR	C-P-S	HHDR	R-7	30	45		7	5
426060022*	29.72	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		446	3	11



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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
426060022*	0.27	CR	C-P-S	HHDR	R-7	30	8		5	4
426060006	4.84	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		73	3	4
426060012	1.75	CR	C-P-S	HHDR	R-7	30	52		5	5
<i>Subtotal</i>							<i>407</i>	<i>2,061</i>		
<b>Nuevo Community (Western Area)</b>										
<i>Vacant Parcels</i>										
307240004	9.61	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		144	1	2
307240007	9.56	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		143	1	4
307240060	9.79	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	1	5
307240008	9.29	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	1	6
307240006	9.27	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		139	1	7
307270026	0.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	2	3
307270027	0.76	CR	R-R	MUA (75% HHDR)	MIXED USE	30		17	2	4
307270025	1.12	CR	R-R	MUA (75% HHDR)	MIXED USE	30		25	2	5
310270012	1.81	CR	R-R	MUA (75% HHDR)	MIXED USE	30		41	2	10
310270014	15.09	CR	R-R	MUA (75% HHDR)	MIXED USE	30		339	2	11
310270006	4.73	CR	R-R	MUA (75% HHDR)	MIXED USE	30		107	2	12
310230027	9.67	CR	R-R	MUA (75% HHDR)	MIXED USE	30		218	2	14
310270011	1.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		42	2	17
310270013	2.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		49	2	20
307270029	1.75	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	2	22
307270012	1.05	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	2	23
307270023	6.55	CR	R-R	MUA (75% HHDR)	MIXED USE	30		147	2	27
307270019	4.83	CR	R-R	MUA (75% HHDR)	MIXED USE	30		109	2	30
<i>Subtotal</i>							<i>0</i>	<i>1,889</i>		
<b>Lakeview/Nuevo Area Plan Total</b>							<b>407</b>	<b>3,950</b>		

## Mead Valley Area Plan

Table H-42 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Good Hope Community</b>										
<i>Vacant Parcels</i>										
326240061	2.2	MDR	R-R	HHDR	R-7	30	66		2	9
326250039	3.65	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		33	1	10
326250029	1.3	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		12	1	19
326250037	4.25	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		38	1	25
326250043	4.34	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		39	1	26
326250011	9.96	MDR	R-R	HHDR	R-7	30	299		1	27
326240077	2.7	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		24	3	31
326240079	5.91	CR	R-R	MUA (30% HHDR)	MIXED USE	30		53	1	34
326250040	9.57	CR	R-R	MUA (30% HHDR)	MIXED USE	30		86	1	36
326250038	1.86	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		17	1	39
326250001	4.77	MDR	R-R	HHDR	R-7	30	143		2	48
326240085	1.64	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		15	1	14
<i>Subtotal</i>							<i>508</i>	<i>317</i>		
<b>Mead Valley Community (I-215/Nuevo Rd. Vicinity)</b>										
<i>Vacant Parcels</i>										
305270030	1.62	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		24	3	1
305270031	1.42	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		21	3	2
305270032	2.3	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		34	3	14
<i>Subtotal</i>							<i>0</i>	<i>79</i>		
<b>Mead Valley Town Center</b>										
<i>Vacant Parcels</i>										
318130005	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	4
318160001	2.04	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	9

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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
318160002	2.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		34	1	10
318140007	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	16
318130001	2.05	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	21
318160004	1.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	1	24
318070005	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		19	1	28
318130002	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	35
318070006	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	45
318070010	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	49
318100011	13.96	RC-LDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		209	2	1
318160003	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	38
318130012	3.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		48	1	32
<i>Subtotal</i>							<i>0</i>	<i>495</i>		
<b>Mead Valley Area Plan Total</b>							<b>508</b>	<b>891</b>		

### The Pass Area Plan

**Table H-43 The Pass Area Plan**

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Cabazon Town Center</b>										
<i>Vacant Parcels</i>										
519180018	14.32	CR	C-P-S	HHDR	R-7	30	430		1	1
519330001	1.97	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		21	2	11
519180014	9.3	CR	W-2	MUA (35% HHDR)	MIXED USE	30		98	2	12
519330010	1.77	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		19	2	17
519330007	2.49	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	50
519330008	4.78	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		50	2	51
526023016	1.87	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		20	2	71

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526021008	2.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		27	2	87
519240009	9.96	HI	M-SC	MUA (35% HHDR)	MIXED USE	30		105	3	2
519340002	9.61	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	5
519260003	1.48	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		16	3	6
519350001	8.9	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		93	3	14
519250006	4.18	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		44	3	18
519320012	2.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		29	3	24
519260006	1.5	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		16	3	26
519270008	3.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		34	3	28
526040008	6.71	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		101	4	6
526050001	5.88	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		88	4	7
526131002	4.46	MDR	R-6	HHDR	R-7	30	134		5	1
526131004	4.81	MDR	R-6	HHDR	R-7	30	144		5	2
526160009	4.38	LDR	R-A	HHDR	R-7	30	131		6	1
526160008	8.28	LDR	W-2	HHDR	R-7	30	249		6	5
526080002	9.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		145	7	1
526070001	1.07	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		16	7	3
526060006	3.81	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		57	7	4
526060005	1.14	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		17	7	5
526050013	8.64	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		130	7	6
526080001	9.72	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		146	7	7
526123001	9.18	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		138	8	1
526143023	1.18	CR	R-1	MUA (50% HHDR)	MIXED USE	30		18	8	2
526132022	2.81	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		42	9	4
526132025	1.5	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	9	5
526132003	1.04	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		16	9	8
526150011	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	10	20

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APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526142043	1.8	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		27	10	26
526150015	9.52	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		143	10	27
526150010	4.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		73	10	30
526143025	1.55	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	10	35
526150001	9.7	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		145	10	38
526150002	9.31	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		140	10	39
526180006	4.71	LDR	R-A	HHDR	R-7	30	141	0	11	1
519250007	6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		63	3	33
519340001	9.6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	27
519240010	1.85	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		19	3	22
519260007	4.76	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		50	3	4
519240005	6.76	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		71	3	1
526090001	6.32	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		95	7	2
<b>Subtotal</b>							<b>1,229</b>	<b>2,621</b>		
<i>Underutilized Parcels (see site description following this table)</i>										
526160011	0.91	LDR	R-A	HHDR	R-7	30	27		6	2
526160010	0.93	LDR	R-A	HHDR	R-7	30	28		6	3
526160012	2.25	LDR	R-A	HHDR	R-7	30	68		6	4
<b>Subtotal</b>							<b>123</b>			
<b>The Pass Area Plan Total</b>							<b>1,352</b>	<b>2,621</b>		

### Underutilized Sites

There are three underutilized sites included in The Pass Area Plan within the Cabazon Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
526160011	0.91	HHDR	R-7	27	6	2	MF - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160010	0.93	HHDR	R-7	28	6	3	MO - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160012	2.25	HHDR	R-7	68	6	4	R1 - RESIDENTIAL	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.

# Chapter 8 Housing Element

## Western Coachella Valley Area Plan

**Table H-44 Western Coachella Valley Area Plan**

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Desert Edge/Southeast Desert Hot Springs Community</b>										
<i>Vacant Parcels</i>										
657260008	8.98	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		135	2	1
656330015	8.84	CR	W-2	MUA (50% HHDR)	MIXED USE	30		133	5	1
<i>Subtotal</i>							<i>0</i>	<i>268</i>		
<b>I-10/Haugen Lehmann Ave Community</b>										
<i>Vacant Parcels</i>										
517300019	6.38	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		144	1	38
517290016	2.57	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		58	1	50
<i>Subtotal</i>							<i>0</i>	<i>202</i>		
<b>North Palm Springs Community</b>										
<i>Vacant Parcels</i>										
664200011	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	4
664200001	2.29	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	8
664200004	2.18	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		33	1	9
664200012	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	11
664200002	2.25	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	16
664200030	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	22
664200014	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	23
664200015	2.46	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	24
664200025	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	26
664200027	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	27
664200033	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	28
664200016	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	29
664200017	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	30

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200031	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	37
664200022	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	40
664200023	2.52	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	41
664200036	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	42
664200003	2.23	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	43
664200005	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	44
664200037	2.11	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		32	1	45
664200013	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	46
664200024	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	53
664200026	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	54
664200028	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	55
664200032	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	56
664200034	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	57
664200020	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	73
664270001	40.2	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		603	2	1
664270002	40.16	MDR	W-2	MUA (50% HHDR)	MIXED USE	30		602	2	2
664240002	39.79	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		597	2	3
664200018	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	1	47
<i>Subtotal</i>							<i>0</i>	<i>2,815</i>		
<b>Rushmore/Kimdale Community</b>										
<i>Vacant Parcels</i>										
520094005* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	38
520094004* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	69
520106004* Fitzpatrick	0.27	MDR	R-R	HHDR	R-7	30	8		1	68
520106005* Fitzpatrick	0.32	MDR	R-R	HHDR	R-7	30	9		1	111
520094002* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	25
520094001* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	40



## Chapter 8 Housing Element

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
520091002* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	9
520091001* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	64
520104006* Brossman	0.29	MDR	R-R	HHDR	R-7	30	9		1	92
520104005* Brossman	0.33	MDR	R-R	HHDR	R-7	30	10		1	95
520123001* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	98
520106013* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	140
520080017* SCE	2.85	MDR	R-R	HHDR	R-7	30	86		1	1
520080016* SCE	7.52	MDR	R-R	HHDR	R-7	30	226		1	63
520102008* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	90
520102007* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	139
520110006	0.95	MDR	R-R	HHDR	R-7	30	28		1	7
520110013	0.99	MDR	R-R	HHDR	R-7	30	30		1	12
520080001	2.41	MDR	R-R	HHDR	R-7	30	72		1	17
<b>Subtotal</b>							<b>564</b>	<b>0</b>		
<b>Underutilized Parcels (see site description following this table)</b>										
520121001* Jones	0.27	MDR	R-R	HHDR	R-7	30	8		1	29
520121002* Jones	0.32	MDR	R-R	HHDR	R-7	30	10		1	76
520102009* Rucker	0.3	MDR	R-R	HHDR	R-7	30	9		1	55
520110007	0.6	MDR	R-R	HHDR	R-7	30	18		1	73
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		1	84
<b>Subtotal</b>							<b>62</b>	<b>0</b>		

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Thousand Palms Community (I-10/Cook St. Vicinity)</b>										
<i>Vacant Parcels</i>										
694120008	34.39	BP	I-P	MUA (50% HHDR)	MIXED USE	30		516	1	2
694120007	33.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		499	1	3
<i>Subtotal</i>							<i>0</i>	<i>1,015</i>		
<b>Thousand Palms Town Center</b>										
<i>Vacant Parcels</i>										
693040023	2.96	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		44	2	1
693040022	89.9	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1349	2	5
650270001	19.48	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		146	3	28
650300011	2.31	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		17	3	37
650300017	9.42	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		71	3	43
650290001	4.83	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		36	3	44
650300013	5	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	48
650290002	4.88	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	50
650300018	19.58	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		147	3	53
650300018	9.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		74	3	53
650310001	3.31	CR	C-P-S	HHDR	R-7	30	99		4	1
650310002	3.37	CR	C-P-S	HHDR	R-7	30	101		4	2
650310001	1.03	CR	R-3-6000	HHDR	R-7	30	31		4	1
650310002	0.99	CR	R-3-6000	HHDR	R-7	30	30		4	2
651140006	18.99	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		285	5	1
651140007	2.98	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		45	5	2
651140008	2.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	3
694071017	1.18	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		18	5	13
694060003	2.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		37	5	27
694060002	2.7	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		41	5	30

## Chapter 8 Housing Element

APN	Net Acreage	Land Use	Zoning	Land Use as of 12/6/16	Zoning as of 12/6/16	Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
694060022	24.07	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		361	5	32
694060023	18.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		271	5	33
651140005	9.49	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		142	5	35
693230019	4.83	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		72	5	36
693230013	11.51	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		173	5	37
693230010	8.77	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		132	5	38
693230011	5.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		89	5	39
694060022	11.32	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		170	5	32
694060022	8.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		134	5	32
694060022	5.41	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		81	5	32
694060022	1.5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		23	5	32
694060022	1.36	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	5	32
651140007	2.09	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	2
651140005	5.49	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		82	5	35
694060023	17.99	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		270	5	33
694060023	5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		75	5	33
694120010	17.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		257	6	1
694050001	40.58	MHDR	R-T	MUA (50% HHDR)	MIXED USE	30		609	6	2
694050012	38.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		578	6	3
694050011	27.59	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		414	6	4
694120011	6.92	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		104	6	5
694120010	1.85	CR	R-3	MUA (50% HHDR)	MIXED USE	30		28	6	1
694050012	9.28	CR	R-3	MUA (50% HHDR)	MIXED USE	30		139	6	3
694120011	1.34	CR	R-3	MUA (50% HHDR)	MIXED USE	30		20	6	5
<b>Subtotal</b>							<b>261</b>	<b>6,690</b>		
<b>Western Coachella Valley Area Plan Total</b>							<b>887</b>	<b>10,990</b>		

1. Site is contiguous with an underutilized site.

### Underutilized Sites

There are five underutilized sites included in the Western Coachella Valley Area Plan within the Rushmore/Kimdale Community. The table below describes why these sites are suitable for redevelopment. Please note that the sites in the table below with a current site use of “MF – Mobilehome” are not located within a mobile home park.

APN	Net Acreage	Land Use as of 12/6/16	Zoning as of 12/6/16	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
520121001* Jones	0.27	HHDR	R-7	8	1	29	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520121002* Jones	0.32	HHDR	R-7	10	1	76	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520102009* Rucker	0.3	HHDR	R-7	9	1	55	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520110007	0.6	HHDR	R-7	18	1	73	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multi-family housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520105002	0.56	HHDR	R-7	17	1	84	R1 - RESIDENTIAL	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.

### ***Projected Housing Units***

Another way the County was able to meet a portion of its RHNA was to project the number of units that are assumed to be built based on approvals in past years. The County approves a large number of manufactured homes and second units, and therefore it was appropriate to project these unit types as meeting a portion of the County's lower-income RHNA.

### **Manufactured Home Capacity**

Based on costs provided by regional builders, the cost of new manufactured housing ranges from \$62,000 to \$400,000. There would be an additional cost of preparing the land, which varies between \$20,000 and \$40,000. Most manufactured housing developed in the County serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table H-20 shows that a four-person, very low-income household can afford a maximum sales price of \$123,100 and a four-person, low-income household can afford a maximum sales price of \$190,400, meaning manufactured housing is affordable to both very low- and low-income households.

Over the past five years, there was an average of 112 mobile/manufactured homes added to the County's housing stock per year. Projecting these 112 units over the remaining RHNA period (six years) gives the County a projected capacity of 670 manufactured/mobile homes.

### **Secondary Dwelling Unit Capacity**

The County considers second units appropriate for low-income households as either a primary residence or as farm worker housing. Currently, there is no available data for second unit rental rates in the County. Therefore, the County relied on rental rates for one-bedroom units identified in Table H-22 as a proxy for second unit rental rates. Extrapolating from this, the average monthly rent of one-bedroom units in the unincorporated County is approximately \$1,000. As shown in Table H-23, low-income households can afford between \$940 (one-person) and \$1,340 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that second units are appropriate to credit toward the County's lower-income RHNA.

The County tracks second unit data and therefore was able to look at the trends over the past 11 years. Over that time frame, an average of 55 second units were built per year. The County took a conservative approach and is only assuming that 70 percent of the 55 units (39 units) will be affordable to lower-income households. Projecting these 39 units at 70 percent over the remaining RHNA period (six years) gives the County a projected capacity of 232 second units.

### **Progress toward Meeting the RHNA**

Based on the land analysis, the County has sufficient land to accommodate its shortfall RHNA from the 4th round as well as the 5th round RHNA. Table H-45 compares the County's remaining RHNA and the capacity of the nine area plans.

As previously discussed, the County had a shortfall of the very low- and low- income categories, and therefore was required to meet at least 50 percent of that shortfall (12,587 units) on sites designated for exclusively residential uses, at appropriate densities. As shown in Table H-45, the County has a capacity of 11,888 HHDR units and 976 for second units and mobile home units. This gives the County a total lower-income capacity of 12,864. Comparing

that to the 50 percent residential requirement of 12,587, the County has a surplus of 277 units being met on solely residential sites.

**Table H-45 Comparison of Regional Housing Need and Available Capacity**

Income Category	Remaining RHNA to Accommodate <sup>1</sup>	Area Plan Capacity <sup>2</sup>		Second Unit/ Mobile Home Capacity	Total Capacity	RHNA Surplus
		HHDR <sup>3</sup>	MUA			
Very Low	25,174	11,888	35,937	976	48,801	23,627
Low						
Moderate	0					
Above Moderate	0					
<b>Total</b>	<b>25,174</b>	<b>11,888</b>	<b>35,937</b>	<b>976</b>	<b>48,801</b>	<b>23,627</b>

Source: Riverside County 2015

1. Refer to Table H-35 for additional details.

2. Refer to Table H-36 for capacity explanation.

3. Note the County is meeting 50% of the RHNA shortfall (12,587 units) on solely residential land and with second unit/mobile home capacity, also located on solely residential land.

## Specific Plans in the County

Over 300 specific plans have been processed in the County since 1973. A specific plan is an important planning tool as it establishes the permitted number of dwelling units; accommodates a variety of housing types including attached and multifamily uses; and fosters clustering concepts, leaving room for open space and other amenities. Additionally, specific plan requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved specific plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the specific plan. Other specific plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result, they no longer offer potential for additional units within the unincorporated area.

There are 34 specific plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 59,579 housing units (Table H-46).

**Table H-46 Housing Potential of Specific Plans in Unincorporated Riverside County**

Number	Name	Max DUs	Remaining DUs
183	Rancho Nuevo	508	505
184	Rancho Bella Vista	1,998	938
198	Belle Meadows	440	440
208	Cal Neva	1,670	623
212	Mesa Grande	200	200
238	Crown Valley Village	591	305
239	Stoneridge	1,900	1,898
246	McCanna Hills	2,967	2,903
250	Gateway Center	553	553

251A1	Lakeview Nuevo Village	315	314
256	Sycamore Creek	1,765	780
260	Meniffee North	2,388	2,188
284	Quinta Do Lago	1,318	523
286	Winchester 1800	4,870	2,362
288	The Crossroads in Winchester	795	793
293	Winchester Hills	5,690	626
303	Kohl Ranch	7,171	7,171
310	Domenigoni/Barton Properties	4,186	4,019
312	French Valley	1,793	1,504
313	Morgan Hill	1,121	394
317	The Retreat	545	183
322	BSA Properties	421	421
323	Spring Mountain Ranches	1,461	1,461
325	Lake Mathews Golf & CC	295	295
327	Toscana	1,443	1,443
330	Springbrook Estates	650	650
333	Renaissance Ranch	355	355
336	Desert Dunes	2,250	2,250
343	Northstar	970	970
360	Valante	460	460
362	Panorama	2,718	2,718
369	Thermal 551	2,354	2,354
375	Travertine	16,655	16,655
380	Keller Crossing	320	320
<b>Total Units</b>		<b>73,136</b>	<b>59,574</b>

Source: Riverside County 2015

## Specific Plans with Densities to Meet Lower-Income Housing Needs

There are two specific plans within the unincorporated County that have densities appropriate to meet a portion of the County's lower-income RHNA: Valante and Travertine. The Valante Specific Plan includes densities that allow for up to 30 units per acre. This density is assumed affordable to lower-income households. The Travertine Specific Plan calls for at least 10 percent of the units to be affordable to 35 percent to 120 percent of the area median income.

### Valante Specific Plan

Valante is an approved plan that will allow for 460 units. Of those units, 243 are planned for very high-density residential development allowing up to 30 dwelling units per acre. In order for this project to move forward, a subdivision map will need to be filed and a public hearing before the Planning Commission will need to occur. Once the hearing has been held, development can occur through building permits.

### Travertine Specific Plan

Travertine is an approved plan that will allow for 16,655 units with densities ranging from 2–20 or more units per acre. The plan has an affordability requirement of 10 percent of the total units, or 1,666 units that must fall between 35–120 percent of the area median income and shall require a minimum of 167 units to be affordable to very low-income households. To determine the affordability breakdown, the County applied the moderate-income RHNA percentage requirement and then assumed the remaining units would be allocated toward very low and low income. This breaks down to 283 units allocated toward moderate income, and 1,383 allocated toward very low and low income.

### Availability of Infrastructure

As mentioned above, specific plan requirements call for the preparation of infrastructure plans (water, sewer, drainage, and circulation) to support the proposed development to ensure that the community will be adequately served by infrastructure systems. However, a significant portion of vacant parcels in Winchester Valley in the southeast portion of the Western Riverside Council of Governments (WRCOG) and the vast majority of vacant parcels in Coachella Valley Association of Governments (CVAG) do not lie within a specific plan. The impact of infrastructure on the overall capacity and timing of development is critical in these areas.

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements, and fire protection. The HHDR density exceeds two units per acres. Thus, all the sites that are identified for redesignation and rezoning will have available infrastructure.

Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67 percent of vacant parcels in WRCOG and 49 percent of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Idyllwild, the Palo Verde Valley, and portions of Winchester Valley rely on septic systems.

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's agricultural areas, the development of farm labor mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current Department of Environmental Health requirements.

Street improvements are another infrastructure need of new housing in unincorporated Riverside County. While roads in agricultural areas provide adequate access within the unincorporated Coachella and Palo Verde Valleys, most are designed to conduct agricultural runoff and are insufficient for the development of housing. Extension of roadways and the construction of curbs, gutters, sidewalks, and retention basins may require project coordination and/or the need for subsidies from the County when constructed in conjunction with housing development.

These parcels are located within several County specific plans and along major transportation corridors which currently provide master planned opportunities for higher densities to occur as well as infrastructure opportunities to facilitate this development. As previously indicated, all parcels listed in the site inventory are located within water districts, which provide the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table H-46 have the appropriate infrastructure available for development.



The impact of infrastructure on the overall capacity and timing of current and future development is therefore minimal given the capacity of the County to:

- Provide coordination and/or financial assistance for the construction of street improvements.
- Permit the construction of subsurface sewage disposal systems as an interim measure when sewer lines are unavailable or infeasible to construct.
- Permit the drilling of wells to provide on-site water supply when water lines are unavailable or infeasible to construct.

### **Environmental Site Constraints on Housing**

Environmental factors may also adversely affect a parcel's potential for development. Factors, such as land with slopes greater than 25 percent, may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in the County's General Plan as well as in the County's adopted Multiple Species Habitat Conservation Plan. The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

## Constraints

### Governmental Constraints

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

### Land Use Controls

#### General Plan

A general plan is a set of long-term goals and policies that the community uses to guide development decisions.

The Land Use Element of the Riverside County General Plan identifies the location, distribution, and density of land uses in the County. Densities are expressed as dwelling units per acre. The Riverside County General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these Foundation Components is subdivided into more detailed land use designations at the area plan level. In addition, the General Plan Land Use Map includes a number of overlays which allow residential uses. Table H-47, Land Use Designations Summary, describes all the land use designations used in the Riverside County General Plan, including those accommodating residential land uses.

The Community Center designation provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic, recreational open space, and higher-density residential uses. Community Centers are located along transit lines and major circulation facilities to enhance accessibility and create a focal point for the surrounding community. Transit, bicycle, and other such facilities that enhance pedestrian movement and civic vitality are prominent features within Community Centers. Housing densities in the Community Center designation range from 5 to 40 units per acre.

The General Plan identifies the following four types of Community Centers, differentiated by size, scale, and land use emphasis: Village Centers, Town Centers, Employment Centers, and Tourist Centers.

The Rural Village Overlay allows a concentration of development within areas of rural character. Rural Villages serve a similar function as the Community Centers except that they are of a much smaller scale. Like Community Centers, Rural Villages allow a range of residential and local-serving employment, shopping, educational, and recreational/cultural opportunities. They also serve as a focal point for the surrounding community. Limited in their size and scope, Rural Villages allow a mixture of uses that respond to local demand. They are not like conventional suburban subdivisions. This type of overlay allows for residential development ranging from Low Density Residential to Medium Density Residential, as well as the uses specified in the Commercial Retail land use designation.

The County's analysis of governmental constraints upon the maintenance, improvement, or development of housing for all income levels is detailed and specific. The cumulative impacts generated from the development of affordable housing developments are small in comparison to market-rate projects. This is due to several factors, such as public-private partnerships, the County's Fast Track process and program, and an exemption from many County impact fees (such as developer impact fees, open space, etc.), but primarily in where most affordable housing units added during the last planning period were developed by the County of Riverside, the Redevelopment Agency,

or the County's Housing Authority, agencies which are not subject to most constraints as identified in the Housing Element. The most critical constraints to the process and development of affordable units are those associated with land use—in particular, parcels that are inconsistent with their General Plan designation and therefore may require a zoning classification change to allow multifamily housing. To address these constraints, the County will develop a programmatic rezoning process to bring these incorrectly zoned parcels into conformity with the overlying General Plan designation. This program, in conjunction with the development of an affordable housing ordinance for private development applications, will employ significant steps to solve rezoning as a constraint for affordable housing development for both private and public entities.

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters are coordinated by the County Land Use Division and Economic Development Agency. The primary subsidy provided by the County remains the Fast Track Program, in which processing time and fees are subsidized and in some cases exempted for the projects in question.

Riverside County's residential development standards have not constrained housing development in the County, nor have they been an obstacle to the development of affordable housing. The densities generally match the zoning categories and the setback and height requirements relate well to the densities permitted. Lot size requirements also are reasonable.

**Table H-47 Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2, 3	Notes
Agriculture	Agriculture (AG)	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2, 3	Notes
	Low Density Residential (RC-LDR)	.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	The protection of open space for natural hazard protection, and natural, archaeological, Native American, and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	Applies to public and private lands conserved and managed in accordance with adopted Multi-Species Habitat and other Conservation Plans. Must comply with GPA 1120 and in accordance with related Riverside County policies.
	Water (W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long-term habitat and riparian values are maintained.
	Recreation (R)	N/A	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Low Density Residential (LDR)	.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	Single-family attached residences and multifamily dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	Multifamily dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at buildout. Once buildout of

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3	Notes
			Commercial Retail reaches the 40% level within any area plan, additional studies will be required before CR development beyond the 40% will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	Tourist-related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	Variety of office-related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	Employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	Includes combination of small-lot single family residences, multifamily residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

#### Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate area plan.

Community Development Overlay (CDO)	Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate area plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<p>The Rural Village Overlay allows a concentration of residential and local serving commercial uses within areas of rural character.</p> <p>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</p> <p>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted General Plan.)</p>
Watercourse Overlay (WCO)	The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Specific Community Development Designation Overlay	Permits flexibility in land use designations to account for local conditions. Consult the applicable area plan text for details.
Policy Areas	Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the area plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable area plan text for details.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2, 3	Notes
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Notes:

1. FAR = Floor area ratio, which is the measurement of the amount of nonresidential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
2. The building intensity range noted is exclusive, that is, the range noted provides a minimum and maximum building intensity.
3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 1/2 acre. This 1/2 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and 1/2 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction while higher density lowers the per unit land cost. More intense residential development can be achieved through a number of mechanisms, including amending the land use designation to allow higher-density residential uses, density bonus provisions, clustering of residential development, and zero lot line/small lot development, subject to local development standards. Clustering housing can produce higher densities on a portion of land while retaining the overall density of the entire property. This method generally requires the portions of the property not utilized for residential development to remain in open space or be developed as an amenity such as a park or golf course. The County's Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Highest Density Residential, and Community Center designations, which allow the combination of residential and commercial developments, accommodate the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses in areas where the overall density typically would not accommodate housing products which may be affordable to low- and moderate-income households.

The General Plan land use designations allow for a wide range of development at densities suitable to accommodate all income categories. Therefore, they are not considered a constraint to the provision of housing.

### Ordinance No. 348

Under the Ordinance No. 348 (zoning ordinance), development must comply with specific, enforceable development standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses. Table H-48 summarizes residential development standards by zone. Zoning is applied lot-by-lot, whereas the General Plan has a community-wide perspective. The zoning applied to a lot must be consistent with the General Plan.

Ordinance No. 348 sets forth the classifications. Table H-49 summarizes residential uses allowed within these zones.

A great deal of mixed development is permitted in these residential zones; however, lot sizes are generally no smaller than 7,200 square feet, unless recreational facilities are provided as part of the development. Lot sizes within a specific plan or planned residential development (PRD) may vary from the typical 7,200-square-foot requirement, particularly for the higher-density single-family detached and attached product types.

Ordinance No. 348 also establishes development standards for PRDs, which are intended to do the following:

1. Foster and encourage innovative design, variety, and flexibility in housing types which would not otherwise be allowed in other zoning classifications.
2. Ensure the provision of open space as a part of the development.
3. Provide a greater diversity in housing choices.

The total number of dwelling units in a PRD may not exceed that which would be permitted if the project were a standard lot development. The height of buildings may not exceed the height permitted in the zone in which the project is located. There are also minimum standards for living areas. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a PRD to achieve compatibility with the area in which the development is located. In PRDs for senior citizens, a minimum percentage of the residential units must be adaptable for persons with disabilities.

The need for affordable housing is recognized as one of the most significant housing problems facing the County. The County has, therefore, established the R-6 zone (Residential Incentive), incentives, and zoning requirements. The current requirements of the R-6 zone restrict the selling price to one of the following: 1) the average price of all dwelling units within the R-6 zone shall not exceed 80 percent of the average homes sales price in a market area; 2) the selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income; or 3) the selling price of 15 percent of the dwelling units must be affordable to families earning no more than 80 percent of the County median income. The allowable density within this zone is flexible based on physical and service constraints as well as location, but must be no less than 4 units per acre. The density may exceed the density permitted by the underlying General Plan Land Use Element. The zone also has minimum lot size and open space requirements.

The R-6 zone was utilized in two County-assisted affordable housing developments. Amendments to the General Plan were made to convert existing commercial zoning to the R-6 zone for the Mission Villas Senior Apartments (1997) and the Mission LaRue Senior Apartments (2002-3). The R-6 zoning allowed the projects to exceed the maximum density of 16-20 dwelling units per acre and provide affordable housing at 24 dwelling units per acre and 20.5 dwelling units per acre, respectively. This zone is currently being reevaluated to increase its effectiveness.

Concurrently with the adoption of the fifth (5<sup>th</sup>) Cycle Housing Element update, the County established the HHDR General Plan Land Use Element designation, which allows for residential densities of up to 40 units per acre. The R-7 zone provides increasingly flexible site development standards to facilitate achieving the higher residential densities. As discussed above, higher densities allow for reduced construction costs and efficient allocation of utilities and infrastructure. Requirements for the R-7 zone are provided in Table H-49.



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Development Standards

Table H-48 Summary of Residential Zoning Requirements																				
Development Standards	R-1, R-1A, R-2	R-2A	R-3	R-3A	R-4	R-6***	R-7 (attached)	R-7 (detached)	R-A	R-R	R-R-O	R-T****	R-T-R	R-D	A-1, A-2	A-P	A-P (Operations)	A-D	A-D (Operations)	MU
Lot Dimensions																				
Minimum Lot Size (sf)	7,200	7,200	7,200	9,000	3,500	5,000	None	None	20,000	0.5 acres	0.5 acres	7200	40000	20,000	20,000	5 ac	5 ac	20 ac	20 ac	None
Minimum Lot Width (ft)	60	60	60	60	40	30	None	None	100	80	80	60	100	100	100	200	200	x	x	None
Depth (ft)	100	100	100	100	80	x	n/a	n/a	150	150	150	100	100	150	150	x		x	x	n/a
Setbacks																				
Front (ft)	50	20	10	10	10	10	n/a	n/a	20	20	20	20	20	20	20	20	50	20	50	15'
Side (ft)	5*	5*	5	5**	5***	Varies	n/a	n/a	5	5	5	5	5	10	5	10	25	10	25	0'
Rear (ft)	10	10	10	10	10	10	n/a	n/a	10	10	10	5	5	5	10	10	25	10	25	n/a
Height																				
Feet	40	30	50-75	50-75	40-50	35-50	75'/100	40'	40	40	40	40	40	50-75	40	40	50-105	40	50-105	75'/100
Floors	3	2	n/a	n/a	n/a	n/a	n/a	n/a	3	3	3	3	3	n/a	n/a	n/a	n/a	n/a	n/a	11'*****
Source: Riverside County, April 2017																				
Notes: This table is just a summary table. Refer to Ordinance No. 348 (zoning ordinance) for specifics regarding development standards. If there is any inconsistency between this Table H-45 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.																				
*10-foot setback on corner lots.																				
**20-foot front setback for single-family. Setbacks are for buildings not over 35 feet in height. See Section 18.18 for detached accessory building setbacks.																				
***Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side, or rear yard except as provided in Section 18.19.																				
****Additional setbacks may be required depending on height and adjacent land uses.																				
*****Minimum size of mobile home shall be 450 square feet. Minimum size of conventional one-family house shall be 750 square feet. Mobile home front setbacks may be reduced to 10 feet if community recreational facilities exist in tract. Minimum frontage of 30 feet. If Community Recreation/Open Space is developed as part of the subdivision: (a) A minimum of 500 square feet for each residential lot shall be usable recreational area. (b) Combined square footage of community area and lot area, excluding street right of way, shall total no less than 6,000 square feet for each residential lot.																				
The minimum size site that may be developed for a mobile home park shall be 5 acres gross.																				
*****Minimum floor to ceiling height.																				

Zoning for a Variety of Housing Types<sup>13</sup>

Table H-49 Zoning Use Index Summary

Use Description	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-7	R-D	MU	SP	C-1/ C-P	A-1	A-P	A-2	A-D	N-A	CN	W-1	W-2	W2 M	C-T	C-P-S	C-R	I-P
Second Dwelling Units <sup>1</sup>	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP				SUP		A		SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP				
Apartment Houses						PP	PP	PP	CUP			P		PP	P	PP		A														
Boarding, Rooming, Lodging Houses <sup>2</sup>						PP		PP	PP						PP	PP		A							PP		PP		PP		PP	
Residential Care Facility <sup>3</sup>																																
Dwellings - Agricultural Mobile home <sup>4</sup>	PP	PP			P											P		A		PP	PP	PP	PP	PP	PP		PP	PP				
Dwellings - Multiple, Apartment <sup>5</sup>						PP	PP	PP	CUP			P		PP	P	PP	P	A														
Dwellings - One Family <sup>6, 7</sup>	P	P	P	P	P	P	P	PP	P	P	P	P		PP		P	P	A		P	P	P	P	P	P		P	P				
Emergency Shelter																																P
Migrant Agricultural Workers Mobile Home Park	CUP	CUP																A						CUP			CUP	CUP				
Mobile Home Parks <sup>11</sup>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	CUP		A		CUP							CUP	CUP				
Mobile Home - Single Family <sup>6</sup>	P	P	P	P	P	P	P	PP	P	P	P	P		PP		P	P	A		P	P	P	P	P	P		P	P				
Farm Labor Camp <sup>12</sup>	CUP	CUP																A		CUP		CUP			CUP							
Planned Residential Development <sup>10</sup>	P	P	P	P	P	P	P	P	P			P		PP				A														
Transitional and Supportive Housing <sup>13</sup>																																

Source: Riverside County Planning Department – Ordinance No. 348 (zoning ordinance)

Key: CUP- Conditional Use Permit, P- Permitted, PP- Plot Plan, PUP- Public Use Permit, SUP- Second Dwelling Unit Permit, A- Allowed

Note: Please refer to Ordinance No. 348 (zoning ordinance) or the respective specific plan for allowable uses and development requirements.

1. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 zone.

2. A building where lodging and meals are provided for compensation for 6 but not more than 15 persons, not including rest homes.

3. Requirements for establishing these uses and their subcategories are provided in Article XIXe of Ordinance 348.

4. One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.

5. A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.

6. A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one family.

7. Guest dwellings are allowed in all zones which permit single-family residential units provided the standards of Section 21.31 are met.

8. Where a permitted and existing commercial use is established and the unit is a part of the approval.

9. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that is permitted reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities, which may include recreational and public buildings intended primarily for the use of the residents of the project, in the development.

10. A mobile home park is any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile home used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Notwithstanding the foregoing definition, any person, not including a mobile home park operator, who owns a mobile home and owns, rents, or leases the land upon which the mobile home is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobile home and the land upon which the mobile home is located, without obtaining a permit to construct or operate a mobile home park.

11. Any building or group of buildings where five or more farm employees are housed.

12. Action 1.5c is included to amend the Zoning Ordinance to allow transitional and supportive housing types as residential uses and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone.

13. If there is any inconsistency between this Table H-46 and the requirements provided for these zones in Ordinance No. 348, the zoning in Ordinance No. 348 shall apply.

### Multifamily Units

The County recognizes the importance of multifamily units in meeting affordable housing needs and providing residents with a variety of housing choices. The multifamily units permitted in the County include but are not limited to two-family, multifamily, bungalow courts, and apartment units.

### Mobile Homes and Manufactured Homes

For purposes of permit issuance, a mobile home on a foundation system is allowed on all lots zoned to permit single-family dwellings. The installation of manufactured homes, not on foundations, is allowed whenever it is specifically provided for in the various zone classifications, and is subject to the requirements and standards set forth in those zones.

A mobile home permitted in the R-R, R-D, W-2, and W-2-M zones must have the following: a floor living area of at least 450 square feet, a lot size of at least 2,500 square feet with a width of at least 30 feet, and an opaque skirt screening the area between the ground level and the floor level of the unit. Mobile home parks must have a masonry wall 6 feet in height erected along the perimeter of the park. Manufactured homes outside of these zones must comply with the same standards except that they must have a floor living area of at least 750 square feet.

Manufactured homes provide an additional opportunity for affordable housing in the County. Section 65852.7 of the California Government Code requires that the County permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (Table H-49). In all zones where manufactured homes are permitted "by right" or through the issuance of a conditional use permit (CUP), there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are not onerous and are similar to requirements of surrounding cities and counties.

### Second Units

Second units also provide opportunities for affordable units. Second units are currently allowed where the lot is zoned for a one-family dwelling as a permitted use (without a discretionary permit), and the lot is at least 7,200 square feet in size, but are not allowed on lots located within a PRD or located within the R-6 zone. Under the Land Use Ordinance, second units may be occupied by any person without rent, but if rented, an annual certification by the property owner is required, certifying that the renter is of low or moderate income as defined by Section 50093 of the Health and Safety Code.

The County has amended Ordinance No. 348 (zoning ordinance) to permit second units on residential lots zoned for single-family or multifamily residential use, subject to issuance of a second unit permit. This provision was made in response to state of California legislation promoting additional housing opportunities for elderly relatives and rental purposes. The ordinance requires property owners to submit an annual certification that the second units are being offered without rent (for relatives, for example) or rents in the low- to moderate-income range based upon HUD statistics. Ordinance No. 348 does not require any excessive restrictions that would be a constraint to the development of second units.

In January 2017, SB 1069 (Chapter 720, Statutes of 2016) and AB 2299 (Chapter 735, Statutes of 2016) made several changes to address barriers to the development of Second Units (Accessory Dwelling Units). The County has revised action 3.5b to ensure they are meeting all State Law requirements.

## Congregate Care Facilities

The Land Use Ordinance also addresses special needs groups. It provides for congregate care residential facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, congregate care residential facilities are a housing arrangement where non-medical care and supervision are provided as well as meals and social, recreational, homemaking, and security services. Congregate care residential facilities with six or fewer persons are permitted “by right” in all residential zones. Congregate care residential facilities with seven or more persons are subject to a Public Use Permit (PUP) and/or CUP, depending on the zone and land use designation.

## Farm Worker Housing

Farm worker housing is allowed with a CUP in the following zones: Rural Residential (R-R), Rural Residential, Outdoor Advertising (R-R-O), Light Agriculture (A-1), Heavy Agriculture (A-2), and the Citrus Vineyard (C-V) zoning classification. However, to comply with Health and Safety Code Sections 17021.5 and 17021.6, the County has included Action 1.3b, which states: for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

The County of Riverside Economic Development Agency (EDA) sponsored an amendment to Ordinance No. 348 (zoning ordinance) which promotes a fast track status to farm worker housing and other types of special needs and affordable housing. In short, the amendment authorizes projects receiving fast track status to be scheduled for public hearing within 90 days of application submittal. This is a significant cost savings compared to the average time frame of 187 days for the average CUP application and an average cost of \$37,000. For example, CUP No. 3645 is a proposal for farm worker housing for very low- and low-income agricultural workers. The project was submitted to the County of Riverside on May 27, 2010, and was approved, i.e., entitled, by August 2011, for a total of 15 months at a cost of \$33,630.30. While this time frame and cost is above average, the project is not located within an established water district and currently faces significant water conveyance and quality issues that impact the public welfare of the existing community. The project proposes to rectify these infrastructure concerns as they upgrades the existing property have already occurred to alleviate the majority of the water quality concerns. This project is an example of even the most complex of planning- and infrastructure-related concerns being associated with a project that still is able to come to fruition; however, the project has not been developed to date.

## Emergency Shelters, and Transitional and Supportive Housing

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” The current Zoning Ordinance does not allow emergency shelters, transitional housing, or permanent supportive housing in any zoning district.

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit. The County must identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

In addition, the housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.

In the current Land Use Ordinance, emergency/transitional shelters with six or fewer beds and County-owned shelters are exempt, and emergency/transitional shelters with more than six beds are classified as a congregate or group facility and implicitly included as such in the zoning ordinance. Shelters or transitional housing with seven or more beds are subject to a CUP or PUP.

**Emergency shelters.** The County permits emergency shelters by right, without discretionary review, in the Industrial Park (I-P) zone. The I-P zone is appropriate for an emergency shelter because of its close proximity to municipal services, the uses in the zone are compatible (the main use is service commercial, and there are no manufacturing or industrial uses), and there is sufficient land available in the form of vacant lots and vacant warehouses. Currently the County has 181 vacant parcels available for an emergency shelter. These parcels range in size from less than an acre to 295 acres (average parcel size of 12 acres). In addition to available vacant land, the County has 132 sites with available warehouses that would be appropriate for an emergency shelter, ranging in size from 290 square feet to 800,000 square feet (average square footage of 25,000).

The County has objective development and management standards that are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards can be found in Ordinance No. 348.

**Transitional and Supportive Housing.** To comply with SB 2 requirements, the County has included Action 1.5c which states that transitional and supportive housing types will be treated as a residential use and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The County will process an amendment to Ordinance No. 348 to do the following: (1) revise the definition of transitional housing and supportive housing to be consistent with Health and Safety Code Sections 50675.14 and 50675.2; and (2) list these as permitted uses within residential zones.

### Housing for Persons with Disabilities

Senate Bill 520 (Chesbro, 2001), requires that the housing element analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (Section 65583(c)(3)).

In compliance with SB 520, a complete evaluation of the County's zoning laws, practices, and policies was done as part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Action 3.3a has been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations**—In June 2016 the County amended Ordinance 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- **Separation requirements for congregate care facilities**—The County’s ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Separation requirements for parolee-probationer homes**—The County requires that there shall be a 2,000-foot separation requirement between parolee-probationer homes.
- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family**—The County’s definition of family states: “One or more persons living together as a single housekeeping unit in a single dwelling unit.

## Extremely Low-Income Households

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

Action 3.5b states that the County will process an amendment of its zoning ordinance to explicitly define and allow for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, Action 1.1i states that the County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

The Riverside County Department of Mental Health has taken steps to hire a mental health housing coordinator, whose responsibilities will include the development of design criteria for housing suitable for the homeless mentally disabled (Actions 1.4a, 1.4c, and 1.4d). The development standards for shelters are the same as for other structures in the applicable zoning designation.

## Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, parking can constrain the development of housing. For every parking space that is required, there is that much less land available for development. Excessive parking requirements can thus drive the cost of development up and the amount of housing down.



Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards (see Table H-50) are similar to other counties, match current vehicle ownership patterns of residents, and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the County will continue to allow for parking reductions for affordable projects and will review possible parking alternatives to ensure parking requirements are not a constraint to the development of housing (Action 1.2d).

**Table H-50 Residential Parking Requirements**

Type of Residential Development	Required Parking Spaces	Comments
Single Family:	2 spaces/unit	
Second Units:	2 spaces/unit	May have a carport depending upon compatibility with surrounding uses.
Multifamily: Single bedroom or studio Two bedrooms/unit Three or more bedrooms/unit	1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit	In addition, 1 space/employee <sup>1</sup>
Planned Residential Development: Single bedroom dwelling unit Two or more bedrooms dwelling unit Senior	1.5 spaces/unit 2.5 spaces/unit Same as single- and multifamily requirements	Senior (parking spaces shall be located no more than 150 feet from the unit they serve)
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces

*Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel. If there is any inconsistency between this Table H-47 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply*

*1. On-site employee parking (e.g., manager, landscaper)*

*Source: Riverside County Ordinance No. 348 (zoning ordinance).*

The County's Land Use Ordinance assigns parking standards with the intent to promote efficient land use as well as reduce street congestion and traffic hazards and promote vehicular and pedestrian safety. To ensure these goals are reached, the County requires a parking plot plan for dwelling units containing more than two families. In the case of mixed-land uses, the total required number of parking spaces equals the sum of the requirements for the various uses computed separately, unless approved otherwise. The granting of a shared parking provision (allowing uses with different hours of operation to share parking spaces to satisfy parking requirements) would translate into a reduction in acreage required for parking spaces and an associated reduction in land cost. Shared parking could be used as an incentive to the provision of higher density and affordable housing.

A multifamily project that was approved September 28, 2010, on 0.41 acres and proposed eight residential units (19.5 dwelling units/ac) complied with the parking standards as prescribed by the County Ordinance No. 348 (zoning ordinance) as specified for high-density housing development while being able to maximize overall density of nearly 20 dwelling units per acre. With that being said, the County, and as previously stated, is considering the development of an affordable housing ordinance that will more effectively implement the state's density bonus program, as well as facilitate affordable housing development in the County. As part of this ordinance, the County intends to develop parking standards specific designed for projects that meet the income requirements of affordability in the County.

## Density Bonus

Beyond local requirements, state law allows a developer to increase the density of a residential development up to 35 percent when the development includes either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units (Government Code Sections 65915 and SB 1818). Table H-51 shows the density bonus required by state law for providing a given percentage of units affordable to those with very low, low, and moderate incomes.

**Table H-51 Density Bonus**

Income Level	Percent of Project Made Affordable	Density Bonus	Additional Density Bonus for Every 1% Increase in the Number of Affordable Units above the Initial Amount up to the Maximum	Maximum Density Bonus	Percent of Project Made Affordable to Receive Maximum Bonus
Very Low	5%	20%	2.5%	35%	11%
Low	10%	20%	1.5%	35%	20%
Moderate (Applies to Condominiums and Planned Residential Developments Only)	10%	5%	1.0%	35%	40%

*Source: Government Code Section 65915 and SB 1818*

As the percentage of affordable units increases, Government Code Section 65915 requires the County to grant increasing concessions or incentives to the developer. These concessions and incentives may include reductions in zoning standards, development standards, design requirements, mixed-use zoning, or the cost of development. To make a project economically feasible, applicants may also request the waiver of development standards which are defined as site or construction conditions. The County of Riverside complies with the density bonus provisions required by state law in residential zones when requested by the project applicant.

## Design Standards

Design guidelines were initially developed by the Transportation and Land Management Agency (Planning Department) for the Rubidoux Village Area. Later, design guidelines were created for the Second, Third, and Fifth Supervisorial Districts. With the exception of commercial development, these district guidelines have been supplanted by the Countywide Design Standards and Guidelines.

These guidelines were adopted to advance several specific development goals of the districts, including:

- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
- Encouraging efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporating conveniently located neighborhood parks, trails, and open space.



The Transportation and Land Management Agency has also assisted five communities in the Coachella Valley and three communities in western Riverside County to capture and articulate the communities' vision for themselves and develop guidelines to promote a unique and lasting sense of place for these communities. The communities in the Coachella Valley are Bermuda Dunes, Desert Edge, Mecca, Thermal, and Vista Santa Rosa. The communities or areas in western Riverside County are Citrus Vineyard Policy Area, Lake View Nuevo, and Temescal Valley. Design guidelines are now being developed for the Anza area of western Riverside County.

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the Board of Supervisors.

Generally, affordable housing approved in the unincorporated County has been multiple-family in nature. With the exception of the Mecca Design Guidelines, none of the other guidelines apply to multiple-family development at this time. The Mecca Design Guidelines for multiple-family homes encourage techniques which reduce perceived size and scale of these larger buildings as well as incorporate features which enliven wall surfaces and facades, preventing monotonous and blank elevations. The cost of these exterior enhancements may be offset by durable, cost-conscious, interior treatments.

Additionally, the Lakeview Nuevo Design Guidelines do provide guidance for the interface between new development and the existing rural areas. The goal is to help accommodate larger projects, like multifamily development, while preserving the rural ambience. Therefore, at present, design guidelines have had little or no effect on affordable housing.

Discussions with the development community have identified only three items which have increased market-rate housing cost. These are:

- Tile roofs
- Masonry walls on interior lot lines
- Decorative masonry walls extending from the lot line fences or walls to the side of the houses, separating the front and back yards, called "return" walls

These discussions have revealed the following information:

1. Market-rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. So this requirement results in no added cost to market-rate housing, and, as stated above, does not apply to affordable housing.
2. The interior masonry walls do add to the cost of market-rate units. However, these have not been required on affordable housing. The builders in several situations involving market-rate housing have also had the requirement waived upon request.
3. The decorative masonry return walls add cost to market-rate housing, depending on the length of the wall (which should be as little as 5 feet) and the type of gate material used on one side.

To facilitate the goals of the design guidelines, the County has developed a number of policies that may provide financial incentives, bonus densities, fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households.

### Building Codes

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance. However, any increased cost is justified by the corresponding protection of public health and safety.

Through the periodic amendment of Ordinance No. 457 (Building Codes and Fees), Riverside County establishes its local building codes, incorporating international and state standards with minor modifications to fit local conditions. The County's building codes are based on regulations necessary to protect public health, safety, and welfare. The County adopts updates as the code is amended. Residential code enforcement in Riverside County is performed on a complaint basis. Through a review of all applicable building code amendments approved by the County Board of Supervisors during the plan period, none have impacted the development process, cost, timing, or in any way increased the burden or constraint of government controls on the production of housing. The County has made amendments, listed below, to the local code. These amendments have been made to ensure public health and safety and do not pose a constraint to the development of housing.

### Building Code Amendments

1. No building permit shall be issued if it violates any state law or county ordinance.
2. Level lots shall have the finished floor elevated a minimum of 1 foot above the adjacent ground.
3. Sloping lots shall have a finished floor elevated a minimum of 1 foot above the finished pad elevation measured at the upstream edge of the structure.
4. Where the lot drains toward the adjacent road or is subject to water impound behind an adjacent road, the finished floor shall be elevated a minimum of 1 foot above the center line of that adjacent road.
5. The submission of a building permit shall be subject to a deposit-based fee.

**Americans with Disabilities Act**—The County's building code requires that new residential construction comply with the federal Americans with Disabilities Act (ADA). The ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to persons with disabilities. Provisions of fully accessible units may also increase the overall project development costs. Unlike the Uniform Building Code, however, enforcement of ADA requirements is administered under federal law.

The ADA Standards for Accessible Design, or the ADA Standards, refer to the requirements necessary to make a building or other facility architecturally (physically) accessible to people with disabilities. The ADA Standards identify what features need to be accessible, set forth the number of those features that need to be made accessible, and then provide the specific measurements, dimensions, and other technical information needed to make the feature accessible.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current standards. These regulations, however, provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

### **Site Improvements**

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The County sets forth varying levels of improvement standards that are dependent upon the lot size and density of a particular development. Typical site improvements for high-density development include half-width street improvements for all frontage streets, built to General Plan standards. A typical local street width is 56 feet with 32 feet of pavement (two lanes). In addition, the appropriate level of right of way landscaping, 8-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage. Water, sewer, and drainage facilities are traditionally not under the direct control of the County. The County of Riverside coordinates with several water and sewer districts that directly administer the construction of water and sewer improvements. These improvements, for a high-density/affordable housing project, typically require both potable and reclaimed water systems. With respect to flood control and drainage facilities, these on-site improvements are under the direct control of either the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District (CVWD). On-site drainage facilities can range from 24 inches to 72 inches in diameter depending upon site conditions. These and other site improvement costs are typical of unincorporated jurisdictions in California and do not impose a significant constraint on housing development in the unincorporated areas of Riverside County. The County does not impose any unusual requirements as conditions of approval for new development.

### **Development Fees**

Various fees and assessments are charged by the County and other agencies to cover the cost of processing development permits and providing services.

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly significant. Most agencies involved in the County's development review process obtain a majority of their operating revenues through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee waivers as an incentive to produce affordable housing could adversely affect the General Fund. In the past, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process; however, this method of reducing some of the processing costs associated with affordable housing projects cannot continue to be utilized, since Redevelopment funds are no longer available for any purpose except for continuing legally mandated obligations.

The County also refrains from imposing fees on second units on existing family lots even though they may contribute to the need for public facilities. This policy is based upon second units providing relatively affordable housing for low- and moderate-income households without public subsidy.

## Planning, Surveyor and Building Fees

The County has an established fee schedule, effective as of January 1, 2017, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, and other ordinances and CEQA.

The County acknowledges that fees and the requirements for CUPs are potential constraints to development of housing affordable to farm workers and very low-income households, as are any requirements for expenditures of funds by these persons or households. The fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit-based. If a lower than average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If a higher than average number of person-hours is required to process the application, additional funds are required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Housing Authority or a nonprofit entity such as the Coachella Valley Housing Coalition).

Plot Plan No. 24228 is a proposal for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building, and 217 parking spaces on 14.2 acres, which was approved in 2009. Information has been presented in Table H-52 that demonstrates the comprehensive amount of planning fees that are required for such a project. Plot Plan No. 24228 is being presented as an example of a privately entitled affordable housing project in order to establish an appropriate baseline for calculating the total impact of development fees and exactions placed onto such projects by the County of Riverside. This is important to recognize as publically developed projects do not incur the amount of fees typically required of privately developed projects.

**Table H-52 Representative Project Development Fees**

Department	Fees	Amount
Building & Safety	BRS & BNR Plan Check & Building Permit Inspection Fees* (*Deposit Based)	\$72,574.42
	NPDES Inspections Fee* *Included in Deposit Based Grading Permit.	\$4,714.13
	Grading Bonds	\$22,500.00
	Geo-tech Soils Report	\$1,897.20
Transportation	Improvement Plan set package* *Including plan check, bonds, and inspection fees for streets, street lights, traffic signals, etc.	\$91,095.12
	Lighting and Landscaping District. Annexation Fees	\$2,500.00
Environmental Health Dept.	Acoustical Study Review Fees	\$500.00
Coachella Valley Water Dist	Plan Review Fees for Water & Sewer	\$3,572.00
	Drainage Plan Submittal Review	<i>Transportation Dept. review</i>
Fire Dept.	Fire's Building Plan Check Fee* (ORD 671) *\$1,056.00/Bldg. Permit Deposit-Based	\$13,728.00
TLMA	Development Impact Fees* (ORD. 659) *\$2,481/Dwelling Unit	\$200,961.00
	Open Space Mitigation Fee (ORD. 875) *\$1,284/Dwelling Unit	\$104,004.00
	Transportation Uniform Mitigation Fee (TUMF) (ORD. 673) *\$1,276.80/Dwelling Unit TUMF Exempt if Determined Low-Income Housing	\$103,420.80

Department	Fees	Amount
Planning Dept., Landscaping Section**	Landscaping Minor Plot Plan Fees* *Deposit Based	\$2,040.00
<b>Total Fees</b>		<b>\$623,706.67</b>

Source: Riverside County Transportation and Land Management Agency.

\*Note: The information in this table includes actual fees associated to an approved multi-family development (Plot Plan No. [PP] 24228).

\*\*Note: Currently, the Transportation Department reviews landscaping plans and permits; however, the Planning Department was responsible of this role during the processing of PP24228.

Riverside County's Surveyor's Office charges separate fees for surveying, survey monument field inspection, Ordinance No. 653 (Record of Survey, Recording Fee and Corner Records), and hourly miscellaneous fees. In most cases the land development processing fees are on a deposit-based system, with the actual cost basis determined on an established base fee plus additional costs per number of units, acreage, or other factors. All fees charged per acre are based on the gross acreage of the project site. All fees, with the exception of Fish and Game Fees, and selected miscellaneous fees, are subject to an additional 2.0% Land Management System Fee surcharge.

The Building and Safety Department has divided its fee schedule into three different categories: 1) fixed permit fees, 2) deposit-based fees and 3) commercial and residential mobile home fees. Building and Safety permit fees vary by the specific type of permit. In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$199.08 (Repeat Garden Wall-Tract) to \$696.76 (Residential Water Tank). Deposits for residential building permits are valuation based and the permits range from items such as single-family attached permits and multifamily permits and also include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from \$495.52 (Res. Retaining Wall) to \$6,281.67 (Single Family Residential Attached) depending on permit type. Lastly, mobile home permit fees can either be fixed or deposit-based depending on the type of permit. Mobile home (commercial or residential) fixed-fee permits range from \$211.02 (residential -rehabilitate factory built) to \$412.69 (commercial - low profile manufactured building). Mobile home deposit-based fee permits range from residential site preparation permits to commercial site preparation built permits, which range from \$568.43 to \$868.84, respectively. Refer to Riverside County Ordinance 671 for further information.

### County Mitigation Fees

In addition to the aforementioned fees, the County assesses various mitigation fees in order to help mitigate development occurring within the County. The most common mitigation fees are: (1) Development Mitigation Fee; (2) Transportation Uniform Mitigation Fee; (3) Western Riverside County Transportation Uniform Mitigation Fee; (4) Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee; (5) Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Ordinance; (6) Traffic Signal Mitigation Fee; (7) Road and Bridge Benefit District Fee; (8) Riverside County Fire Mitigation Fee; and (9) Stephens' Kangaroo Rat Fee.

**Development Impact Fee (Ordinance No. 659)**— One of the primary purposes of the Development Mitigation Fee is to alleviate the impacts created by new residential development in unincorporated areas of the County for the following three basic types of facilities: public facilities; regional parkland and recreational trails; and habitat conservation and open space. Specific facilities impacted include: communication facilities; hospital facilities; health services; mental health facilities; libraries; regional parks; juvenile detention facilities; public social service facilities; transportation; sheriff and jail facilities; courts; County government facilities; and habitat conservation and open space. The Public Facilities Fee was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated



to be served. Overall, the combined Development Mitigation Fees range from \$2,670 to \$3,249 per unit for multi-family construction and \$3,648 to \$4,473 per unit for residential construction depending on location, physical terrain, and level of service currently in the area, etc. Refer to Riverside County Ordinance No. 659 for further information.

***Transportation Uniform Mitigation Fee (Ordinance No. 673)***—The County established the Transportation Uniform Mitigation Fee (TUMF) program for funding the engineering, purchasing of right-of-way, and constructing of transportation improvements required by the year 2030 in the Coachella Valley. This fee is required of only those land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates are calculated at \$192 per average daily trip for all residential developments. Refer to Riverside County Ordinance No. 673 for further information.

***Western Riverside County Transportation Uniform Mitigation Fee (Ordinance No. 824)***—Fees collected pursuant to Ordinance No. 824 shall be used to help pay for the construction and acquisition of land associated with enlarging the capacity of the Regional System of Highways and Urban Arterials in Western Riverside County. Such improvements have been identified in the 2009 Nexus Study. The fee is imposed on new developments that treat impacts on traffic and the need for improvements. TUMF fees range from \$8,873 per single-family residential unit to \$6,231 per multifamily residential unit. Refer to Riverside County Ordinance No. 824 for further information.

***Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)***—The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee was established in order to implement the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to mitigate the impacts caused by new developments in western Riverside County. The fee will supplement the financing of the acquisition of lands supporting species covered by the MSHCP and to pay for new development's share of this cost. The fee commonly referred to as the "Open Space" fee ranges from \$859 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre to \$1,651 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 810 for further information.

***Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 875)***—The fee was established in order to acquire and conserve lands necessary to implement the MSHCP. The fee shall be paid for each residential unit, development project, or portion thereof to be constructed within the County that is within the boundaries of the Coachella Valley MSHCP. Three categories of the fee are defined for residential development and range from \$230 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and \$1,254 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 875 for further information.

***Traffic Signal Mitigation Fee (Ordinance No. 748)***—The Traffic Signal Mitigation Program Ordinance was established to fund the installation of traffic signals and related road improvements needed to mitigate the cumulative environmental impacts of additional traffic generated by new development projects. The current fee is \$232 per single-family residential unit and \$216 per multifamily unit. For senior/retirement single-family residential the current fee is \$155 per dwelling unit and for senior/retirement multifamily residential the current fee is \$144 per dwelling unit. Refer to Riverside County Ordinance No. 748 for further information.

***Road and Bridge Benefit District Fee***— The County created a program establishing areas of benefit and for determining RBBDF fees to be collected to finance the construction and project development (preliminary and final design, environmental, right-of-way acquisition and contract administration) costs of major thoroughfares and bridges to serve each designated area. Residential developments within an established area of benefit pay the

residential RBBD fee per dwelling unit. Additionally, commercial developments pay the RBBD fee per acre or per square foot depending on classification. There are currently four Road and Bridge Benefit Districts established for Riverside County: Southwest; Mira Loma; Menifee Valley; and Scott Road. Each District is divided into various zones in which the fee amounts are determined. RBBD fee amounts are adjusted for any TUMF credits that may be eligible for development projects that are included in certain Community Facilities Districts (CFD), which fall within the RBBD boundaries. In addition, development projects that construct RBBD facilities may be eligible to receive RBBD credits/reimbursements. Examples of residential fee amounts include: Menifee Valley RBBD ranging from \$2,918/unit in Zone E4 to \$5,074/unit in Zone E1; Southwest RBBD ranging from \$1,248/unit in Zone C to \$2,197/unit in Zone D; and Scott Road RBBD ranging from \$727/unit in Zone A1 to \$1,047/unit in Zone B1. These fee rates are subject to change. The County no longer collects RBBD fees in the Mira Loma District as the boundaries of this District now fall within the jurisdictions of the City of Eastvale and the City of Jurupa Valley. These cities now collect the RBBD fees in their respective jurisdictions. Refer to Riverside County Ordinance No. 460, Section 10.30 for further information regarding major thoroughfares and bridges fees.

**Other Mitigation Fees**—In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table H-53.

**Table H-53 Other Mitigation Fees**

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Library Fees	County of Riverside Planning Department	Fee amount based on location	Construction and book purchases for a public library in Temecula.
School District	Each of Riverside County's 23 School districts	Fee amount based on square footage of structures -varies district-to-district	Construction and improvement of school facilities.
Quimby Act/Park Fees	Riverside County Regional Park and Open Space District County Service Area (CSA)	Fees vary by County Service Area (CSA) region and Park District	Purchase or improvement of recreation and park service lands for area residents. Fees can be paid in lieu of the dedication of land for parks.
Development Agreement	Contractual agreement conditioned by Planning Department	Based on contractual agreement between the developer and the County	Fee intended to pay for unfunded portions of public facilities, public services, parks, and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	\$12.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General Plan and implementing ordinances.

*Note: Fees in table reflect conditions as of 2006. These fees may have been restructured or revised in the interim. The table is provided to identify potential additional cost sources to development. It is not to be used as a means of calculating development fee costs for a project.*

### Infrastructure Fees

The County, along with various agencies, charges fees for the provision of drainage, water, and sewer services. The fees are generally established based on regional service areas, and vary according to type and level of service provided by each agency and/or the County. The Riverside County Flood Control and Water Conservation District has established 18 Area Drainage Plans (ADP), with fees ranging from \$131 per acre in the Salt Creek (Winchester/North and South Hemet) ADP to \$21,052 in the Homeland/Romoland (Line A Sub-Watershed) ADP.

There are numerous water and sewer providers in Riverside County, the largest being the Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per-unit fee. A complete inventory of fees by

individual agency is simply too large to itemize in this document. As an example, however, EMWD, which serves a large portion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$5,224 per unit. Coachella Valley Water District typically assesses \$3,600 (service size of 1") to \$4,940 (service size of 2") for residential connection and meter installation.

### Comprehensive Mitigation Fee Review

The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in September 2001, and will be subsequently revised where applicable. The mitigation fees generally address the added demands of growth in population, housing, and employment on the County's public facilities and infrastructure.

The County of Riverside completed a Comprehensive Mitigation Fee Review study, which was approved by the Board of Supervisors on November 11, 2006. The Comprehensive Mitigation Fee Review study and fee exemptions under Ordinance No. 659, including Table H-47, Other Mitigation Fees, centers only on those fees and exactions that are imposed and collected by the County's Planning Department for new construction in unincorporated areas. The ordinance contains exemptions for the following residential uses: a) reconstruction of a residential unit damaged or destroyed by fire or other natural causes; b) rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building; c) the location or installation of a mobile home, without a permanent foundation, on any site; d) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); e) detached second unit permits; f) construction of a single-family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989; and g) construction of a residential unit replacing a residential unit which has been acquired by the Metropolitan Water District of Southern California for purposes of constructing Diamond Valley Lake. In addition, the fees would be reduced by 33.3 percent for senior citizens' residential units.

### Ordinance No. 659 establishes development mitigation fees already exempted:

(a) Residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); (b) the location or installation of a mobile home, without a permanent foundation, on any site; and (c) construction of any residential units in the Palo Verde Valley. It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a CUP; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. Except for the amount of the fee and the review body, the plot plan review process is similar to the CUP review process in that CEQA review occurs and conditions are imposed that must be fulfilled before the project can be built or occupied.

Table H-54 summarizes the total fees (described above) imposed on residential development by the County. An analysis of developer impact fees charged under Ordinance No. 659, when applied to the County's 19 area plans, indicates that developer impact fees average about \$100 more in the western County area plans than the eastern County area plans. This is due in part to the different population densities of the two regions but also reflective of the Countywide effects of Proposition 13 that limited property taxes to 1 percent, resulting in an increase of infrastructure costs borne by the developer.



An update to the development mitigation fees was adopted by the Board of Supervisors on January 13, 2015, which went into effect March 14, 2015.

**Table H-54 Developer Impact Fee Summary by Area Plan**

Developer Impact Fee by Area Plans Commencing 11-13-15	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
<b>Eastern County</b>		
Western Coachella Valley	\$3,669	\$2,704
Desert Center	\$3,648	\$2,670
Palo Verde Valley	\$3,705	\$2,710
Eastern Coachella Valley	\$4,385	\$3,187
<b>Western County</b>		
Jurupa	\$3,669	\$2,685
Highgrove	\$4,320	\$3,142
Reche Canyon/Badlands	\$4,234	\$3,081
Eastvale	\$3,669	\$2,685
Temescal Canyon	\$4,281	\$3,115
Lake Mathews / Woodcrest	\$4,473	\$3,249
March Air-Force Base*	\$3,669	\$2,685
San Jacinto Valley	\$4,059	\$2,957
Riverside Extended Mountain (REMAP)	\$3,851	\$2,813
Lakeview / Nuevo	\$3,698	\$2,705
Mead Valley	\$4,159	\$3,029
Elsinore	\$3,832	\$2,799
Harvest Valley / Winchester	\$3,669	\$2,685
Sun City / Menifee Valley	\$3,669	\$2,685
Southwest (SWAP)	\$3,669	\$2,685
The Pass	\$3,985	\$2,907

Source: Ordinance No. 659.13 (Establishing a Development Impact Fee Program) – an Ordinance of the County of Riverside amending Ordinance No. 659 – effective March 14, 2015

\*This area is governed by the March JPA General Plan Land Use Plan, not a County of Riverside Area Plan, although its boundaries are clearly defined.

## Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. Historically, the length of time it has taken to process housing and other types of projects in the County has varied according to the number of projects submitted and the amount of staff available to administer the processing tasks, as well as the complexity of the project.

Approval for an individual single-family home can usually be processed within months of submittal to the County; however, timing may vary depending on the complexity of the review. Developments requiring CUPs, General Plan Amendments, specific plans, planned development approvals, and other discretionary actions require more in-depth review, resulting in a longer processing timeline, particularly if environmental impact reports are required. Table H-55 lists the average processing times for various procedures from application to Board of Supervisors consideration of a project and approval.

**Table H-55 Local Development Processing Timelines**

Item	Approximate Length of Time From Submittal to First Public Hearing
Conditional Use Permit	9-12 months
Plot Plan	9-12 months
Specific Plan	12-15 months
Tentative Tract Map	9-12 months
Parcel Maps	6 months
Variance	6 months
Zone Change	9-12 months
General Plan Amendment	9-15 months
Environmental Documentation (EIR)	12-15 months

*Source: Riverside County Planning Department, April 2017*

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months. Review times differ depending on the case type and the complexity of the case. Tract maps and changes of zone may run anywhere from six to eight months, where General Plan amendments and specific plans with an environmental impact report may run one to two years, respectively. These estimated time frames would be achieved if there are no issues associated with the case and no submittal or review of additional information. The estimated time frames do not take into consideration those permits that may subsequently be required from other departments, such as Building and Safety, which may take additional time.

A single-family residential unit with the correct zoning and General Plan designation does not require a six- to nine-month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about two to three weeks at the maximum. However, as described previously in our responses, the County's Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that qualify as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing within 90 days from the date of application. For building permit applications, the permits should be issued within two to three weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety.

### **SB 375 Sustainable Community Plan**

In 2008, the California legislature passed and the governor signed SB 375, which mandates creation of a strategy that guides development toward transportation infrastructure improvements so as to reduce vehicle miles traveled and, thereby, reduce the amount of greenhouse gases released into the atmosphere. The strategy is based upon the projected successful attainment of greenhouse gas reduction targets established by the California Air Resources Board for the six-county SCAG region. The bill also extends the RHNA's five-year cycle to an eight-year cycle once

a strategy is adopted and if the Housing Element continues to be certified in a timely fashion. Since the SB 375 process will establish regional greenhouse gas emissions reduction targets in concert with the Regional Transportation Plan, it is conceivable that development patterns could shift to meet the regional targets, with the possible consequence that development in Riverside County might be reduced. While it is too early in the implementation process of SB 375 to accurately predict outcomes from the legislation, its implementation could become a constraint on the creation of affordable housing in Riverside County.

## Non-Governmental Constraints

### *Environmental Constraints*

The physical environment places numerous constraints on various types of development including housing. Development activities both impact the environment and are impacted by the environment. For example, a housing development may destroy habitat or increase water runoff on neighboring property. Conversely, a housing development built on or adjacent to a fault line may suffer damage in an earthquake. Large portions of the County have one or more environmental constraints including flood-prone areas, areas of potential seismic hazard, areas of excessive slope, conservation areas, Native American, historic, and/or archaeological resources, areas with inappropriate conditions for septic tanks, and other environmental issues. These problems may reduce the density allowed or bring into play mitigation measures, tribal consultations, or other necessary requirements. While mitigation measures and other requirements may add to the initial cost of the project, they often reduce the overall cost of the project to the local community. The County Planning Department has developed an environmental database with an extensive mapping system as part of the General Plan to facilitate a timely identification of environmental hazards and resources.

CEQA is the foundation of environmental law and policy in the state. CEQA performs a number of functions: 1) it informs the decision-makers and the public of significant environmental effects of a proposed project; 2) it identifies ways to reduce or avoid damage to the environment; 3) it prevents or reduces environmental damage through the use of feasible alternatives or mitigation measures; 4) it provides to the public an agency's reasons for approving a project having significant environmental effects; and 5) it brings affected agencies and the public into the review and planning process at an early stage.

The environmental review process provides useful information to the jurisdiction about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders, and others.

The environmental review process facilitates housing by:

- Directing housing development away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through avoidance or mitigation.
- Ensuring that adequate public facilities such as sewer, water, and roads will be available.
- Ensuring that adequate public services such as schools, fire protection, police, and health services will be available.

The environmental review process adds to housing development costs in the following ways (not all projects require all these costs):

- Environmental assessment fees (with initial case submittal).
- Environmental impact report review fees.
- Consultant costs for preparing preliminary studies.
- Consultant costs for preparing environmental impact report or other technical studies, if required.
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs.
- Costs of mitigation of potential environmental impacts.

Overall, the benefits of thoughtful environmental regulation to the public outweigh its costs.

## Infrastructure Constraints

The expansion of supporting infrastructure systems is a critical component contributing to the cost of construction and subsequent prices to the owner or renter. Development places demands on all public services. It is the County's policy that infrastructure for roads, water, sewer, and drainage should be in place before urban development occurs. Required levels of improvement vary based on the location and intensity of development. One method for controlling the pace of growth is incremental, logical extension of the backbone system necessary to support urban development. If the capacity is not available, private developers will be required to construct the backbone facilities or incremental improvements to the existing system to serve large developments. In many cases, some form of County financing may be required to assist in the financing of large front-end capital improvement projects.

The network of man-made and public-owned facilities, such as roads, water, drainage, and sewage facilities, create the internal framework of communities in Riverside County. The timing and pattern of the improvement and/or extension of these facilities impacts the distribution and density of land uses. Some infrastructure improvements, most notably roadways, water, and sewer systems, play a major role in the determination of the location, intensity, and timing of future development. The General Plan Land Use Element requires that capital facilities be made available to future housing sites. The implementation program of the Housing Element must identify adequate sites that will be made available through appropriate land use designation and zoning/development standards. The sites need to have adequate supporting public services and facilities to promote and encourage the development of a variety of housing for all income levels. The location of major circulation systems, sewer facilities, water trunk lines and pumping stations, etc. in the County can also impact communities and cities both within and adjacent to the County by encouraging or impeding the direction of growth.

The infrastructure required in Riverside County varies widely from region to region. Development in the majority of the western portion of the County and the Coachella Valley is typical of suburban Southern California. Infrastructure requirements in more rural areas of the County, typically on properties with lots over 5 acres, are more flexible. However, large tracts and developments in rural areas are generally required to have urban levels of service.

Supporting infrastructure for farm worker housing presents a special challenge for the County. Manufactured homes provide some of the most affordable housing options for farm workers, but wastewater disposal is often a problem due to the lack of access to sewage trunk lines and treatment facilities. Many of these developments rely on septic systems, which can cause health risks. Wastewater “package plants” may be an option in some instances. The County has a variety of programs that could be of assistance in providing adequate wastewater treatment (see Eight-Year Action Plan, Chapter 6).

The majority of improvements in the County’s infrastructure backbone systems have been occurring within and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded within and adjacent to existing urbanized areas, usually within the spheres of influence of cities. Areas under the County’s jurisdiction that are within a municipal sphere of influence have generally been analyzed as part of their general plans, specific plans, or master plans for infrastructure. Development under a specific plan typically requires plans for infrastructure to be prepared and methods of financing for both on- and off-site improvements identified and incorporated into the conditions of approval. In some instances, unincorporated communities and/or unincorporated areas may be contained within a service area, most often sewer services, operated by a city.

In primarily developed areas, upgrading of such systems is sometimes necessary to accommodate new development or as a redevelopment/infill improvement. New development in the currently undeveloped areas within the “urban” land use designations will entail the provision of, at a minimum, the following infrastructure: major and local streets; curbs, gutters, and sidewalks (if development standards require); water and sewer lines; storm drainage; and street lighting. Such improvements may constitute up to 10 percent or more of the building permit valuation. In many cases, these improvements may be dedicated to the County, which is then responsible for their maintenance. The cost of such facilities is usually borne by developers, and is typically added to the cost of the new housing units and eventually passed on to the homebuyer, tenant, or property owner. If these improvements are maintained by a homeowner’s association, the cost of such maintenance is typically assessed to the homeowner on a monthly basis. While these costs do not render a project infeasible, they contribute to the range of factors which affect the affordability of a project.

The County only identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure in the County. In Table H-56, the County has summarized the capacity of each water district providing services to the unincorporated County compared to the proposed number of units after the rezone and redesignation of each area plan to meet the County’s RHNA. Table H-57 breaks out each area plan and shows the water and minor water district provider for that area. While full capacity is difficult to quantify, the County believes that based on current development trends, coupled with its plans for the need of future water and wastewater capacity that will occur as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. It is also safe to assume that affordable housing projects are typically built where public services are available, thus also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not a constraint to development, the County has included Action 1.2h to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

**Table H-56 Water and Sewer Providers, 2013**

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District		29,600	13,500
Lee Lake Water District		1,700	1,700
Coachella Valley Water District	31,862	81,800	8,100

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Mission Springs Water District		7,800	3,300
Western Municipal Water District	3,915	17,100	3,300
Desert Water Agency	3,641	16,800	300
Yucaipa Valley Water District		10,000	15,100
Elsinore Valley Water District		27,200	31,200
Rubidoux Community Services District		6,000	5,600
Beaumont Cherry Valley Water District		6,600	Septic
Pine Cove Water District		1,000	Septic
Lake Hemet Municipal Water District		1,300	--
Eastern Municipal Water District	20,331	135,000	230,000
Palo Verde Irrigation District		1	n/a
San Geronio Pass Water Agency <sup>2</sup>	4,170	124	Septic--

Source: Riverside County 2016

1. Water is currently only provided for agriculture uses, but as development occurs, this could be a viable source for residential projects. This has occurred within other water districts.

2. As homes are built more connections will be available.

**Table H-57 Water and Sewer Providers by Area Plan**

Area Plan	Water Provider	Minor Water District Provider	Total All Units
<b>Eastern Coachella Valley</b>			<b>23,629</b>
Mecca Town Center	CVWD	Mecca Sanitary District	13,388
North Shore Town Center	CVWD		2,227
Oasis Town Center	CVWD		4,649
Thermal Town Center	CVWD	Thermal Sanitary District	3,365
<b>Elsinore</b>			<b>1,407</b>
Lee Lake Community	WMWD	Elsinore Valley Municipal Water District	1,200
Meadowbrook Town Center	WMWD	Elsinore Valley Municipal Water District	207
<b>Harvest Valley/Winchester</b>			<b>4,684</b>
Winchester Community (West)	EMWD		1,606
Winchester Town Center	EMWD		3,078
<b>Highgrove</b>			<b>2,508</b>
Highgrove Town Center	WMWD	City of Riverside Water District	2,508
<b>Lakeview/Nuevo</b>			<b>11,324</b>
Lakeview Town Center	EMWD		9,435
Nuevo Community (Western Area)	EMWD		1,889
<b>Mead Valley</b>			<b>3,891</b>
Good Hope Community	EMWD		782
Mead Valley Town Center	EMWD		495

Area Plan	Water Provider	Minor Water District Provider	Total All Units
Mead Valley Community (I-215/Nuevo Rd Vicinity)	EMWD		2,614
<b>Southwest</b>			<b>432</b>
French Valley Airport Vicinity	EMWD		432
<b>Temescal Canyon</b>			<b>0</b>
Home Gardens Town Center	WMWD	Home Gardens Sanitary District	0
		Home Garden County Water District	
<b>The Pass</b>			<b>4,170</b>
Cabazon Town Center	SGPWA	Cabazon County Water District	4,170
<b>Western Coachella Valley</b>			<b>11,873</b>
Desert Edge/Southeast Desert Hot Springs Community	CVWD		267
	DWA		
I-10/Haugen Lehmann Ave Community	DWA	Mission Springs Water District	201
North Palm Springs Community	DWA	Mission Springs Water District	2,815
Rushmore/Kimdale Community	DWA	Mission Springs Water District	624
Thousand Palms Community (I-10/Cook St. Vicinity)	CVWD		1,015
Thousand Palms Town Center	CVWD		6,951
<b>Total</b>			<b>63,918</b>

Source: Riverside County 2016

## Water and Sewer

The operation of community water and wastewater distribution, collection, and treatment systems is typically undertaken by public agencies. Public water and wastewater services are carried out by a combination of:

- Regional agencies which serve several communities and cities.
- City-operated collection and treatment facilities serving the area within the city and sometimes adjacent cities and unincorporated areas.
- Special districts serving unincorporated communities.

There are a number of water and wastewater facilities located throughout the County, allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New state water quality requirements and wastewater treatment limitations may have impacts on development potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional, and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of state, regional, and local agencies and independent districts involved.

The County's ability to absorb growth in the more urbanized areas has been facilitated by the ability of wastewater agencies to respond to demands for service. In the more rural County areas designated as Agricultural, Rural Residential, Rural Mountainous, or Rural Desert, as well as some areas designated for Very Low Density Residential,



or Low Density Residential, public collection and treatment of wastewater may not be available, and other methods such as septic system, package wastewater treatments plants, or alternative systems may be required. The County generally does not require an individual unit which is proposed to be located more than 200 feet from an existing sewer line to connect to the existing system; rather, it is permitted to use a septic system. Residential tracts, however, are generally required to be hooked up to a sewer system unless the costs of system extension are prohibitive to development. In some areas of the County, industrial, commercial, and agricultural wastewater may be incompatible with the treatment of domestic wastewater and may require separate collection and treatment, which compounds service needs. The following sections summarize the service providers in various subareas of the County.

Northwestern Riverside County—The Northwestern Riverside County Analysis Area includes the Cities of Corona, Eastvale, Jurupa Valley, Norco, Moreno Valley, and Perris. Significant unincorporated areas include Mead Valley and El Cerrito. The Cities of Eastvale and Jurupa Valley incorporated in 2010 and 2011, respectively.

The principal water and sewer agencies in northwestern Riverside County are EMWD, WMWD, Home Gardens Sanitary District, and West San Bernardino County Water District. In addition, the Rubidoux Community Service District (CSD), Edgemont CSD, and Jurupa CSD provide water and sewer services. Both EMWD and WMWD are municipal water districts, and comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. Stormwater runoff and drainage services are also handled by these districts/agencies within their respective service areas.

Water and sewer usage factors vary widely between the different agencies, because of variations in household size and landscaping patterns within the various districts. Each of the water and sewer districts and CSDs have the current capacity to meet demand, and adequate expansion capacity to meet projected demand. Both the Rubidoux and Edgemont CSDs have already sized their current facilities to meet future development needs. It is reported that current facilities and/or infrastructure are in good operating condition.

Southwestern Riverside County—The Southwestern Riverside County Analysis Area encompasses the Cities of Lake Elsinore, Murrieta, Temecula, and Wildomar. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley. Wildomar incorporated on July 1, 2008.

Primary water and sewer providers include EMWD, WMWD, Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. According to all service districts, they have adequate capacity to meet current demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

Central Riverside County—The Central Riverside County Analysis Area covers the western portion of the County from the Lakeview/Nuevo communities on the west and southwest to the Cities of San Jacinto and Hemet on the north and east. Significant unincorporated areas include Winchester and Lakeview/Nuevo. Sun City/Menifee incorporated on October 1, 2008, as the City of Menifee.

Water and sewer providers include EMWD and Lake Hemet MWD, both of which are organized as municipal water districts. Both districts provide full water distribution and storage facilities. The Lake Hemet MWD has a tiered water rate system in which costs increase for those customers using more water. The Lake Hemet MWD collects sewage but does not have sewage treatment capabilities. The service districts stated that they have adequate current capacity to meet demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.



San Gorgonio Pass Area—The San Gorgonio Pass Area encompasses the Cities of Banning, Beaumont, and Calimesa, as well as the unincorporated areas of Cherry Valley and Cabazon. Water service is provided by four districts: Beaumont-Cherry Valley Water District; San Gorgonio Pass Water Agency; High Valley Water District; and the Cabazon County Water District. The Beaumont-Cherry Valley Water District is organized as an irrigation district, and serves a limited number of customers within a 10-square-mile area. The San Gorgonio Pass Water Agency provides water for groundwater recharge, as well as supplemental domestic water supplies to the City of Banning, Beaumont-Cherry Valley Water District, and Yucaipa Valley Water District. The agency was created to be the direct contractor to provide State Water Project water to customers as a wholesale agency. Sewage services are not currently available within the unincorporated portions of the Pass Area; septic systems are therefore the primary sewage treatment systems used. Each district or agency also handles their service area's stormwater runoff and drainage needs.

Each of the water agencies serving the Pass Area currently has, or is projected to have, adequate capacity to meet current and future demand (distribution and storage facilities are proposed but not yet constructed for the San Gorgonio Pass Water Agency). The High Valley Water District reports that its infrastructure is currently being upgraded. The Cabazon Water District recently incorporated with another water agency with facilities that are less than adequate, and will require upgrading and improvement in the future.

Mountains Area—The Mountains Area generally covers the Santa Rosa Mountains and Anza-Borrego desert areas, located between the Coachella Valley on the east, and the San Jacinto Valley and Temecula Valley to the west. No incorporated cities are located within this area. The significant unincorporated communities are Idyllwild, Pine Cove, Anza, Aguanga, and Pinyon Pines.

The principal water agencies in this area are: the Fern Valley Water District; Idyllwild Water District; Pine Cove Water District; and Pinyon Pines County Water District. No sewer agencies exist in the Mountains Area. As such, sewer services are provided through septic systems. The Fern Valley Water District operates as a California water district which is authorized to produce, store, transmit, and distribute water for irrigation and domestic uses. Additionally, the Fern Valley Water District may acquire or operate any drainage or reclamation works related to the operation of authorized water services. The other three districts are organized as County water districts and provide for the furnishing of sufficient water, including storage, and for the disposal of stormwater.

Coachella Valley—The Coachella Valley encompasses the desert region bounded by the Santa Rosa Mountains to the west and south, and the San Bernardino County line on the north. Included in this area are the Cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Unincorporated communities include Bermuda Dunes, Garnet, Mecca, Thermal, and Thousand Palms.

The principal water and sewer agencies serving the Coachella Valley are the Coachella Valley Water District (CVWD), Valley Sanitary District, and the Desert Water Agency. In addition, a number of small agencies with fewer than 200 water connections serve portions of the Coachella Valley. The CVWD and Mission Springs Water District operate as County water districts with authority granted under the California Water Code, and provide both water and sewer services. The Valley Sanitary District provides wastewater collection and treatment to areas in and around Indio. The Desert Water Agency provides full water service and sewer collection service (no treatment facilities) primarily to the Palm Springs area.

All of the water and sewer districts serving the Coachella Valley report that they have the current capacity to meet demand, as well as adequate expansion capacity to meet projected demand. Current facilities and/or infrastructure were reported to be in good operating condition.

Eastern Desert and the Palo Verde Valley—The Eastern Desert and the Palo Verde Valley areas encompass lands east of the Coachella Valley. The only city in this area is Blythe. The City of Blythe provides domestic water and wastewater collection and treatment services for the City and surrounding unincorporated areas. The City is considering taking over several County service areas located in the unincorporated areas of Ripley and Mesa Verde Colonias to provide water and sewer services.

The City of Blythe's facilities are currently adequate to meet current demand. The City currently operates one secondary wastewater treatment plant. Domestic water is obtained by wells. At present a number of conflicts exist between the use of on-site wells and individual septic systems. For additional development to occur within unincorporated areas, a more centralized water and/or wastewater collection system will need to be employed and additional facilities constructed. The City of Blythe is in the process of analyzing the needs and projecting potential demand.

Adequacy of Current Facilities—With the majority of growth projected to occur in western Riverside County and the Coachella Valley region, strong increased demands will be placed on the water and sewer infrastructure of these areas. These areas are able to meet current demands and are prepared to expand to meet future needs. There are, however, three areas where infrastructure improvements may be required. While water demands are currently being met, the Eastern Desert and Palo Verde Valley areas are in need of more centralized facilities for additional development to occur. Sewer infrastructure here is also less developed. The San Geronio Pass Area and the Mountains Area currently rely solely on septic tanks and the Eastern Desert and Palo Verde Valley areas are, again, in need of a centralized collection facility. The San Geronio Pass Area and the Mountains Area are projected to experience low to moderate rates of growth, and will need to develop adequate sewer infrastructure to meet projected demand. These infrastructure conditions may pose a constraint to housing development. The Eight-Year Action Plan (Chapter 6) includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements.

### ***Standard Septic Permit Process and Procedures for Septic Systems***

A standard single-family residential home that requires sub-surface wastewater disposal is required to conform to the following process.

An Onsite Wastewater Treatment System (OWTS) report is required for design of an OWTS for all single-lot developments (except for specified areas in the Coachella Valley).

The OWTS reports for single lots will only be accepted by the Department of Environmental Health if they are prepared by certain professionals. Only the grading engineer, who has expertise in designing on-site wastewater systems or the professional who performed the actual percolation test, can prepare the OWTS report and must have one of the following valid registrations:

- Registered Civil Engineer
- Registered Engineering Geologist
- Registered Environmental Health Specialist

The report must include the necessary property and technical information as specified on pages 13-17 of the OWTS Technical Guide Manual. A Plot Plan, with the OWTS report as specified above, shall be submitted to the Department of Environmental Health with a deposit-based fee of \$89.00 per parcel. A deposit-based fee of \$600 per parcel is required if inspection of the system is also deemed necessary.

The average time frame for Plot Plan review and decision is two to three weeks.

### Drainage

The Riverside County Flood Control and Water Conservation District has established 17 area drainage plans (ADP) to collect fees as a condition of subdivision to finance flood control and drainage facilities as authorized by Ordinance No. 460. ADP fees are levied on a per acre basis, and are paid when a grading permit is issued, or a building permit if no grading permit is necessary. In addition, some of the agencies providing water and sewer system services listed above also provide for drainage systems. In more rural areas, drainage is primarily provided by surface systems, and connection to improve systems is not warranted.

### Circulation

Current transportation conditions are directly related to a combination of economic events and social changes that have occurred over the past two decades. Residential and industrial land in Los Angeles, Orange, and San Diego Counties are nearing saturation. As a result, development has spread outward to Riverside County as it is the next region with undeveloped acreage. The County is growing from a collection of small cities and unincorporated communities with a largely agrarian base to an area with multiple centers of economic activity and a large tourism base. The rapid growth in employment and population has increased the number of trips on the freeway and arterial highway systems. This intense travel demand has reduced level of service on significant portions of the system. In particular, severe congestion and low travel speeds during peak travel hours are experienced in the rapidly developing Western Riverside County and portions of the Coachella Valley.

One of the most visible effects of rapid growth has been in the circulation system. The ability to move on streets and highways is projected by regional planning agencies and the California Department of Transportation (Caltrans) to become substantially worse as more traffic is generated and the ability to finance improvements is uncertain. While additional facilities are needed, the majority of funding for roads and highways is now being spent on maintenance. As a result, developers are often required to install the needed roadway system upgrades to accommodate development and growth, which significantly adds to the costs of the project and is subsequently passed on to the homeowner, renter, or property owner. The TUMF program and the extension of the Measure A half-cent transportation sales tax are expected to significantly increase investment in the circulation system.

### Land Costs

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

Land costs in the unincorporated County are typically reflective of their location within the western or eastern part of the County, and similar to jurisdictions within those areas, the following average land costs (price per acre) were identified: Mecca: \$52,300; Highgrove: \$23,500; and Thermal: \$33,500 (Landwatch.com 2017).

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has the largest expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the County has been attributed to lower land costs relative to surrounding Orange, Los Angeles, and San Diego Counties land prices. While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable.

While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

### **Construction Costs**

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and the quality of product being produced. Labor-saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on numerous factors, including housing demand, the number of contractors in the area, and the unionization of workers. The typical construction costs for wood frame, single-family construction of average to good quality ranges from \$120 to \$140 per square foot, while custom homes and units with extra amenities may run higher. Costs for wood frame, multifamily construction average about \$50 per square foot excluding parking. Using current pricing sources, the average cost for a newly constructed 1,500-square-foot single-family home (not including land) in the Riverside County region would be \$178,000 (Building-cost.net 2017).

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside area. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes. The County of Riverside has adopted the latest version of the Uniform Building, Plumbing, Mechanical and Electrical Codes and has made no modifications to the code which would add to the cost of housing.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. The County may also implement programs to write down land costs or provide other incentives such as waivers in development standards or processing fees in order to increase affordability.

### **Cost and Availability of Financing**

The availability of financing affects the developer's ability to fund residential construction projects, as well as people's ability to purchase, refinance, or improve a home. Although many of these potential constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs that address these constraints.

### **Construction Financing**

Construction financing affects the feasibility of building new housing. The past few years have seen a restructuring of the construction financing industry in response to the housing market downturn. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100 percent or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, requiring developers to put up 25 percent of the project value.

This cycle repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10 percent equity contribution (Apartment Finance Today 2009). With the downturn, however, expected housing prices significantly declined and apartment rents were also showing a decline. Loan underwriting grew more conservative, with maximum leveraging topping out at 75 percent. Equity requirements also changed dramatically, rising to 15 to 30 percent in 2009.

Although there is no hard threshold for the amount of required equity which is too much before a project would be deemed infeasible to a developer, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more upfront cash, but a higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow necessary to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market in Southern California today.

## Affordable Housing Financing

The economic downturn also impacted financing for affordable housing. One example is the Low Income Housing Tax Credit (LIHTC) program, which is an affordable housing source available for developers wishing to build affordable units in Riverside County. LIHTCs provide affordable housing developers an allocation of tax credits, which they sell to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar-for-dollar, so that the purchase of \$1,000 in tax credits reduces tax liability by \$1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and pass on cost savings in the form of lower rent.

Historically, Fannie Mae and Freddie Mac provided 40 percent of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40 percent. The LIHTC program is now facing significant challenges. Fannie Mae and Freddie Mac no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur have eliminated or reduced their ability to use tax credits.

## Home Purchase, Refinancing, and Improvement Financing

The Home Mortgage Disclosure Act (HMDA) requires many financial institutions to maintain, report, and publicly disclose information about mortgages. The Consumer Financial Protection Bureau hosts HMDA data on its website (<https://www.consumerfinance.gov/>). The table below shows the failure, denial, and origination rates in 2010 and 2015 for conventional mortgages for owner-occupied, 1- to 4-unit family homes (including manufactured housing) in Riverside County for purchase, refinance, and improvements. While there were many more applications in 2015 as compared to 2010 (65,570 versus 40,619), the rates of failures, denials, and originations remained constant.

	2010		2015	
	Number	Percentage	Number	Percentage
Failures	9,010	22%	14,553	22%
Denials	8,514	21%	13,792	21%
Originations	23,095	57%	37,225	57%
<b>Total</b>	<b>40,619</b>	<b>100%</b>	<b>65,570</b>	<b>100%</b>

Source: Consumer Financial Protection Bureau (<https://www.consumerfinance.gov/>)

Failures include files closed for incompleteness, application withdrawn by applicant, and application approved but not accepted.



Interest rates have a significant impact on the costs borrowers will pay for home purchases, refinances, and home improvement loans. Annual average interest rates on a 30-year fixed-rate mortgage before the housing crisis were around 6 percent (6.41 in 2006, 6.03 in 2008). In response to the housing crisis and economic downturn, the Federal Reserve lowered interest rates to stimulate economic activity. Annual average interest rates were 4.69 in 2010 and 3.98 in 2013. They remained low at 3.65 in 2016. However, since November 2016, interest rates have risen sharply (3.54 percent in early November 2016 and 4.2 in March 2017). For people considering selling their homes and purchasing a different home, the increase in interest rates may be a disincentive to do so. Borrowers will also be less likely to refinance with the higher interest rates.

### Conclusion

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

### NIMBYism

Public opposition can be a powerful obstacle to the development of low-cost housing or housing for persons with special needs. The "Not in My Backyard" (NIMBY) syndrome occurs when existing residents feel threatened by new development that is perceived to adversely affect their neighborhood property values or security. One strategy for overcoming NIMBYism is for County staff and project proponents to work with community leaders to improve the level of mutual understanding and attempt to address legitimate concerns during the planning stages of new projects, transforming NIMBYs to YIMBYs (Yes in My Backyard).

### Local Efforts to Remove Housing Constraints

It is clear that fees charged as part of the development process add to the ultimate cost of housing and are typically passed on to the homeowner through the purchase price or rent charged. Although the County does not waive planning and building fees, these upfront fees may be subsidized wholly or in part by the County through its various financial resources for projects which propose affordable housing components. In addition, publicly subsidized projects constructed as housing for lower-income households are specifically exempted from development fees.

**Mitigation Fees in Ordinance No. 659.** Manufactured homes not on permanent foundations and units approved through the second unit permit processes are also exempt. The exemption for second units specifically references their role in providing relatively affordable housing for low- and moderate-income households without public subsidy. Under current zoning provisions, the second unit may be occupied by any person without rent, or the second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code. Therefore, although considered a significant contributing factor to the affordability of housing, the fees charged by the County to bring a project through the development process from application to occupancy are not considered an unreasonable constraint to housing.

The County's development approval process is designed to accommodate, not hinder, development. While the past recession reduced the overall number of projects submitted to the County for review, reductions in County agencies involved in the development review process were also experienced concurrently. To address the issue of processing of projects in this context, the County approved a Fast Track/priority processing system for qualified affordable housing projects. This processing system is administered by the EDA and the Planning Department.

One problem area in the priority processing of affordable housing projects had been the permit processing/building inspection stage, which follows project approval but occurs prior to final occupancy. During this time period many conditions of approval must be met, paperwork processed, and representatives from a number of County agencies involved. At this stage, a project is most vulnerable to delays on both the part of the County staff and the developer, or the developer's representative. The County instituted the Fast Track processing system to address these issues, and the delays in processing have been improved significantly and/or mitigated completely. The County continues to refine the process to improve processing times.

The EDA provides staff that serves as liaisons between developers of affordable housing and the County agencies involved in the development review process. The liaison service helps facilitate the development review process by increasing communication between the developer and various County departments, and improving the resolution of issues that might arise during the approval, permit, and inspection phases of a project. As supported by responsive processing times, and the relative facility of permit procedure, the County's processing and permitting procedures have not been felt to constrain the development of housing.

### **Energy Conservation**

Although the County of Riverside implements various housing programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, "utility bills burden the poor and can cause homelessness." Table H-55 summarizes the County's programs related to energy conservation that can be considered and engaged in the production of affordable housing.

**Table H-58 Energy Conservation Programs Summary**

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.			Department of Community Action
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	HUD	Energy conservation Multifamily rehabilitation	Applied for by others
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by proving decent housing and a suitable living environment and expanding economic opportunities.	HUD/EECBG (DOE)	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration Energy efficiency education	County of Riverside EDA
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to a population.	Rural Housing Service	Community facilities Infrastructure/public works	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rural Housing Service	Rehabilitation Construction Preservation of affordable housing Energy conservation	Applied for by others



Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	HCD	Acquisition Energy conservation Infrastructure development New construction single family	County EDA, or applied for by nonprofit agencies
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	California Department of Community Services and Development	Energy conservation Rehabilitation and repair	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	California Department of Community Services and Development	Financial assistance Energy conservation	County of Riverside Department of Community Action
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group	Rehabilitation Energy conservation Community services/facilities	Applied for by others
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Southern California Gas, Dept. of Energy, WEER, LIHEAP	Weatherization rehabilitation	Department of Community Action

## Eight-Year Action Plan

### Eight-Year Goals, Policies and Actions

An important component of the Housing Element is the County's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the County's goals, policies, actions, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population, as well as ongoing coordination and program implementation. This analysis includes an eight-year schedule of actions that the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The legislative requirements for what must be included in the Action Plan are as follows:

- Improvement and conservation of housing, including affordable housing stock [Sec 65583(b) and Sec. 65583(c)(4)].
- Production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)].
- Assist in the development of housing to meet the needs of very low-, low- and moderate-income households [Sec.65583(c)(2)].
- Address, and where possible, remove governmental constraints [Sec. 65583(c)(3)].
- Adequate sites for housing [Sec. 65583(c)(1)].
- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community [Sec. 65583(c)].
- Promotion of equal housing opportunities for all persons [Sec.65583 (c)(6)].
- Preserve assisted housing at risk of converting to non-low income uses [Sec. 65583(c) (6)].

This section of the Housing Element presents the County's Housing Action Plan for the period 2013–2021, as shown in Table H-59. It is the overriding objective of the County to ensure that all residents of the County have decent, safe, sanitary, and affordable housing regardless of income. This statement guides the County's actions with respect to housing. The specific objectives (described in the Quantified Objectives section) and policies included in this Housing Element are intended to provide a wide variety of actions, programs, and tools to implement the County's general goals.

Table H-59 Eight-Year Action Plan Summary

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<b>GOAL 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE COUNTY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, WITH AN EMPHASIS ON LOWER-INCOME HOUSEHOLDS AND HOUSEHOLDS WITH SPECIAL NEEDS.</b>				
Policy 1.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate-income households or special needs housing.	1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.	HOME and other HUD and HCD grants as they become available.  See Implementing Resources summary table.	EDA/Housing Authority/TLMA	The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.
	1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.	County tax allocation bonds; California Debt Limit Allocation	EDA/Housing Authority	As projects come forward, assist with the process of applying for funding on the developer's behalf.
	1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.	EDA/Housing Authority	Annually, or in response to the Notice of Funding Availability (NOFA).
	1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	HOME and other HUD and HCD grants as they become available.	EDA/TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority, TLMA	Review resources on an annual basis through 2021.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1g: Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.	General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)	TLMA	Ongoing. Within 6 months of adoption of the Housing Element.
	1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	HOME	EDA	Review on a project by project bases, as projects are proposed.
	1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of: 11 households to Expand the Affordable Rental Housing Stock; 11 households to Improve the Conditions of Substandard Housing; and 11 households to Address Farmworker Housing Needs.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Ongoing, as projects are processed, and annual outreach with local developers.
	1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	SERAF, property transfer tax, commercial linkage and boomerang funds	EDA	Annually
Policy 1.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.	1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. .  Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.	General Fund	TLMA/GIS	Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.

## Chapter 8

## Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually meet with non-profit developers.
	1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.		TLMA	Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.
	<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> <li>– Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "preassigned" to specific units in the project.</li> <li>– Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</li> <li>– Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</li> <li>– Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).</li> <li>– In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.</li> <li>– The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</li> </ul>	General Fund	TLMA	Review standards and revise as necessary within two years of adoption of the Housing Element.
	1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	development application can be found consistent with the General Plan and applicable specific plan.			
	<p>1.2f: 1) In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</p>	General Fund	TLMA	Ongoing, update as projects are processed through the Planning Department.
	<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> <li>– allow affordable projects to exceed the maximum height limits,</li> <li>– lessen set-backs, and/or</li> <li>– reduce parking requirements.</li> <li>– The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</li> </ul>	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.
	<p>1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.</p>	General Fund	TLMA/EDA	Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</p> <p>Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan.</p> <p>Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <p>As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.</p> <p>Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p>			
Policy 1.3: Assist in the development of new farm worker housing.	<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities.</p> <p>The County will also provide incentives for the set-aside of agricultural land for farmworker housing.</p>	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	HOME entitled, annually apply for HUD and HCD grants.
	<p>1.3b: The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	General Fund	TLMA	Within 6 months of adoption of the Housing Element.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	General Fund	EDA/Housing Authority	Annually meet with developers.
	1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside.  Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households. The County will assist approximately a minimum of 83 households with the MHTL program.	Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside.  HOME funds	EDA/Housing Authority	As loans are processed. Based on HOME funds availability at the time of application.
Policy 1.4: Assist in the development of additional housing for the mentally disabled.	1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.		Department of Mental Health	Ongoing.
	1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	HUD Supportive Housing Program, Shelter Plus Care	Department of Public Social Services	Meet annually with County legislative advocates to address implications of new legislation.
	1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.		Department of Mental Health in conjunction with EDA	Within the two years of adoption of the Housing Element.
	1.4d: Promote the integration of special needs housing into affordable housing communities.		Department of Mental Health	Ongoing, throughout the planning period.
	1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program	Department of Public Social Services	Ongoing, throughout the planning period.



## Chapter 8

## Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Policy 1.5: Assist in the development of additional emergency, transitional, and permanent supportive housing for homeless persons and families.	1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	HUD	Department of Public Social Services	Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.
	1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.	HCD	Department of Public Social Services	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.
	1.5c: Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	General Fund	TLMA	Within 6 months of adoption of the Housing Element.
Policy 1.6: Support self-help housing programs (e.g., Habitat for Humanity and Coachella Valley Housing Coalition).	1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	HOME, HUD, Rural Development Self Help Program	EDA	Establish an annual meeting with CHDOs to provide policy direction.
Policy 1.7: Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.	1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.		TLMA	Ongoing, as projects are processed.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	General Fund	EDA/TLMA	Consider adopting provisions within two years. Continue to pursue on an ongoing basis.
	1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	General Fund	EDA/TLMA	Explore options by the end of 2017 consider adopting an ordinance by the end of 2018.
<b>GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.</b>				
Policy 2.1: Continue to pursue all available federal, state, and local funds to assist housing rehabilitation.	2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.	HOME and other HUD and HCD grants as they become available.	EDA	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.
	2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	HUD Capital funds	Housing Authority	Ongoing, throughout the planning period.
	2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Tax-exempt private activity bonds	EDA/Housing Authority	As projects come forward assist with the process for applying for funding on the developers behalf.
	2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.	CDBG	EDA/	Continue program when funding becomes available.
	2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	Department of Energy, Southern California Gas, California Conservation Corp.	DCA	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.

## Chapter 8

## Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside	EDA/Housing Authority	Once funding has been approved. Assist at least 5 households during the planning period.
	2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	CDBG	EDA	Provide grants to at least 5 households throughout the planning period.
	2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	General Fund	EDA/TLMA	Develop a plan by summer 2019.
Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.	2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.		Building and Safety Department/ Department of Environmental Health, Code Enforcement	Ongoing, on a case-by-case basis.
	2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an	Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds	EDA/Housing Authority	Preserve a minimum of 17 mobilehomes for very low-income households. Preserve

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	abandoned or foreclosed mobilehome and return it to the affordable housing stock.			at least 8 within the Housing Element planning period.
Policy 2.3 Facilitate rehabilitation and preservation of farm worker housing.	2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	CDBG and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually explore funding sources and as NOFAs are released.
	2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.		EDA	Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.
Policy 2.4: Preserve the affordability of federal, state, and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.
<b>GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX, ETC.</b>				
Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.	CDBG	EDA/ Housing Authority	EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.
	3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.		EDA	2019
Policy 3.2: Provide housing information and counseling to low-income households	3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or	First Time Home Buyer Down Payment Assistance Program	EDA/ Fair Housing Council	Ongoing, as funding permits.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
and households with special housing needs.	recertification to participate in the First Time Home Buyer Down Payment Assistance Program.			
Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.	<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <p>Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities.</p> <p>Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</p> <p>Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.</p> <p>Continue to review the County’s formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities to ensure consistency with state law. Specifically review section 6.e. of the current procedure and revise as necessary.</p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County’s website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>		Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS	<p>Ongoing, as projects are processed.</p> <p>Revise the County’s reasonable accommodation procedure by Spring 2018.</p> <p>Develop an outreach program by early 2018.</p>
	<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).</p> <p>2. Family Unification Program.</p> <p>3. Family Self Sufficiency (FSS) Program.</p> <p>4. Housing Opportunities for Persons with AIDS (HOPWA).</p> <p>5. Veteran’s Affairs Supportive Housing Program (VASH).</p> <p>6. Foster Care Youth Program.</p> <p>7. Tenant Based Rental Assistance Program.</p>	HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA	Housing Authority, EDA, DPSS	Programs will continue as funding is obtained.
	3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	HUD	Housing Authority	Ongoing as interested persons contact the Housing Authority.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	HUD Shelter Plus Care	Housing Authority/ DPSS	Ongoing, throughout the planning period.
	3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	HUD Housing Choice Voucher Program	Housing Authority	Ongoing, throughout the planning period.
	3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	FEMA, ESG, EHAP	DPSS	Ongoing, throughout the planning period.
	3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	HUD Supportive Housing program, Shelter Plus Care	DPSS	Ongoing.
	3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.		County Executive Office	Ongoing.
Policy 3.4: Support programs that offer low- and moderate-income households the opportunity for homeownership.	3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	CDLAC	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
	3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	HOME	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
Policy 3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.	3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HOME and other HUD and HCD grants as they become available., CDBG, HUD	EDA	Ongoing. Annually meet with interested developers.
	3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested.  Assist with available housing for extremely low and lower income households by: (1) Process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit	HUD, HCD	DPSS, nonprofits	Within six months of adoption of the Housing Element.

## Chapter 8 Housing Element

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	(2) Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.			
<b>Goal 4 Establish Adequate Planning, Administrative and Fiscal Tools to Implement Housing Policies</b>				
Policy 4.1: Evaluate the County's planning policies, codes, development review procedures, and fees as part of the Housing Element update cycle to ensure that they do not represent unjustified constraints to the development of housing. (Note: Other elements of the General Plan address various components of residential neighborhoods that could add to the cost of housing—e.g., Safety Element or Circulation Element—but are considered essential ingredients of balanced communities.)	4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	General Fund	TLMA	Annually.
	4.1b: Continue to review the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	General Fund	TLMA	Ongoing
Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.	4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: Establish housing goals beyond county lines that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.	General Fund	EDA/ Housing Authority Executive Office/TLMA	Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Policy 4.3: Consistently monitor and review the effectiveness of the Housing Element programs and other County activities in addressing housing need.	4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).	General Fund	EDA/TLMA	Annually in April.
<b>GOAL #5: REDUCE PER CAPITA RESIDENTIAL ENERGY USE.</b>				
Policy 5.1: Encourage the use of energy conservation features in residential construction and remodeling.	5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE).	TLMA/Building and Safety	Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.
	5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds	DCA	Ongoing.



### Implementing Resources

Table H-60, below, provides a general listing of available federal, state, private and local resources and programs which may: (1) be currently administered by the County in order to fund its programs, implement its current and proposed actions, and achieve its housing objectives; (2) not currently be administered or utilized by the County but which may be applied for on behalf of the County or other entities including individual jurisdictions, nonprofit agencies/CHDOs, developers, public housing authorities and other providers of housing; or (3) not be available to public jurisdictions but may be applied for by others (nonprofits, for-profit developers, homeowners, public service providers, etc.). The listing is comprehensive in terms of summarizing resources which are applicable to the County and its needs, but is not inclusive of every program available at the federal, state, or private level.

**Table H-60 Housing Resources/Programs Summary**

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
<b>County Programs/Resources</b>				
<i>General/Multiple Applications</i>				
CDBG Housing Loan Fund	Provides "gap" financing for housing development or rehabilitation projects that serve lower-income households. Financing is provided at below market rate, second or third position loans, in amounts and terms necessary to make a project serving lower-income households financially feasible. The developer is required to provide the bulk of the financing (between 75% to 90%) from non-CDBG sources.	HUD CDBG Allocation	New construction Rehabilitation Acquisition	County EDA
<i>Homeownership Assistance for First-Time Home Buyers and Low-Income Community</i>				
First Time Home Buyer (FTHB) Down Payment Assistance Program	The FTHB program provides HOME funds for down payment assistance to low- and very low-income households that have not owned homes within a three-year period. The program is available for households with an annual income that is not greater than 80% of the area median income published by HUD. The FTHB program provides 20% of the purchase price with a 15-year affordability period as a silent second loan.	HOME	Down payment assistance	County EDA
Mortgage Credit Certificate (MCC) Program	The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers toward the purchase of single-family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	CDLAC tax-exempt private activity bonds	Tax credit	County EDA
Housing Choice Mortgage Voucher Program	The Housing Choice Voucher (HCV) Homeownership Program (HP) allows qualified participants the option to purchase a home and use the HVC Housing Assistance Payment (HAP) toward mortgage payments and other housing costs.	HUD	Monthly Mortgage Assistance	County of Riverside Housing Authority
Riverside/San Bernardino County Housing and Finance Agency Lease Purchase Program	Lease revenue pass-through obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that assists potential first time homebuyers countywide.	California Cities Home Ownership Authority bonds	Lease payment assistance	
<i>Improve Conditions of Substandard Housing and Existing Affordable Housing</i>				
Housing Rehabilitation Program (HRP and CHRP)	The HRP has two sources of funding, each of which governs how and where the program can be used. The HRP program provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards, and handicapped accessibility improvements, and enhance the exterior appearance of their properties. Program participants using the HRP funded with CDBG funds must live in a participating city or the unincorporated County. Both programs require a 10-year affordability covenant.	CDBG – Participating cities (CHRP)	Interior rehabilitation Exterior rehabilitation	County of Riverside

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## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Senior Home Repair Program (SHRP)	The SHRP provides one-time grants of up to \$6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs address health and safety issues and handicapped accessibility improvements.	CDBG Home Improvement Loan Fund	Rehabilitation and repair	County EDA
Enhanced Home Repair (EHR)	The EHR program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.	CDBG	Rehabilitation and repair	County EDA
CDBG Housing Loan Fund	The Housing Loan Fund is a CDBG-funded revolving loan fund which provides low interest and gap financing to private entities intending to improve the conditions of substandard housing and improve the conditions of existing rental housing affordable to low-income families, which is one of the five Consolidated Plan primary goals.	HUD-CDBG allocation	Rehabilitation Acquisition and rehabilitation New construction of special needs housing Build infrastructure to support new construction of affordable housing	County EDA
HOME Program	See HOME description under Federal Resources.			
<b><i>Address Farm Worker/Migrant Farm Worker Housing Needs</i></b>				
Mobile Home Park Assistance Loan Program	Provides financing for mobile home park rehabilitation and improvement projects to save very low- and low-income farm worker housing in the Coachella Valley. Eligibility is limited to existing unpermitted mobile home parks located in the unincorporated areas of the Coachella Valley. Affordability is protected by a 45-year deed restriction.		Preserve and rehabilitate mobile home parks	County EDA
Transitional and Supportive Housing	Ordinance No. 348.4706 was adopted March 22, 2011, to allow such facilities in compliance with Senate Bill 2 (which amended Sections 65582, 65583, and 65589.5 of the California Government Code). Transitional and supportive housing for more than six (6) individuals is considered a multifamily residence and is permitted subject to a discretionary permit as other multifamily housing units are permitted within the County. The County does not institute special or unique restrictions for transitional or supportive housing that would prevent the development of such uses.	Private funding	Emergency Shelters Homeless Shelters Transitional support centers	Planning
Farm Worker Housing	Farm worker housing projects are authorized with a Conditional Use Permit in the R-R, R-R-O, A-1, and A-2 zones. Fast Track authority is available for all farm worker projects	Private funding,	Farm labor camps	Planning, EDA
Mobile Home Tenant Loan Assistance Program	This program, recently combined with the Mobile Home Tenant Grant program, offers a loan to mobile home owners who are tenants of unpermitted mobile home parks or agricultural housing facilities and whose mobile home coach does not comply with state and local laws, and which do not have the physical and structural capacity to be repaired. The program provides financial assistance in the form of		Preserve and rehabilitate mobile homes and provide home ownership opportunities	County EDA

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
	loans up to \$40,000 for rehabilitation to bring a mobile home unit up to code compliance, or may be used for replacement of the units if rehabilitation is structurally infeasible. Eligibility is restricted to very low-income owner occupants of mobile homes in the unincorporated areas of the Coachella Valley.			
Agricultural Housing Assistance Loan Fund Program	Provides financial aid in terms of an at- or below-market interest loan up to \$75,000 to bring existing agricultural housing facilities in danger of closure due to lack of facility compliance with federal, state and/or local laws and regulations up to code, or to provide infrastructure improvement projects. Targeted solely to low-income farm workers in the unincorporated areas of the Coachella Valley. Units are restricted for a term of 55 years.		Rehabilitation Infrastructure improvements	County EDA
<b><i>Assist in Development of Affordable Rental Housing</i></b>				
HOME Program	Continue to provide loans to eligible nonprofits, CHDOs and developers of affordable housing for new construction and acquisition of affordable rental housing projects. 15% of the HOME allocation granted for Riverside County is reserved for private, nonprofit organizations.	HOME	New construction Acquisition/rehabilitation Tenant-based rental and security deposit assistance	County EDA
CDBG	The CDBG Housing Loan Fund is a revolving loan fund which provides low interest and gap financing to private entities in pursuit of achieving the expansion of the affordable rental housing stock for low-income and special needs households, which is one of the primary goals of the County's Consolidated Plan.	HUD-CDBG Allocation Program	New construction acquisition/rehabilitation	County EDA
<b><i>Provide Shelter for Homeless</i></b>				
Once in a Lifetime Homeless and Diversion Payment Program	Provide funds to qualified applicants to cover living costs.	Federal, state and local	Homelessness prevention	County DPSS
CDBG	The County allocates a portion of CDBG funds to provide assistance for public services and public facilities to operate and support emergency shelters and transitional facilities.	HUD-CDBG allocations	Operation expenses of emergency shelters and transitional facilities	County EDA
Continuum of Care Homeless Assistance Program	The County's Continuum of Care program is administered by the Department of Public Social Services (DPSS). The program addresses homeless programs and services utilizing a variety of funding resources and programs. See Continuum of Care (McKinney Act), Supportive Housing Program, Shelter Plus Care, and Housing Choice Voucher Program (Section 8 Moderate Rehabilitation) for SRO program under the Federal Resources heading)	Federal ESG, CDBG, FEMA, Supportive Housing Program, Shelter Plus Care; state HCD	Homeless outreach Homeless prevention Homeless facilities Transitional facilities Permanent supportive housing support services	County DPSS
Emergency Cold Weather Shelter Program	Provide emergency cold weather shelter at four locations throughout the County, including two National Guard Armories.	HUD Emergency Shelter Grants, Emergency Food and Shelter Grants, General Fund	Cold weather shelters	County DPSS
Federal Emergency Shelter Grants	See description under Federal Resources.			

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## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Emergency Food and Shelter National Board Program	See description under Federal Resources.			
Emergency Housing Assistance Program	See description under State Resources.			
Federal Emergency Management Agency	See description under Federal Resources.			
HOME Investment Partnership Formula Grant Program	See description under Federal Resources.			
<b>Housing Assistance</b>				
County Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, etc., and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	Weatherization Rehabilitation	Department of Community Action
<b>Misc.</b>				
Density Bonus Ordinance	Provides for the adoption of a Density Bonus Ordinance consistent with state law by.		New construction	County Planning Department
<b>Federal Resources</b>				
223(f) mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily units.	HUD	Acquisition New construction Administration	Applied for by others
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects	HUD	Energy conservation Multifamily rehabilitation	Applied for by others
221(d)(3) and (4) Mortgage Insurance for Rental Housing	Provides mortgage insurance to fund good quality rental or cooperative housing for low- and moderate-income families.	HUD	New construction Refinance	Applied for by others
Capital Fund Grant Program	Funds are allocated for the modernization of all HUD affordable housing. This modernization includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in the affordable housing projects.	HUD	Rehabilitation Accessibility retrofit	County of Riverside Housing Authority

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Community Development Block Grant (CDBG) Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	HUD	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	County of Riverside EDA
Community Development Technical Assistance Grants	Provides technical assistance funds under four separate technical assistance programs: CDBG technical assistance; Community Housing Development Organization (CHDO) technical assistance; HOME technical assistance, and Supportive Housing technical assistance.	HUD	Technical assistance	Applied for by others/County
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities with populations up to 50.	Rural Housing Service	Community facilities Infrastructure/public works	Applied for by others
Congregate Housing Services Program	Provides grants to public agency or private nonprofits to provide meals and other supportive services to frail elderly and persons with disabilities residents in federally assisted housing. Also supports remodeling to meet accessibility needs.	HUD	Group homes/congregate Care social services Administration	Applied for by others
Continuum of Care for Homeless Persons (McKinney)	Provides grants to assist the homeless through a combined NOFA for three programs: Supportive Housing, Section 8 SRO, and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons. (Specific programs are described individually in this matrix.)	HUD	Rent subsidies (S+C) Rental housing rehabilitation Acquisition of group homes, homeless shelters, transitional housing and SROs.	Administered by County of Riverside DPSS
Disaster Relief Program	Provides grants for assistance to jurisdictions and victims hit by emergencies or disasters, as declared by the President. Funds are for repair, restoration, reconstruction or replacement of public and nonprofit facilities, loans to local government to cover tax and revenue losses, and emergency shelter for up to 18 months.	FEMA	Homeless shelters, SROs, and transitional housing Rehabilitation	Applied for by others and County (as needed)

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## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Disposition of HUD Multifamily Housing	To dispose of multifamily housing owned or financed by HUD that is delinquent, under workout or foreclosed with mechanisms designed to preserve the low- and moderate-income housing stock. Provides loans and rent subsidies for a 15-year term, with priority given to nonprofit organizations.	HUD	Acquisition New rental housing Preserve existing affordable housing	Applied for by others
Emergency Food and Shelter (EFS) Program	EFS meets the needs of the hungry and homeless by providing funds to local public agencies and nonprofits to provide emergency food and shelter. Program funds are used to provide the following housing assistance, as determined by the local board in funded jurisdictions: lodging in a mass shelter or hotel; one month of rent or mortgage payment; one month's utility bill; and minimal repairs to allow a sheltering facility to function during the program year.	HUD	Homeowner assistance Rental assistance Emergency shelter assistance	Administered by County DPSS
Emergency Shelter Grants (ESG)	An entitlement program established under the Stewart B. McKinney Act. Annual grant funds are allocated on a formula basis. Funds are provided to jurisdictions for renovation, rehabilitation, conversion of buildings for use as emergency shelters for the homeless, and for payment of specific costs associated with maintenance and operation of shelters for homeless prevention activities. Eligible subrecipients are nonprofit shelter providers and public agencies. The County administers the funds from this program for a number of homeless facilities and services, and selects nonprofit agencies to receive ESG funds for emergency shelter and essential services for homeless.	HUD	Homelessness prevention Rehabilitation/conversion of buildings for use as shelters Cold weather shelters 30% on essential services Operating costs	Administered by County EDA
FDIC Affordable Housing Program	Sell homes and multifamily property to provide homes for low- and moderate-income households. Provides purchase assistance for rehabilitation costs and closing costs.	Federal Deposit Insurance Corporation	Acquisition Rehabilitation	Applied for by others
FEMA	FEMA offers disaster assistance for housing through low interest loans or cash grants for individuals and disaster grant assistance for the repair, replacement, or restoration of disaster damaged publicly owned facilities and the facilities of certain nonprofit organizations.	Federal Emergency Management Agency	Housing assistance Rehabilitation Homeless and transitional housing	FEMA
Federal Home Loan Bank Affordable Housing Program	Federal law requires each of the 12 District Federal Home Loan Banks to establish an Affordable Housing Program under which the District Bank provides low cost funds to member saving institutions for below market rate loans or grants for affordable housing activities. Member banks then provide grants and below market loans to organizations for the purchase, construction, and/or rehabilitation of rental housing. A minimum of 20% of the units must be occupied and affordable to very low-income households.	Federal Home Loan Bank	Acquisition New rental unit construction Rental unit rehabilitation	Applied for by others
Federal Home Loan Bank Community Investment Program	This program provides long-term funding at fixed rates to develop rental housing, including acquisition, rehabilitation and construction, or to finance first-time home purchases for families and individuals with incomes up to 115% of the area median income.	Federal Home Loan Bank	Acquisition New rental unit construction Rental unit rehabilitation First time homeowner assistance	Applied for by others

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
HUD Single Family Property Disposition Program	Sells HUD-acquired single-family properties to expand homeownership opportunities and strengthen neighborhoods. Up to 10% of HUD-held single-family properties are made available for lease for use in homeless programs – rent is \$1.00 per year. Nonprofit organizations may purchase properties for use in homeless programs for 30% less than the HUD fair market value.	HUD	Homeowner assistance Homeless facilities Rehabilitation	Applied for by others
Homeless Providers Grants and Per Diem Program	Provides grants to nonprofits and public entities to develop programs that help veterans recover from homelessness, including transitional housing and supportive services for homeless veterans.	Department of Veterans Affairs	Acquisition Operation Social services Homeless facilities	Applied for by others
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to the City of Riverside on behalf of all of the jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance. Provides local governments and nonprofits the opportunity to devise long-term strategies for meeting the housing needs of persons with AIDS and their families.	HUD	Project- or tenant-based rental assistance Supportive services and prevention activities Primary medical care administration Acquisition, rehabilitation, and leasing of property	Administered by the City of Riverside
HOME Investment Partnership Formula Grant Program	The HOME Investment Partnerships program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. The HOME program provides local funds to finance the development of affordable ownership and rental housing, preservation of existing housing, and homeownership assistance. The County of Riverside utilizes HOME funds for: new construction assistance to CVHC, Habitat for Humanity, other CHDOs, developers, and participating jurisdictions; transitional housing facilities; predevelopment assistance, the First Time Home Buyers Assistance Program; and acquisition and/or rehabilitation of mobile homes and multifamily units. 15% of a state or local jurisdiction's HOME funds must be set aside for use by community-based nonprofit organizations (CHDOs). (See programs under County Resources.)	HUD	New construction Multifamily acquisition and/or rehabilitation Site improvements CHDO assistance Homeowner assistance Tenant-based security deposit assistance Administration	County EDA
Inner City Ventures Fund	As the lending arm of the Community Partners, this program provides loan financing to rehabilitation projects in endangered, low-, moderate-, and mixed-income historic neighborhoods.	National Trust for Historic Preservation	Rehabilitation Homeless/SROs/ transitional facilities	Applied for by others
Low Income Housing Preservation – Tenant Assistance/Capacity Building	Provides grants to enable resident groups and nonprofits to buy HUD-assisted multifamily projects. Pre-development and resident capacity grants available.	HUD	Acquisition Preservation of affordable housing	Applied for by others (nonprofits)



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## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Low Income Housing Tax Credit Equity Program	Equity investment for acquisition and rehabilitation of rental programs.	National Affordable Housing Trust	New construction and rehabilitation of rental units Preservation of affordable housing Acquisition Transitional/SROs	Applied for by others
National Preservation Loan Fund	Program makes loans to establish or expand preservation-revolving funds and loan pools and to acquire and/or rehabilitate historic building sites and districts. Properties must be listed in the National Register of Historic Places.	National Trust for Historic Preservation	Acquisition Rehabilitation Self-help housing Homeless/SRO and transitional housing	Applied for by others
RECDs	Tenant assistance to ensure that residents do not pay more than 30% of their income for rent.	Rural Housing Service	Tenant assistance	Applied for by others (nonprofit agencies)
Rural Development Loan Program	Loan program to provide housing for farm workers.	Rural Housing Service	New construction	Applied for by others (nonprofit agencies - CVHC)
Rural Self Help Housing Technical Assistance Grants	Provides grants to sponsoring organizations to provide technical and supervisory assistance which will help low-income households participate in self-help housing construction.	Rural Housing Service	New construction and rehabilitation of single family units Self-help housing	Applied for by others
Rural Homeless Housing Assistance	Provides grants to nonprofits in rural areas to provide direct emergency assistance to those in rural areas that are homeless or at risk of becoming homeless. Assistance may be used for rents, utility or mortgage assistance, security deposit, or short-term lodging in motels.	HUD	Emergency/transitional shelter Rehabilitation Rental assistance	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rural Housing Service	Rehabilitation Construction Preservation of affordable housing Energy conservation	Applied for by others
Section 515 Rural Rental Housing Loans	Makes loans for the creation of rental housing in rural areas for persons with incomes below 80% of the County median.	Rural Housing Service	Acquisition Infrastructure New construction and rehabilitation of rental housing Group homes Operation	Applied for by others

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Section 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly in the way of loans, grants, and rent subsidies.	HUD	Acquisition New rental construction and rehabilitation Operation Rental assistance Social services	Applied for by others
Section 521 Rural Rental Assistance Program	Provides direct rental assistance payments in conjunction with applications for rural rental housing projects for very low- and low-income tenants.	Rural Housing Service	Rent subsidies	Applied for by others
Section 523/524 Rural Housing Site Loans	Provides loans to enable public and private nonprofit groups to obtain and develop land for housing sites in rural areas.	Rural Housing Service	Acquisition Infrastructure	Applied for by others
Housing Choice Voucher Program	The Housing Choice Voucher program provides rent subsidies to owners of housing units on behalf of extremely low- and very low-income tenants. Under this program, tenants pay 30% of their monthly income on rent. In order to be compliant with regulatory requirements, the Housing Authority will release families to result in a lease up of 75% of the families being at or below 30% of the median income (extremely low income).	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Mainstream Program for Persons with Disabilities	Funds are available through Public Housing Authorities and nonprofit disability organizations to provide Section 8 rent subsidies targeted to people with disabilities.	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Moderate Rehabilitation Program for Single-Room Occupancy (SRO) Dwellings for Homeless Individuals	This program, one of the three programs under the McKinney Continuum of Care Program umbrella, provides public housing authorities and nonprofit organizations with rehabilitation assistance to convert existing facilities into SROs for homeless individuals. SRO projects enter into agreements with the Housing Authority which provides Section 8 rental assistance to those units for up to 10 years.	HUD	Rehabilitation assistance	Administered by DPSS
Section 108 Loan Guarantee	Program allows jurisdictions to pledge future CDBG grants as collateral to guarantee private market loans to allow large community development projects, such as acquisition of property, rehabilitation, demolition, etc.	HUD	All uses	County and participating jurisdictions are eligible
Section 538 Rural Rental Housing	Provides guaranteed loans to lenders and eligible housing providers to generate new and better affordable housing in rural areas.	Rural Housing Service	New rental construction	Applied for by others
Section 811 Supportive Housing for Persons With Disabilities	Provides funding to developers of housing for persons with disabilities, low-income households. Provides capital grants and project rental assistance contracts to nonprofit sponsored housing developments for persons with disabilities. Section 811 provides 100% of the development costs (which do not have to be repaid) if the project remains available to very low-income people with disabilities for 40 years.	HUD	Acquisition Group homes New construction and rehabilitation of rental units Social services	Applied for by others

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## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Self-Leveraging Revolving Loan Fund	Work with participating banks to establish revolving loan funds with CDBG seed money and matching bank funds.	CDBG; banks	New construction Rehabilitation Infrastructure improvements Housing assistance	County EDA
Shelter Plus Care Program	Provides rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for homeless persons with disabilities, primarily those with mental illness, chronic problems with alcohol or drugs and AIDS or related diseases.	HUD	Rehabilitation of rental units Tenant- or sponsor-based rental assistance Social services	Administered by DPSS
Self Help Home Ownership Opportunity Program	Program funded by an allocation from HUD which funds land acquisition and infrastructure for sweat equity homes.	Housing Assistance Council	Acquisition Infrastructure New construction single family	Applied for by others (nonprofits)
Supportive Housing Program	This program is one of the three programs under the McKinney Continuum of Care Program umbrella. The program provides supportive housing and/or supportive services to homeless persons. Funding can be used for transitional housing facilities, permanent supportive housing for persons with disabilities, or other supportive services.	HUD	Transitional housing construction, acquisition, leasing or rehabilitation Operating costs Supportive services	Administered by County DPSS
Use of Federal Real Property to Assist Homeless	To lease, permit, or donate certain real property (land or buildings) for use to assist the homeless. HUD surveys each federal agency each quarter to determine which properties are excess, surplus, unutilized, or underutilized.	HUD	Emergency shelter, transitional housing or SROs New rental construction	Applied for by others
Federal Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HUD	Rehabilitation Operation	Administered by EDA
Youth Build	Provides grants for projects employing economically disadvantaged young adults to build or rehabilitate housing and housing-related facilities. Aim is to provide these young adults with meaningful on-site training in housing construction and rehabilitation.	HUD	New construction Rehabilitation Operations Social services/job training	Administered by EDA
<b>State Resources</b>				
Multifamily Housing Program – Acquisition and Rehabilitation Component	Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Terms for loans are 55 years.	HCD	Preservation of existing affordable housing Rent subsidies Multifamily rehabilitation Acquisition	Applied for by others

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
CDBG Economic Development Allocation – Enterprise Fund Component	Program reserves block grant funds for cities and counties, which in turn make loans to businesses, fund public infrastructure improvements, or fund activities that will foster the development of micro-enterprises	HCD	Business start-up Infrastructure development	Cities or County are eligible
CDBG Economic Development Allocation – Over the Counter Component	Loans to businesses and grants to cities and counties for infrastructure required to assist businesses that create or retain jobs for low-income persons.	HCD	Business start up Infrastructure development	Cities or County are eligible
CDBG Planning/Technical Assistance	Provides grants to be used for planning and feasibility studies related to public works, housing rehabilitation and construction, community facilities, public services and community development.	HCD	Planning technical assistance	Cities or County are eligible
California Self-Help Housing program	Provides grants to governmental agencies, nonprofit, and cooperatives to provide technical assistance to participants who are building their own residence. 10% simple interest loans made to sponsor organizations to assist with project development and construction.	HCD	New construction assistance Administration	Applied for by others
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	HCD	Acquisition Energy conservation Infrastructure development New construction single-family	County EDA, or applied for by nonprofit agencies
CHFA 501(c)(3) Preservation Mortgage Program	Provides 30-year term acquisition loans to nonprofit agencies for acquisition and refinance of existing assisted projects. Requires that 20% or more of the units be reserved for households with incomes below 50% of the County median.	California Housing Finance Agency (CHFA)	Acquisition Refinance	Applied for by others
CHFA Affordable Housing Partnership Program	Below market rate, long-term mortgage loans combined with purchase assistance for income eligible first-time homebuyers to purchase a single-family home. Eligible sales price varies by County and are the same as under the CHFA Single Family program.	California Housing Finance Agency	Acquisition Purchase homes	Applied for by others
CHFA Builder Lock (BLOCK)	Builder/developers may purchase forward commitments for permanent mortgage financing for CHFA eligible borrowers tied to their construction/marketing program at single-family developments.	California Housing Finance Agency	New construction of single-family and multifamily units	Applied for by nonprofits and for-profit organizations
CHFA California Home Ownership Assistance Program (CHAP)	Equity sharing mortgage participation loan whereby the state provides loans up to 49% of the purchase price of a home with the balance funded by a private lender.	California Housing Finance Agency	Housing assistance	Applied for by others
CHFA CHAP 100% Loan Program	Provides 100% of the financing needs of first-time homebuyers.	California Housing Finance Agency	Housing Assistance	Applied for on behalf of others
CHFA Bridge Loan Program	A second loan program designed to provide tax-exempt funds necessary to meet the 50% basis test required for 4% tax credits.	California Housing Finance Agency	Housing Assistance	Applied for by others

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Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
CHFA HELP Program	To provide affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities. Provides loans for acquisition, gap financing, construction, redevelopment and pre-development. Funds must be used to directly provide affordable housing units with minimum affordability term of 10 years.	California Housing Finance Agency	Acquisition Preservation of affordable units Rehabilitation	County of Riverside Housing Authority
CHFA Mobile Home Park Tenant Acquisition Program	Provides tax-exempt bond financing for tenant acquisition of mobile home parks in conjunction with the state Mobile Home Park Resident Ownership program and/or local government funding. Program is conjunction with Bank of America. Funds have been suspended at this time.	CHFA	Mobile home park purchase assistance	Applied for by others
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	California Department of Community Services and Development	Energy conservation Rehabilitation and repair	County of Riverside Department of Community Action
Emergency Housing Assistance Program	Each county receives a grant allocation. Eligible activities include operating facilities to provide emergency or transitional shelter acquisition, construction, expansion or rehabilitation, counseling, rental assistance, equipment purchases, and program costs.	HCD	Emergency shelter	County of Riverside DPSS
Family Housing Demonstration Program (FHDP)	An FHDP development has three components consisting of housing, supporting services which may include an on-site child care center, and a job training and development program. The program provides loans for gap financing—the future funding of which requires voter approval for bond issuance.	HCD	Acquisition New rental construction Rehabilitation	Applied for by others (nonprofit agencies – CVHC)
Farm Worker Housing Assistance program	Provides grants to public and private nonprofits to provide technical assistance to farm workers and farm worker housing agencies toward securing temporary or permanent housing.	Employment and Training Administration	Technical assistance and counseling	Applied for by others
Farm Worker Housing Grant Program	Provides loans, grants, down payment assistance and technical assistance to provide housing opportunities for agricultural households.	HCD	Acquisition New construction Rehabilitation Self-help housing	Applied for by others
State Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HCD	Rehabilitation Operation	Applied for by others
Joe Serna Jr. Farm Worker Housing Grant Program	Provides owner-occupied and rental units for agricultural workers, with priority for lower-income households. Provides grants to assist development or rehabilitation of various types of housing projects for agricultural worker households. An affordability term of 40 years is required for new rental housing; an affordability term of 20 years is required for rehabilitation.	HCD	Acquisition Site development New construction and rehabilitation of rental units Mortgage writedowns	County EDA, or applied for by nonprofits

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Loan Packaging Program	To increase access to capital for low-income communities with a focus on financing housing at affordable rates and terms.	Low Income Housing Fund	Acquisition New construction Rehabilitation Homeless SRO/transitional housing Mobile home park purchase assistance	Applied for on behalf of others
LIHF Mortgage Banking Pools	Increases access to capital for low income communities. Provides bridge loans for tax credit purposes.	Low Income Housing Fund	New construction Rehabilitation Transitional/SROs Self-help housing	Applied for by others
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	California Department of Community Services and Development	Financial assistance Energy conservation	County of Riverside Department of Community Action
Low Income Housing Tax Credit Program	To encourage low-income housing production and provide lower rents by offering a federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing. Terms of affordability are for 55 years. Construction and permanent financing are required from other sources.	State Tax Credit Allocation Committee	Acquisition New construction and rehabilitation of rental units Preservation of affordable housing SROs	Applied for by others
Mobile Home Park Resident Ownership Program	Provides acquisition loans and construction/rehabilitation loans for purchase of mobile homes parks by resident organizations, as well as down payment assistance and rent subsidies.	HCD	Mobile home park purchase assistance Acquisition of mobile home parks	Applied for by others
Mobile Home Park Resident Ownership Program	Technical assistance to mobile home park organizations and low interest loans for conversion or acquisition.	HCD	Housing assistance Supportive services/technical assistance Administration	Applied for by others
Multifamily Low Income Housing Program	Program provides tax-exempt bond financing for a variety of projects, such as for multifamily and seniors, representing direct benefits to cities.	California Statewide Communities Development Authority	Acquisition New rental construction Rental rehabilitation	Applied for by others

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Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities to migrant housing. Provides loans, grants, gap financing and assistance.	HCD	Acquisition New construction and rehabilitation of rental housing	Applied for on behalf of others
Multifamily Housing Program	New construction/rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of non-residential structures to rental housing.	HCD	Acquisition New construction and rehabilitation of rental housing Preservation of affordable housing Transitional housing/SROs	Applied for by others
Preservation Financing Program	Provides tax-exempt financing for the acquisition or refinancing of projects with expiring Section 8 contracts that would opt out of subsidy contracts.	CHFA	Acquisition Preservation of affordable housing	Applied for by others (nonprofits)
Rural Seed Money Loan programs	HAC operates a number of revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low- and low-income persons.	State Housing Assistance Council (HAC)	Acquisition Infrastructure New construction Rehabilitation Preservation of affordable housing Self-help housing	Applied for by others
Surplus Land Priority Sale	California Government Code requires that a 60-day advance notice priority be given in the sale or lease of excess properties to sponsors or government agencies that would develop low- and moderate-income housing.	California Department of Transportation	Land acquisition New construction	Applied for by others or County
Surplus Property Sale	Program allows for a 30-day period during which agencies wishing to purchase land for park, open space, or low- and moderate-income housing can have priority over other purchasers.	California Department of Water Resources	Land acquisition New construction	Applied for by others or County
Tax-Exempt Affordable Mortgage Program	Provides bond-financed fixed-rate mortgages for 30 to 40 years to developers of housing that have at least 20% of the units occupied and affordable to households making less than 50% of the County median.	CHFA	Acquisition New construction and rehabilitation of rental units	Applied for by others (nonprofits, for-profits and public housing agencies)

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Tax-Exempt Private Activity Bond Program	CDLAC administers the tax-exempt private activity bond program available annually for California. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state or federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds must receive an allocation from CDLAC. Two programs apply to housing: (1) Multifamily Rental Housing: State and local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units acquire land and construct new projects or purchase and rehabilitate existing units. (2) Single Family Housing: State and local agencies can issue tax-exempt mortgage revenue bonds to fund mortgages for homebuyers. The tax-exempt source of funds reduces the interest rate paid by purchasers by approximately 1% or more depending on current market conditions.	California Debt Limit Allocation Committee (CDLAC)	New construction or rehabilitation of rental units Acquisition and rehabilitation of rental units Homeowner assistance	County of Riverside through the state (for MCC program)
Private Resources				
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by very low-, low-, and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.	Federal Home Loan Bank of San Francisco	Acquisition Homeless and transitional facilities Mobile home park purchase assistance New construction Rehabilitation Self-help housing	Applied for by others
Bridge Financing program	Provides bridge financing for tax credit projects.	Rural Community Assistance Corporation	New rental housing	Applied for by others
CRA Lending	Includes tax credit, Affordable Housing Program, and permanent loans for housing and community development.	SAMCO	Homeless and transitional housing New rental units Multifamily rehab	Applied for by others
Adtech.net	Grants for down payment assistance for first time homebuyers.	Adtech	Housing Assistance	Applied for by others
Bridge Loan Program	Provide a bridge loan to provide flow of funding between project closing and equity pay-ins by tax credit investors. To be used with tax credit projects by nonprofit organizations.	Local Initiatives Managed Assets Corp.	Rehabilitation Acquisition New rental construction	Applied for by others
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium that pools resources through a revolving blind loan pool to reduce lender risk in financing affordable housing. Provides long-term debt financing for affordable single-family and multifamily housing, acquisition, preservation, and rehabilitation.	California Community Reinvestment Corporation	Acquisition	Applied for by others



## Chapter 8

## Housing Element

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Community Development Finance Department	Department will address the credit needs of low- and moderate-income families by providing real estate-related credit products. Provides construction/rehab loans.	Union Bank of California, NA	Acquisition Infrastructure development New construction Rehabilitation Self-help housing	Applied for by others
House America	Program provides affordable residential lending for low- and moderate-income individuals.	Countywide Home Loans	Acquisition	Applied for by others
Mercy Loan Fund	Makes loans to projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	Mercy Loan Fund	New construction Rehabilitation Acquisition	Applied for by others
Neighborhood Housing Services (NHS)	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. NRG provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group (NRG)	Rehabilitation Energy conservation Community Services/facilities	Applied for by others
Nonprofit Program	Program purchases loans from lenders, such as community loan funds, community development financial institutions, and commercial banks, so that lenders can recycle loan funds to increase the development or acquisition of low- and moderate-income housing.	Local Initiatives Managed Assets Corporation	New construction and rehabilitation of rental units Preservation of affordable housing Homeless/SRO and transitional housing Mobile home park purchase assistance	Applied for by others
Permanent Loan Program	Program provides 10- and 15-year fully amortized loans.	Rural Communities Assistance Corp.	Acquisition Community facilities Mobile home park purchase assistance New construction and rehabilitation of rental units SROs Public works	Applied for by others
Pre-development/ Construction Loan Program	A revolving loan fund making loans at below market rates to finance a multitude of activities related to general housing and community facility projects.	Rural Communities Assistance Corp	See above New construction/ rehabilitation of single-family units Infrastructure Self-help housing	Applied for by others

Housing Program	Program Intent/Description	Funding Source <sup>1</sup>	Eligible Activities	Sponsor
Self Help Housing Program	Program provides technical assistance to individuals participating in self-help housing.	Self-Help Enterprises	Technical assistance	Applied for by others
Southern California Gas Company – Direct Weatherization Program	Contracts with the Riverside County Department of Community Action to provide funds for assistance to low-income households for weatherization measures and energy-efficiency measures including such actions as weather stripping, water heater wrapping, installation of low-flow shower heads, and others specific to individual needs.	Southern California Gas Company	Energy conservation	County of Riverside Department of Community Action
WorldBRIDGE Initiative	Provides lower interest construction financing for affordable or mixed-income rental housing or affordable home ownership through a consortium of World Savings/Calers/Wells Fargo Bank of America.	Bridge Housing Corp.	New construction SROs	Applied for by others

*Source: Riverside County, 2013*

### Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 through October 1, 2021.

It is important to note that while the Quantified Objectives are required to be part of the Housing Element and the County will strive to obtain these objectives, the County cannot guarantee that these needs will be met given limited financial and staff resources, the current development climate in the county, and the changing gap in the affordability of housing resources and incomes. Satisfaction of the County's share of regional housing needs will depend heavily on the cooperation of private funding sources and developers, as well as resources of the state, federal, and County programs that are used to support the needs of the lower-income and special needs households. Additionally, outside economic forces heavily influence the housing market. Current economic challenges have chilled much of the activity in the new housing market. The Quantified Objectives assume optimum conditions for the production of housing; however, environmental, physical, and market conditions exert influence on the timing, type, and cost of housing production in a community. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

### New Construction

Table H-61 contains the quantified objectives that will be used as guidelines toward meeting the County of Riverside's new construction objectives for the planning period, inclusive of 2014–2021, and compares them to the fair share established by the RHNA.

Quantified objectives for new construction are based on the following factors and assumptions:

- County records of units completed between 2008 and 2013.
- Entitled projects either under construction or awaiting Board of Supervisors review and approval, or projects which have been the subject of negotiation with the County but for which permits are pending.
- Potential projects for which builder, developers, or nonprofit entities have expressed interest in pursuing but no activity in terms of filing permit applications, or negotiations with the County, have occurred at this point.
- Potential units established as targets by the 2013–2021 Action Plan utilizing federal, state, or local funding options, such as senior units and multifamily units utilizing multifamily revenue bonds, federal funding, CHFA, or tax credit financing assistance obtained by others, or transitional/permanent housing facilities.
- Potential market rate units (with yet undetermined builders, developers, or other entities), located primarily within adopted specific plans, based on past development trends.

### Rehabilitation/Conservation

The County's Housing Rehabilitation Programs (RHRP and CHRP) for single-family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multifamily rehabilitation projects utilizing HOME will address the rehabilitation of housing units owned

and/or rented to lower-income households in the County. It is assumed that the majority of moderate- and above-moderate income households will rehabilitate units as needed through private efforts

## Preservation

Currently, there are no units at-risk units of converting to market rate over the next 10-years.

**Table H-61 Quantified Objectives 2014 – 2021**

Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp	EL	Very Low	Low	Mod	Above Mod
<b>New Construction</b>							
<i><b>Single Family Affordable/Assisted</b></i>							
Nuestro Orgullo Self Help Homes, Mecca		291		44	39	208	
Tierra Bonita Self Help Homes, Coachella	39				39		
Perris Single-Family Homes, Perris	2				2		
Canal Street Homes, Jurupa Valley	2				2		
Mustang Lane Infill Housing Project, Jurupa Valley	5				5		
Jurupa Valley CalVet REN Community, Jurupa Valley	26				26		
<i>Subtotal Single-Family Affordable</i>	<i>74</i>	<i>291</i>		<i>44</i>	<i>113</i>	<i>208</i>	
<i><b>Multi-Family Affordable/Assisted</b></i>							
Paseo de los Heroes III, Mecca		81		80			
Villa Hermosa Phase 2, Indio	68			67			
Vista Rio Apartments Phase I, Jurupa Valley	39		5	17	16		
March Veterans Village Apartments, JPA	138			118	18		
Illinois Avenue Apartments, Beaumont	38			18	19		
Madera Vista Apartments, Temecula	30			8	21		
Mission Gateway Villas, Jurupa Valley	68		18	49			
Veterans Village of Cathedral City	60		38	21			
Wildomar Apartments, Wildomar	204				202		
Vista Montana Apartments, Coachella	80				79		
Oasis Villas Phase I (Middleton), Thermal		51			50		
Oasis Villas Phase II (Middleton), Thermal		51			50		
Villa Verde Apartments Phase I (Calle Verde), Coachella	85		9	75			
Villa Verde Apartments Phase II (Calle Verde), Coachella	68		7	60			
<i>Subtotal Multi-Family Affordable</i>	<i>878</i>	<i>183</i>	<i>77</i>	<i>513</i>	<i>455</i>	<i>0</i>	<i>0</i>
<i><b>Mobile Homes &amp; Parks Affordable/Assisted</b></i>							
Bravo Mobile Home Park Phase 2	12				12		
Mountain View Estates Phase 2	120			80			
<i>Subtotal Mobile Home Affordable</i>	<i>132</i>			<i>80</i>	<i>12</i>		
<b>Total New Construction:</b>	<b>1,084</b>	<b>474</b>	<b>77</b>	<b>637</b>	<b>580</b>	<b>208</b>	<b>0</b>

Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp	EL	Very Low	Low	Mod	Above Mod
<b>Rehabilitation/Preservation</b>							
Senior Home Repair Programs		34		34			
<b>Total Rehabilitation/Preservation</b>		<b>34</b>		<b>34</b>			
<b>Assistance</b>							
Mortgage Credit Certificate (MCC) Program	190		1	30	159		
MCC projected	84				84		
First Time Homebuyers (FTHB) Program	61	8		4	61	4	
FTHB projected	140				140		
Down Payment Assistance Program (DPAP)		30		15	15		
Tenant Based Rental Assistance (TBRA)	118		48	70			
TBRA projected	70			70			
Security Deposit Assistance (SDA) Program	452	41	318	160			
SDA projected	500		300	200			
<b>Total Assistance</b>	<b>1,615</b>	<b>79</b>	<b>667</b>	<b>549</b>	<b>459</b>	<b>4</b>	
<b>Total All Units</b>	<b>2,699</b>	<b>587</b>	<b>744</b>	<b>1,220</b>	<b>1,039</b>	<b>212</b>	<b>0</b>

Source: Riverside County, 2017

