



# Chapter 8

## Housing Element

### Introduction

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

### Consistency with State Planning Law

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

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

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

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

# Chapter 8 Housing Element

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

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

# Chapter 8 Housing Element

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

## Chapter 8 Housing Element

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

# Housing Element Chapter 8

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



### Approved Housing Units

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

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

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

Source: Riverside County Economic Development Agency, August 2015

### Remaining RHNA to Accommodate

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

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

**Table H-35 Determining RHNA Shortfall**

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

Source: SCAG, Riverside County, 2015

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

Eastern Coachella Valley Area Plan

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

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



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

# Chapter 8

# Housing Element

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

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

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

1. Site is contiguous with an underutilized site.

**Underutilized sites**

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

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

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

1. Site is contiguous with a vacant site.

Elsinore Area Plan

**Table H-38 Elsinore Area Plan**

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

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

Underutilized sites

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

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



Harvest Valley/Winchester Area Plan

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

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

APN	Net Acreage	Land Use	Zoning	<u>Proposed Land Use as of 12/6/16</u>	<u>Proposed Zoning as of 12/6/16</u>	<u>New Allowable Density</u>	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462140015	2.89	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	2	3
462151001	4.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		61	2	10
463060002	2.98	CR	R-R	MUA (50% HHDR)	MIXED USE	30		45	3	12
463080003	2.4	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		18	4	7
463100006	2.14	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	4	10
463100002	4.67	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		35	4	14
462100020	2.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	1
462100019	4.62	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		49	5	6
462100021	1.96	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		21	5	7
462100025	2.42	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		25	5	8
462110002	1.85	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		19	5	17
462110008	4.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		44	5	18
462110001	2.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	23
462110004	4.74	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		50	5	33
462110005	2.69	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	34
462174001	3.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		33	5	36
462110013	4.33	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	38
462110012	2.56	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	5	39
462164001	2.75	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	40
462110003	4.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	46
463118030	1.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	6	5
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	6	12
462120001	1.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	1
462120003	2.74	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	7	2
462120002	4.91	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	3
462120005	3.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		54	7	4
462120016	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	7	6

# Chapter 8

# Housing Element

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462120004	4.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	8
462120015	1.8	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	10
463160011	4.35	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		46	8	11
463160010	4.77	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	13
463160009	4.7	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		49	8	19
463160012	4.27	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		45	8	20
463160021	1.72	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		18	8	21
463160014	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	22
463120013	4.29	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	8	24
463160023	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	26
463160013	3.97	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		42	8	27
463160017	4.39	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		66	9	2
463160015	2.93	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		44	9	3
463160018	2.5	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	4
463160019	2.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	5
463160020	4.34	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		65	9	6
463130005	2.6	CR	R-R	MUA (50% HHDR)	MIXED USE	30		39	9	7
463130001	4.43	CR	R-R	MUA (50% HHDR)	MIXED USE	30		66	9	8
463130008	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	9	10
463160016	1.94	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		29	9	12
463160022	2.45	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		26	8	25
463160048	2.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	8	18
463080009	2.73	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		21	4	1
463130007	2.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	9	1
463160031	4.86	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		51	8	5
463100003	4.59	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		34	4	13
<b>Subtotal</b>							<b>883</b>	<b>2,195</b>		

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Harvest Valley/Winchester Area Plan Total							883	3,801		

## Highgrove Area Plan

Table H-40 Highgrove Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
<b>Highgrove Town Center</b>										
<b>Vacant Parcels</b>										
255060016	12.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		290	3	2
255060015	8.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		182	3	4
255060017	6.54	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		147	3	6
255060018	10.8	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		243	3	8
255110015	7.39	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		166	3	9
255040010	6.99	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		105	1	12
255110003	4.9	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	13
255110005	4.93	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		111	3	14
255110006	4.84	LI	I-P	MUA (75% HHDR)	MIXED USE	30		109	3	15
255110004	4.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	17
255040017	1.79	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		27	1	19
255040010	1.33	LI	I-P	MUA (50% HHDR)	MIXED USE	30		20	1	12
255170012	0.56	LDR	R-1-20000	HHDR	R-7	30	17		2	4
255170014	8.93	LDR	R-1-20000	HHDR	R-7	30	268		2	5
255170005	2.19	LDR	R-1-20000	HHDR	R-7	30	66		2	2
255170011	5.02	LDR	R-1-20000	HHDR	R-7	30	151		2	1
255040014	0.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		10	1	1

# Chapter 8

# Housing Element

255040015	3.01	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		45	1	22
<b>Subtotal</b>							<b>502</b>	<b>1,675</b>		
<b>Underutilized Parcels (see site description following this table)</b>										
255170013	0.98	LDR	R-1-20000	HHDR	R-7	30	29		2	3
<b>Subtotal</b>							<b>29</b>	<b>0</b>		
<b>Highgrove Area Plan Total</b>							<b>530</b>	<b>1,978</b>		

### Underutilized Sites

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

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

Lakeview/Nuevo Area Plan

Table H-41 Lakeview/Nuevo Area Plan

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

# Chapter 8

# Housing Element

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



## Mead Valley Area Plan

**Table H-42 Mead Valley Area Plan**

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

# Chapter 8

# Housing Element

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

## The Pass Area Plan

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

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

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
519330008	4.78	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		50	2	51
526023016	1.87	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		20	2	71
526021008	2.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		27	2	87
519240009	9.96	HI	M-SC	MUA (35% HHDR)	MIXED USE	30		105	3	2
519340002	9.61	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	5
519260003	1.48	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		16	3	6
519350001	8.9	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		93	3	14
519250006	4.18	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		44	3	18
519320012	2.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		29	3	24
519260006	1.5	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		16	3	26
519270008	3.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		34	3	28
526040008	6.71	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		101	4	6
526050001	5.88	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		88	4	7
526131002	4.46	MDR	R-6	HHDR	R-7	30	134		5	1
526131004	4.81	MDR	R-6	HHDR	R-7	30	144		5	2
526160009	4.38	LDR	R-A	HHDR	R-7	30	131		6	1
526160008	8.28	LDR	W-2	HHDR	R-7	30	249		6	5
526080002	9.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		145	7	1
526070001	1.07	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		16	7	3
526060006	3.81	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		57	7	4
526060005	1.14	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		17	7	5
526050013	8.64	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		130	7	6
526080001	9.72	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		146	7	7
526123001	9.18	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		138	8	1
526143023	1.18	CR	R-1	MUA (50% HHDR)	MIXED USE	30		18	8	2
526132022	2.81	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		42	9	4

Chapter 8

**Housing Element**

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526132025	1.5	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	9	5
526132003	1.04	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		16	9	8
526150011	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	10	20
526142043	1.8	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		27	10	26
526150015	9.52	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		143	10	27
526150010	4.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		73	10	30
526143025	1.55	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	10	35
526150001	9.7	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		145	10	38
526150002	9.31	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		140	10	39
526180006	4.71	LDR	R-A	HHDR	R-7	30	141	0	11	1
519250007	6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		63	3	33
519340001	9.6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	27
519240010	1.85	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		19	3	22
519260007	4.76	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		50	3	4
519240005	6.76	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		71	3	1
526090001	6.32	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		95	7	2
<b>Subtotal</b>							<b>1,229</b>	<b>2,621</b>		
<b>Underutilized Parcels (see site description following this table)</b>										
526160011	0.91	LDR	R-A	HHDR	R-7	30	27		6	2
526160010	0.93	LDR	R-A	HHDR	R-7	30	28		6	3
526160012	2.25	LDR	R-A	HHDR	R-7	30	68		6	4
<b>Subtotal</b>							<b>123</b>			
<b>The Pass Area Plan Total</b>							<b>1,352</b>	<b>2,621</b>		

Underutilized Sites

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

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

# Chapter 8

# Housing Element

## Western Coachella Valley Area Plan

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

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

APN	Net Acreage	Land Use	Zoning	Proposed Land Use as of 12/6/16	Proposed Zoning as of 12/6/16	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200031	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	37
664200022	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	40
664200023	2.52	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	41
664200036	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	42
664200003	2.23	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	43
664200005	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	44
664200037	2.11	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		32	1	45
664200013	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	46
664200024	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	53
664200026	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	54
664200028	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	55
664200032	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	56
664200034	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	57
664200020	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	73
664270001	40.2	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		603	2	1
664270002	40.16	MDR	W-2	MUA (50% HHDR)	MIXED USE	30		602	2	2
664240002	39.79	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		597	2	3
664200018	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	1	47
<b>Subtotal</b>							<b>0</b>	<b>2,815</b>		

### Rushmore/Kimdale Community

#### Vacant Parcels

520094005* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	38
520094004* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	69
520106004* Fitzpatrick	0.27	MDR	R-R	HHDR	R-7	30	8		1	68
520106005* Fitzpatrick	0.32	MDR	R-R	HHDR	R-7	30	9		1	111
520094002* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	25
520094001* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	40



# Chapter 8

# Housing Element

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

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

# Chapter 8

# Housing Element

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

1. Site is contiguous with an underutilized site.

## Underutilized Sites

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

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

### Multifamily Units

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

### Mobile Homes and Manufactured Homes

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

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

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

### Second Units

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

The County has amended Ordinance No. 348 (zoning ordinance) to permit second units on residential lots zoned for single-family or multifamily residential use, subject to issuance of a second unit permit. This provision was made in response to state of California legislation promoting additional housing opportunities for elderly relatives and rental purposes. The ordinance requires property owners to submit an annual certification that the second units are being offered without rent (for relatives, for example) or rents in the low- to moderate-income range based upon HUD statistics.

Ordinance No. 348 does not require any excessive restrictions that would be a constraint to the development of second units.

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

- **Reasonable accommodations**—~~In June 2016 the County amended Ordinance 348 to~~ ~~Currently, the County’s ordinance does not contain a reasonable accommodation procedure. Action 3.3a states that the County will develop a policy to~~ include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- **Separation requirements for congregate care facilities**—The County’s ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Separation requirements for parolee-probationer homes**—The County requires that there shall be a 2,000-foot separation requirement between parolee-probationer homes.
- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family**—The County’s definition of family states: “One or more persons living together as a single housekeeping unit in a single dwelling unit.

### Extremely Low-Income Households

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

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

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

### Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, parking can constrain the development of housing. For every parking space that is required, there is that much

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



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

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

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

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved. Assist at least 5 households during the planning period.</p>
	<p>2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>CDBG</p>	<p>EDA</p>	<p>Provide grants to at least 5 households throughout the planning period.</p>
	<p>2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation <u>by Summer 2017</u> to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>General Fund</p>	<p>EDA/TLMA</p>	<p>Develop a plan <u>by summer 2017, before the end of the planning period (2021).</u></p>
<p>Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>		<p>Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>	<p>Ongoing, on a case-by-case basis.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
at risk of conversion to market rate, or other affordable housing resources.	<p>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis.</p> <p>Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements.</p> <p>Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>			coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.
<b>GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX, ETC.</b>				
Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments.</p> <p>2. Education and training of County staff.</p> <p>3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	CDBG	EDA/ Housing Authority	EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.
	3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.		EDA	2019
Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.	3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	First Time Home Buyer Down Payment Assistance Program	EDA/ Fair Housing Council	Ongoing, as funding permits.
Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.	<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <p>Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities.</p> <p>Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</p> <p>Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.</p>		Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS	<p>Ongoing, as projects are processed.</p> <p><a href="#">Develop a reasonable accommodation procedure by early 2018.</a></p> <p>Develop an outreach program by early 2018.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p><del>Develop a</del>Continue to review the County's policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities <u>to ensure consistency with state law.</u></p> <p>Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>			
	<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).                  2. Family Unification Program.                  3. Family Self Sufficiency (FSS) Program.                  4. Housing Opportunities for Persons with AIDS (HOPWA).                  5. Veteran's Affairs Supportive Housing Program (VASH).                  6. Foster Care Youth Program.                  7. Tenant Based Rental Assistance Program.</p>	<p>HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p>	<p>Housing Authority, EDA, DPSS</p>	<p>Programs will continue as funding is obtained.</p>
	<p>3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).</p>	<p>HUD</p>	<p>Housing Authority</p>	<p>Ongoing as interested persons contact the Housing Authority.</p>
	<p>3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.</p>	<p>HUD Shelter Plus Care</p>	<p>Housing Authority/ DPSS</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	<p>HUD Housing Choice Voucher Program</p>	<p>Housing Authority</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.</p>	<p>FEMA, ESG, EHAP</p>	<p>DPSS</p>	<p>Ongoing, throughout the planning period.</p>
	<p>3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.</p>	<p>HUD Supportive Housing program, Shelter Plus Care</p>	<p>DPSS</p>	<p>Ongoing.</p>

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



Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p><a href="#">Assist with available housing for extremely low and lower income households by: (1)</a>  <a href="#">In addition, the County will process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2). Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.</a></p>			
<b>Goal 4 Establish Adequate Planning, Administrative and Fiscal Tools to Implement Housing Policies</b>				
<p>Policy 4.1: Evaluate the County's planning policies, codes, development review procedures, and fees as part of the Housing Element update cycle to ensure that they do not represent unjustified constraints to the development of housing. (Note: Other elements of the General Plan address various components of residential neighborhoods that could add to the cost of housing—e.g., Safety Element or Circulation Element—but are considered essential ingredients of balanced communities.)</p>	<p>4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.</p>	<p>General Fund</p>	<p>TLMA</p>	<p>Annually.</p>
	<p>4.1b: <del>Update the</del><a href="#">Continue to review the</a> definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>General Fund</p>	<p>TLMA</p>	<p><a href="#">Within six months of adoption of the Housing Element Ongoing</a></p>
<p>Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.</p>	<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to:                      Establish housing goals beyond county lines that reflect housing markets.                      Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p>	<p>General Fund</p>	<p>EDA/ Housing Authority Executive Office/TLMA</p>	<p>Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.</p>



### Approved Housing Units

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

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

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

Source: Riverside County Economic Development Agency, August 2015

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

### Remaining RHNA to Accommodate

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

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

**Table H-35 Determining RHNA Shortfall**

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

Source: SCAG, Riverside County, 2015

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

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

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

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

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	<p>2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside</p>	<p>EDA/Housing Authority</p>	<p>Once funding has been approved. Assist at least 5 households during the planning period.</p>
	<p>2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>CDBG</p>	<p>EDA</p>	<p>Provide grants to at least 5 households throughout the planning period.</p>
	<p>2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation <del>by Summer 2017</del> to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>General Fund</p>	<p>EDA/TLMA</p>	<p>Develop a plan by summer <del>2017</del>, <u>2019</u></p>
<p>Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>		<p>Building and Safety Department/ Department of Environmental Health, Code Enforcement</p>	<p>Ongoing, on a case-by-case basis.</p>

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
<p>Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.</p>	<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>First Time Home Buyer Down Payment Assistance Program</p>	<p>EDA/ Fair Housing Council</p>	<p>Ongoing, as funding permits.</p>
<p>Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.</p>	<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:                      Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities.                      Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.                      Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.  <del>Develop a</del>Continue to review the County’s policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities to ensure consistency with state law. Specifically review section 6.e. of the current procedure and revise as necessary.                      Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County’s website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.</p>		<p>Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS</p>	<p>Ongoing, as projects are processed.                      Develop aRevise the County’s reasonable accommodation procedure by Springearly 2018.                      Develop an outreach program by early 2018.</p>
	<p>3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates).                      2. Family Unification Program.                      3. Family Self Sufficiency (FSS) Program.                      4. Housing Opportunities for Persons with AIDS (HOPWA).                      5. Veteran’s Affairs Supportive Housing Program (VASH).                      6. Foster Care Youth Program.                      7. Tenant Based Rental Assistance Program.</p>	<p>HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA</p>	<p>Housing Authority, EDA, DPSS</p>	<p>Programs will continue as funding is obtained.</p>