



May 21, 2021

Megan Kirkeby, Deputy Director
California Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: City of Wildomar 2021 – 2029 Housing Element Update

Ms. Kirkeby:

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

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

The City released the Public Review Draft of the 2021-2029 Housing Element on April 21, 2021 for review and comment. The draft is available for review of the City’s website and was sent out to groups and agencies interested in the Housing Element update process.

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

Sincerely,

PLACEWORKS

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

Cynthia Walsh, Senior Associate

cc: Matthew Bassi, Planning Director

Attached: 2021–2029 Housing Element



CITY OF
WILDOMAR
**2021-2029
HOUSING
ELEMENT**

Public Review Draft -
May 2021







CITY OF WILDOMAR 2021-2029 HOUSING ELEMENT

Public Review Draft | May 2021

for the **City of Wildomar**



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500

WILDOMAR HOUSING ELEMENT



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WILDOMAR HOUSING ELEMENT



INTRODUCTION

The City of Wildomar’s Housing Element identifies and establishes the City’s policies with respect to meeting the needs of existing and future residents in the city. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. 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 the City of Wildomar.

PURPOSE

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

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

- Population and employment trends
- The City’s fair share of the regional housing needs
- Household characteristics
- An inventory of land suitable for residential development
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- Special housing needs
- Opportunities for energy conservation
- Publicly assisted housing developments that may convert to non-assisted housing developments

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The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Wildomar.

GENERAL PLAN CONSISTENCY

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Wildomar General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to review and revise the Housing Element as necessary, to maintain General Plan consistency.

Concurrently with the Housing Element update the City is evaluating and amending as needed the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information, per Assembly Bill (AB) 162 (California Government Code Section 65302). Additionally, the City is aware of Government Code Section 65302(h) requirements related to environmental justice and are addressing the requirements along with the Housing Element update.

REGIONAL HOUSING NEEDS ALLOCATION

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

On March 4, 2021, SCAG adopted the Final RHNA Plan for the 2021-2029 planning period. The allocation for the City of Wildomar is a total of 2,715 housing units. The City must identify sites to accommodate these units in the Housing Element. The breakdown of this allocation by income category is shown in **Table H-1**.

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TABLE H-1: 2021-2029 REGIONAL HOUSING NEED

Income Category	Income Range ¹	2021-2029 RHNA
Extremely Low ²	\$0-\$26,200	399
Very Low	\$26,201-\$37,650	399
Low	\$37,651-\$60,250	450
Moderate	\$60,251-\$90,350	434
Above Moderate	\$90,351 or more	1,033
Total	-	2,715

Source: SCAG, March 2021

¹ Based on a four-person household.

² It is assumed that 50% of the very low-income unit allocation will be for extremely low-income households.

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HOUSING GOALS, POLICIES, AND PROGRAMS

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the City's goals, policies, programs, 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.

GOAL H-1: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all economic segments of the population.

ADEQUATE HOUSING

POLICY H-1: Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA).

PROGRAM H-1.1: Updated Available Sites Inventory. The City will monitor the Available Sites Inventory annually as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers.

Responsible Agency: Planning Department

Time Frame: Update the Available Sites Inventory on an annual basis

Funding Source: General Fund

PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include 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, applicable Specific Plan, and master environmental impact report.

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The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower-income households, and
- Providing technical assistance to acquire funding.

Responsible Agency: Planning and Public Works Departments

Time Frame: Develop incentive program by April 2022 and provide incentives as projects are submitted.

Funding Source: General Fund, developer fees

PROGRAM H-1.3: Mixed-Use Development. To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.

Responsible Agency: Planning Department

Time Frame: The City will work with developers to provide regulatory incentives, including fee deferments and flexible development standards as projects are submitted to the Planning Department.

Funding Source: General Fund

POLICY H-2: Establish and maintain accurate planning and demographic data using GIS (geographic information systems).

PROGRAM H-2.1: Strategic Planning Opportunities. Use the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. The

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City will identify the sites with GIS and do a visual assessment to confirm their current use.

Responsible Agency: Planning Department

Time Frame: Identify vacant or underutilized commercial land by June 2022, update annually thereafter.

Funding Source: General Fund

POLICY H-3: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

PROGRAM H-3.1: Multifamily Development. To assist in the development of affordable housing, the City will continue to offer density bonuses (consistent with State Law) as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).

Responsible Agency: Planning, Public Works, and Building and Safety Departments

Time Frame: Publish informational materials on density bonuses to be distributed to developers annually and posted on the City's website. Allow density bonuses on an ongoing basis as eligible projects are proposed.

Funding Source: General Fund

Quantified Objective: 150 lower-income units

PROGRAM H-3.2: Assistance with Affordable Projects. To assist with the development of affordable housing, when funding is available, the City shall:

- Offer assistance with land acquisition and off-site infrastructure improvements,
- Provide assistance with securing federal or state housing financing resources for affordable housing projects, and
- As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements.

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Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding.

Responsible Agency: Planning Department

Time Frame: Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.

Funding Source: Utilize public financing tools when available, including, but not limited to, multifamily revenue bonds, the Community Development Block Grant (CDBG) Housing Loan Fund, and 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, California Housing Finance Agency (CalHFA) multifamily housing assistance programs, HCD Multifamily Housing Loans), and other available financing.

Quantified Objective: 200 units

POLICY H-4: **To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.**

Expand Housing Opportunities. Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special needs persons. To encourage developers to provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special needs groups, including persons with physical and developmental disabilities.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Apply for HOME funds annually, meet with developers annually to discuss the creation of low income ownership units. Provide information on incentives for rental units to interested developers annually.

Funding Source: HOME funds, other funding sources

Quantified Objective: 10 units

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GOAL H-2: Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

GOVERNMENTAL CONSTRAINTS

POLICY H-5: Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

PROGRAM H-5.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and California's Office of Planning and Research (OPR) as required by state law.

Responsible Agency: Planning Department

Time Frame: Annually, complete by April 1 of each year (starting in April 2022)

Funding Source: General Fund

POLICY H-6: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

PROGRAM H-6.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Responsible Agency: Planning Department

Time Frame: Annually review processing procedures and amend as needed.

Funding Source: General Fund

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PROGRAM H-6.2: Building Code. As new uniform building codes are adopted by the State of California, the City will review its building codes for current compliance and adopt the necessary revisions to further local development objectives.

Responsible Agency: Building and Safety Department

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

Funding Source: General Fund

POLICY H-7: Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.

PROGRAM H-7.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups, including persons with physical and developmental disabilities.

Responsible Agency: Planning and Public Works Departments

Time Frame: Develop materials to market these incentives by December 2021, distribute annually to developers and post on the City's website.

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

Quantified Objective: 50 units

POLICY H-8: Grant density bonuses to encourage the development of affordable housing.

PROGRAM H-8.1: Density Bonus. To comply with California Government Code Section 65915, as revised, the City of Wildomar will amend its Wildomar Municipal Code to be consistent with state density bonus law.

Responsible Agency: Planning Department

Time Frame: Amend Wildomar Municipal Code by December 2022.

Funding Source: General Fund

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POLICY H-9: Allow for the development of Accessory Dwelling Units (ADU's) as an affordable housing option.

PROGRAM H-9.1: Accessory Dwelling Units. The City will amend the Wildomar Municipal Code to clarify that Accessory Dwelling Units (ADU) are permitted in all zones that permit single-family or multi-family uses, in accordance with California Government Code Section 65852.2. The City will promote ADU development by providing guidance and educational materials on the City's website. Information will include the advantages of building ADU's, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADU's.

Responsible Agency: Planning Department

Time Frame: Amend Wildomar Municipal Code by June 2022.

Funding Source: General Fund

Quantified Objective: 11 ADU's

GOAL H-3: Address the housing needs of special needs population groups.

SPECIAL NEEDS GROUPS

POLICY H-10: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower- and moderate-income households and/or special needs housing.

PROGRAM H-10.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless.

Responsible Agency: Planning and Building Departments

Time Frame: As projects are approved through the Planning Department

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

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POLICY H-11: Promote the development of housing for special needs groups, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, housing for extremely low-income persons, homeless, and housing for large households.

PROGRAM H-11.1: Extremely Low-Income Households. California Government Code Section 65583(a) requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City encourages the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, 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.

Responsible Agency: Planning Department

Time Frame: Reach out to housing developers annually and as projects are processed through the Planning Department.

Funding Source: General Fund

PROGRAM H-11.2: Residential Care Facilities. The City will explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Identify if barriers exist to development of residential care facilities for seven or more persons by December 2021 and amend the Wildomar Municipal Code by July 2022 if needed.

Funding Source: General Fund

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PROGRAM H-11.3: Persons with Developmental Disabilities. The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City’s website, and/or providing housing-related training for individuals/families through workshops.

Responsible Agency: Planning and Building Administration

Time Frame: The City will continue its current outreach program with a nonprofit homeless provider and will meet bi-annually. The city will work with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.

Funding Source: General Fund, CDBG, ESG and Measure AA

PROGRAM H-11.4: Farmworker Housing. The City will amend the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Amend the Wildomar Municipal Code by June 2022.

Funding Source: General Fund

POLICY H-12: Participate regionally in addressing homeless issues.

PROGRAM H-12.1: Regional Homeless Issues. The City of Wildomar participates in a regional partnership with the Western Riverside Council of Governments and four other southwest cities in Riverside County to address homelessness in the region. The City will continue to participate and engage in this process to identify actions Wildomar can take to address the homelessness issue.

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Responsible Agency: Planning and Administrative Services Departments

Time Frame: Meet quarterly with members of the regional homeless partnership.

Funding Source: General Fund

POLICY H-13: Allow transitional and supportive housing and emergency/homeless housing in appropriate zoning districts.

PROGRAM H-13.1: Homeless Housing. To ensure compliance with California law and encourage homeless housing and related services for persons experiencing homelessness, the City will amend Chapter 17.88 (I-P zone) of the Wildomar Municipal Code to emergency shelters in the Industrial Park zone by right. The City will also amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Amend the Wildomar Municipal Code by January 2022.

Funding Source: General Fund

GOAL H-4: Conserve and improve the condition of the housing stock, particularly affordable housing.

CONSERVATION AND IMPROVEMENT OF HOUSING STOCK

POLICY H-14: Pursue all available federal and state funds to establish a housing rehabilitation program.

PROGRAM H-14.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available redevelopment agency funds.

Responsible Agency: Planning and Administrative Services Departments

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

Funding Source: HOME

Quantified Objective: Rehabilitation of 10 housing units

POLICY H-15: Concentrate rehabilitation assistance and code enforcement efforts in areas that have a concentration of older and/or substandard residential structures.

PROGRAM H-15.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Department staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through assistance with relocation costs for lower-income households.

Responsible Agency: Building and Safety and Code Enforcement Departments

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

Funding Source: General Fund

Quantified Objective: Conservation of 10 housing units

POLICY H-16: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

PROGRAM H-16.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12

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months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.

Responsible Agency: Planning Department

Time Frame: Annually monitor units at risk of converting. Coordinate noticing as required per California law.

Funding: General Fund

GOAL H-5: Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, or gender.

EQUAL HOUSING OPPORTUNITIES

POLICY H-17: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.

PROGRAM H-17.1: Fair Housing. To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement Programs H-4.2, H-8.1, H-13.3 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g. Programs H-5.1 and H-17.1), and facilitating affordable housing in high opportunity areas (e.g. Programs H-10.1, H-12.1, and H-13.4).

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- By December 2021, the City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website.
- Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Wildomar.
- Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Strategies may include incentives such as fee waivers, parking reductions, or density bonuses.
- Ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.
- Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process and apply to committees through coordinating with service providers and posting information in grocery stores and public buildings.
- Provide biannual training for landlords on fair housing responsibilities, discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants.
- Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the City by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.
- Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. If not, work with developers in underserved areas to identify sites for new school facilities.
- Meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed.
- By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the City.

Responsible Agency: Planning Department

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding Source: General Fund

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POLICY H-18: Support programs that offer low- and moderate-income households the opportunity for homeownership.

PROGRAM H-18.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.

Responsible Agency: County of Riverside Economic Development Agency, Planning Department

Time Frame: Develop informational materials to distribute and post on the City's website by October 2021.

Funding Source: General Fund

PROGRAM H-18.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down-payment and closing-cost assistance to low-income first-time homebuyers.

Responsible Agency: Planning Department

Time Frame: Consider applying for funding annually to establish a program

Funding Source: HOME funds

POLICY H-19: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

PROGRAM H-19.1: Acquisition/Rehabilitation. The City will meet with public and/or private sponsors to discuss creating a partnership for the acquisition/rehabilitation of existing multifamily units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower incomes.

Responsible Agency: Planning Department

Time Frame: Meet with sponsors within one year of Housing Element adoption to assess interest in creating a partnership.

Funding Source: HOME, CDBG

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GOAL H-6: Conserve energy in the development of new housing and the rehabilitation of existing housing.

ENERGY CONSERVATION

POLICY H-20: Encourage the use of energy conservation features in residential construction and remodeling.

PROGRAM H-20.1: Promote Energy Conservation. The City will promote energy efficiency in existing housing and new development by:

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

Responsible Agency: Planning and Building Department, SCE, SoCalGas

Time Frame: Make information available on the City's website and in public places, such as the library and City Hall, by January 2022.

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



QUANTIFIED OBJECTIVES

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

- The **Construction** objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the Housing Element given the locality's land resources, constraints, and proposed programs.
- The **Rehabilitation** objective refers to the number of existing units expected to be rehabilitated during the Housing Element planning period.
- The **Conservation** objective refers to the preservation of the existing affordable housing stock throughout the Housing Element planning period.

WILDOMAR HOUSING ELEMENT



TABLE H-2: QUANTIFIED OBJECTIVES SUMMARY

Task	Income Level				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	399	399	450	434	1,033
New Construction					
Program H-4.1	50	50	50		
Program H-4.2		50	100	50	
Program H-8.1		10	20	20	
Program H-10.1	3	3	3	7	
Rehabilitation					
Program H-17.1			10		
Conservation					
Program H-18.1	3	3	4		
Total	56	116	187	77	0*

Source: City of Wildomar, March 2021

* It is assumed that the market will address the need for above moderate-income households.

APPENDIX A

Housing Needs Assessment

HOUSING NEEDS ASSESSMENT



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PUBLIC PARTICIPATION

The California Government Code Section 65583(c)(6) 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 this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City of Wildomar's website, and a hard copy was available for review at City Hall. The draft and final Housing Element were also provided to the California Department of Housing and Community Development (HCD) for review and comment. The City offers translation services as requested. No services were requested as a part of this outreach program

PLANNING COMMISSION STUDY SESSION

On December 2, 2020, the City held a Planning Commission Study Session on the 2021-2029 Housing Element update and invited the public to attend and participate in this virtual event. The City sent a flyer with information about the workshop to local service providers, affordable housing developers, and other community organizations in an effort to reach special needs groups and lower-income households that may not have seen the information posted at City buildings or on the City's website. City staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet their regional housing need allocation, and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Wildomar. Commissioners expressed their support for increasing the availability of affordable housing and interest in considering a variety of units, including accessory dwelling units (ADU's) to meet this need. No community members chose to participate during the open discussion and questions portion of the presentation; however, the event was held virtually and is available on the City's website, so residents have ongoing access to this information.

Summaries of the April 21 Planning Commission and May 21 City Council study sessions will be added following each meeting.

AGENCY CONSULTATIONS

To ensure that the City was soliciting feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socio-economic groups. Between December 2020 and January 2021, the City of Wildomar reached out to 12 stakeholder organizations to offer the opportunity for each to provide on-on-one input on housing needs and programs. Of these 12 organizations, 5 responded and provided input to the City. These included:

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- Inland Regional Center – December 15, 2020
- Affordable Housing Clearinghouse – December 16, 2020
- Fair Housing Council of Riverside County – December 18, 2020
- Habitat for Humanity-Inland Empire – December 23, 2020
- Southern California Association of Non-Profit Housing – January 12, 2021

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

1. What three top opportunities do you see for the future of housing in Wildomar? What are your three top concerns for the future of housing in Wildomar?
2. What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?
4. What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. How do you feel about the physical condition of housing in Wildomar? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders identified several barriers to housing, especially for lower-income households. These included the cost of land and construction, as well as the availability of land at a reasonable price that is zoned to support the densities required for affordable housing, and the current limited availability of affordable housing options. Stakeholders noted that while there are available rental and homeownership opportunities in general, many of these are not accessible to lower-income households, persons with disabilities, and large households. Multiple stakeholders discussed the shortage of housing units with three or more bedrooms to accommodate larger households. Stakeholders identified opportunities to address barriers to housing as increased investment in transitional services for homeless individuals, down payment assistance programs, training opportunities on the homebuying process, and health inspections of units that residents report as having physical issues, such as insect infestations or mold. The City has included several programs under Housing Element Goal H-4 -- Conserve and improve the condition of the housing stock, particularly affordable housing, to assist with these identified needs.

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PUBLIC HEARINGS

Tentative Dates: August 18, 2021 Planning Commission and September 8 City Council meetings.

PUBLIC COMMENT

This section will be updated after public comment is received.

NOTICING OF THE DRAFT HOUSING ELEMENT

The Draft Housing Element was released on April 21, 2021 for public review and was made available on the City's website and noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

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EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

The following table describes the results and evaluates the effectiveness of 2013–2021 Housing Element programs.

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Program	Implementation Status	Continue-Modify-Delete	
<p>PROGRAM H-1.1: General Plan Land Use Change to Provide Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see Table HNA-25 in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R-4 zoning to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City’s housing needs, with at least 50 percent of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and has re-zoned 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling unit per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.</p> <p>All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e., setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review.</p> <p>In addition, the City is creating a mixed-use overlay zone to apply to 20 sites, totaling 117 acres within the inventory. The mixed-use overlay will have a 30 percent residential requirement.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: By December 2013</p> <p>Funding Source: General Fund</p>	<p>In 2013, the City completed all needed rezones to ensure there is enough land available for the City’s lower-income Regional Housing Needs Allocation (RHNA). The City continues to ensure there is sufficient capacity to meet its regional housing need.</p>	<p>Completed. Delete.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include 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, applicable Specific Plan, and master environmental impact report.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department</p> <p>Funding Source: General Fund, developer fees</p>	<p>No affordable housing projects have come forward, but the City continues to encourage mixed-income housing for future projects. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.</p>	<p>Continue</p>
<p>PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for developers, (for and non-profit) for projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance or other appropriate actions as projects are processed through the Planning Department</p> <p>Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.</p>	<p>The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and provides a link to these services on the City's website. Due to limited funding and lack of developer interest, the City did not provide assistance with land acquisition and/or off-site infrastructure improvements, or assistance securing federal or state housing financial resources, in the previous planning period. The City is committed to providing this assistance to interested developers during the 2021-2029 planning period.</p>	<p>Continue, combine with Programs H-4.1 and H-4.2.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Update the Land Inventory on an annual basis</p> <p>Funding Source: General Fund</p>	<p>The City uses GIS to maintain a current land inventory. This is done as projects are submitted to, and approved by, the Planning Department.</p>	<p>Continue.</p>
<p>PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Annually</p> <p>Funding Source: General Fund</p>	<p>Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.</p>	<p>Continue.</p>
<p>PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing including persons with special needs and developmental disabilities. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Ongoing as projects are processed through the Planning Department</p> <p>Funding Source: Utilize public financing tools when available, including but not limited to multifamily revenue bonds, the CDBG Housing Loan Fund, and 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, CHFA multifamily housing</p>	<p>Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.</p>	<p>Continue, combine with Programs H-2.1, H-4.2.</p>

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Program	Implementation Status	Continue-Modify-Delete
	assistance programs, HCD Multifamily Housing Loans), and other available financing.	
<p>PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City’s Housing Element and updates and annual reports.</p>	<p>Responsible Agency: Planning and Building Department</p> <p>Time Frame: Ongoing, as developers approach the City for assistance</p> <p>Funding Source: General Fund</p>	<p>All Housing Element updates and the annual reports (2014, 2015, 2016, 2017, 2018, 2019) are posted on the City’s website.</p> <p>Continue.</p>
<p>PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).</p>	<p>Responsible Agency: Planning, Public Works, and Building and Safety Departments</p> <p>Time Frame: Ongoing, as applications are processed through the Planning and Building and Safety Departments</p> <p>Funding Source: General Fund</p>	<p>Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section 17.290 of the Wildomar Municipal Code, and in compliance with State Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural</p> <p>Continue.</p>

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Program	Implementation Status	Continue-Modify-Delete	
	design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.		
<p>PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Apply for HOME funds annually</p> <p>Funding Source: HOME funds, other funding sources</p>	<p>The City met with nonprofit developers in 2018 and 2019, but developers have not decided to move forward with any proposals. One developer was interested in developing manufactured affordable units with covenants. The developer met with several Council members but has not yet submitted an application.</p>	<p>Continue, combine with Program H-12.1.</p>
<p>PROGRAM H-6.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Annually, starting in April 2014</p> <p>Funding Source: General Fund</p>	<p>The City completes its Housing Element annual reports annually and submits them to HCD by April 1 each year. Prior to submittal to HCD, the Housing Element annual reports are presented to the Planning Commission and City Council at public meetings where citizens have an opportunity to ask questions.</p>	<p>Delete.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-7.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.</p>	<p>Responsible Agency: Planning Department Time Frame: Annually, starting in December 2014 Funding Source: General Fund</p>	<p>The City is constantly seeking ways to streamline development review and processing procedures. The City has a pre-application review process that has decreased review time for the formal application.</p>	<p>Continue.</p>
<p>PROGRAM H-7.2: Building Code. As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.</p>	<p>Responsible Agency: Building and Safety Department Time Frame: As new uniform codes are adopted Funding Source: General Fund</p>	<p>The building code was updated in 2010, 2013, 2016, and in 2019 per State law.</p>	<p>Continue.</p>
<p>PROGRAM H-8.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities.</p>	<p>Responsible Agency: Planning and Public Works Departments Time Frame: As projects are proposed to the Planning Department Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.</p>	<p>Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section 17.290 of the Wildomar Municipal Code, and in compliance with Sate</p>	<p>Continue.</p>

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Program	Implementation Status	Continue-Modify-Delete	
	Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.		
<p>PROGRAM H-9.1: Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.</p>	<p>Responsible Agency: Planning Department Time Frame: Comply by December 2013 Funding Source: General Fund</p>	<p>This program was completed in December 2013. The City is undergoing an update to its density bonus ordinance to comply with the newly adopted state changes to density bonus laws in 2019/2020.</p>	<p>Continue.</p>
<p>PROGRAM H-10.1: Second Units. In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.</p>	<p>Responsible Agency: Planning Department Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department Funding Source: General Fund</p>	<p>This program was completed in December 2013. Mandatory State changes from 2016 and 2017 and 2020 have been addressed and new city ordinances adopted to address Accessory Dwelling Units.</p>	<p>Continue, modify as needed to meet future changes in State law.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-11.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups including persons with physical and developmental disabilities.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: As projects are approved through the Planning Department</p> <p>Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.</p>	<p>Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section 17.290 of the Wildomar Municipal Code, and in compliance with Sate Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.</p> <p>No projects providing senior or special needs housing have been proposed due to difficulty securing financing for</p>	<p>Continue.</p>

HOUSING NEEDS ASSESSMENT



Program	Implementation Status	Continue-Modify-Delete
	affordable senior housing. The City will implement this program as projects are proposed.	
<p>PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: As projects are approved through the Planning Department</p> <p>Funding Source: General Fund</p>	<p>No public or private sponsors have requested to identify candidate sites. The City has not been proactive in recruiting public or private sponsors due to limited staffing and financial resources but is open to this proposal if a request was submitted.</p>
<p>PROGRAM H-13.1: Extremely Low-Income Households. AB2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, 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>In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers</p> <p>Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.</p>	<p>Responsible Agency: Planning and Building and Safety Departments Time Frame: Comply by December 2013 Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p>	<p>Completed. Delete.</p>
<p>PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations). The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website.</p> <p>In addition, the City will encourage housing developers to include mobility-impaired accessibility in their project designs.</p> <p>The City will include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical and developmental disabilities.</p> <p>The City will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the</p>	<p>Responsible Agency: Planning and Building and Safety Departments Time Frame: Comply with SB 520 by December 2013 Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p>	<p>Completed. Delete.</p>

HOUSING NEEDS ASSESSMENT



Program	Implementation Status	Continue-Modify-Delete
<p>Planning Director by applying the following criteria:</p> <ol style="list-style-type: none"> 1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws. 2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program. 		
<p>PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.</p> <p>The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.</p>	<p>Responsible Agency: Planning and Building and Safety Departments</p> <p>Time Frame: Comply with SB 520 by December 2013</p> <p>Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p> <p>Modify to reflect current State guidance.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a childcare center with affordable, multi-family housing developments or nearby major residential subdivisions.</p>	<p>Responsible Agency: Planning Department Time Frame: Ongoing Funding Source: General Fund</p>	<p>Private developers have not expressed any interest in this program to date.</p>	<p>Delete.</p>
<p>PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.</p>	<p>Responsible Agency: Planning Department Time Frame: Meet with neighboring cities and the County annually to discuss homeless issues Funding Source: General Fund</p>	<p>Along with the Western Riverside Council of Governments (WRCOG), five southwest cities in Riverside County have created a partnership to address homelessness in the region. This alliance will be meeting regularly to discuss a regional plan for homeless aid.</p>	<p>Continue.</p>
<p>PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation 	<p>Responsible Agency: Planning Department Time Frame: Comply with SB 2 by December 2013 Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p>	<p>Modify.</p>

HOUSING NEEDS ASSESSMENT



Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all zones allowing residential uses exclusively. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</p>	<p>Responsible Agency: Planning Department Time Frame: Comply with SB 2 by December 2013 Funding Source: General Fund</p>	<p>This program was completed in December 2013.</p>	<p>Delete. Supportive housing is permitted in all zones that allow multifamily development.</p>
<p>PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds.</p>	<p>Responsible Agency: Planning Department Time Frame: Starting in 2014, annually apply for HOME funds as Notices of Funding Availability are released Funding Source: HOME</p>	<p>Due to limited staffing and financial resources, the City has not applied for HOME funding to create a housing rehabilitation program.</p>	<p>Continue.</p>
<p>PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.</p>	<p>Responsible Agency: Building and Safety and Code Enforcement Departments Time Frame: Ongoing Funding Source: General Fund</p>	<p>The City continues to use the Code Enforcement and Building Division staff to ensure compliance.</p>	<p>Continue.</p>

HOUSING NEEDS ASSESSMENT



Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.</p>	<p>Responsible Agency: Planning Department Time Frame: Annually monitor starting October 2014 Funding Source: General Fund</p>	<p>The City did not have any units at risk of converting to market rate during the planning period.</p>	<p>Continue, modify to reflect new State law.</p>
<p>PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.</p>	<p>Responsible Agency: Fair Housing Council of Riverside County, Planning Department Time Frame: Ongoing; assign a point person and post a link to the website by December 2013 Funding Source: General Fund</p>	<p>The City's Planning Director is the assigned point person for this program. No complaints have been received to date. The City's website includes a link to the Fair Housing Council's website.</p>	<p>Continue, modify to reflect new State law, combine with Program H-21.1.</p>

HOUSING NEEDS ASSESSMENT



Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-21.1: Fair Housing Education. The City will make fair housing educational brochures available at City Hall, the City library, and will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.</p>	<p>Responsible Agency: Fair Housing Council of Riverside County, Planning Department</p> <p>Time Frame: Ongoing; assign a point person and post a link to the website by December 2013</p> <p>Funding Source: General Fund</p>	<p>The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and has a link on the City's website.</p>	<p>Combine with Program H-20.1</p>
<p>PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.</p>	<p>Responsible Agency: County of Riverside Economic Development Agency, Planning Department</p> <p>Time Frame: Ongoing; assign a point person and post a link to the website by December 2013</p> <p>Funding Source: General Fund</p>	<p>There has been no interest within the City regarding the Riverside County Mortgage Credit Certificate Program to date.</p>	<p>Continue</p>
<p>PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.</p>	<p>Responsible Agency: Planning Department</p> <p>Time Frame: Consider applying for funding annually to establish a program</p> <p>Funding Source: HOME funds</p>	<p>Due to lack of financial resources and the loss of Redevelopment Agency (RDA) monies, the City has not yet implemented a First-Time Homebuyer Program.</p>	<p>Continue.</p>
<p>PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.</p>	<p>Responsible Agency: Administration and Planning Department</p> <p>Time Frame: Annually or as funding is available; consider applying for funding to establish a program.</p> <p>Funding Source: Neighborhood Stabilization Program funding</p>	<p>Due to a lack of financial resources and the current economic conditions of the housing market, the City has not investigated the feasibility of acquiring foreclosure homes.</p>	<p>Delete.</p>

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Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.</p>	<p>Responsible Agency: Planning Department Time Frame: Ongoing as opportunities arise Funding Source: HOME, CDBG</p>	<p>The City has not worked with public or private sponsors to encourage acquisition/rehabilitation of multifamily housing units. The County offers similar opportunities through CDBG funding to the low- and moderate-income areas of the City but there has been little success.</p>	<p>Continue.</p>
<p>PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.</p>	<p>Responsible Agency: Planning and Building Department, SCE, SoCalGas Time Frame: Ongoing as programs are available Funding Source: SCE and SoCalGas funding sources</p>	<p>The City partners with WRCOG and SCE as part of the HERO Program created by the WRCOG. This program has been successful in saving costs and providing solar energy solutions.</p>	<p>Continue.</p>
<p>PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City annually ensure that local building codes are consistent with state-mandated green building standards.</p>	<p>Responsible Agency: Building Department Time Frame: Annually Funding Source: General Fund</p>	<p>The City is diligent in implementing state-mandated green building standards on development projects as part of its development review process.</p>	<p>Delete.</p>
<p>PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p>	<p>Responsible Agency: Building Department Time Frame: Ongoing Funding Source: General Fund</p>	<p>The City implements the state's energy conservation standards through standard operating procedures.</p>	<p>Delete.</p>

HOUSING NEEDS ASSESSMENT



COMMUNITY PROFILE

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

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2010 Census, 2014-2018 American Community Survey, Department of Finance, and Southern California Association of Governments, as well as from other sources.

POPULATION CHARACTERISTICS

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

POPULATION TRENDS

Between 2010 and 2020, Wildomar experienced a population growth of 15.6 percent and Riverside County as a whole grew by 11.5 percent. This shows that Wildomar's population growth in the last 10 years was slightly higher compared to Riverside County (see **Table HNA-1**).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2010	2020	Total	Percentage
Wildomar	32,176	37,183	5,007	15.6%
Riverside County	2,189,641	2,442,304	252,663	11.5%

Source: California Department of Finance (DOF) E-5 Population Estimates

HOUSING NEEDS ASSESSMENT



AGE CHARACTERISTICS

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

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

The age distribution for the City of Wildomar and Riverside County is presented in **Table HNA-2**. According to the 2014–2018 American Community Survey (ACS), in the City of Wildomar more than half (59.6 percent) of the population was working age, between 20 and 64 years of age, and almost one-third (27.9 percent) of the population was school age or below, between 0 and 19 years of age. The population 65 years and over represents the remaining 12.5 percent. When compared to Riverside County, the age distribution is similar, although Wildomar had a lower percentage of persons between the age of 45 to 54 and 65 to 84 and a higher percentage of persons between the age 55 to 64 and 85 and over.

TABLE HNA-2: AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups*								
		0–9	10–19	20–24	25–34	35–44	45–54	55–64	65–84	85 and over
Wildomar	34.9	13.1%	14.8%	7.0%	15.3%	12.9%	11.6%	12.8%	10.3%	2.2%
Riverside County	35.3	13.7%	14.9%	7.1%	13.8%	12.7%	12.8%	11.1%	12.1%	1.7%

Source: 2014-2018 ACS

* Due to rounding, totals may not equal 100%.

HOUSING NEEDS ASSESSMENT



RACE AND ETHNICITY

As shown in **Table HNA-3**, the largest racial group in Wildomar identified themselves as White (68.1 percent). Riverside County as a whole had a lower percentage, 60.8 percent, in the White racial group. There was almost a 10-percent difference in the Hispanic population: 41.2 percent in Wildomar and 48.4 percent in Riverside County as a whole.

TABLE HNA-3: RACE AND ETHNICITY

Income Category	Race/Ethnicity of Population							
	White	African American	American Indian/ Alaska Native	Asian	Native Hawaiian/ Pacific Islander	Other	Two or More	Hispanic or Latino
Wildomar	68.1%	5.1%	0.9%	4.9%	0.8%	16.6%	3.7%	41.2%
Riverside County	60.8%	6.4%	0.8%	6.4%	0.3%	20.8%	4.5%	48.4%

Source: 2014-2018 ACS

* Note: Hispanic is not including in the race percentage.

Due to rounding, totals may not equal 100%.

HOUSEHOLD CHARACTERISTICS

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

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 HNA-4 displays household composition as reported by the 2014-2018 ACS. In the City of Wildomar, families made up 79.4 percent of all households, of which, 33.8 percent have children under 18 years of age. Riverside County as a whole has a lower percentage of families (72.0 percent) and slightly lower percentage of families with children under 18 years of age (30.3 percent).

HOUSING NEEDS ASSESSMENT



TABLE HNA-4: HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Wildomar	10,109	3.57	79.4%	33.8%	20.6%
Riverside County	728,103	3.31	72.0%	30.3%	28.0%

Source: 2014-2018 ACS, Table S1101

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2014–2018 ACS and as shown in **Table HNA-5**, 3.1 percent of Wildomar’s owner-occupied households were overcrowded and 0.6 percent were severely overcrowded, as compared to the county as a whole, where 3.2 percent of the households were overcrowded and 1.1 percent were severely overcrowded. In renter-occupied households, 7.2 percent of Wildomar households were overcrowded and 2.2 percent were severely overcrowded, as compared to the county, where 8.6 percent were overcrowded and 3.3 percent were severely overcrowded.

TABLE HNA-5: OVERCROWDED HOUSEHOLDS

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
City of Wildomar						
Less than 1.00	6,758	96.3%	2,799	90.6%	9,557	94.5%
1.01–1.50	221	3.1%	223	7.2%	444	4.4%
1.51 or more	39	0.6%	69	2.2%	108	1.1%
Wildomar Total	7,018	100.0%	3,091	100.0%	10,109	100.0%

HOUSING NEEDS ASSESSMENT



Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Riverside County						
Less than 1.00	451,938	95.7%	216,825	88.2%	668,763	93.1%
1.01–1.50	15,189	3.2%	21,040	8.6%	36,229	5.0%
1.51 or more	5,274	1.1%	8,083	3.3%	13,357	1.9%
Riverside County Total	472,401	100.0%	245,948	100.0%	718,349	100.0%

Source: 2014-2018 ACS

* Based on occupied housing units.

HOUSEHOLD INCOME

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

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

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

Table HNA-6 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

HOUSING NEEDS ASSESSMENT



TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2020

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

Source: HCD State Income Limits 2020

HOUSEHOLD INCOME

Table HNA-7 provides a summary of Wildomar households in the extremely low-income, very low-income, and low-income range. As shown in Table HNA-7, 22.1 percent of Wildomar households are in the low-income range, 7.7 percent are within the very low-income range, and 11.5 percent have an extremely low-income range.

TABLE HNA-7: HOUSEHOLD BY INCOME CATEGORY, 2020

Income Range	Renter Households		Owner Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low (0-30% AMI)	615	19.9%	547	7.8%	1162	11.5%
Very Low (30%-50% AMI)	276	8.9%	505	7.2%	781	7.7%
Low (50%-80% AMI)	736	23.8%	1500	21.4%	2,236	22.1%
Moderate (80-120% AMI)	666	21.5%	1162	16.6%	1828	18.1%
Above Moderate (120% AMI or Greater)	799	25.8%	3305	47.1%	4104	40.6%
Total Households	3,091	100.0%	7,018	100.0%	10,109	100.0%

Source: 2014-2018 ACS, Table S1901; HCD State Income Limits 2020

HOUSING NEEDS ASSESSMENT



EXTREMELY LOW-INCOME HOUSEHOLDS

In 2020, the median income for a household of four in Riverside County was \$75,300. Households that earn 30 percent or less than the county’s median income are considered “extremely low-income.” To estimate the number of households in this income category, the City looked at the total number of households that fell into the extremely low-income range, which was \$0–\$22,590 (based on a household of four in 2020). Because the income ranges in the U.S. Census do not correspond identically with the extremely low-income range, the City looked at the number of households earning less than \$24,999. Using data from the 2014–2018 ACS, it was determined that there are approximately 1,162 (11.5 percent of all households) existing extremely low-income households in Wildomar. Of those, 547 (7.8 percent of all households) are owner-occupied households and 615 (19.9 percent of all households) are renter-occupied households.

OVERPAYMENT

State and federal housing law defines overpayment (or cost burdened) as a household paying more than 30 percent of gross income for housing expenses. Severe cost burden occurs when a household pays more than 50 percent of its income on housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses and is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household’s ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

A total of 2,060 owner households (20.7 percent of total households) were paying more than 30 percent of their income for housing between 2013 to 2017 (see **Table HNA-8**). In contrast, 1,660 renter households (16.7 percent of total households) were paying more than 30 percent of their income for housing.

Of all owner-occupied households within Wildomar, 285 (2.9 percent) are considered extremely low-income; for 50 percent of those households, the cost of housing is greater than half of the gross household income. Out of all renter-occupied households within Wildomar, 450 (4.5 percent) are considered extremely low income; for 85 percent of those households, the cost of housing is greater than half of their household incomes. The City has included program 11-1 to assist with the

HOUSING NEEDS ASSESSMENT



TABLE HNA-8: HOUSING OVERPAYMENT FOR LOW INCOME HOUSEHOLDS

Total Household Characteristics	Number	Percent of Total Households
Total occupied units (households)	9,935	100.0%
Total Renter households	3,035	30.5%
Total Owner Households	6,900	69.5%
Total lower income (0-80% of HAMFI) households	3,070	30.9%
Lower-income renters (0-80%)	1,430	14.4%
Lower-income owners (0-80%)	1,640	16.5%
Extremely low-income renters (0-30%)	450	4.5%
Extremely low-income owners (0-30%)	285	2.9%
Lower-income households paying more than 50%	1,515	15.2%
Lower-income renter households severely overpaying	810	8.2%
Lower-income owner households severely overpaying	700	7.0%
Extremely Low Income (0-30%)	735	7.4%
ELI Renter HH severely overpaying	385	3.9%
ELI Owner HH severely overpaying	145	1.5%
Income between 30%-50%	520	5.2%
Income between 50% -80%	460	4.6%
Lower income households paying more than 30%	2,310	23.3%
Lower-income renter households overpaying	1,215	12.2%
Lower-income owner households overpaying	1,095	11.0%
Extremely Low Income (0-30%)	625	6.3%
Income between 30%-50%	760	7.6%
Income between 50% -80%	925	9.3%
Total Households Overpaying	3,720	37.4%
Total Renter Households Overpaying	1,660	16.7%
Total Owner Households Overpaying	2,060	20.7%

Source: 2013-2017 CHAS Data Sets <https://www.huduser.gov/portal/datasets/cp.html>

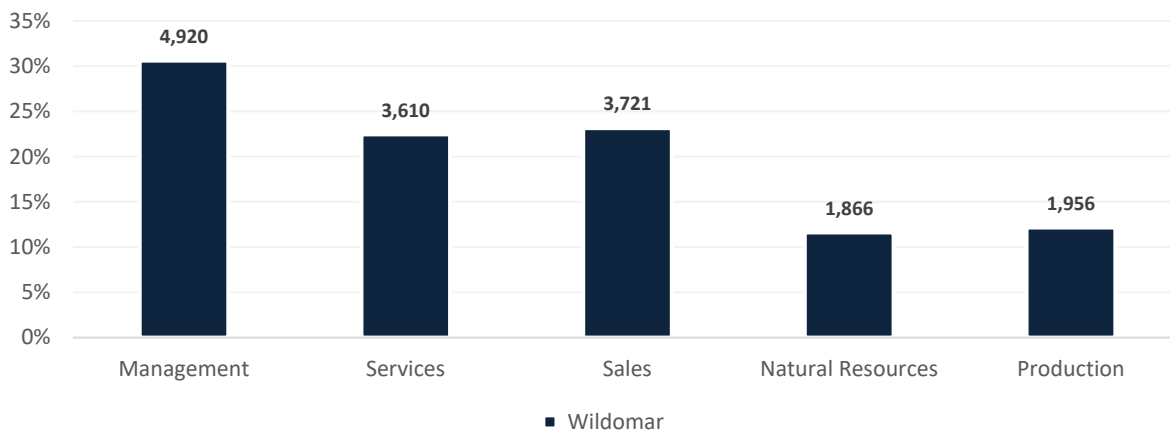
HOUSING NEEDS ASSESSMENT



EMPLOYMENT BY INDUSTRY

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Wildomar and how these patterns influence housing needs. As of 2018, the management economic sector was the largest employer of Wildomar residents, providing 4,920 jobs, or 31 percent of the workforce. The second-largest sector was sales, which employed 3,721 Wildomar residents, or 23 percent, of the workforce. Other large economic sectors include services (3,610 people, or 23 percent); production (1,956 people, or 12 percent); and natural resources (1,866 people, or 12 percent). **Figure HNA-1** shows the types of industries for residents working in the City of Wildomar in 2018 and the employment percentage per occupation.

FIGURE HNA-1: EMPLOYMENT BY OCCUPATION, 2018



Source: 2014-2018 ACS using groupings of Standard Occupational Classification (SOC) codes.

HOUSING STOCK CHARACTERISTICS

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

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HOUSING TYPE

According to California’s Department of Finance, 69.4 percent of the city’s housing stock consisted of single-family homes and 5.0 percent were multifamily units, with the remaining 25.2 percent being mobile homes. Riverside County had almost the same proportion of single-family homes (68.4 percent) but had three times more multifamily units (16.0 percent) (**Table HNA-9**). Riverside County had a significantly lower proportion of mobile homes (9.4 percent) than Wildomar (25.2 percent).

TABLE HNA-9: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family Detached	8,044	69.4%	585,544	68.4%
Single-Family Attached	45	0.4%	52,844	6.2%
Multifamily 2-4 Units	27	0.2%	39,044	4.6%
Multifamily 5+ Units	552	4.8%	98,023	11.4%
Mobile Homes	2,916	25.2%	80,669	9.4%
Total Housing Units	11,584	100.0%	856,124	100.0%

Source: CA DOF E-5 Population and Housing Unit Estimates

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. **Table HNA-10** details housing tenure in Wildomar and Riverside County according to the 2014-2018 ACS. The City of Wildomar has a slightly higher owner-occupied household percentage (69.4 percent) than that of Riverside County (65.8 percent).

TABLE HNA-10: HOUSING TENURE

Housing Tenure	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	7,018	69.4%	472,401	65.8%
Renter-Occupied Households	3,091	30.6%	245,948	34.2%

Source: 2014-2018 ACS

HOUSING NEEDS ASSESSMENT



VACANCY RATE

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

Table HNA-11 shows the occupancy status of the housing stock according to the 2014-2018 ACS. The City of Wildomar had a total vacancy rate of 4.5 percent as compared to Riverside County as a whole, which had a vacancy rate of 13.8 percent. As shown in **Table HNA-11**, the City of Wildomar homeowner vacancy rate was 0.4 percent and the rental vacancy rate was 1.0 percent. For the county as a whole, the homeowner vacancy rate was 1.1 percent, and the rental vacancy rate was 1.7 percent.

TABLE HNA-11: OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	10,109	95.5%	718,349	86.2%
Vacant	474	4.5%	115,253	13.8%
For rent	109	1.0%	13,906	1.7%
For sale	45	0.4%	9,184	1.1%
Rented/sold, not occupied	88	0.8%	5,980	0.7%
For seasonal/recreational or occasional use	83	0.8%	65,882	7.9%
For migrant workers	0	0.0%	656	0.1%
Other vacant	149	1.4%	19,645	2.4%
Total Housing Units	10,583	100.0%	833,602	100.0%

Source: 2014-2018 ACS

HOUSING CONDITIONS

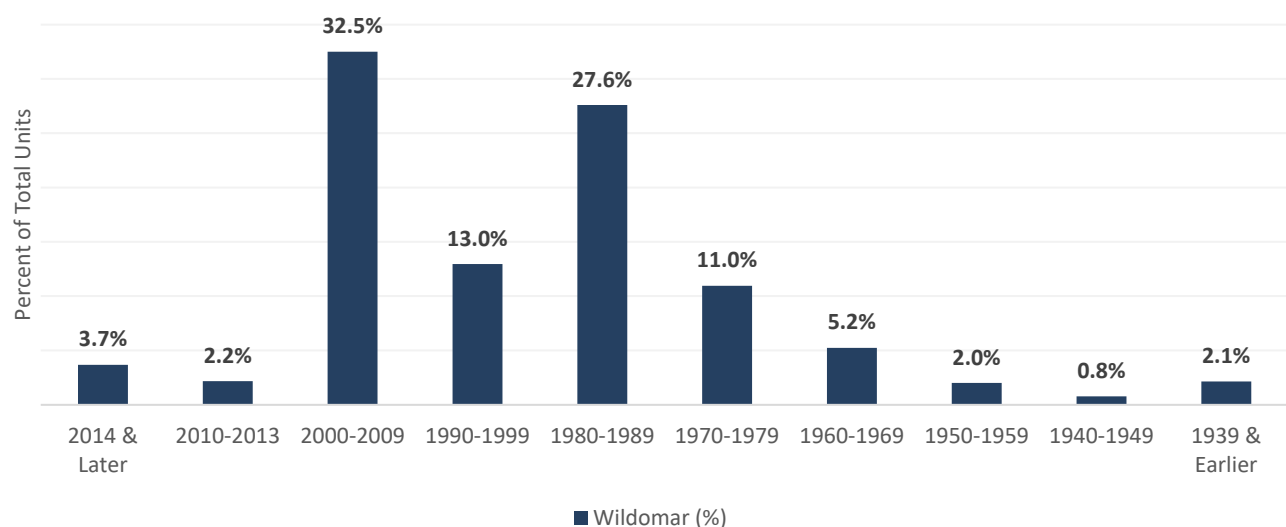
Housing conditions are an important indicator of quality of life in the City of Wildomar. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

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An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Figure HNA-2** displays the age of Wildomar’s housing stock starting from before 1939 up until 2014 and later, per the 2014-2018 ACS. Among the housing stock, 51.4 percent of the housing units in Wildomar were built since 1990. The remaining 48.7 percent of the housing stock is over 30 years old, meaning rehabilitation needs could be necessary in certain homes. The City estimates that approximately 10 percent of the housing stock needs rehabilitation.

FIGURE HNA-2: AGE OF HOUSING STOCK



Source: 2014-2018 ACS

HOUSING COST AND AFFORDABILITY

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

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

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Sales Prices

According to Realtor.com, the median sales price for homes in Wildomar as of December 2020 was \$477,500 (**Table HNA-12**). The median sales price in Wildomar is higher than Lake Elsinore and Menifee at \$435,000 and \$426,000, respectively. However, the median sales price in Wildomar is slightly lower compared to Murrieta (\$505,000).

TABLE HNA-12: MEDIAN SALES PRICES, 2020

Jurisdiction	Median Sales Price
Wildomar	\$477,500
Lake Elsinore	\$435,000
Menifee	\$426,000
Murrieta	\$505,000

Source: Realtor.com, December 2020

Rental Prices

Table HNA-13 shows the rental costs in Wildomar by the number of bedrooms. Two-bedrooms homes had the highest number of listings and were available for rent at an average price of \$2,039. One-bedroom homes had the second-highest number of listings at an average rental price of \$1,965. As indicated by **Table HNA-13**, Wildomar only had 12 rental homes listed during October 2020.

TABLE HNA-13: MEDIAN RENTAL COST BY HOUSING TYPE, 2020

Housing Type	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Number of Listings	3	6	2	1
Median Price	\$1,965	\$2,039	\$2,145	\$2,745
Price Range	\$1,786-1,970	\$1,695-\$2,369	\$1,550-\$2,740	-

Source: Hotpads.com, Zillow.com, Realtor.com, October 2020

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Housing Affordability

Table HNA-14 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in **Table HNA-14**, the maximum affordable rent is \$655 for an extremely low-income four-person household, \$941 monthly for a very low-income household, \$1,506 for a low-income household, and \$2,259 for a moderate-income household. As shown in **Table HNA-13**, two- and three-bedroom units were renting at median prices of \$2,039 to \$2,145, respectively, and therefore are out of the affordability range for extremely low-income, very low-income, and low-income households. The two- and three-bedroom units are within the price range for moderate-income households. As shown in **Table HNA-13**, some units on the lower end of the price range are only within the affordability range for low-income and moderate-income households.

As of December 2020, the median sales price for all single-family homes in the city was \$477,500. The maximum affordable sales price for a four-person household is \$163,536 for an extremely low-income household, \$235,005 for a very low-income household, \$376,070 for a low-income household, and \$563,949 for a moderate-income household. This indicates that only moderate-income households would be able to afford existing and newly constructed homes in Wildomar at a median sales price of \$477,500.

**TABLE HNA-14: HOUSING AFFORDABILITY BY INCOME LEVEL
(BASED ON A FOUR-PERSON HOUSEHOLD)**

	Income Level (Based on a 4-Person Household)			
	Extremely Low	Very Low	Low	Moderate
Annual Income	\$26,200	\$37,650	\$60,250	\$90,350
Monthly Income	\$2,183	\$3,138	\$5,021	\$7,529
Maximum Monthly Gross Rent ¹	\$655	\$941	\$1,506	\$2,259
Maximum Purchase Price ²	\$163,536	\$235,005	\$376,070	\$563,949

Source: California Department of Housing and Community Development 2020 State Income Limits

Notes:

1. Affordable cost 30 percent of gross household income spent on housing.
2. Affordable housing sales price is based on conventional 30-year loan at 3 percent interest and a 5% down payment.

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SPECIAL NEEDS GROUPS

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

SENIORS

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

According to the 2014-2018 ACS, there were 4,534 seniors or 12.5 percent of the total population (age 65 and over) in the City of Wildomar. Riverside County as a whole had a slightly higher percentage of seniors with 13.8 percent of persons ages 65 and over.

Of the senior population, 2,366 seniors were householders in Wildomar, representing 23.2 percent of all households in the city. Of those senior householders, approximately 76.0 percent were owner-occupied and 24.0 percent were renter-occupied. Riverside County’s breakdown was similar with 79.2 percent and 20.8 percent, respectively.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one’s mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The American Disabilities Act (ADA) defines an individual with a disability as “as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment.”

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The City of Wildomar has a disabled population of 9,925 persons, approximately 27.6 percent of the total population, according to the 2014–2018 ACS. **Table HNA-15** provides additional characteristics for the disabled population.

To meet the special needs of disabled residents, the City supports the upgrade of existing buildings to conform to ADA requirements. The City has included **Program H-5.1** to support development of housing accessible to persons with a disability.

TABLE HNA-15: DISABILITIES BY AGE

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
City of Wildomar						
Hearing Difficulty	17	376	920	1,313	35,973	27.6%
Vision Difficulty	27	589	340	956		
Cognitive Difficulty	548	879	630	2,057		
Ambulatory Difficulty	28	1,186	1,440	2,654		
Self-Care Difficulty	130	475	672	1,277		
Independent Living Difficulty	--*	753	915	1,668		
Riverside County						
Hearing Difficulty	3,516	24,921	48,125	76,562	2,361,744	22.5%
Vision Difficulty	4,518	26,258	22,570	53,346		
Cognitive Difficulty	15,171	53,819	29,630	98,620		
Ambulatory Difficulty	2,433	63,836	76,195	142,464		
Self-Care Difficulty	4,472	26,019	29,419	59,910		
Independent Living Difficulty	--*	50,110	51,241	101,351		

Source: 2014-2018 ACS

* No data available for this age group with this disability.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 (Ashburn, 2010) requires the City to include in its analysis of “Special Needs Groups” the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a

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substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature.

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

The California Department of Developmental Services (CDDS) currently provides community-based services to approximately 330,000 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 information in **Table HNA-16** is from the California Department of Developmental Services, charged by the State of California to oversee the coordination and care of people with developmental disabilities, provides a closer look at the disabled population by age.

TABLE HNA-16: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0-17 Years	18+Years	Total
92595	152	114	266

Source: California Department of Developmental Services, Quarterly Consumer Report, September 2020

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

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LARGE HOUSEHOLDS

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

Based on estimates from the 2014-2018 ACS, 19.9 percent (2,012) of Wildomar's households were large households, including 5.3 percent (537) that had six or more persons and 3.7 percent (376) that had seven or more persons.

As previously mentioned, 2,012 households in Wildomar were occupied by five or more persons. Of those, 1,323 were owner-occupied households and 689 were renter-occupied households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2014-2018 ACS, 21.7 percent (2,190 households) of households in the city were single-parent households. Of these households, approximately 64.0 percent (1,401 households) were female-headed and the remaining 36.0 percent (789 households) were male-headed.

FARMWORKERS

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

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Based on the 2014–2018 ACS, it is estimated that there are approximately 127 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.8 percent of the total population. The demand for specific farmworker housing is estimated to be very minimal if at all and therefore housing is addressed through the current housing stock and through overall programs for affordability.

HOMELESS

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

The County of Riverside completed a Point-in-Time Homeless Count in January 2020. According to this data, there are approximately six unsheltered persons within the City of Wildomar. The Riverside County Sheriff’s Department and the Social Work Action Group estimated a total of 15 unsheltered persons living in Wildomar and the surrounding areas but did not have an estimate specific to the City of Wildomar available. **Table HNA-17** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-17: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Operation SafeHouse	Transitional	Riverside	Ages 18-22 years	15
Path of Life Ministries	Emergency	Riverside	General	135
Project T.O.U.C.H.	Transitional	Temecula	General	215
Project T.O.U.C.H.	Emergency	Temecula	Winter Shelter	25
Valley Restart Shelter	Emergency	Hemet	Families	35
Lutheran Social Services	Permanent	Riverside	General	30
Anchor in Christ	Transitional	Lake Elsinore	Substance Abuse	28
The Hacienda (God’s Helping Hand)	Transitional	Perris	Substance Abuse	70
Project Touch	Transitional	Temecula	General	215

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Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds
Rancho Damacitas Project Independence	Transitional	Temecula	Former Foster Youth	19
Set Free Ministry	Transitional	Lake Elsinore	Substance Abuse	110
Teen Challenge of Riverside	Transitional	Riverside	Substance Abuse	140

Source: Dreamcenterle.org, Murrieta Community Resource Guide, 2018

ANALYSIS OF AT-RISK HOUSING

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

INVENTORY OF AFFORDABLE UNITS

An inventory of assisted units in the City of Wildomar was compiled based on information gathered from the California Housing Partnership Corporation (**Table HNA-18**). According to the California Housing Partnership Corporation, there is one assisted property in Wildomar. This property is not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2021-2029).

TABLE HNA-18: ASSISTED UNITS INVENTORY

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Wildomar Senior Leisure Living	176	175	Senior	LIHTC	2053

Source: California Housing Partnership Corporation 2021

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Preservation Resources

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

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

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

Nonprofit Entities

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

- Alternatives for Domestic Violence
- Shelter from the Storm
- Nexus for Affordable Housing
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- BUILD Leadership Development

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ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In order to comply with AB 686, the City has completed the following outreach and analysis.

OUTREACH

As discussed in the Public Participation section of the Housing Element, the City held a Planning Commission Study Session and invited the public to attend and participate. This study session was held in addition to the standard public hearing process and conducted individual consultations with stakeholders. A flyer with information about the workshop was sent to local service providers, affordable housing developers, and legal aid providers in an effort to reach lower-income residents and special needs groups. At this public outreach presentation, the Planning Commission discussed the need to address affordable housing issues in general. No community members elected to participate; however, the event was held virtually and is available on the City’s website, so residents have ongoing access to this information. The City has included **Program H-20.1** to conduct ongoing outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in Planning Commission, City Council, and committees as they are formed. Members of the community were also encouraged to share input to ask questions before and after the workshop by emailing the Planning Director.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special needs groups. As with the workshop, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concern that stakeholders raised related to fair housing was limited to appropriately zoned land to accommodate high-density affordable housing, lack of a varied housing supply, and discriminatory practices by landlords against low-income persons and persons with disabilities. They also expressed concern about the community support for affordable, high-density housing in the City. The City has included **Programs H-1.1** and **H-1.2** to ensure

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there is a supply of high-density land available and **Program H-20.1** to address discriminatory practices and community position on high-density housing.

ASSESSMENT OF FAIR HOUSING ISSUES

The California Government Code Section 65583 (10)(A)(ii) requires the City of Wildomar to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the California Tax Allocation Committee (TCAC) and HCD have developed annual maps of access to resources such as high-paying job opportunities, proficient schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community. According to the HCD/TCAC 2020 Opportunity Areas Map, the City of Wildomar is split between high/highest resource areas south of Wildomar Trail and moderate resource in most areas to the north of Wildomar Trail, except for high resource areas south of Palomar Street (**Figure HNA-3**). While there are no low resource areas or areas of high segregation and poverty in the City of Wildomar, all areas west of the City in Lake Elsinore are considered low resource. Although the City does not plan for housing for these areas, it is likely that many of these residents rely on Wildomar for services and it is possible that people that work in Wildomar live in these areas. As such, the City has taken a broader view than just the city limits when assessing fair housing issues.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until “Low Resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. The trends and factors that have resulted in these patterns of access to resources, and other fair housing issues, may have stemmed from historical patterns or from current practices.

While not incorporated until 2008, development in the Wildomar area began in the 1880s with the introduction of train service to present day Lake Elsinore. In 1885, the first map of the Wildomar townsite was made by its founders and formal development began thereafter with the construction of a school, federal buildings, and a town center. The townsite was originally platted for large-lot, single-family construction, which was standard for the time but supported a lower-density downtown that persists today. With the opening of the Temecula Valley Freeway (Interstate [I-] 15) in 1985, Wildomar’s community was revitalized, and growth began again. Due to its historic foundation as a railroad community, Wildomar’s

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services are generally located along the original rail line and have since stretched along the length of the I-15 corridor. I-15 bisects the City in a northwest/southeast direction. The mountains arching through the northeast portion of the City create a barrier between the residential and commercial areas to the south of the mountains and the residential area to the north. Its historical ties to the railroad community and geographic location have resulted in the distribution of density Wildomar has today, with higher-density residential uses concentrated on the northern and southern areas of the City and lower-density uses in the historic areas.

In addition to considering the history of the area, the City also individually analyzed several factors, described herein, to assess patterns that may further fair housing issues and identify actions to combat these.

Patterns of Integration and Segregation

As shown in **Figure HNA-4**, in 2018 the City of Wildomar had a similar diversity index score to much of the surrounding areas. However, while the majority of residents in communities north of Wildomar identify as Hispanic, Wildomar is predominantly White and non-Hispanic, as described in the Community Profile of the Housing Element. In the Southern California Association of Governments (SCAG) region, northern areas in Los Angeles and San Bernardino Counties have a higher percentage of residents that identify as Hispanic than White. This trend differs from more southern areas of the SCAG region, including Wildomar. Wildomar more closely reflects the patterns of diversity found in urban areas of Riverside County, where the diversity index is consistent across communities, indicating that there are not concentrated areas of more or less diversity. While 68.1 percent of Wildomar residents identify as White, there do not appear to be any areas with significantly higher or lower levels of diversity than any other within the city or immediately adjacent areas (**Figure HNA-4**), suggesting that the community is well integrated in this regard. This trend is an increase in the distribution of diversity scores across the city since even 2010, when the diversity index scores were slightly lower in the southeastern portion of the city.

While there are no racially or concentrated areas of poverty in or near Wildomar, there is a higher percent of the population living below the poverty line along the northwestern city limit adjacent to Lake Elsinore, where there is a significantly higher rate of poverty than anywhere in Wildomar (**Figure HNA-5**). Additionally, **Figure HNA-5** shows that there is a slightly higher rate of poverty southwest of I-15, which corresponds with a higher concentration of Housing Choice Voucher recipients living between Palomar Street, Central Avenue, Clinton Keith Road, and I-15. In this area, 5 to 15 percent of housing units are occupied by voucher holders, while there are no notable concentrations northeast of I-15. Beginning January 1, 2020, under California Government Code Section 12927(i), landlords must accept Housing Choice Vouchers as an acceptable source of income for tenants. Therefore, the concentration of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition

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requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. While 12.4 percent of the population in Wildomar has an income at or below the poverty line, this is a decrease from 15 percent in 2015. Despite this slight decline, the City has included **Program H-20.1** to provide regular training to landlords on requirements under fair housing law and **Programs H-4.2** and **H-8.1** to expand the supply of affordable housing so there are more options for lower-income households throughout the city.

As discussed in the Community Profile section of the Housing Element, approximately 27.6 percent of Wildomar's population in 2018 had at least one disability, and 40.2 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percent of the population with a disability has increased slightly across the City, but still reflects the SCAG region and the rate of disability is even across the City. The senior population has increased since 2012, from 9.8 percent of the population to 12.5 percent in 2018, which may account for a large portion of the increase in the percentage of the population with a disability during this time period, from 10.4 percent in 2012 to 13.9 percent in 2018. The City will explore amending the Wildomar Municipal Code to allow residential care facilities for seven or more persons in all residential zones to ensure that residents are able to age in place with access to the resources they need (**Program H-13.3**) and will work with disability service providers to identify whether there is unmet demand for services in any area of the city (**Program H-20.1**).

Wildomar has historically been highly family-oriented, a pattern that exists today. As shown in **Figure HNA-6**, Wildomar and the surrounding areas are dominated by married-couple families and families with children. Given the low vacancy rate for both ownership units (0.4 percent) and rental units (1.0 percent) in 2018, this may suggest that there is a shortage of homes to meet the needs of existing family types in Wildomar. While many communities across the SCAG region are predominantly made up of married-couple families, like Wildomar, the percentage of households with children decreases in more rural and unincorporated areas, especially in the eastern portion of the region. The City will work with developers to promote and incentivize the development of a variety of housing types to meet the needs of all current and future residents (**Programs H-12.1** through **H-13.4**).

Access to Opportunity

There are several schools located in Wildomar, including Wildomar Elementary School, Donald Graham Elementary School, David Brown Middle School, and Elsinore High School, among others. Of the approximately 11 schools located within city limits, 8 are located southwest of I-15. Due to geographical constraints, there is limited development northeast of I-15 and, therefore, less need for schools in this area. However, there are no schools located in the developed northeast corner of Wildomar, reducing access to schools for residents of this area. As shown in **Figure HNA-7**, a more positive educational outcome is

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expected for students in the southern portion of the city, where there is greater access to resources, including schools. The access to strong educational opportunities decreases in the northern portion of the city, though remains higher than areas west of Wildomar. There is a significant discrepancy in expected educational outcome for residents between these two areas of the city, suggesting that there is more limited access to high-quality schools in the northwestern areas of the city due to the quality of schools or proximity to them. The City will work with school districts and developers to ensure residential development in the northern portion of the city can be accommodated by existing school capacity or will assist with identifying a site for a new school, if needed (**Program H-20.1**).

According to HUD's 2017 analysis of proximity to jobs, Wildomar, and most of western Riverside County, are located far from employment opportunities (**Figure HNA-8**). However, the mean commute times of residents, as reported by ACS, suggest that residents of Wildomar are located within a similar distance to jobs as residents of Temecula, which HUD identified as a job center. The mean commute time for residents of Wildomar was 37.4 minutes in 2019, which has not changed since 2010. This was only slightly higher than that for residents of the cities of Temecula (36.1 minutes) and Murrieta (35.7 minutes), and lower than other surrounding communities, including the cities of Lake Elsinore (45.5 minutes), Menifee (42.9 minutes), and Perris (37.7 minutes). In addition to having a stable commute time that is similar to surrounding communities, the unemployment rate in Wildomar is similar to, or lower than, all of these jurisdictions, as well as the County as a whole, according to the California Employment Development Department. Before the COVID-19 pandemic resulted in a national spike in unemployment, the unemployment rate in the City of Wildomar in 2020 was 3.9 percent, lower than the Riverside County rate of 4.2 percent. In December 2020, that rate had increased to 8.3 percent in the city, but remained lower than Riverside County rate of 9.1 percent. Therefore, given this data, the supply of jobs for Wildomar residents appears to meet demand and does not differ significantly from the region.

Wildomar residents are served by Riverside Transit Agency (RTA) routes 8 and 23. Route 8 operates on a loop between Lake Elsinore and Wildomar and Route 23 runs from Wildomar to Temecula, with a stop in Murrieta. Both routes operate seven days per week, approximately 12 hours per day, but have 60- to 75-minute headways. There are very limited fixed-route transit options within the City of Wildomar, with no transit available to residents in the northeast portion of the city. Given the limited routes and frequency of public transit in Wildomar, the City will work with RTA to assess unmet transit needs and expand routes and frequency as needed (**Program H-20.1**).

To meet the needs of the population with disabilities in Wildomar, there is one licensed adult residential care facility and 10 licensed residential care facilities for the elderly. Additionally, residents are served by Dial-A-Ride, an advanced reservation, origin-to-destination transportation option offered by RTA for seniors and

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persons with disabilities at locations within three-quarters of a mile of an RTA fixed route. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and by seeking funding to assist with rehabilitations (**Program H-17.1**).

Disproportionate Housing Need and Displacement Risk

As discussed in the Community Profile of the Housing Element, overcrowding is an issue in the City of Wildomar, especially among renter households. While there are no areas with a higher concentration of overcrowded households, 9.4 percent of renter households live in overcrowded situations, compared to 3.7 percent of owner households. Both rates are lower than overcrowding Riverside County overall (11.9 percent of renters, 4.3 percent of owners). Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in Wildomar. The City will meet with the developers to identify barriers to constructing larger housing (**Program H-20.1**) and has included several other programs to incentivize development of affordable housing.

As with overcrowding, overpayment is a widespread issue in Wildomar, with 37.4 percent of households overpaying for housing. However, the issue is even more prominent among renter households than owner households, with approximately 53.7 percent of renters overpaying for housing. **Figures HNA-9 and HNA-10** demonstrate how persistent the issue is across Wildomar. This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners. In Wildomar, the percent of the population overpaying for housing is relatively similar between owners and renters in the eastern portion of the City but is significantly higher among renters in the western portion. This may suggest that in the more urbanized western portion of the City, with closer access to resources, either there are fewer affordable rental options for the share of the population that lives here or that the cost of housing is higher overall. While low-density land use designations are more pervasive in the western portion of the City, there are also higher-density areas surrounding commercial uses and major thoroughfares, so the availability of land for higher-density housing is similar between the eastern and western areas of the City. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a

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targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the City (**Programs H-4.2, H-8.1, and H-20.1**).

In addition to extensive overpayment, just less than half of the housing stock in Wildomar is older than 30 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To prevent either of these situations, the City will seek funding to assist homeowners with rehabilitation costs and will develop a code enforcement process that will prevent displacement or assist with relocation costs for lower-income households (**Programs H-17.1 and 18.1**).

Enforcement and Outreach Capacity

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

At the time of this Housing Element update, the City is conducting a comprehensive review of the City's zoning laws and policies for compliance with fair housing law and anticipates completing this review and update during the 2021 calendar year. In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. To address issues not related to development standards, all discrimination and fair housing inquiries or complaints are handled by the City Planning Director, who works directly with the complainant to refer cases to the Fair Housing Council of Riverside County. While no cases have been received through this process to date, the City will continue to promote the availability of this referral service and other fair housing information on the City's website (**Program H-20.1**).

The Fair Housing Council of Riverside County (FHCRC) provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the County regarding discrimination complaints and housing disputes. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations;

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however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of insects and cases of mold. FHCRC confirmed that these issues are not isolated to Wildomar and are experienced by residents across their service area. While they do not track the origin of complaints to Wildomar, FHCRC reported in their quarterly reports that they received a total of 1,549 complaints between January and September 2020 from residents of West County, which includes Wildomar.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received 36 housing complaints from residents of Riverside County, approximately 3.8 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that just four cases were filed by residents of the City of Wildomar between January 1, 2013, and February 8, 2021. Of these four cases, one resulted in a no-cause determination and three were closed through conciliation or settlement. One case alleged discrimination based on sex, two alleged discrimination based on race, and two alleged disability based on disability. The total alleged bases is higher than the number of cases due to one alleging two bases. In addition to these cases, five inquiries of unknown bases were sent to HUD to determine whether a case would be valid. In reviewing these cases, one inquirer failed to respond to HUD's follow-up, three resulted in a finding that there was no valid issue or basis, and one was not pursued for undisclosed reasons.

FHCRC and DFEH were not able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. **Program H-20.1** has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

SITES INVENTORY ANALYSIS

The City examined the opportunity area map prepared by HCD and TCAC (**Figure HNA-3**). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

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Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City’s sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Need Allocation (RHNA) disproportionately concentrate these units or increase patterns of segregation. The sites identified to meet the lower-income RHNA are distributed across the city and are located primarily in areas of high or highest resource. The largest concentration of sites is located near the southeast boundary of the city where land uses are varied, and the mix of residential densities permitted promotes a variety of housing to meet all income needs. The City has selected the sites to meet each income category to integrate low- and above-moderate income housing throughout the city to promote economic mobility. The sites identified for lower-income housing units are located near existing resources to ensure residents have access to the services they need, and integration with higher-income housing units will prevent further patterns of segregation based on income.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in Wildomar, as shown in **Table HNA-19**.

TABLE HNA-19: FAIR HOUSING ISSUES IN WILDOMAR

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Disproportionate access to services.	Concentration of schools southwest of I-15. Limited public transit connecting northern neighborhoods to resources. Limitations on where residential care facilities are permitted.	Permit residential care facilities in all zones that allow single-family units (Program H-13.3). Meet with the Regional Transit Authority to assess unmet transit needs (Program H-20.1). Work with the school district to assess catchment areas and capacity for Wildomar residents (Program H-20.1). Meet with disability service providers to identify if there are unmet needs or gaps in service areas (Program H-20.1).

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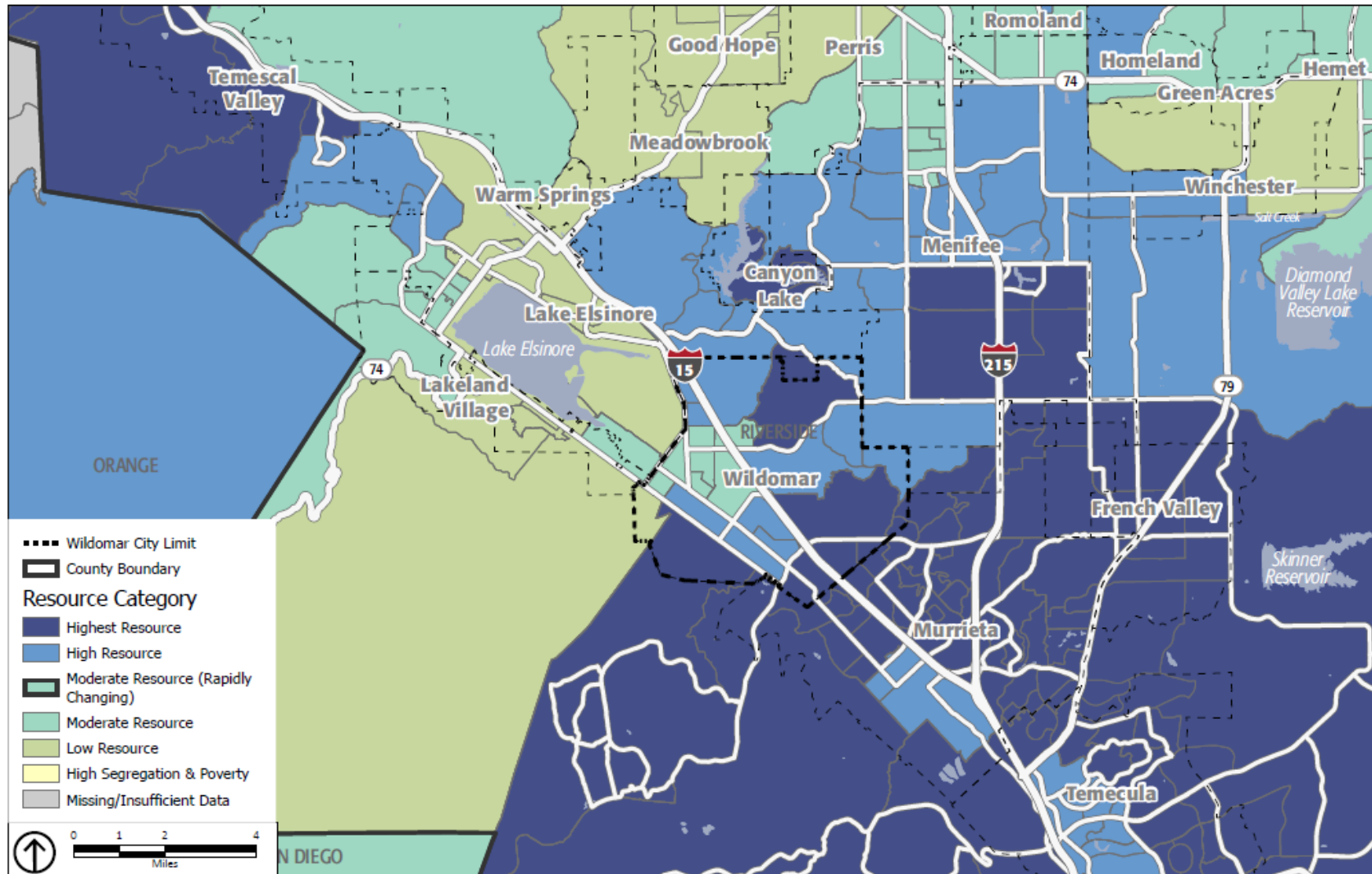
AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of residents due to economic pressures.	Unaffordable rental and sales prices. Concentration of affordable housing for Housing Choice Voucher holders southwest of I-15. Cost of repairs or rehabilitation, especially for older housing units.	Provide training to landlords on fair housing requirements and benefits of marketing housing units for vouchers (Program H-20.1). Incentivize development of affordable housing units (Programs H-4.2, H-8.1). Develop a program to connect lower-income residents with affordable housing opportunities. (Programs H-5.1, H-20.1) Pursue funding to assist homeowners with securing rehabilitation funding (Program H-17.1).
Displacement of residents due to availability of a variety of housing types.	Shortage of large housing units, especially for renters. Shortage of affordable housing without age restrictions. Dominance of lower-density land use designations.	Support the development of larger housing units (Program H-20.1). Allow ADU's in all residential zones (Program H-10.1) Increase the supply of housing for lower-income households and special needs groups (Programs H-12.1 through H-13.4)

The City has identified the shortage of larger housing units and mobility opportunities to access services, in addition to access to affordable housing in general, as the primary contributing factors to fair housing in Wildomar. The City has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. **Program H-20.1** has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that address significant disparities in housing needs and access to opportunities for all groups protect by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

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FIGURE HNA-3: OPPORTUNITY AREAS

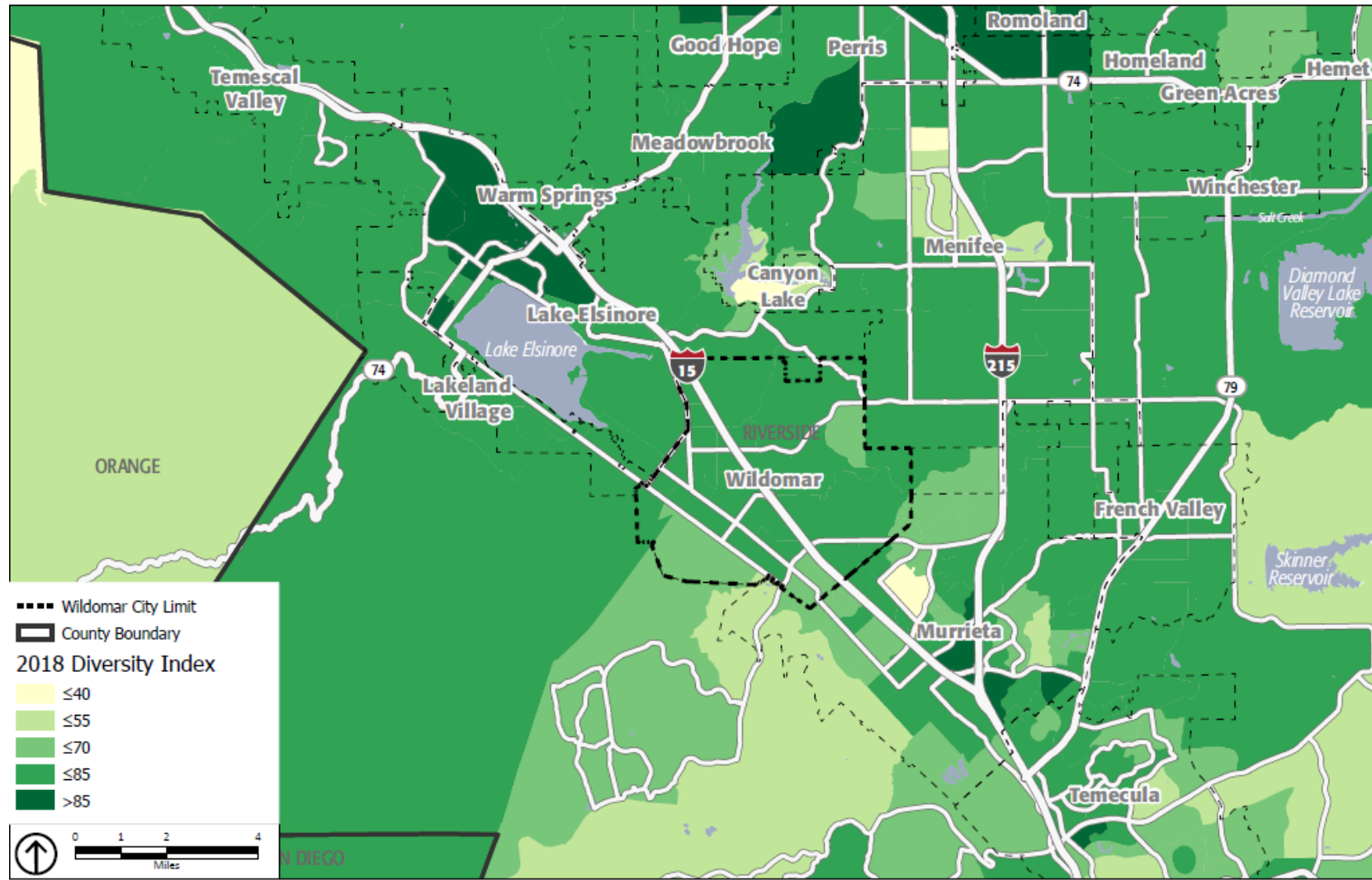


Source: TCAC/HCD, 2020.

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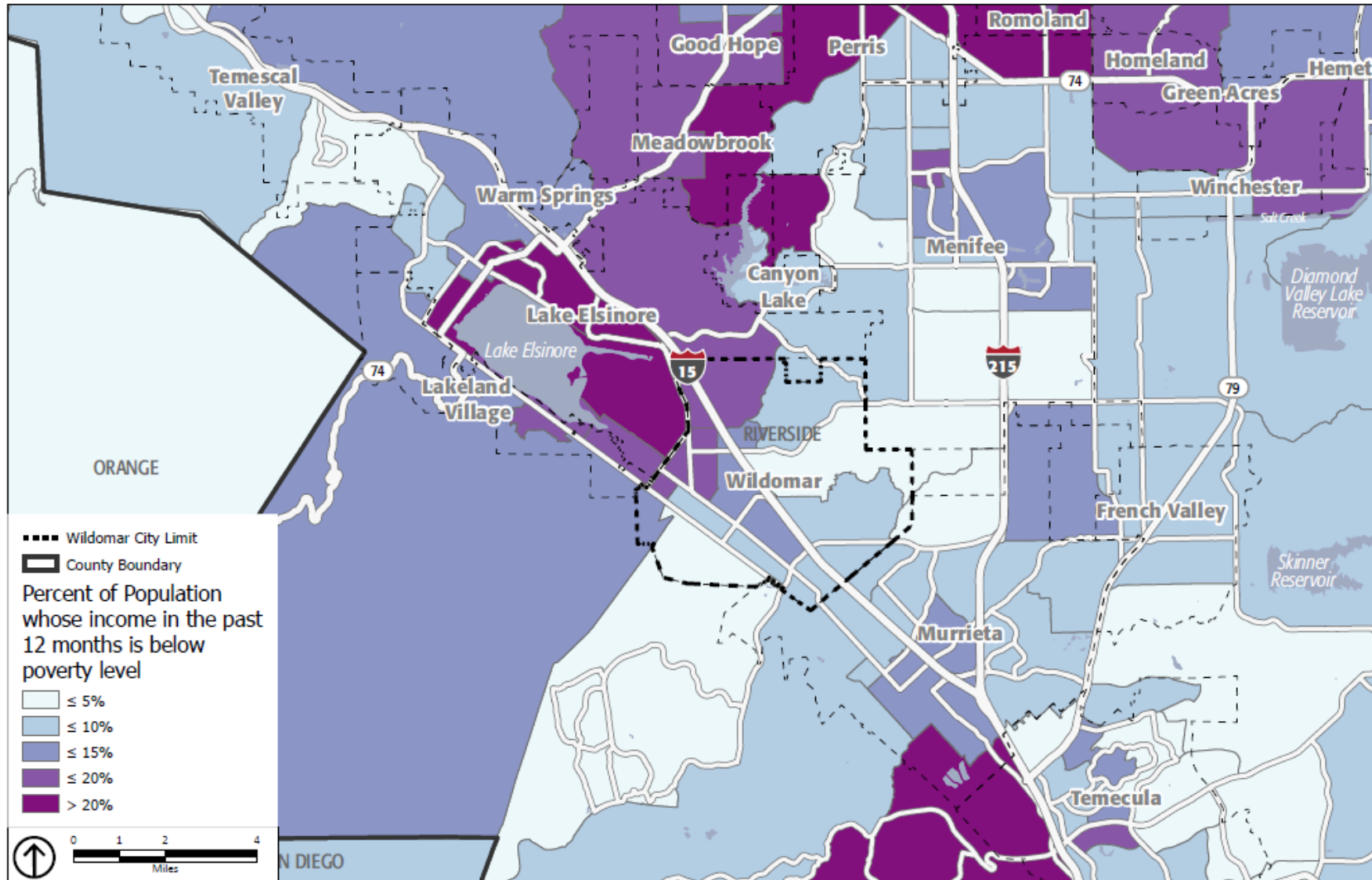
FIGURE HNA-4: DIVERSITY INDEX



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FIGURE HNA-5: POVERTY STATUS

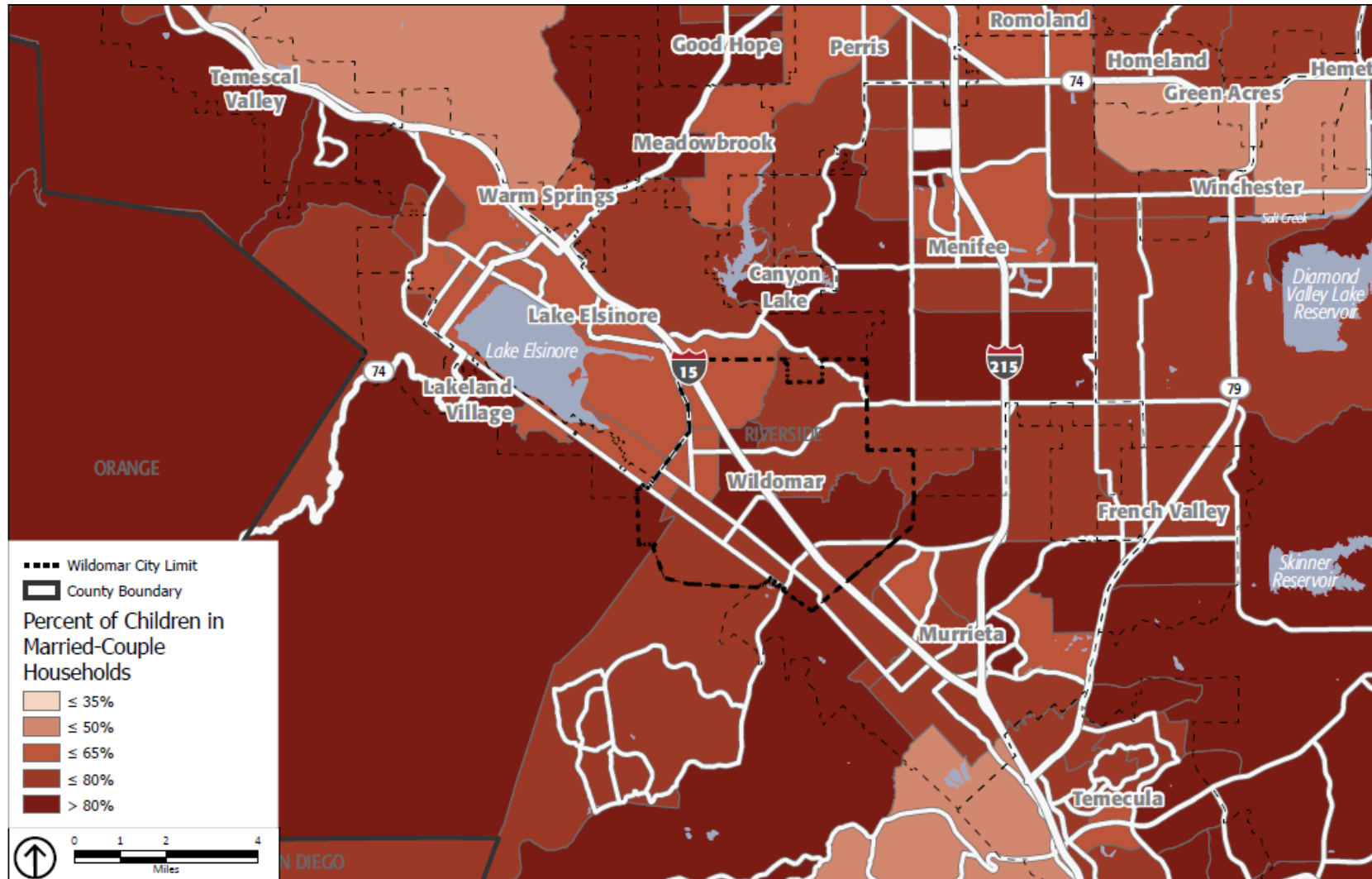


Source: ACS 5-year estimate (2015-2019), by tract.

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FIGURE HNA-6: FAMILIAL STATUS

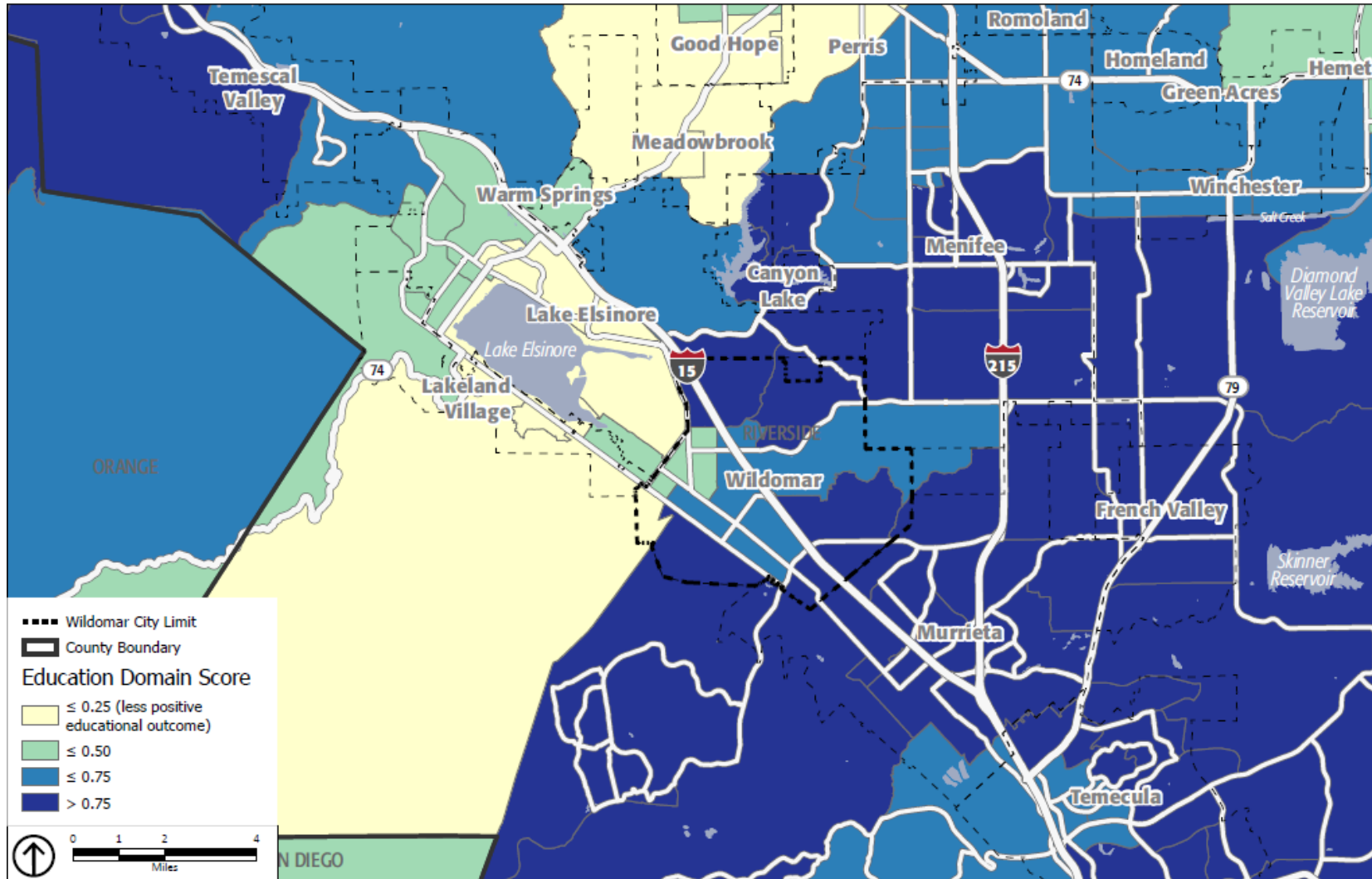


Source: ACS 5-year estimate (2015-2019), by tract.

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FIGURE HNA-7: EDUCATIONAL SCORE

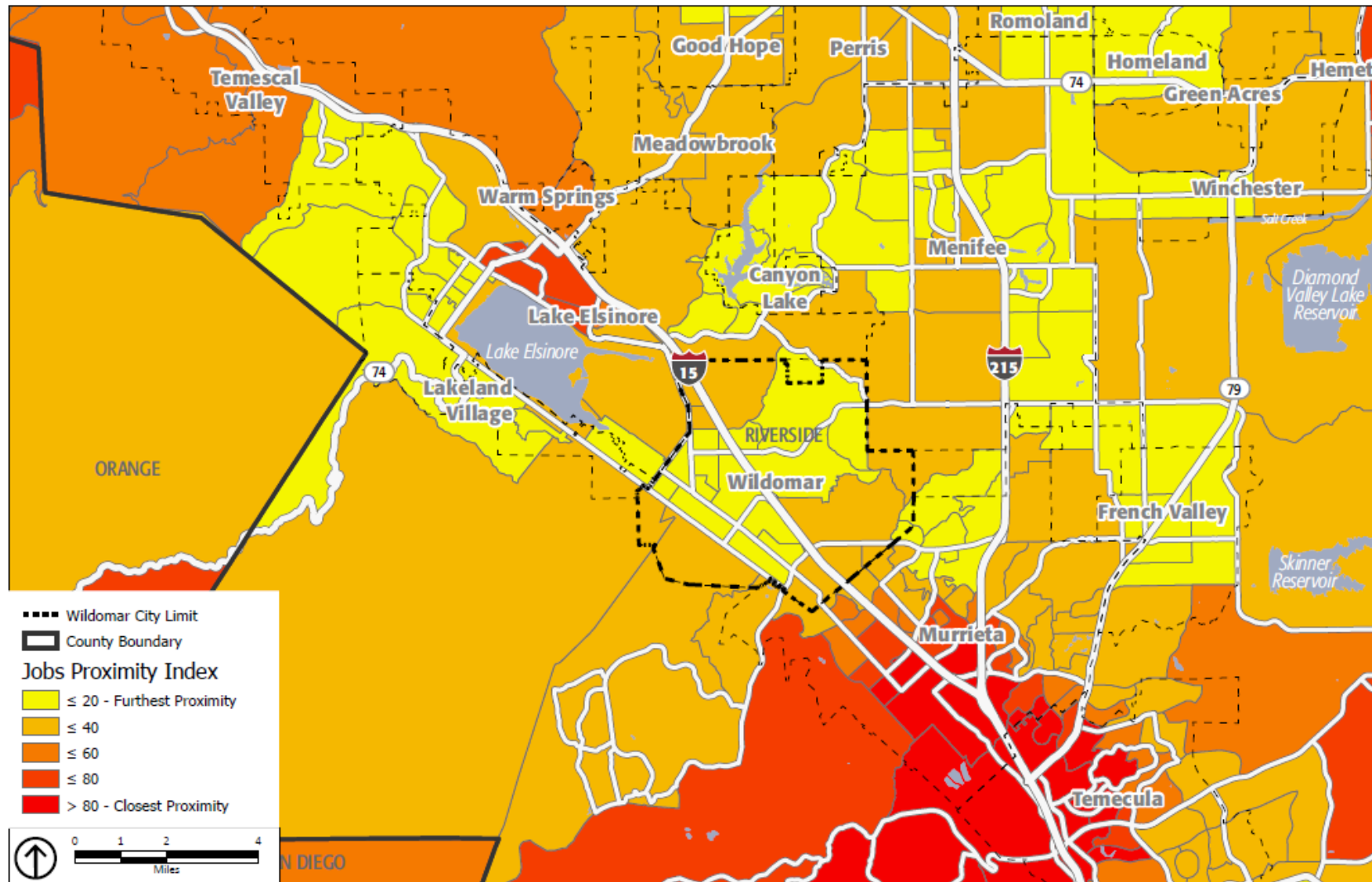


Source: TCAC/HCD, 2020.

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FIGURE HNA-8: PROXIMITY TO JOBS

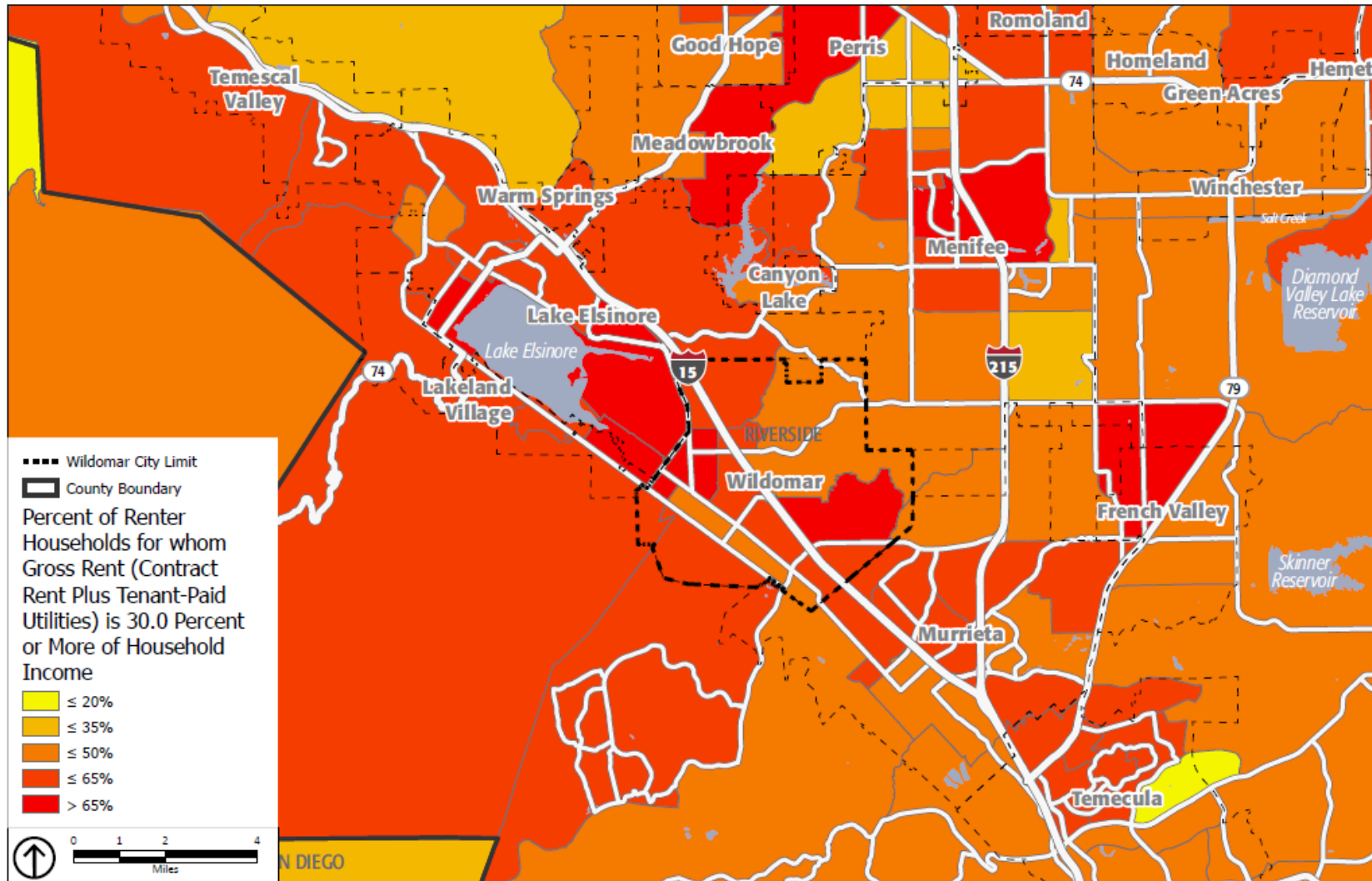


Source: HUD, 2014-2017.

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FIGURE HNA-9: RENTERS OVERPAYING FOR HOUSING

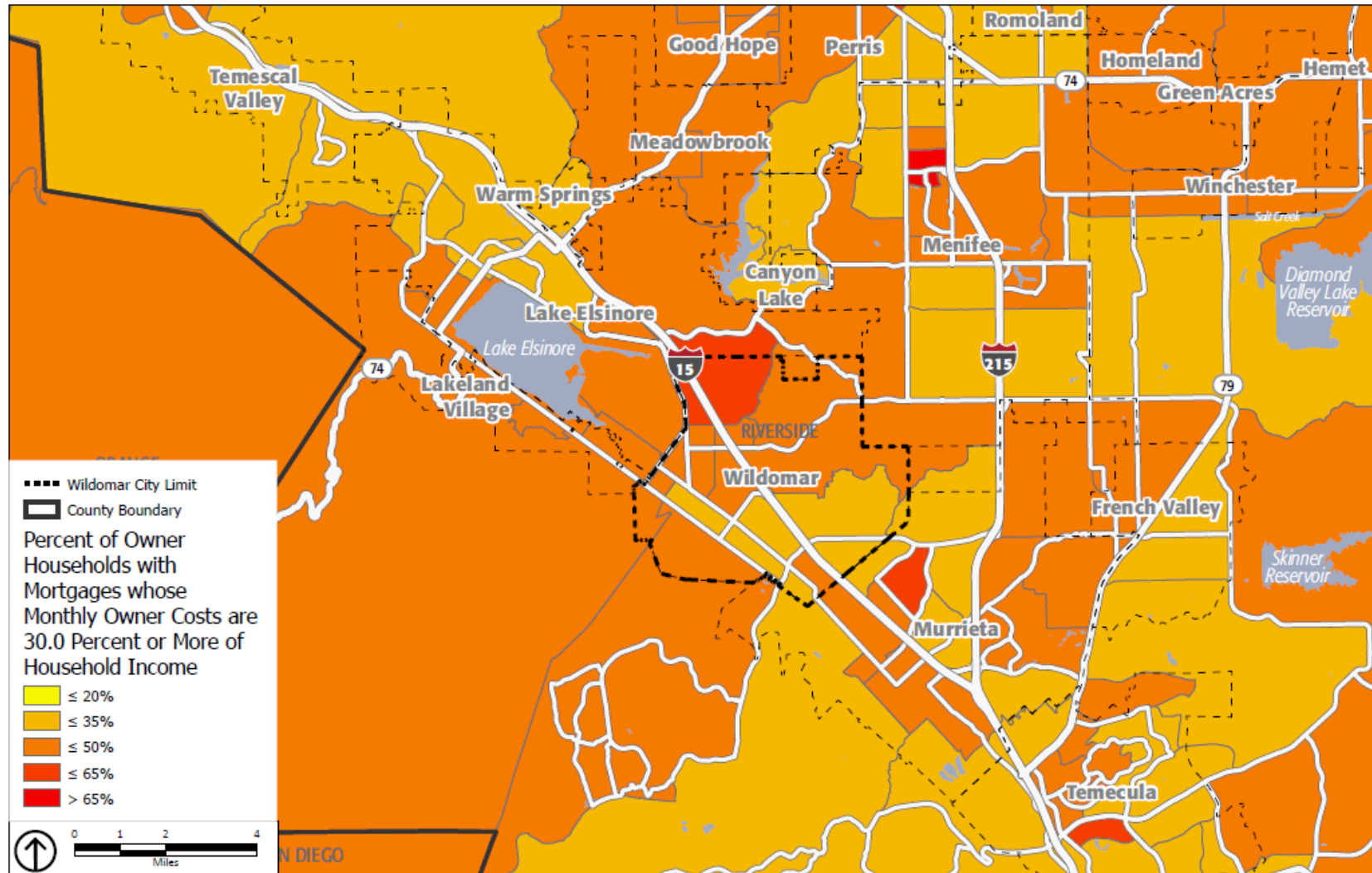


Source: ACS 5-year estimate (2015-2019), by block group.

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FIGURE HNA-10: HOMEOWNERS OVERPAYING FOR HOUSING



Source: ACS 5-year estimate (2015-2019), by block group.

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HOUSING OPPORTUNITIES AND RESOURCES

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

REGIONAL HOUSING NEED

The City of Wildomar falls under the jurisdiction of SCAG. SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

In March 2021, the SCAG Regional Council adopted the final 6th Cycle RHNA, which assigned 2,715 units across all income categories for the City of Wildomar, as shown in **Table HNA-20**. This allocation includes 399 extremely low-income units, 399 very low-income units, 450 low-income units, 434 moderate-income units, and 1,033 above moderate-income units.

TABLE HNA-20: REGIONAL HOUSING NEED, 2021–2029

Income Category	2021-2029 RHNA
Extremely Low*	399
Very Low	399
Low	450
Moderate	434
Above Moderate	1,033
Total	2,715

Source: SCAG, 2021

**Note: It is assumed that the extremely low-income unit need is 50 percent of the very low-income allocation.*

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AVAILABILITY OF LAND

To demonstrate the capacity to meet its 2021-2029 RHNA, the City compiled an inventory of adequate sites. The sites listed in **Table HNA-23** are currently available and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2021-2029 planning period.

The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity for residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 80 percent of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100-percent density. For mixed-use sites, the City requires both residential and commercial uses to be developed on each site and requires that a minimum of 30 percent of the site capacity be used for residential uses. The City took a conservative approach and assumed a mix of 30-percent and 50-percent residential for a realistic capacity for mixed-use sites.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites included in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential.

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ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

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

Land use designations of Highest-Density Residential (HHDR) and Mixed-Use Planning Area (MUPA) both allow at least 30 units per acre. HHDR allows for 20–40 units per acre and MUPA allows for at least 30 units per acre.

ACCESSORY DWELLING UNIT POTENTIAL

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

The City issued permits for one ADU per year from 2015 to 2017 and two in 2019. This analysis assumes that the number of ADU applications and permits will increase slightly during the 2021-2029 projection period, averaging 1.4 ADU's per year, for a total of 11 ADU's during the planning period. To promote ADU's, the City has included **Program H-9.1** to comply with state law and make construction of ADU's feasible for more property owners.

To determine assumptions on ADU affordability in the SCAG region, SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Riverside County jurisdictions that allocate 57.6 percent of ADU's to lower-income households, 34.8 percent to moderate-income households, and 7.7 percent to above moderate-income households. Affordability of ADU's projected to be built within the city during the planning period were based on the SCAG analysis. Of the 11 ADU's projected to be built, it is estimated that 6 will be for lower-income households, 4 for moderate-income households, and one for above moderate-income households.

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PROPOSED PROJECT

In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project (Tres Lagos) on a 10.09 acres site located at the SEC of Catt Road and Arnett Road. A formal SB 35 application was submitted in May 2021. The proposed project includes 180 housing units affordable to extremely low-, very low-, and low-income households, 42 units affordable to moderate-income households, and three manager units (**Table HNA-21**).

It should also be noted, sites TL-1 through TL – 5 were originally purchased by Riverside County in 2007 using redevelopment funds. These sites have a covenant agreement that contains affordability restrictions for any project on these sites. Units must be affordable to very low-, low-, a moderate household for a 55-year timeframe.

TABLE HNA-21: PROPOSED PROJECT

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Proposed Units
TL-1	380100008	R-3	VHDR	1.82	20	225 units: 180 low-income units 42 moderate-income units 3 above moderate-income units
TL-2	380100009	R-3	VHDR	1.89	20	
TL-3	380100010	R-3	VHDR	1.9	20	
TL-4	380100011	R-3	VHDR	1.87	20	
TL-5	380100012	R-3	VHDR	2.85	20	

Source: City of Wildomar, 2021

SITE INVENTORY

Table HNA-22 compares the City of Wildomar’s RHNA to the site inventory capacity. **Table HNA-23** and **Table HNA-24** provide the characteristics of the available sites for the development of single-family homes and multifamily units. **Figure HNA-11** provides a Land Inventory Map showing all the available sites within the city. **Figures HNA-12** through **HNA-15** provide a close-up of each of the four quadrants of the city, again showing the available sites. The city has many sites available for the development of housing affordable to all income levels (**Table HNA-23** and **Table HNA-24**). Although some of the sites listed do not include parcel-specific information, the sites with parcel-specific data provide enough capacity to meet the above-moderate RHNA.

Note: The City’s first adopted Housing Element was 2013-2021; therefore, no sites have been included in the inventory for two cycles.

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TABLE HNA-22: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2021-2029 RHNA	Vacant Site Capacity	MUPA Capacity	Pending Project	Projected ADU's	Unit Surplus
Extremely Low	399	621	588	180	6	147
Very Low	399					
Low	450					
Moderate	434	533		42	4	103
Above Moderate	1,033	2,062		3	1	1,030
Total	2,715	3,216	588	225	11	1,280

Source: City of Wildomar, SCAG, 2021

Large Sites

To facilitate the development of affordable housing on parcels 50 to 150 units in size, the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision 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 City can provide adequate sites to accommodate its share of the region's housing needs (**Program H-1.2**).

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TABLE HNA-23: LAND INVENTORY – MIXED-USE SITES

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	30% Unit Potential	50% Unit Potential	Site Status	Accommodating RHNA
1	376190001	R-R	MUPA	Intersection of Baxter Road and Wildomar Trail	2.99	30	26		Assumes 30% MUPA	Lower
2	380160005	C-1/C-P	MUPA	Intersection of Grand Avenue and Clinton Keith Road	1.74	30		26	Assumes 50% MUPA	Lower
3	380160009	C-1/C-P	MUPA	Adjacent to 23072 Rancho Mirlo Road	3.48	30		52	Assumes 50% MUPA	Lower
4	376410021	C-P-S	MUPA	23980 Catt Road	1.6	30	14		Assumes 30% MUPA	Lower
5	380160006	C-1/C-P	MUPA	Intersection of Grand Avenue and Clinton Keith Road	1.54	30		23	Assumes 50% MUPA	Lower
6	380160004	C-1/C-P	MUPA	Intersection of Grand Avenue and Clinton Keith Road	3.73	30		56	Assumes 50% MUPA	Lower
7	376410017	C-P-S	MUPA	23940 Catt Road	2.4	30	21		Assumes 30% MUPA	Lower
8	380160007	C-1/C-P	MUPA	Intersection of Grand Avenue and Clinton Keith Road	4.46	30		66	Assumes 50% MUPA	Lower
9	367050068	R-R	MUPA	Intersection of Canyon Drive and Mission Trail	6.48	30	58		Assumes 30% MUPA	Lower
10	380160003	C-1/C-P	MUPA	Intersection of Grand Avenue and Clinton Keith Road	4.83	30		73	Assumes 50% MUPA	Lower
11	376410016	C-P-S	MUPA	29400 Catt Road	2.51	30	22		Assumes 30% MUPA	Lower

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	30% Unit Potential	50% Unit Potential	Site Status	Accommodating RHNA
12	362250029	R-R	MUPA	Adjacent to 35760 Iodine Springs Road	2.63	30	23		Assumes 30% MUPA	Lower
13	380160008	C-1/C-P	MUPA	Adjacent to 23072 Rancho Mirlo Road	3.65	30		54	Assumes 50% MUPA	Lower
14	367050064	R-R	MUPA	Intersection of Walnut Street and Mission Trail	5.84	30	52		Assumes 30% MUPA	Lower
15	376410015	C-P-S	MUPA	24850 Catt Road	2.46	30	22		Assumes 30% MUPA	Lower
Total					50.34	---	238	350		

Source: City of Wildomar 2021

¹ A mix of 30% and 50% capacity is assumed for mixed-use sites.

² All sites included in the land inventory have water and sewer available unless a site constraint is listed.

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TABLE HNA-24: LAND INVENTORY – RESIDENTIAL SITES

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
Highest-Density Residential (HHDR; 20–40 du/acre) *assumes 30 du/acre									
16	380220002	R-4	HHDR	Gateway Drive	5.06	20-40	121	Vacant	Lower
17	370400009	R-4	HHDR	Adjacent to 32700 Corydon St	4.99	20-40	119	Vacant	Lower
18	380270013	R-4	HHDR	Gateway Drive	5.91	20-40	141	Vacant	Lower
19	380250019	R-3	HHDR	Intersection of Yamas Drive and Prielipp Road	10	20-40	240	Vacant	Lower
Total					25.96		621		
Very High-Density Residential (VHDR; 14–20 du/acre) *assumes 20 du/acre									
20	365113013	R-R	VHDR	Intersection of Tokay Boulevard and Wildomar Road	0.12	20	2	Vacant	Moderate
21	365093001	R-R	VHDR	32505 Crescent Avenue	0.1	20	2	Vacant	Moderate
22	365113014	R-R	VHDR	Intersection of Tokay Boulevard and Wildomar Road	0.14	20	2	Vacant	Moderate
23	365062011	R-R	VHDR	Intersection of Elberta Road and Mission Trail	0.83	20	13	Vacant	Moderate
24	365053009	R-R	VHDR	32394 Valley View Avenue	0.2	20	3	Vacant	Moderate
Total					1.39		22		
Very High Density Residential (VHDR; 14–20 du/acre) *assumes 20 du/acre									
25	380100008	R-3	VHDR	23345 Catt Road	1.82	20	Proposed Affordable Project. Refer to Table HNA-21 for unit count and income breakdown		
26	380100009	R-3	VHDR	23365 Catt Road	1.89	20			
27	380100010	R-3	VHDR	23385 Catt Road	1.9	20			
28	380100011	R-3	VHDR	Adjacent to 23385 Catt Road	1.87	20			
29	380100012	R-3	VHDR	36101 Fox Ridge Lane	2.85	20			
Total					10.33		225		

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
Medium High-Density Residential (MHDR; 5-8 du/acre)									
30	380170012	R-R	MHDR	Adjacent to 32600 Watkins Circle	1.19	8	8	Vacant	Moderate
31	380290017	R-R	MHDR	Adjacent to 24964 Prielipp Road	2.59	8	17	Vacant	Moderate
32	380160002	R-R	MHDR	Intersection of Grand Avenue and Clinton Keith Road	1.94	8	12	Vacant	Moderate
33	380270015	R-R	MHDR	23475 Jefferson Avenue	1.32	8	8	Vacant	Moderate
34	365161005	R-R	MHDR	32960 Mesa Drive	0.14	8	1	Vacant	Moderate
35	380170005	R-R	MHDR	Adjacent to 22871 Palomar Street	5.14	8	33	Vacant	Moderate
36	376060028	R-R	MHDR	Adjacent to 21405 Como Street	3.75	8	24	Vacant	Moderate
37	380170008	R-R	MHDR	Adjacent to 32650 Watkins Circle	2.2	8	14	Vacant	Moderate
38	380270017	R-R	MHDR	Gateway Drive	1.2	8	8	Vacant	Moderate
39	380220003	R-R	MHDR	Adjacent to 42002 Kodiak Court	25.9	8	166	Vacant	Moderate
40	380290026	R-R	MHDR	24985 Cheyenne Circle	2.75	8	18	Vacant	Moderate
41	380170004	R-R	MHDR	Intersection of Robin Scott Road and Palomar Street	1.05	8	7	Vacant	Moderate
42	366330009	R-T	MHDR	Adjacent to 21482 Waite Street	8.01	8	51	Vacant	Moderate
43	380170003	R-R	MHDR	Intersection of Robin Scott Road and Palomar Street	1.25	8	8	Vacant	Moderate
44	380290016	R-R	MHDR	Adjacent to 24964 Prielipp Road	1.98	8	13	Vacant	Moderate
45	367110007	R-3	MHDR	22621 Bundy Canyon Road	7.16	8	46	Vacant	Moderate
46	367110007	R-1	MHDR	22621 Bundy Canyon Road	1.93	8	12	Vacant	Moderate
47	367110008	R-3	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	6.27	8	40	Vacant	Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
48	367110008	R-1	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	1.16	8	7	Vacant	Moderate
49	367110008	R-5	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	1.2	8	8	Vacant	Moderate
50	366024010	R-R	MHDR	33130 Wildomar Road	1.5	8	10	Vacant	Moderate
Total					79.63		511		
Medium-Density Residential (MDR; 2-5 du/acre)									
51	376410002	R-R	MDR	Intersection of Glazebrook Road and Depasquale Road	9.76	5	39	Vacant	Above Moderate
52	380110006	R-1	MDR	36211 Stable Lane Way	5.6	5	22	Vacant	Above Moderate
53	376471009	R-1	MDR	Intersection of Depasquale Road and Wildomar Trail	2.71	5	11	Vacant	Above Moderate
54	366120041	R-R	MDR	Intersection of Grape Street and Lemon Street	1.22	5	5	Vacant	Above Moderate
55	380110005	R-1	MDR	36210 Stable Lane Way	4.63	5	19	Vacant	Above Moderate
56	380032037	R-1	MDR	Adjacent to 21916 Amethyst Street	1.38	5	6	Vacant	Above Moderate
57	380080009	R-1	MDR	22425 Palomar Street	5.43	5	22	Vacant	Above Moderate
58	380210006	M-SC	MDR	Starbuck Circle	4.79	5	19	Vacant	Above Moderate
59	376350007	R-R	MDR	Adjacent to 23660 Peggy Lane	2.51	5	10	Vacant	Above Moderate
60	362130002	R-T	MDR	Pumpkin Patch Road	53.16	5	213	Vacant	Above Moderate
61	380080008	R-1	MDR	22425 Palomar Street	5.27	5	21	Vacant	Above Moderate
62	362090015	R-1	MDR	Intersection of Harvest Way and Bundy Canyon Road	15.6	5	62	Vacant	Above Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
63	366050003	R-R	MDR	Adjacent to 21403 Vine Street	3.79	5	15	Vacant	Above Moderate
64	380050011	R-1	MDR	Adjacent to 21940 Palomar Street	3.23	5	13	Vacant	Above Moderate
65	380050012	R-R	MDR	Adjacent to 21940 Palomar Street	2.77	5	11	Vacant	Above Moderate
66	380200001	R-R	MDR	Adjacent to 23124 Wing Elm Circle	7.5	5	30	Vacant	Above Moderate
67	380210015	R-1	MDR	23351 Palomar Street	4.85	5	19	Vacant	Above Moderate
68	362090009	R-1	MDR	Intersection of The Farm Road and Bundy Canyon Road	1.14	5	5	Vacant	Above Moderate
69	362070013	R-1	MDR	Adjacent to 33240 Homestead Lane	8.98	5	36	Vacant	Above Moderate
70	376410003	R-R	MDR	Intersection of Glazebrook Road and Susan Drive	10.05	5	40	Vacant	Above Moderate
71	380060008	R-5	MDR	22060 Grand Avenue	3.45	5	14	Vacant	Above Moderate
72	380060008	R-1	MDR	22060 Grand Avenue	14.34	5	57	Vacant	Above Moderate
73	368030043	C-1/C-P	MDR	Adjacent to 34915 Mission Trail	1.35	5	5	Vacant	Above Moderate
74	362671036	R-1	MDR	Intersection of Country Park Drive and Butchart Street	1.16	5	5	Vacant	Above Moderate
75	366320028	R-R	MDR	Bundy Canyon Road	1.37	5	5	Vacant	Above Moderate
76	366280032	R-R	MDR	22183 Waite Street	0.56	5	2	Vacant	Above Moderate
77	376350005	R-R	MDR	Adjacent to 35321 Susan Drive	1.9	5	8	Underutilized	Above Moderate
78	382320019	R-1	MDR	Adjacent to 21745 Grand Avenue	4.7	5	19	Underutilized	Above Moderate
79	368030033	R-R	MDR	Adjacent to 20550 Palomar Street	1.03	5	4	Vacant	Above Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
80	376350019	R-R	MDR	Adjacent to Ronald Reagan Elementary	2.79	5	11	Vacant	Above Moderate
81	380210004	R-1	MDR	23235 Palomar Street	5.25	5	21	Vacant	Above Moderate
82	362581030	R-1	MDR	24755 La Estrella Street	1.3	5	5	Vacant	Above Moderate
83	362240033	R-R	MDR	Adjacent to 35541 Salida de Sol	3.64	5	15	Vacant	Above Moderate
84	380191022	R-1	MDR	32280 White Spruce Court	3.48	5	14	Vacant	Above Moderate
85	366070007	R-R	MDR	Adjacent to 33401 Orchard Street	1.86	5	7	Vacant	Above Moderate
86	366050002	R-R	MDR	Adjacent to 21251 Vine Street	4.65	5	19	Vacant	Above Moderate
87	380370034	R-1	MDR	Mustang Spirit Lane	6.93	5	28	Vacant	Above Moderate
88	376330017	R-R	MDR	Adjacent to Donald Graham Elementary School	3.3	5	13	Vacant	Above Moderate
89	380130009	R-R	MDR	Adjacent to 22590 Palomar Street	1.99	5	8	Vacant	Above Moderate
90	362140040	R-T	MDR	24920 Butterchurn Road	36.62	5	146	Vacant	Above Moderate
91	362080009	R-1	MDR	Intersection of Harvest Way E and Bundy Canyon Road	2.65	5	11	Vacant	Above Moderate
92	367210018	R-R	MDR	Adjacent to 35440 Via Carnaghi Lane	15.34	5	61	Vacant	Above Moderate
93	376330003	R-R	MDR	Adjacent to Donald Graham Elementary School	1.37	5	5	Vacant	Above Moderate
94	362651038	R-T	MDR	Intersection of Edmiston Road and Sunset Avenue	1.88	5	8	Vacant	Above Moderate
95	362690022	R-5	MDR	Intersection of David Lane and Via Sarah	2.31	5	9	Vacant	Above Moderate
96	362681040	R-1	MDR	Intersection of Smith Ranch Road and Clinton Keith Road	7.82	5	31	Vacant	Above Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
97	380140001	R-1	MDR	22459 Palomar Street	3.54	5	14	Vacant	Above Moderate
98	366060029	R-R	MDR	Adjacent to 21345 Apricot Lane	1.24	5	5	Vacant	Above Moderate
99	376170001	R-R	MDR	Adjacent to 31950 Central Street	1.07	5	4	Vacant	Above Moderate
100	362240005	R-R	MDR	Intersection of Trig Road and La Estrella Street	6.58	5	26	Vacant	Above Moderate
101	362330024	R-T	MDR	Plowshare Road	1.21	5	5	Vacant	Above Moderate
102	380160018	R-1	MDR	23491 Washington Avenue	11.28	5	45	Vacant	Above Moderate
103	380160018	W-1	MDR	23491 Washington Avenue	3.61	5	14	Vacant	Above Moderate
104	376043027	R-R	MDR	Adjacent to 32722 Gruwell Street	4.04	5	16	Vacant	Above Moderate
105	376350017	R-R	MDR	35360 Susan Drive	6.89	5	28	Vacant	Above Moderate
106	380350035	R-1	MDR	Horseshoe Court	10.3	5	41	Vacant	Above Moderate
107	382320017	R-R	MDR	West of 21745 Grand Avenue	3.73	5	15	Vacant	Above Moderate
108	362240032	R-1	MDR	35735 Iodine Springs Road	2.57	5	10	Vacant	Above Moderate
109	380060007	R-5	MDR	Northeast of intersection of Leslie Street and Grand Avenue	1.59	5	6	Vacant	Above Moderate
110	380060007	R-1	MDR	Northeast of intersection of Leslie Street and Grand Avenue	16.62	5	66	Vacant	Above Moderate
111	362080007	R-1	MDR	Northeast of intersection of Leslie Street and Grand Avenue	1.12	5	4	Vacant	Above Moderate
112	380200002	R-R	MDR	Adjacent to 23190 Palomar Street	3.62	5	14	Vacant	Above Moderate
113	376350010	R-R	MDR	Adjacent to 23485 Peggy Lane	3.22	5	13	Vacant	Above Moderate
114	366300001	R-R	MDR	Adjacent to 22301 Lemon Street	2.98	5	12	Vacant	Above Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
115	366280022	R-1	MDR	Intersection of Waite Street and Cherry Street	2.34	5	9	Vacant	Above Moderate
116	382320018	R-1	MDR	Southwest of intersection of Cameo Lane and Coral Rock Lane	4.31	5	17	Vacant	Above Moderate
117	370330017	R-R	MDR	32397 Hallie Street	1.03	5	4	Vacant	Above Moderate
118	362720048	R-1	MDR	Portica Court	1.82	5	7	Vacant	Above Moderate
119	362180043	R-5	MDR	West of intersection of Via Sarah and Cornucopia Way	18.83	5	75	Vacant	Above Moderate
120	380210008	R-1	MDR	23249 Palomar Street	9.33	5	37	Vacant	Above Moderate
121	380210008	W-1	MDR	23249 Palomar Street	1.22	5	5	Vacant	Above Moderate
122	367140008	R-R	MDR	Northeast of Cornerstone Christian School	10.19	5	41	Vacant	Above Moderate
123	362190008	R-T	MDR	Hayfield Circle	1.97	5	8	Vacant	Above Moderate
124	366260012	R-R	MDR	Adjacent to 22101 Lemon Street	1.25	5	5	Vacant	Above Moderate
125	376470010	R-1	MDR	Intersection of Depasquale Road and Poplar Crest Road	1.74	5	7	Vacant	Above Moderate
126	362080008	R-1	MDR	Northeast of 33310 Homestead Lane	4.76	5	19	Vacant	Above Moderate
127	362240008	R-R	MDR	Adjacent to 35532 Iodine Springs Road	6.96	5	28	Vacant	Above Moderate
128	380040007	R-R	MDR	Adjacent to 22053 Palomar Street	5.68	5	23	Vacant	Above Moderate
129	362341019	R-T	MDR	Hayrake Circle	1.94	5	8	Vacant	Above Moderate
130	376132001	R-R	MDR	21615 Front Street	1.41	5	6	Vacant	Above Moderate
131	368080032	R-1-11000	MDR	32625 Cert Street	3.03	5	12	Vacant	Above Moderate

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Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status	Accommodating RHNA
132	368080032	R-A-20000	MDR	32625 Cert Street	5.19	5	21	Vacant	Above Moderate
133	368080032	R-1-8000	MDR	32625 Cert Street	9.98	5	40	Vacant	Above Moderate
134	362713001	R-5	MDR	Intersection of Nutmeg Street and Via Sarah	5.36	5	21	Vacant	Above Moderate
135	362620022	R-1	MDR	East of Devonshire Lane	4.49	5	18	Vacant	Above Moderate
136	376350009	R-R	MDR	North of Ronald Reagan Elementary	19.8	5	79	Vacant	Above Moderate
137	380182003	R-1	MDR	23068 Sweetbay Circle	1.96	5	8	Vacant	Above Moderate
138	366060027	R-R	MDR	21340 Apricot Lane	1.33	5	5	Vacant	Above Moderate
139	380210003	R-1	MDR	23231 Palomar Road	4.83	5	19	Vacant	Above Moderate
140	368030057	C-1/C-P	MDR	20580 Palomar Street	3.13	5	13	Vacant	Above Moderate
141	376462035	R-1	MDR	Keane Court	1.73	5	7	Vacant	Above Moderate
142	362240023	R-1	MDR	35725 Iodine Springs Road	2.43	5	10	Vacant	Above Moderate
143	380100005	R-1	MDR	36160 Arnette Road	3.26	5	13	Vacant	Above Moderate
144	368030030	R-R	MDR	32476 Bryant Street	2.62	5	10	Vacant	Above Moderate
Total					516.54		2,062		

Source: City of Wildomar 2021

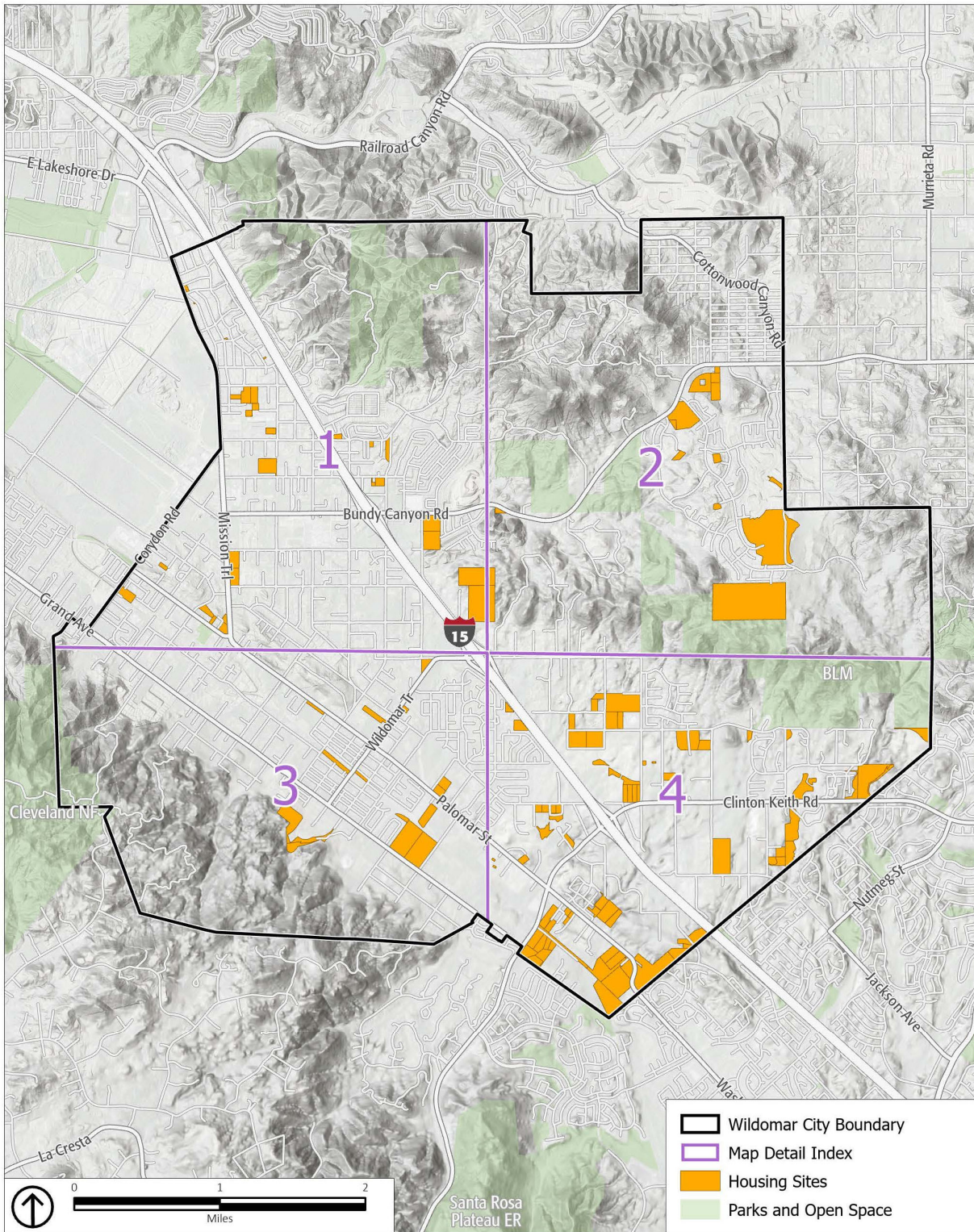
¹ 80% capacity is assumed for residential sites.

² All sites included in the land inventory have water and sewer available unless a site constraint is listed.

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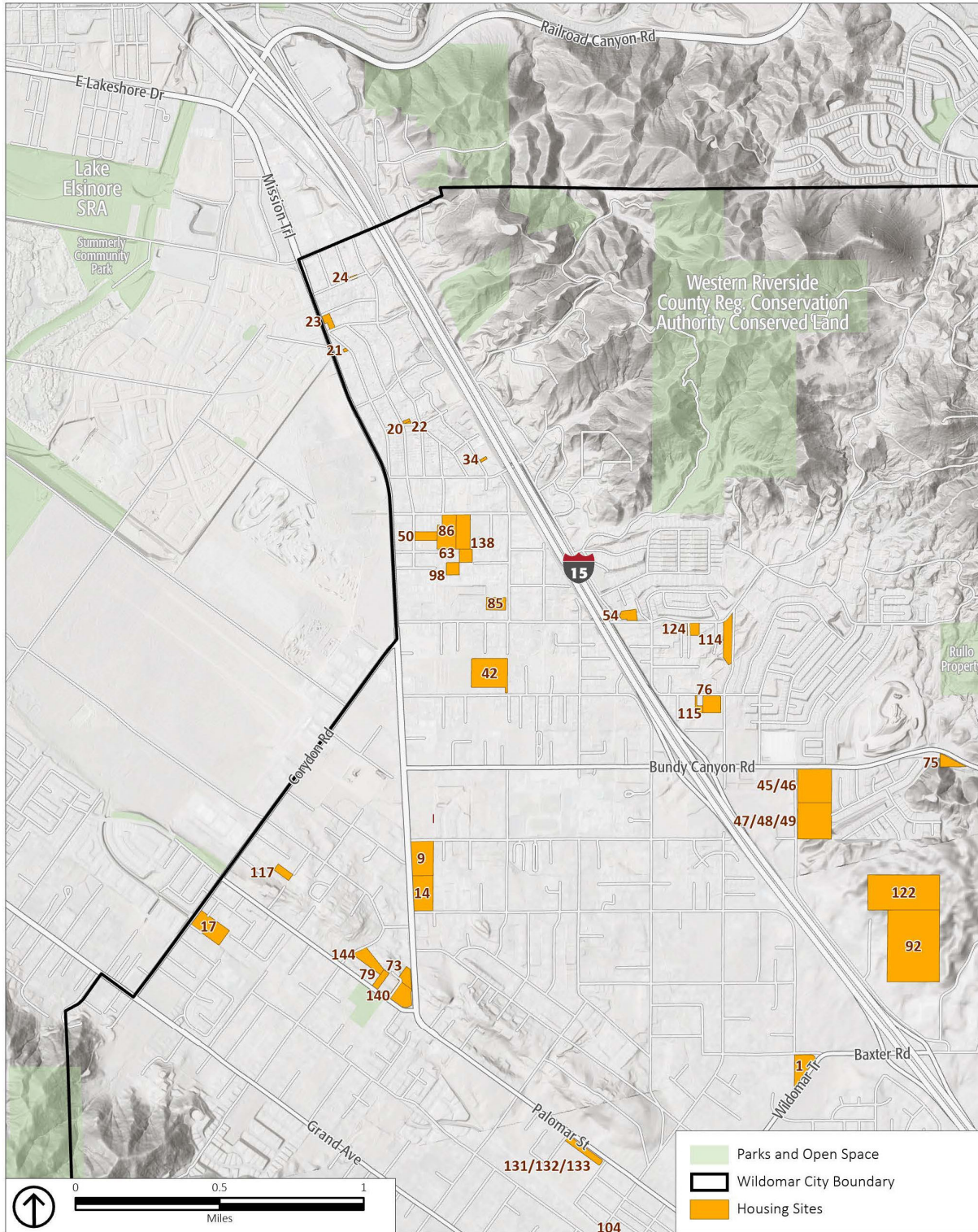
FIGURE HNA-11: LAND INVENTORY MAP



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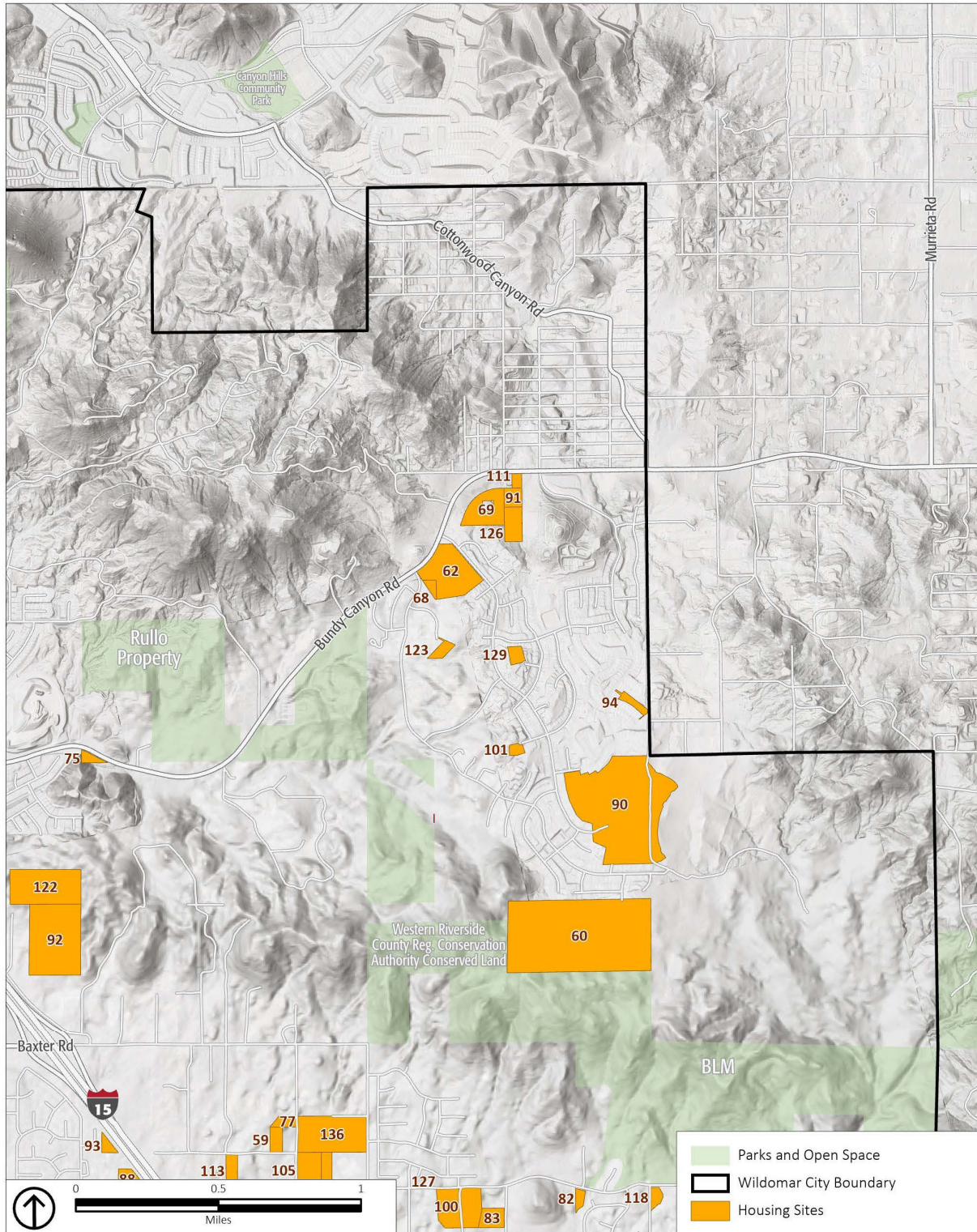
FIGURE HNA-12: LAND INVENTORY, DETAIL 1



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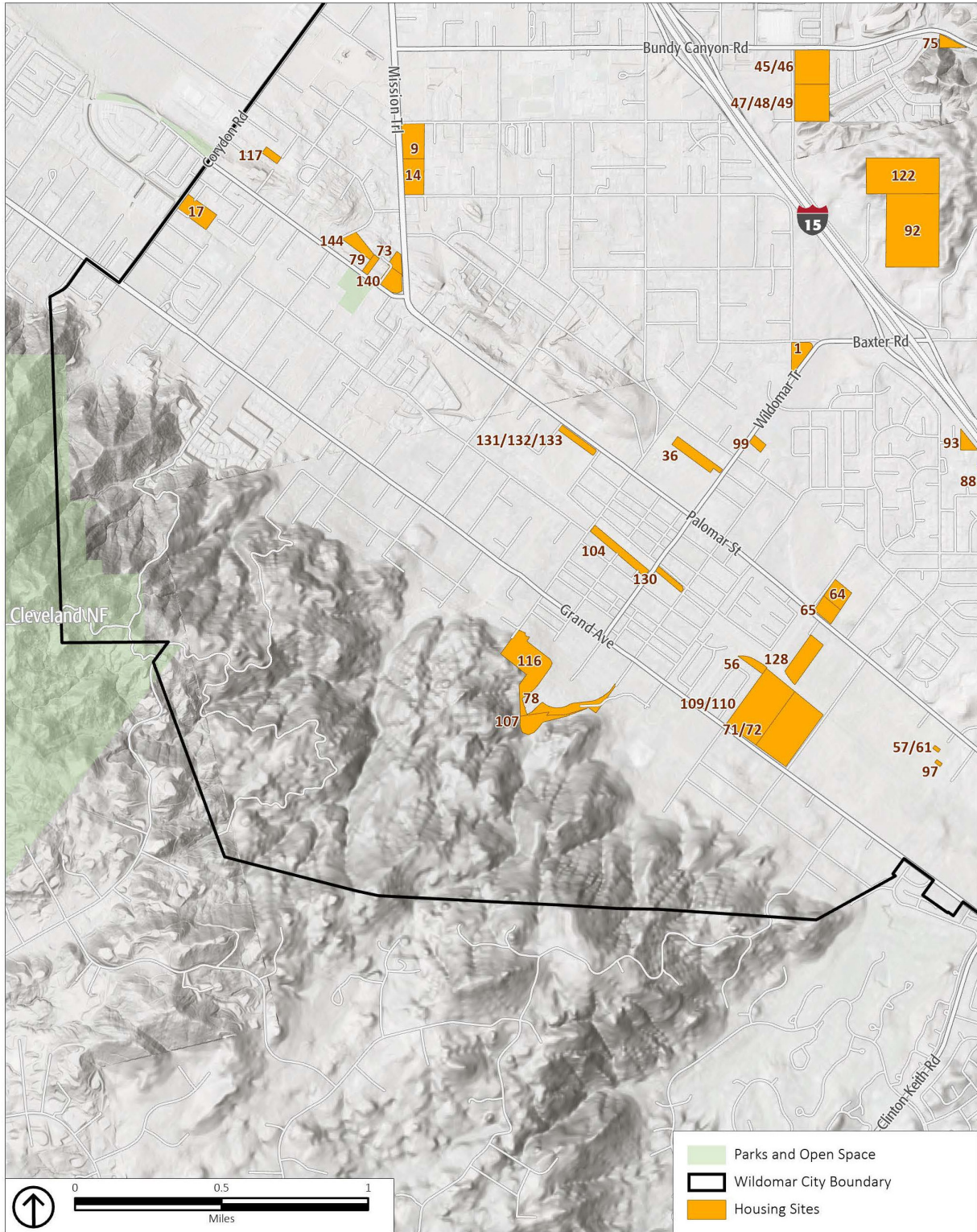
FIGURE HNA-13: LAND INVENTORY, DETAIL 2



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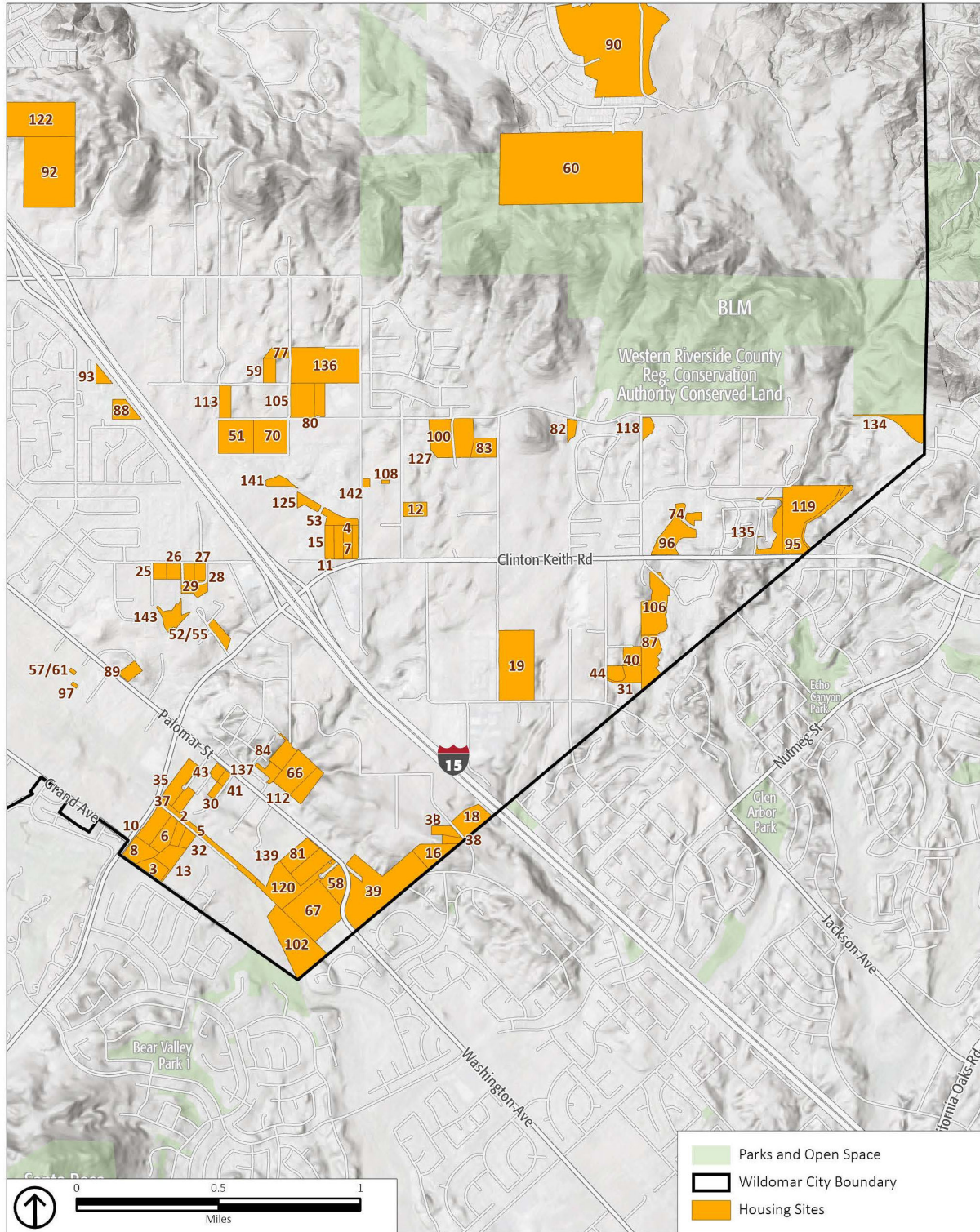
FIGURE HNA-14: LAND INVENTORY, DETAIL 3



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FIGURE HNA-15: LAND INVENTORY, DETAIL 4



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FINANCIAL RESOURCES

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county AMI. The City receives annual grant monies for the County of Riverside as part of their CDBG program.

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

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

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

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 an 8-percent return on the recalculated equity in their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost

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limits are either 120 percent of the fair market rent 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 to 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 to other qualified buyers for an additional three months (a mandatory sale) and filing a Plan of Action that 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 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 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 – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

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LOCAL PROGRAMS

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

- Alternatives for Domestic Violence
- Shelter from the Storm
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services

OPPORTUNITIES FOR ENERGY CONSERVATION

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

- **241(a) Rehabilitation Loans for Multifamily Projects** – HUD-funded program that provides mortgage insurance for improvements, repairs, or additions to multifamily projects. Energy conservation improvements are an eligible activity for mortgage financing.
- **Department of Energy (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. The program is funded by the California Department of Community Services and Development.

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- **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, weatherstripping, 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. Funding for the program is provided by the California Department of Community Services and Development.
- **Neighborhood Housing Services (NHS)** – NHS is a three-way partnership funded among neighborhood residents, local government, and local businesses. Neighborhood Reinvestment Group funds the program and provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.
- **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. The program is funded by the Rural Housing Service.
- **Weatherization Program** – Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weatherstripping, water heater wrap, insulation of various home components, and financial assistance. The program is funded by Southern California Gas, Weatherization and Energy-Efficient Rehabilitation Program, DOE, and LIHEAP.

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CONSTRAINTS

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

GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government 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 Land Use Designations

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

Table HNA-25 shows the residential General Plan land use designations for the City of Wildomar. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily development.

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TABLE HNA-25: GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses One single-family residence allowed
RR	Rural Residential	5 ac min.	Single-family residences Allows limited animal-keeping, agricultural uses, and recreational uses
RM	Rural Mountainous	10 ac min.	Single-family residential uses Allows limited animal-keeping, agriculture, and recreational uses
RD	Rural Desert	10 ac min.	Single-family residential Allows limited animal-keeping, agriculture, recreational and renewable energy uses
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences Limited agriculture and animal-keeping
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences Limited agriculture and animal-keeping
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences Limited agriculture and animal-keeping
MDR	Medium Density Residential	2-5 du/ac	Single-family detached and attached residences Limited agriculture and animal-keeping is permitted
MHDR	Medium High Density Residential	5-8 du/ac	Single-family attached and detached residences
HDR	High Density Residential	8-14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes
VHDR	Very High Density Residential	14-20 du/ac	Single-family attached residences and multifamily dwellings
HHDR	Highest Density Residential	20+ du/acre	Multifamily dwellings, includes apartments and condominiums; multistoried (3+) structures are allowed.
MUPA	Mixed Use Planning Area	30 du/ac	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.

Source: City of Wildomar 2017

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Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under Wildomar’s Municipal Code, development must comply with specific, enforceable standards, such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HNA-26**).

TABLE HNA-26: RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
R-1	One-Family Dwelling	One-family dwellings, accessory dwelling units, planned residential developments, mobile home parks
R-1A	One-Family Dwelling Mountain Resort	One-family dwellings, accessory dwelling units, mobile home parks, planned residential developments
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, accessory dwelling units, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-2A	Limited Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, two-family dwellings, accessory dwelling units, mobile home parks, apartment houses, planned residential developments
R-3	General Residential	One-family dwellings, multiple-family dwellings, accessory dwelling units, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-3A	Village Tourist Residential	One-family dwellings, accessory dwelling units, apartments, hotels, RV parks, bungalow courts, planned residential developments, mobile home parks
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, accessory dwelling units, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, two-family dwellings, multiple-family dwellings, accessory dwelling units, planned residential developments, apartments
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, farm labor camps
R-A	Residential Agriculture	One-family dwellings, planned residential developments, accessory dwelling units, agricultural mobile homes, mobile home parks
R-D	Regulated Development Areas	One-family dwellings, apartment houses and hotels, mobile home parks, two-family dwellings, multiple-family dwellings, bungalow courts, boarding and rooming houses, congregate care facilities, RV parks, agricultural mobile homes

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Zone		General Uses
R-R R-R-O	Rural Residential	One-family dwellings, accessory dwelling units, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential developments
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, accessory dwelling units, mobile homes, mobile home parks, mobile home subdivisions, community recreation facilities
R-T-R	Mobile Home Subdivision Rural	One-family dwellings, accessory dwelling units, mobile homes, agricultural uses
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses

Source: City of Wildomar Municipal Code 2020

Note: Density established by the Wildomar General Plan Land Use Map

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

TABLE HNA-27: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District*
Low Density Residential (LDR)	R-1, R-1A, R-3A, R-4, R-5, R-6, R-A, R-D, R-R, R-T, R-T-R, SP, W-1
Medium Density Residential (MDR)	R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-A, R-D, R-R, R-T, S-P, W-1
Medium High Density Residential (MHDR)	R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-D, R-T, S-P, W-1
High Density Residential (HDR)	R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-D, R-T, SP, W-1
Very High Density Residential (VHDR)	R-2, R-2A, R-3, R-3A, R-5, R-6, R-D, R-T, SP, W-1
Highest Density Residential (HHDR)	R-3, R-5, R-6, R-D, SP, W-1

Source: City of Wildomar 2020

*Includes zone districts that are Highlight Consistent or Conditionally Consistent with each land use designation.

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DEVELOPMENT STANDARDS

The City of Wildomar regulates the type, location, density, and scale of residential development primarily through its Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Wildomar Municipal Code sets forth the specific residential development standards summarized in **Table HNA-28**. The City’s development standards are also available on the City’s website.

TABLE HNA-28: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A*	R-R*	R-1*	R-2*	R-3*	R-4*	R-6*	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	5,000	7,200/3,600
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft		60 ft	40 ft		60 ft/40 ft
Frontage					60 ft				30 ft	45 ft/30 ft
Minimum Lot Depth	150 ft	150 ft	150 ft		100 ft		100 ft	80 ft		100 ft/0 ft
Setbacks										
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10 ft	20 ft	10 ft	20 ft
Side – Interior	5 ft	10 ft		5 ft/ 10 ft	10%	10%	5 ft	5 ft		5 ft
Side – Street	5 ft	10 ft		10 ft	10 ft	10 ft	10 ft	10 ft		5 ft
Rear	10 ft	10 ft		20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft
Lot Coverage	–	–	–	–	50%	60%	50%	–	–	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/ 3 stories	40 ft/ 3 stories	50 ft	40 ft	35 ft	40 ft/ 3 stories

Source: Wildomar Municipal Code 2020

Note: Please see the Wildomar Municipal Code for specific footnotes regarding this table. Also, a blank in the table means there is no specified standard.

* Please see Tables HNA-33 and HNA-34 for City of Wildomar’s Single-Family Residential Design Standards & Guidelines and Multi-Family Residential Objective Design Standards.

* The R-2 zoning district has a separation requirement of 15 feet between two-story buildings and 10 feet between one-story buildings on the same lot.

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Typical Densities for Development

The City of Wildomar is a small city in Riverside County with physical constraints to outward expansion, such as steep topography to the west and the boundaries of neighboring cities to the north, east, and south. Single-family residential lots generally vary in size from approximately 7,200 to 20,000 square feet in the low-density to medium- and high-density residential zones. Multifamily densities are typically between 8 to 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Municipal Code establishes residential parking standards, as summarized in **Table HNA-29**. In addition to these standards, the City currently requires at least one parking space for every staff member in a multi-family building and for emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii), and one parking space for every 10 temporary residents for emergency shelters.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. To assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Programs H-1.3** and **H-3.1**)

TABLE HNA-29: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit
Multifamily	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit and 1 space/employee
Planned Residential Development	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit

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Type of Residential Development	Required Parking
Senior Housing	Same as single- and multifamily requirements
Accessory Dwelling Unit	1 space/unit or 1 space/bedroom whichever is less*
Mobile Home Parks	2 spaces/unit*

Source: City of Wildomar Municipal Code

**Please refer to Section 17.204.040.D.5 of the Wildomar Municipal Code for exceptions to the ADU parking requirement.*

**Mobile Home Park spaces may be tandem but must provide one guest space for every eight mobile home spaces.*

Density Bonus

The Wildomar Municipal Code currently provides a density bonus of up to 35 percent over the otherwise maximum allowable residential density under the municipal code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City of Wildomar has included **Program H-8.1** to increase the density bonus allowance comply with current state law (Government Code Section 65915). Despite the need for an ordinance update, the City is currently complying with the applicable State density bonus law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-30** summarizes the permitted housing types by zone.

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TABLE HNA-30: HOUSING TYPES PERMITTED BY ZONE

Land Use	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-D	SP	A-1	A-P	A-2	A-D
Apartment Houses						PP	PP	PP	CUP					P	PP	A				
Boarding, Rooming, Lodging Houses						PP		PP							PP	A				
Dwellings – Agricultural Mobile Home ¹	PP	PP			P										P	A	PP	PP	PP	PP
Dwellings – Multiple, Apartment						PP	PP	PP	CUP			P		P	PP	A				
Dwellings – One Family	P	P	P	P	P	P	P	PP	P	P	P	P		P	P	A	P	P	P	P
Farm Labor Camp ¹	CUP	CUP														A	CUP		CUP	
Migrant Agricultural Workers Mobile Home Park ¹	CUP	CUP														A				
Mobile Home – Single Family	P	P			P					P	P			P	P	A	PP	PP	PP	PP
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP			CUP	A	CUP			
Planned Residential Development	P	P	P	P	P	P	P	PP	P					P		A				
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	PP	P	P	P	P		P		A	P		P	

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Land Use	R-R	R-RO	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-D	SP	A-1	A-P	A-2	A-D
Residential Care Facility (7 or more) ²						CUP		CUP								CUP				
Accessory Dwelling Units ³	P	P	P	P	P	P	P	P	P	P	P	P		P		A				
Single-Room Occupancy												CUP		CUP						
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P		P						
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P		P						
Emergency Shelters	Permitted in the IP zone district with a plot plan approval. ⁴																			

Source: City of Wildomar Municipal Code 2020

CUP = conditional use permit, P = permitted, PP = plot plan, PUP = public use permit, A = allowed

- ¹ The City has included **Program H-11.4** amend the Wildomar Municipal Code to remove the Agricultural Mobile Home, Agricultural Workers Mobile Home Park, and Farm Labor Camp uses and will permit employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses and employee/farmworker consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- ² The City has included **Program H-11.2** to explore amending provisions in the Wildomar Municipal Code to define and allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone and would only be subject to the definition of family and occupancy standards. Residential care facilities are still subject to state licensing.
- ³ The City has included **Program H-9.1** to clarify ADUs are allowed as a permitted use in all zones, residential and non-residential, that allow single-family or multi-family uses, in compliance with Government Code Section 65852.150.
- ⁴ The City has included **Program H-13.1** to remove the discretionary plot plan approval requirement for emergency shelters in the Industrial Park zone.

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Emergency Shelters

The California Health and Safety Code (Section 50801[e]) 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 household may be denied emergency shelter because of an inability to pay.”

New legislation (SB 2 [Cedillo, 2007]) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City’s Municipal Code currently allows emergency shelters with approval of a plot plan in the Industrial Park zoning designation and has included **Program H-13.1** to remove the plot plan requirement. Transitional and supportive housing as defined in the Health and Safety Code are permitted by right without a conditional use permit in residential zones. The City must include a program to identify a zone(s) where emergency shelters will be allowed as a permitted use without a discretionary permit or revise the Wildomar Municipal Code to allow emergency shelters in the Industrial Park zoning designation without requiring approval of a plot plan.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Development standards for emergency shelters in Wildomar include:

- No emergency shelter shall be located within 250 feet of any other emergency shelter.
- An emergency shelter shall not exceed 40 residents, excluding staff.
- Any single resident’s stay shall not exceed six consecutive months.
- Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.

Program H-13.1 states that the City will remove the plot plan approval requirement to allow for emergency shelters by right, without discretionary review, in the Industrial Park (I-P) zone. Currently, there are approximately 83.84 acres (13 parcels ranging in size from 1.4 to 28.6 acres with a majority of the parcels being 2–5 acres) of vacant land available, which allows adequate capacity for an emergency shelter.

These vacant sites are close to services and future transit as development occurs. The sites surrounding these available parcels are mainly business park-type uses, service commercial and light manufacturing companies (there is no heavy hazardous manufacturing). There are also such uses as an indoor golfing range, a hospital, medical office buildings, and even a few residential units.

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Supportive and Transitional Housing

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

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

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The City of Wildomar's Zoning Code permits state-licensed residential care facilities with six or fewer residents in residential zones, as well as transitional and supportive housing, as defined by the Health and Safety Code. Supportive housing is also permitted by right in all non-residential and mixed-use zones that permit multifamily development.

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 farmworkers. AB 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.

Currently, Wildomar allows single-room occupancy units in the Planned Residential (R-4) and Residential Incentive (R-6) zones with approval of a conditional use permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City has included **Programs H-3.1, H-10.1 and H-11.1**.

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Residential Care Facilities

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

Currently, the City of Wildomar permits State-licensed residential care facilities with six or fewer residents by right in residential zones and permits residential care facilities with seven or more residents with a conditional use permit in the R-2 and R-3 zones. The City has included **Program H-13.3** to explore allowing these facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Housing for Persons with Disabilities

The City of Wildomar incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City’s zoning laws, practices, and policies was initiated in late 2020 and is expected to be completed in 2021. No constraints to housing development for persons with disabilities were found at that time. However, **Program H-20.1** has been incorporated into the Housing Element to address unmet housing needs for persons with a disability.

Procedures for Ensuring Reasonable Accommodations

The City has adopted an ordinance establishing formal procedures to expeditiously review and process requests for reasonable accommodation for persons with disabilities. City staff is available via telephone, email, mail, and in person at City offices to discuss the process for providing reasonable accommodation from City zoning and building code requirements.

- **Reasonable Accommodations Procedure.** The City will grant applications to provide relief from zoning standards or other City requirements that serve as a barrier to fair housing for persons with disabilities. The City streamlines reasonable accommodation requests by not requiring approval of a variance. Requests for reasonable accommodations are reviewed by the community development director or designee. There are no application fees and requests are

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processed within 30 days of a complete application for a reasonable accommodation. The community development director's decision may be appealed to the Planning Commission at a public hearing. The City strives to make the permit process for reasonable accommodation as straightforward and expeditious as possible.

- **Separation requirements** – The City's Municipal Code does not impose any separation requirements between group homes or residential care facilities.
- **Site planning requirements** – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation shall be based on the following findings, all of which are required for approval or conditional approval of a reasonable accommodation:

- The requested accommodation is requested by or on the behalf of one or more disabled persons protected under the Acts.
- The requested accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a dwelling.
- The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in Acts.
- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in the Acts.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table HNA-31**, processing times for Wildomar are relatively quick: single-family and multifamily projects require two months (see **Table HNA-32**). Note: Review times differ on a case-by-case basis depending on the type and complexity of the project.

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The costs associated with development project review will vary between projects. Wildomar uses an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City uses many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development. Therefore, the City's development review process is not seen as a constraint to the development of housing.

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

Wildomar offers an optional pre-application review (PAR) for all development proposals to advise a prospective applicant of current City standards and requirements, shorten the length of time required to process a development proposal once it has been accepted for processing, provide a written record of staff's assessment of a development proposal, and limit requests for special studies to those identified in the PAR letter. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants, City departments, and utility providers. The City has established an application process related to SB 330 in Chapter 17.214 of the City's Zoning Code.

The City of Wildomar also has a SB 35 application available to developers that includes specific requirements for the streamlining procedure. The application is available on the City's website for developers interested in pursuing the streamlined process. This procedure aids in minimizing the review time required for development processes and, in turn, reducing costs to developers that may increase the housing production in the City.

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TABLE HNA-31: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	2-4 months
Plot Plan	2-3 months
Specific Plan/Specific Plan Amendment	9-12 months
Tentative Tract Map/Parcel Map/Subdivision	4-6 months
Variance	2-3 months
Zone Change	4-6 months
General Plan Amendment	4-6 months
Environmental Documentation (Environmental Impact Report)	9-12 months

Source: City of Wildomar 2020

TABLE HNA-32: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Single-Family and Multifamily Process	Time to Complete (days or months)
Step 1: Entitlement/submittal of construction doc.	15-day review period; then 10-day, then 5-day
Step 2: Plan check	Same as above
Step 3: Submit revised construction plans	2 weeks*
Estimated Total Processing Time	1.5-2 months*

Source: City of Wildomar 2020

*Note: Review times vary on a case-by-case basis and depend on whether the developer makes a timely submittal.

Design Guidelines

The City of Wildomar revised and adopted its design guidelines for single-family residential development in November 2018. The City also adopted objective design standards for multifamily development on September 9, 2020. The purpose of the design standards and guidelines is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the character of the community. The goals and purposes of these procedures and requirements are to:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilize building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy and in future years.

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- Encourage 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.
- Incorporate conveniently located neighborhood parks, trails, and open space.
- Provide developers with a clear statement of the desired architectural and site design characteristics for new multifamily residential development.
- Ensure multifamily buildings contribute to creating high-quality neighborhoods and desirable places to live.

Table HNA-33 summarizes the residential lot design standards for any single-family residential subdivision, as outlined in the adopted design guidelines. **Table HNA-34** summarizes site design standards for multi-family residential; additional details on form and massing, roof design, walls, windows, materials, colors and specific building types can be found in the City’s Multi-Family Residential Objective Design Standards. In general, the guidelines were prepared to address market-rate housing developments.

TABLE HNA-33: SINGLE-FAMILY DESIGN STANDARDS

Development Standards	Lots 7,200 sf or greater	Lots less than 7,200 sf
Minimum Net Usable Area (sf)	6,500	Not less than 85% of total area
Minimum Lot Widths (Frontage)	65 ft*	50 ft*
Lot Width at Frontage on Cul-de-sac Lots or Street Knuckle	40 ft*	40 ft*
Minimum Front Yard for Side-Loaded	15 ft	10 ft
Recommended Minimum Depth of Rear Yards	20 ft	15 ft
Spacing Between Structures	10 ft	10 ft

Source: City of Wildomar 2018

Note: Please refer to the Single-Family Residential Design Standards for a complete list of the applicable design standards.

* Refer to the design standards for notes on these standards and for specific footnotes regarding this table.

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TABLE HNA-34: MULTI-FAMILY DESIGN STANDARDS

Development Standards	Requirement
Street Frontage	Minimum 60% coverage by buildings*
Ground Floor Elevation	21 in.
Outdoor Recreation-Leisure Areas	400 sf. per dwelling unit
Building Entrances	Face primary public street
Setback of Controlled Parking Facility Entrances	18 ft.

Source: City of Wildomar 2020

*Note: Please refer to the Multi-Family Residential Objective Design Standards for a complete list of the applicable design standards. * Refer to the design standards for notes on these standards and for specific footnotes regarding this table.*

To facilitate the goals of the design guidelines, the City has a number of policies that may provide financial incentives, density bonuses fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households. Currently, design guidelines have had little or no effect on market-rate or affordable housing development and therefore the design guidelines are not seen as a constraint to the development of housing.

CONDITIONAL USE PERMIT PROCESS

The conditional use permit process is required for apartment housing in the R-3A zone. While no land is currently zoned as R-3A, should this zone district be applied to any land in the future the conditional use permit is required to review and address potential environmental impacts to hillsides.

Applicability

Whenever any section of this title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

Application

Every application for a conditional use permit shall be made in writing to the City’s Planning Director on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in the Municipal Code. Applications will include the following information:

- Name and address of the applicant.
- Evidence that he or she is the owner of the premises involved or that he or she has written permission of the owner to make such application.

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- A plot and development plan drawn in sufficient detail to clearly describe the following:
 - Physical dimensions of property and structures
 - Location of existing and proposed structures
 - Setbacks
 - Methods of circulation
 - Ingress and egress
 - Utilization of property under the requested permit
- Such additional information as shall be required by the application form.
- Dimensioned elevations, including details of proposed materials for elevations.

Public Hearing

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Chapter 17.200 of the Wildomar Municipal Code, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060, or 17.280.040 of the Wildomar Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth shall govern the hearing.

Conditions

A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Use of Permit

Any conditional use permit that is granted shall be valid for three years following the approval of the conditional use permit, unless the permit as granted specifies a shorter initial time period. If a permit has not been exercised within the three-year time period, the permittee may request an extension of time prior to the expiration date provided an application is filed with the City's Planning Director along with the required fee. Upon receipt of a request for a time extension request, the Planning Director shall schedule the request for

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Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. The Planning Commission may extend the first request for an extension of time by an additional three years, the second request for an extension of time can be granted for an additional two years, and the third extension request can only be extended for a final one-year period provided the findings outlined in Section 17.200.060(C) of the Municipal Code are met.

Revocation of Permit

Any conditional use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of the Municipal Code.

BUILDING CODES AND ENFORCEMENT

The City of Wildomar uses the 2019 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City has made one amendment to the local code, which was the inclusion of the 2019 California Green Building Code in 2019.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Like most cities, Wildomar responds to code enforcement problems largely on a complaint basis.

DEVELOPMENT FEES

Like cities throughout California, Wildomar collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications.

Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Wildomar are comparable to, and in some cases lower than, most other cities in the region.

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As a means of assessing the cost that fees contribute to development in Wildomar, the City has calculated the total fees associated with development of a single-family and multifamily development. As indicated in **Table HNA-35**, development impact fees for a single-family residential project are approximately \$6,954, and development fees for a multifamily project are approximately \$4,805. A full list of fees applicable to planning and building residential development fees is provided in **Table HNA-36** and are also available on the City’s website. The fees are not considered a constraint to the development of housing.

TABLE HNA-35: TYPICAL RESIDENTIAL DEVELOPMENT COST

Development Cost for a Typical Unit*	Single-Family	Multifamily
Transportation – Roads	\$2,368	\$1,663
Police Facilities	\$227	\$161
Fire Protection	\$440	\$312
Park Land Acquisition	\$597	\$423
Community Centers	\$474	\$337
Animal Shelter	\$250	\$178
City Hall	\$384	\$272
Corporation Yard	\$79	\$56
Drainage	\$1,381	\$868
Multi-Purpose Trails	\$754	\$535
Total	\$6,954	\$4,805

Source: City of Wildomar 2015

**Includes 0.48 percent Admin Charge.*

TABLE HNA-36: RESIDENTIAL PLANNING AND BUILDING FEES

Fee Category	Fee Amount
PLANNING	
Certificate of Zoning Compliance	\$500
Certificate of Historical Appropriateness	\$750
Certificate of Compliance	\$2,500
Appeals	\$964
Conditional Use Permit	\$9,500
Development Agreement	\$5,000
Public Use Permit	\$7,500

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Fee Category	Fee Amount
Extensions of Time	\$4,500
General Plan Amendment (General)	\$8,500
General Plan Amendment (Circulation Section)	\$9,500
Minor Change (Tract and Parcel Maps)	\$4,500
Variance	\$3,500
Substantial Conformance	\$3,500
Change of Zone	\$7,000
Plot Plan (Administrative)	\$4,000
Plot Plan (Hearing)	\$5,000
Setback Adjustment	\$500
Lot Line Adjustment	\$5,000
Land Division	\$3,500
Parcel Merger	\$5,000
Tentative Parcel Map (Residential)	\$3,500-\$5,511
Tentative Tract Maps (Multifamily)	\$8,698-\$8,718
Tentative Tract Map Revised (Multifamily)	\$6,044-\$6,362
Tentative Tract Map (Single-Family)	\$8,827-\$11,146
Tentative Tract Map Revised (Single-Family)	\$3,880-\$5,722
Vesting Tentative Maps	\$8,391
Specific Plan	\$20,000
Specific Plan Amendment	\$10,000
CEQA EIR	\$8,439
CEQA ND or MND	\$8,439
CEQA Exemption	\$8,439
Pre-Application Approval	\$3,500
Tree Removal Permit	\$250
BUILDING	
Residential Addition	\$2,592.33
Residential Addition to Guest House	\$3,198
Mobile Home	
Coach - Install	\$240.72
Earthquake Resistance Bracing	\$240.72
Manufactured Accessory Structure	\$240.72

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Fee Category	Fee Amount
Permanent Foundation	\$240.72
Replace Residential Coach	\$240.72
Site Preparation	\$507.96
Multifamily Addition	\$677.59
Multifamily Individual Residential Units	\$4,009.62
New Residential	\$4,632.93
Residential Rehabilitation	\$2,677.81

Source: City of Wildomar, 2020

ON- AND OFF-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 City requires residential project improvements to include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. The standard street section includes 60 feet of right-of way, with 40 feet dedicated for street improvements, and 10 feet on each side for sidewalk and parkway improvements. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Wildomar. The City does not impose any unusual requirements as conditions of approval for new development.

AVAILABLE DRY UTILITIES

Dry utilities, including cable, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Cable: Verizon and Spectrum
- Electricity: Southern California Edison
- Telephone: Verizon
- Internet Service: Verizon, Spectrum, and Frontier Communications

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REVIEW OF LOCAL ORDINANCES

The City does not have any locally adopted ordinances that hinder the development of housing.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

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

As of January 2021, the average cost for an acre lot of vacant land in Wildomar is \$137,634, with prices ranging from \$8,881 to \$499,444 (according to a survey of Landwatch.com listings performed in 2020). The maximum price range is significantly higher now compared to vacant land cost in 2013; however, there are a few lots available at a lower price range. While land prices declined during the economic recession, they have been increasing as shown by the current price range for available vacant land. Since there are lots available at a lower price range, 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 on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

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The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. 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.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time 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 City of Wildomar is in the process of completing an Economic Development market study and so far, the study indicates the average recent home sales price in the city is \$399,332. Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Wildomar would be calculated as shown in **Table HNA-37**.

TABLE HNA-37: OVERALL CONSTRUCTION COST

Item	Cost
Materials	\$159,003
Labor	\$105,363
Equipment	\$5,047
Per Home Costs, Total	\$269,413

Source: Building-cost.net 2020

AVAILABILITY OF FINANCING

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

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The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Wildomar. First-time homebuyers are the group most impacted by financing requirements. As of January 2021, the current mortgage interest rate for new home purchases is approximately 3 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Wildomar are unaffordable for persons of lower incomes, even with the lower interest rates. Housing prices are only affordable for persons with moderate or higher incomes. The constraint on homeownership in Wildomar is not the availability of financing, but the cost of housing, of which is unaffordable to lower-income households. Nor is the constraint on homeownership related to the availability of land.

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 largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

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

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Environmental

Earthquake risk is high in western Riverside County (which includes Wildomar), due to the presence of two of California's most active faults, the San Andreas and San Jacinto Faults. Environmental constraints were considered when determining the realistic capacity for sites listed in **Table HNA-23**.

Infrastructure

Wildomar Southwestern Riverside County – The Southwest Riverside County Analysis Area encompasses the cities of Wildomar, Lake Elsinore, Murrieta, and Temecula. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley.

Primary water and sewer providers include Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), Rancho California Water District, Elsinore Valley Municipal Water District (EVMWD), 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. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has enough capacity to meet the 2021-2029 regional housing need.

To comply with SB 1087, the City will immediately forward its adopted Housing Element to its water and wastewater provider (EVMWD) so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Senate Bill 244

SB 244 requires cities and counties, prior to adoption of the Housing Element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city's limits but within the city's planning area. Because the city's planning area does not contain any unincorporated areas, no such conditions exist.

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101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500

www.placeworks.com