



Housing Element

Draft General Plan Amendment No. 960

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Chapter 8

Housing Element

Introduction

The Housing Element of the Riverside County General Plan identifies and establishes Riverside County’s policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County of Riverside decision-making and sets forth an action plan to implement its housing goals in the next 6 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 the Riverside County.

Citizen Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The public participation effort included:

- Community Workshops held in three locations around Riverside County
 - December 14, 2010 – Western Riverside County
 - November 16, 2010 – Eastern Riverside County
 - December 14, 2011 – Eastern Riverside County
- Workshops held by the Riverside County Housing Technical Advisory Committee
- Workshops held by the General Plan Advisory Committee
- Study sessions by the Riverside County Planning Commission
- Public Hearings held before the Riverside County Planning Commission and Board of Supervisors

Notice of all public workshops and hearings was provided to Riverside County’s list of interested parties, which included representatives of low-income and special needs groups, non-profit and for-profit housing developers, community organizations, and other governmental agencies. In addition, to accommodate the needs of Spanish-

speaking residents, the County of Riverside provided the services of qualified translators at community workshops. A list of the interested parties that submitted written comments are included below:

- California Rural Assistance League (CRLA)
- Pueblo Unido

Interested parties that submitted verbal comments and questions during the workshops are also detailed below:

- Riverside County Housing Authority
- City of Murrieta
- Mr. Juan Perez (private citizen)

Public notices of each meeting were published in three ways; first the County of Riverside placed advertisements in the print publications of highest circulation given the subject area. For the eastern Riverside County locations, this included the Desert Sun newspaper and for the western Riverside County locations, the Press Enterprise. In addition, to the public advertisement, the County of Riverside transmitted over 282 individual hard copy notifications of the meetings, copies of which are attached herein. Lastly, these same notifications were transmitted via electronic mail to participants, interested parties and stakeholders that had previously indicated interest in the Housing Element document and public participation process. In regards to the two comment letters received, changes to the Housing Element were made with respect to clarifications, additions, and modifications to provisions for Extremely Low Income Households, Farm worker programs and policies, and establishment of a rezoning and affordable housing ordinance program to accommodate additional incentives to increase the housing stock within these particular sub-areas.

The Draft and Final Housing Element were also provided to the Department of Housing and Community Development for review and comment, as required by law. Efforts to involve the public in the preparation of the final element included Spanish radio public service announcements, newspaper notices for community meetings in both English and Spanish, direct mail notices to for-profit and non-profit affordable housing developers and other interested housing advocates.

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 consists 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 Riverside County is, to a large extent, determined by the variety of its housing and the location and maintenance of the 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 of Riverside decision making, and sets forth an action program to implement housing goals through 2014.

State law also requires that jurisdictions evaluate its Housing Element every 5 years to determine its effectiveness in achieving county and state housing goals and objectives, and to adopt an updated Housing Element that reflects the results of this evaluation. Due to delays in the statewide regional housing needs assessment (RHNA) cycle, the current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period January 1, 2006 through June 30, 2014. Riverside County’s Housing Element represents a

comprehensive update of its housing element to bring it into compliance with state housing law and to meet the statutory update requirement.

General Plan Consistency

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

This update to the Housing Element is part of a larger effort to update the entire General Plan. As stated above, it is imperative that all elements remain consistent with the General Plan. To ensure consistency, elements to be updated will be made consistent with the Housing Element and any needed changes will be made to this document. In addition, as portions of the General Plan may be amended after the update process is complete; the County of Riverside will periodically review the elements of the General Plan, including the Housing Element, to ensure internal consistency is maintained. Under state law, Housing Elements are to be reviewed and updated every 8 years.

In 2008, the County of Riverside issued a Notice of Preparation (NOP) for a Comprehensive General Plan Amendment (GPA) required by Riverside County's General Plan as a review and update every five years. This General Plan Update will be under review and public hearings and CEQA analysis will be processed during the current planning period. The County of Riverside has made provisions and included within the scope of this General Plan Update accommodations for statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162] which requires amendment of the Safety and Conservation Elements of Riverside County's General Plan. The required changes will be completed, via Riverside County's General Plan Update, within the planning period.

Housing Element Organization

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

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
- A program which sets forth a 5 year planning period schedule of actions that the county is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is divided into six sections. The first section provides an overview of the scope and purpose of the Housing Element, and the remaining sections address the required components identified above. Section two reviews the accomplishments of the 2005 Housing Element to date. The third section is the community profile which provides an overview of population, employment and housing characteristics in Riverside County. Section four identifies existing housing needs and describes future housing needs for the 2006 - 2014 planning period. Section five addresses factors that either facilitate or impede housing development in the unincorporated county. Section six is Riverside County's Five Year Action Plan, which includes a statement of housing goals and policies and describes the housing programs that will be implemented in order to implement these goals and policies. This section also summarizes the quantified objectives for the 2006 - 2014 planning period.

Evaluation of the Previous Housing Element

Progress in Implementing the Past Element Goals and Objectives

State law requires communities to assess the achievements under adopted housing programs as part of the five year update of their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed. As the past planning period extended from July 1, 1998 to June 30, 2005, it is appropriate to evaluate the following:

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

Table H-1 Progress in Implementing Housing Goals, Programs and Objectives contains a summary of the results of this evaluation of the previous Housing Element, along with recommendations for the current element, where appropriate.

Table H-1 Progress in Implementing Housing Goals, Programs and Objectives July 1, 1998 to June 30, 2005

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.1a: Harness all available funding sources to provide for production and subsidy of low and moderate income housing.</p> <p>Timing: 2000 to 2005</p> <p>Responsibility: EDA / RDA / Housing Authority</p>	Provide low and moderate income housing units that meet requirements for continued affordability in line with specific program requirements.	Through the use of HOME funds 432 (290 Very Low and 142 Low) units were assisted.—Mission Villas and Hemet Vistas I and II.	Policy was successful in providing new affordable housing units.	Policy will be continued, and a target will be established for providing a number of new affordable units.
<p>Action: 1.1b: Continue to use tax exempt revenue bonds to finance new multi-family construction.</p> <p>Timing: 2000 to 2005</p> <p>Responsibility: Housing Authority</p>	Ongoing	Under the Housing Authority's "Anticipated Unspecified Bond Projects" zero units were constructed.	Policy was not successful in providing new affordable housing units.	Policy will continue, and a target will be established for providing a number of new affordable units.
<p>Action: 1.1c: Harness federal and state funding to assist renters and owners to purchase and/or install mobile home units.</p> <p>Timing: 2000 to 2005</p> <p>Responsibility: EDA</p>	Apply annually or in response to Notice of Funding Availability (NOFA).	Paseo de los Héroes (106 units) and Las Palmeras (75 units). The projects were completed during the reporting period. Heroes aided purchasers of mobile homes and Palmeras aided renters.	Policy was successful in supporting provision of ownership and rental mobile home units.	Policy should continue, recognizing dependency on receipt of competitive federal and state grant funds.
	<p>The low and Moderate Income Housing Set-Aside Fund is a requirement of the Redevelopment Law. The law requires that 20% of all redevelopment tax increment dollars be allocated to a Low and Moderate Income Housing Set-Aside fund (hereafter referred to as the RDA 20% Set-Aside). The fund provides project financing to individual project which are in direct benefit to the low and moderate income community of the County of Riverside. Resources are used for rehabilitation, new construction and down payment assistance, among other activities. RDA funds are used for the following: rehabilitation of mobile home parks and individual units in the Coachella Valley (MHTAL and MHPL), and RHRP for owner occupied units and manufactured homes agricultural housing loans (AGHL); new construction assistance (including, land write downs, infrastructure improvements, fee</p>			

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
	subsidies, loans or predevelopment assistance), relocation assistance, and rehabilitation of multi-family units (also in conjunction with the Housing Authority).			
<p>Action: 1.1d: Offer fast track/priority processing, gap financing options and fee subsidies to cooperative projects to provide housing affordable to low and moderate income to lower income households, farm workers, seniors and other special needs groups.</p> <p>Timing: 2000 to 2005</p> <p>Responsibility: EDA/RDA/TLMA</p>	Implement on an on-going basis.	Fast track processing was implemented to assist with development of new housing, infill or mixed use development affordable to lower income households, farm workers, seniors, and others with special needs.	Fast tracking reduced development review processing time from 16 to 12 months and reduced permitting processing time from 10 to 5 months on average.	Continue fast tracking program.
<p>Action: 1.1e: Waive Ordinance No. 659 development fees for affordable housing projects or projects with affordable components.</p> <p>Timing: 2002</p> <p>Responsibility: TLMA / EDA</p>	Establish protocol by 2002.	Through Ordinance No. 659 a total of five units were assisted where fees were waived for second units, publicly subsidized projects for low income households and projects with affordable housing components.	Waiver policy has assisted some development projects for affordable housing.	Continue waiver policy.
<p>Action: 1.1f: Where feasible offer assistance with land acquisition, offsite infrastructure, and other upfront costs as well as assisting in securing state or federal housing funds for projects that earmark a portion of the project for units affordable to those earning less than 80% of Riverside County median income.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA / TLMA Mortgage Credit Certificate (MCC) Program</p>	Ongoing. The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers towards the purchase of single family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated Riverside County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	EDA/RDA offered homebuyer assistance with securing state and federal funding. In conjunction with CDLAC, EDA administered tax-exempt private activity bonds. Under the MCC program 179 units were assisted (115 Very Low, 49 low, and 15 moderate).	EDA/RDA continues to offer assistance with land acquisition and other upfront costs. Assistance is also provided in securing federal (HOME) and state (HCD) housing financing for projects which reserve a proportion of units affordable to households with incomes below 80% of the Riverside County median. Tax Credit	Continue program with estimated target of projects/units to be assisted in next planning period. County of Riverside EDA

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.1g: Consider adopting a special density bonus or other incentives to promote construction of rental housing with three or more bedrooms.</p> <p>Timing: zoning ordinance analysis following 2003 General Plan update.</p> <p>Responsibility: TLMA</p>	<p>Develop policy as part of Zoning Code analyses following General plan update.</p>	<p>No policy was developed as part of the zoning ordinance analyses following adoption of the Riverside County Integrated Project.</p>	<p>Objective was not met.</p>	<p>Develop an affordable housing incentives provision or ordinance to be adopted as part of the 2008 General plan update.</p>
<p>Action: 1.1h: Prioritize permit processing for non-County of Riverside projects that provide affordable housing and also prioritize projects that provide housing for seniors and other special needs groups.</p> <p>Timing: 2002</p> <p>Responsibility: TLMA</p>	<p>Expand priority permit processing by end of 2002</p>	<p>Second units are ministerial projects.</p>	<p>Incentives policy or ordinance language is needed to successfully implement policy.</p>	<p>Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.</p>
<p>Action: 1.1i: Promote continued use of density bonuses to provide affordable housing in high intensity, mixed-use and infill areas.</p> <p>Timing: Ongoing on a case by case basis.</p> <p>Responsibility: TLMA / EDA</p>	<p>Encourage development of additional affordable housing on a case by case basis.</p>	<p>None</p>	<p>Planning cannot require affordable housing to be developed with specific projects.</p>	<p>Delete and fold density bonus concept into 2008 General Plan update.</p>
<p>Action: 1.1j: Review state density bonus provisions and adopt ordinance with General Plan update to insure consistency with state law.</p> <p>Timing: 2002 Update</p> <p>Responsibility: TLMA</p>	<p>Insure consistency with state law on density bonuses related to affordable housing.</p>	<p>No ordinance was adopted as part of the 2002 General Plan update.</p>	<p>Preference to let market provide affordable housing without County of Riverside requirements.</p>	<p>Consider adopting affordable housing incentives program, including density bonuses where appropriate, as part of 2008 General Plan update.</p>
<p>Action: 1.1k: Ordinance No. 659-Development Impact Fee assistance program with sliding scale pegged to affordable housing units provided.</p> <p>Timing: After fee study.</p> <p>Responsibility: TLMA</p>	<p>Grant increased fee relief based upon a greater provision of affordable housing units. This program, implemented in 2000, replaced the former HIP. The HRP provides a grant up to \$6,000 to cover the costs of repairs for moderate to low income homeowners. If additional necessary work is needed a loan up to \$20,000 is available; however the homeowner must agree to maintain the property in good condition for 10 years.</p>	<p>Through Ordinance No. 659 a total of five units were assisted where fees were waived for second units, publicly subsidized projects for low income households and projects with affordable housing components.</p>	<p>This policy has assisted some development projects for affordable housing.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.1l: Expand recruitment of Community Housing Development Organizations (CHDO) under the HOME program. Timing: Ongoing Responsibility: EDA</p>	<p>Recruit more participants for the HOME program.</p>	<p>Six CHDOs were recruited and approved during the reporting period.</p>	<p>Implementation was affective based upon EDA's marketing, community outreach, and web site activities.</p>	<p>Continue activity to increase participating CHDOs.</p>
<p>Action: 1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance No. 659. Timing: Ongoing Responsibility: TLMA</p>	<p>Lessen financial burden on publicly subsidized low income affordable housing projects.</p>	<p>Ordinance No. 659 exempts publicly subsidized low income affordable housing projects.</p>		<p>Policy will continue</p>
<p>Action: 1.1n: Cooperate with public and private sponsors to secure state and federal funding for new construction of senior rental housing and other special needs; expedite processing and approval. Timing: 2005 Responsibility: EDA</p>	<p>Completion of one special needs or senior project by 2005.</p>	<p>In an effort to cooperate with public and private sponsors, the County of Riverside, through the administration of HOME, RDA Set-Aside, and CDBG Funds have provided for affordable housing assistance, mortgage and rent credit assistance, and low-income educational opportunities through several private, public, and quasi-public organizations. Some examples include partnership with various incorporated cities within Riverside County and the distribution of CDBG funds. These are used for housing retrofit projects within incorporated jurisdictions, beautification projects in areas designated "low-income" via Census tract designations, and renters' assistance within incorporated jurisdictions. The County of Riverside has partnered with private development corporations, such as Pueblo Unido and Palm Desert Development to subsidize the permit and entitlement projects, in some cases through 100% of the funding, for extremely low and very low income housing projects. Lastly, the County of Riverside has partnered in the past period, and will continue to partner with</p>	<p>Increased outreach activities and expedited processing yielded strong results. Applications reviewed and approved also increased.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
		Riverside County's Housing Authority and other advocate organizations for the disabled and seniors in Riverside County that require housing assistance. Three special needs and four senior housing projects were completed.		
Action: 1.2a: Use HOME and redevelopment set-aside funds to write down land acquisition costs and CDBG funds to cover off site infrastructure improvements for low income household projects where feasible. Timing: Ongoing Responsibility: EDA / RDA	1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.	Funding was provided to six HOME projects and 11 RDA projects during the reporting period.	Program was effective in assisting affordable housing projects.	Policy will continue
Action: 1.2b: Work with public or private sponsors to identify land sites for new construction of rental housing for seniors and other special needs and take all actions necessary to expedite processing and approval. Timing: Ongoing Responsibility: EDA / TLMA	1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.	EDA working with county departments, cities, developers, and property owners has identified several sites and is cooperatively combining resources, expertise and direction.	Policy has been successful in establishing partnerships with public and private sponsors in the process and approval of the objective.	Policy will continue
Action 1.2c: Continue to allow the development of affordable housing in the R-6 zone, or similar zoning concepts. Utilize incentives for development within this zone as established in Ordinance No. 348, or as provided in the General Plan. Timing: 2014 Responsibility: TLMA	Ordinance No. 348 Develop an affordable housing ordinance that will augment the R-6 zoning and offer new opportunities to private developers		Since the R-6 zone is being eliminated for new housing projects as part of the Comprehensive Ordinance No. 348 Amendment this policy is being eliminated in lieu of a new policy that address and incorporates the new affordable housing zoning classifications being included in the Ordinance.	Delete.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.2d: Identify Riverside County areas with adequate infrastructure and limited environmental constraints that are most suited to construction of housing affordable to low and moderate income households, and high density product types.</p> <p>Timing: Post-2002 General Plan update.</p> <p>Responsibility: TLMA / GIS</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>GIS land use Inventory tracks available land.</p>	<p>Resource for private and non-profit developers.</p>	<p>Policy will continue</p>
<p>Action: 1.2e: Establish a land use inventory which provides a mechanism to monitor acreage and location by General Plan designation of vacant and underutilized land, as well as build out of approved projects by utilizing Riverside County's GIS system supported by mapping. Update the inventory on an annual basis.</p> <p>Timing: Concurrent with 2002 General plan update.</p> <p>Responsibility: TLMA / GIS</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>County of Riverside Land Use Inventory is updated annually as residential projects are approved through the entitlement process. Identification of vacant and underutilized land is reviewed on a case by case basis.</p>	<p>County of Riverside Land Use Inventory should be updated to reflect changes to the 2003 General Plan as reflected in the EIR No. 521 Baseline Land use Inventory</p>	<p>Policy will continue</p>
<p>Action: 1.2f: Expand County of Riverside GIS system to facilitate studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas.</p> <p>Timing: December 2003</p> <p>Responsibility: TLMA/GIS/EDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Program in place.</p>	<p>Funding allocations have prevent substantial progress</p>	<p>Policy will continue</p>
<p>Action: 1.2g: Where feasible, work with non-profits to develop Riverside County-owned sites in planning area where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p> <p>Timing: 12/1/03/ Ongoing</p> <p>Responsibility: EDA / RDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations. Leverage HOME Funds with Rural Housing Service housing loans and grants. Targeted to the lower Coachella Valley and Temecula area. HOME funds are used to provide acquisition and rehabilitation of manufactured homes, assist in construction of single family Self-Help homes and rental units, and provides temporary shelter</p>	<p>Geel Place apartment project was completed, providing 45 affordable units through collaboration of EDA and non-profits.</p>	<p>Policy resulted in provision of new affordable units through cooperative public/private partnership.</p>	<p>Policy will continue/ expand</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.2h: Identify County of Riverside areas where urban infill is appropriate based on General Plan land use policy and Area Plans; encourage infill development with incentives.</p> <p>Timing: In conjunction with establishment of a GIS system within EDA by December, 2003</p> <p>Responsibility: TLMA / EDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>GIS system was established in TLMA in 2005. EDA has administered an infill housing program throughout the reporting period.</p>	<p>Program should be improved significantly with ongoing involvement of TLMA/GIS working cooperatively with EDA</p>	<p>Program should continue with GIS involvement, but should be modified to establish targets for number of housing units expected to be provided.</p>
<p>Action: 1.2i: As part of General Plan update, designate residential land use districts in unincorporated Riverside County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development; designate less intensive uses in more rural areas.</p> <p>Timing: Concurrent with Comprehensive General Plan update and CETAP.</p> <p>Responsibility: TLMA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Identified as part of General Plan update and CETAP. The "Community Center" Land Use Designation (CC LUD) has been identified as the "update to the designated residential districts." These LUD's have been included as part of the General Plan since 2003. The CC LUD has a LU Density of 40+ du/acre</p>	<p>Parcels are designated and available.</p>	<p>Policy will continue</p>
<p>Action: 1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.</p> <p>Timing: Ongoing</p> <p>Responsibility: RDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Redevelopment housing set aside funding is available to construct or partner in the construction of affordable housing projects.</p>	<p>RDA has several new affordable housing projects underway within the Jurupa Valley, Mid-County, and Desert Communities redevelopment areas</p>	<p>Policy will continue</p>
<p>Action: 1.2k: Maintain an inventory of Riverside County-owned lands with potential for low and moderate income housing.</p> <p>Timing: Following adoption of Comprehensive General Plan update.</p> <p>Responsibility: TLMA / EDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Establishment of GIS section within TLMA will help facilitate this activity.</p>	<p>GIS section should strengthen Riverside County's ability to maintain a land use data base that would feature County of Riverside lands where low or moderate income housing may be appropriate</p>	<p>Continue efforts and strengthen cooperative partnership with EDA, estimating how many affordable units might be created through this program.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.2l: Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and state tax exempt private activity bond financing.</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing Authority</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>No new Public Housing complexes were built during this reporting period and no plans are underway</p>	<p>No project to evaluate.</p>	<p>Policy shall continue at the direction of the Housing Authority</p>
<p>Action: 1.2m: Encourage potential developers to identify candidate sites and under-utilized properties by referring them to Riverside County's Land Use Inventory.</p> <p>Timing: Following adoption of General Plan update</p> <p>Responsibility: TLMA /GIS/ EDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Ongoing program –No units resulted from this program unless RDA identifies private affordable housing or farm worker housing projects as a result of this program.</p>	<p>The County of Riverside is currently updating its General Plan which includes updating its land use element. Adoption is expected in April of 2013</p>	<p>Policy will continue</p>
<p>Action: 1.2n: Consider land swapping of Riverside County land and other incentives for the provision of affordable housing.</p> <p>Timing: Develop one project through land swapping by 2005</p> <p>Responsibility: EDA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Considered, but not implemented during the reporting period.</p>	<p>No project to evaluate.</p>	<p>Policy should stay in place. Further development under CVAG</p>
<p>Action: 1.2o: Prepare an inventory of sites suitable for farm worker housing in the Coachella Valley as a priority.</p> <p>Timing: Concurrent with Land Use Element Update (2002)</p> <p>Responsibility: TLMA</p>	<p>1.2: Ensure the availability of suitable sites for development of affordable housing for all income levels, including farm workers and special needs populations.</p>	<p>Sites have been identified</p>	<p>No project to evaluate.</p>	<p>Maintain and update inventory</p>
<p>Action: 1.3a: Continue to provide funding resources through the HOME program, the Riverside County Housing Loan Fund (CDBG), and Redevelopment Agency 20% set-aside funds to non-profit organizations for the development of housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA</p>	<p>1.3: Assist in the development of new farm worker housing.</p>	<p>Ten projects were completed that provided housing to farm workers: Las Manitas I, Chapultepec Apartments, Paseo de los Heroes, Arellano, Barroso, Villalobos, Ferro, Aguirre Lopez, and Vargas Mobile Home Parks.</p>	<p>Very successful program in providing housing to farm workers.</p>	<p>Policy will continue</p>

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<p>Action: 1.3b: Prepare a county-wide GAPS analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan. Timing: 2002 Responsibility: CRLA, Community Action</p>	<p>1.3: Assist in the development of new farm worker housing.</p>	<p>Pending</p>	<p>The Department of Community Action is responsible for the Local Plan within the planning period.</p>	<p>Policy will continue</p>
<p>Action: 1.3c: Continue to work with non-profit organizations like CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities. Timing: Ongoing Responsibility: EDA / RDA and Non-profit organizations</p>	<p>1.3: Assist in the development of new self help housing and multi-family housing for farm workers and families.</p>	<p>HOME and RDA set aside funds have been amply used for the construction of self-help housing and multi-family farm worker housing opportunities throughout eastern and portions of western Riverside County.</p>	<p>HOME and RDA set aside funds continue to be committed for self-help housing and multi-family farm worker housing projects.</p>	<p>Policy will continue</p>
<p>Action: 1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing. Timing: Concurrent with RCIP General plan update in 2002 Responsibility: EDA / TLMA</p>	<p>1.3: Assist in the development of new farm worker housing.</p>	<p>No projects have been built. Farmworker housing development is eligible for fast track, permit assistance through the County of Riverside. This only applies to Farm Worker housing that is permitted via a CUP under the policy. Building Permits are not eligible for Fast Track Authorization because they are not covered under Riverside County's Zoning Code, but rather under the Building Code which does not have its own Fast Track Authority. In addition, Riverside County's General Plan encourages the placement of farmworker housing to become either a temporary or permanent adjunct to seasonal farming operations.</p>	<p>The County of Riverside plans to revise its current code to comply with Health and Safety Codes Section 17021.5 and 17021.6</p>	<p>Policy will continue</p>
<p>Action: 1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization. Timing: 2002 Responsibility: Mental Health</p>	<p>1.4: Assist in the development of housing for the mentally disabled.</p>	<p>Funding for this goal was approved in June, 2005.</p>	<p>Goal was not met in its anticipated time frame, but existing funding should allow recruitment to go forward.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.4b: Support current legislation to continue block grants for Supportive Housing Program and Shelter Plus Care Program Funds.</p> <p>Timing: Ongoing</p> <p>Responsibility: Mental Health</p>	1.4: Assist in the development of housing for the mentally disabled.	The first Shelter Care Plus Program was initiated in 1999. So far, 32 people/families have been served through this program.	Mental Health and EDA intend to continue seeking funding within the Supportive Housing and Shelter Care programs to increase housing potential throughout Riverside County.	Continue. New programs should be identified through the next reporting period, 2006 to 2014 that better reflect the Department's long term goals.
<p>Action: 1.4c: Develop design criteria for housing suitable for the mentally-disabled for use by affordable housing developers.</p> <p>Timing: 2002</p> <p>Responsibility: Mental Health</p>	1.4: Assist in the development of housing for the mentally disabled.	Goal was not met due to lack of funding.	Funding was achieved in 2005 in partnership with EDA. Mental Health is working with private developers to meet this goal in the next reporting period.	Policy will continue
<p>Action: 1.4d: Update the 1993 "Assessment of the Status and Problems of Homeless Mentally Ill Persons in Riverside County."</p> <p>Timing: 2003</p> <p>Responsibility: Mental Health</p>	1.4: Assist in the development of housing for the mentally disabled.	Goal was not met due to lack of funding.	While the goal was not met, the Mental Health Department has participated in the HUD sponsored Homeless Census in 2004. Mental Health participation in providing data was done in partnership with EDA	
<p>Action: 1.4e: Establish a neighborhood support program for each mentally ill housing development to reduce potential opposition.</p> <p>Timing: 2004</p> <p>Responsibility: Mental Health</p>	1.4: Assist in the development of housing for the mentally disabled.	Goal was not met due to a lack of funding.	As part of the new housing element reporting period of 2006 to 2014, Mental Health will establish a program that better reflects their long-term goals of developing housing for the mentally ill throughout Riverside County.	Modify based upon evaluation and new program.
<p>Action: 1.4f: Expand the Shelter Plus Care Program through the addition of permanent housing facilities for the mentally disabled. As funding is available, implement a new program to create safe havens for the mentally ill.</p> <p>Timing: Additional mental illness permanent facility through HUD funding by 2000 and two safe havens by 2005.</p> <p>Responsibility: DPSS</p>	1.4: Assist in the development of housing for the mentally disabled.	The Shelter Plus Care Program has been successfully expanded to the desert. The Safe Haven Program is in the implementation phase.	DPSS has secured a \$701,000 HUD grant to operate a safe haven in the City of Riverside. Project will include a drop-in center and 25 beds of permanently supportive housing for severely mentally ill clients.	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.5a: Support current legislation to continue providing block grants for Supportive Housing Program and Shelter Plus Care Program Funds and modify the current fair share funding ratio to allow for multiple continuums.</p> <p>Timing: Ongoing</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families</p>	<p>Ongoing effort.</p>		<p>Policy will continue</p>
<p>Action: 1.5b: Ensure that the Local Emergency Shelter Strategy (LESS) plan includes provisions for new construction of special needs permanent housing.</p> <p>Timing: Annually</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.</p>	<p>Riverside County's current LESS plan does include permanent housing for special needs populations as a key priority.</p>	<p>To date, no units have been developed.</p>	<p>Policy will continue</p>
<p>Action: 1.5c: Ensure that evaluation criteria for Supportive Housing Program (SHP) applications include provisions for new construction of units, not merely numbers of beds.</p> <p>Timing: 2002</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.</p>	<p>Each year DPSS performs an internal analysis of housing units that serve the homeless population. This analysis is used to prioritize new applications for HUD SHP funding.</p>		<p>During the next Housing Element reporting period, the evaluation criteria for the SHP program will be performance based (for renewals) and focused on increasing the number of permanent housing units.</p>
<p>Action: 1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Care Plus Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.</p>	<p>DPSS participates in both programs and serves as the lead agency for the Continuum of Core Supportive Housing Program (continuum) and all HUD SHP funding. DPSS Homeless Programs staff serves as liaisons to the Continuum's Steering Committee and regional bodies.</p>		<p>Policy will continue</p>
<p>Action: 1.5e: Develop transitional housing facilities in established regions of Riverside County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.</p> <p>Timing: 2005</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families. Specifically target three transitional homeless shelters (594-774 beds) by 2005.</p>	<p>At close of 2005, DPSS had successfully developed seven transitional housing programs for 449 beds. Of the seven, four were established for special needs, including two for substance abuse and one each for domestic violence and transition age youth.</p>	<p>Efforts added a significant amount of shelter beds, including those designed to meet special needs.</p>	<p>Maintain current funding. Utilize Riverside County's 10-Year Plan to End Homelessness and the POLIS project to site future facilities.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions.</p> <p>Timing: 2005</p> <p>Responsibility: DPSS</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families. Target development of three emergency homeless shelters by 2005.</p>	<p>DPSS successfully developed and opened three emergency shelter programs by 2005 and had one additional large scale facility under development.</p>	<p>Of the three emergency shelters, two were dedicated to serving homeless families and one was expanded to offer 69 year round beds.</p>	<p>Maintain current emergency shelter programs. Ensure the emergency shelter needs of special needs populations (mentally ill and domestic violence victims) are addressed.</p>
<p>Action: 1.5g: Amend Riverside County Ordinance No. 348 to include use and occupancy requirements for emergency and transitional shelters.</p> <p>Timing: December, 2003</p> <p>Responsibility: TLMA</p>	<p>1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.</p>	<p>Pending</p>		
<p>Action: 1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Development Housing Organizations (CDHO) under the HOME program.</p> <p>Timing: 2002-2003</p> <p>Responsibility: EDA</p>	<p>1.6: Support Self-Help Housing Programs (e.g. Habitat for Humanity and Coachella Valley Housing Coalition).</p>	<p>EDA identified and recruited two Habitat for Humanity chapters in Riverside County as CHDOs under the HOME Program.</p>	<p>The CHDOs enabled the development of two self-help housing projects (Cathedral City Self Help Homes and the Brown Street housing project).</p>	<p>Policy will continue</p>
<p>Action: 1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing home ownership opportunities through the Rural Development Self Help Program and other self-help construction programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>1.6: Support Self-Help Housing Programs (e.g. Habitat for Humanity and Coachella Valley Housing Coalition).</p>	<p>Ongoing. The County of Riverside worked with Habitat for Humanity in regards to the Fast Track Assistance and subsidy through RDA funds to construct the 3-unit, very low income, multi-family project in the community of Beltown.</p> <p>All "Self-Help" programs established by the CVHC are located on their website.</p>	<p>EDA will continue to attract CHDOs</p>	<p>Policy will continue</p>
<p>Action: 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.</p> <p>Timing: Ongoing</p> <p>Responsibility: TLMA / Building and Safety</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>Planned Developments, Specific Plans and Area Plans provide flexibility in design of single family development with varying lot sizes and development standards that are not normally required in residential districts.</p>	<p>The County of Riverside has approved several Specific Plans over the past few years, which provide for flexibility in design, and development standards.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.</p> <p>Timing: Ongoing</p> <p>Responsibility: TLMA / Building and Safety</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>Second Unit Permits, by law, are ministerial projects. The County of Riverside, with Ordinance No. 348, provides minimal restrictions on second units, creating opportunities for affordable housing for families, seniors and the disabled.</p>	<p>Second Units have been permitted and constructed with relative ease</p>	<p>Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.</p>
<p>Action: 1.7c: Continue to allow mobile homes in single family residential zones "by right," and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units. Continue to waive the fees associated with Ordinance No. 659 as an incentive.</p> <p>Timing: Ongoing</p> <p>Responsibility: TLMA / Building and Safety</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>4,389 permits were issued for Mobile-Manufactured Homes between 1998 and 2005. These homes are allowed uses in single family residential zoned "by right" and through CUPs for mobile home parks.</p>	<p>Policies successful</p>	<p>Continue to allow mobile homes in single family residential zones "by right," and mobile home parks subject to a CUP. Continue to waive the fees associated with Ordinance No. 659 as an incentive.</p>
<p>Action: 1.7d: 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.</p> <p>Timing: Ongoing</p> <p>Responsibility: TLMA</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>PUDs, Specific Plans and Area Plans provide flexibility in design of single family development with varying lot sizes and development standards that are not normally required in residential districts. It is not possible, however, to enforce the development of low or very low income housing types as there are no thresholds of affordability that currently exist in the County of Riverside No units</p>	<p>The County of Riverside has approved several Specific Plans over the past few years, which provide for flexibility in design, and development standards.</p>	<p>Thresholds will be established as part of an Inclusionary Ordinance adoption or the establishment of affordable housing provisions in 2008.</p>
<p>Action: 1.7e: Encourage multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.</p> <p>Timing: End of 2003</p> <p>Responsibility: EDA / Riverside County Counsel</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>HOME regulations require developers to designate 5% of the units as handicapped accessible and 2% of the units equipped for the vision and hearing impaired.</p>	<p>Three projects met this criteria by the end of 2003.</p>	<p>Policy will continue</p>

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<p>Action: 1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria. Timing: Following adoption of General Plan update. Responsibility: EDA / TLMA</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>No thresholds or criteria for affordability were implemented into any specific plans during the period of 1998 to 2005. The County of Riverside must first adopt provisions, thresholds or criteria for affordability.</p>	<p>An affordable/ inclusionary land use ordinance in combination with the further development of Riverside County Guidelines to development Specific Plans</p>	<p>Continue to evaluate existing plans and develop minimal affordability thresholds.</p>
<p>Action: 1.7g: Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Timing: Establish program guidelines by June, 2002 Responsibilities: TLMA</p>	<p>1.7: Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.</p>	<p>The Building and Safety - Land Use and Plan Check Sections review the "design" features of proposed projects to ensure compatibility with California's Disabled Accessibility requirements.</p>	<p>Develop an amendment to the Riverside County-wide Design Guidelines</p>	<p>Continue to enforce regulations and requirements</p>
<p>Action: 2.1a: Advertise and promote the availability of funds for the rehabilitation of single family and mobile home dwelling units through the Senior and Enhanced Home Repair Programs, the Home Rehabilitation and Tenant Home Rehabilitation Programs; and the Home Improvement Program. The RDA set aside-funds projects in unincorporated Riverside County and the CDBG funds projects in incorporated cities. Timing: Ongoing Responsibility: EDA / RDA</p>	<p>2.1: To pursue all available federal, state and local funds to assist housing rehabilitation. Distribute informational materials throughout redevelopment target areas.</p>	<p>Riverside County's marketing efforts for single family and mobile home Rehab include the following: Ongoing participation in outreach activities, community events, radio broadcasting, distribution of literature at Community Action Meetings, and the provision of other group and one-on-one counseling.</p>	<p>Current efforts are reaching intended participants.</p>	<p>Will continue to distribute information and advertise programs on Agency web site.</p>
<p>Action: 2.1b: Advertise and promote the availability of funds administered by the County of Riverside for the rehabilitation of multi-family units using HOME, CDBG Housing Loan Fund, Redevelopment Set-Aside Funds, and HCD Multi-Family Housing Loan Program available to developers throughout the State of California. Timing: Ongoing Responsibility: EDA / RDA</p>	<p>2.1: To pursue all available federal, state and local funds to assist housing rehabilitation. Distribute informational materials throughout redevelopment project areas.</p>	<p>Riverside County's marketing efforts for multi-family rehab include the following: Ongoing participation in outreach activities, community events, radio broadcasting, distribution of literature at Community Action meetings, and the provision of other group and one-on-one counseling.</p>	<p>Current efforts are reaching intended participants.</p>	<p>Will continue to distribute information and advertise programs on Agency web site.</p>

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<p>Action: 2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Loan Assistance programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.</p> <p>Timing: Ongoing</p> <p>Responsibility: RDA</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.</p>	<p>The Mobile Home Tenant Loan Assistance program has been successful in the rehabilitation of mobile homes in the Coachella Valley. The County of Riverside assisted 519 very low income households through the MHP (Assistance – 130. MH Tenant Assistance – 284. Ag MH Assistance – 105)</p>	<p>RDA Set Aside Funds continue to be committed for Mobile Home Tenant Loan projects.</p>	<p>Mobile Home Tenant Loan program will continue. RDA is considering modifying or maybe discontinuing the Mobile Home Park Assistance Loan Fund. Will research other programs.</p>
<p>Action: 2.1d: To the extent feasible, the Housing Authority will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households.</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing Authority</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.</p>	<p>The Housing Authority completed 13 projects which involved major repairs such as replacement and installation of energy efficient doors, A/C repairs, carports, fencing replacement, ADA compliance, kitchen/bath remodels and more. In addition ARRA Stimulus funds were utilized at one site to complete work that was planned for over the next 3 years. An additional 41 projects are planned through 2014.</p>	<p>Agency will continue to pursue available federal and state funds to meet this objective.</p>	<p>Policy will continue</p>
<p>Action: 2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / Housing Authority</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist with housing development and rehabilitation.</p>	<p>The Housing Authority issued a \$11,200,000 bond for the construction of the Mission Village Senior Apartments in Rubidoux.</p>	<p>The Housing Authority has recently requested \$11,200,000 from CDLAC for the construction of the Mission Village Sr. Apartments in Rubidoux.</p>	<p>Policy will continue</p>
<p>Action: 2.1f: Research funding for historic preservation of structures, such as adoption of the Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.</p> <p>Timing: End of 2002</p> <p>Responsibility: EDA</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.</p>	<p>EDA continues to research and pursue all available federal, state and local funds to assist housing rehabilitation.</p>	<p>No historic preservation projects have been funded.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funding Housing Rehabilitation Program to retrofit units to meet accessibility standards.</p> <p>Timing: Ongoing</p> <p>Responsibility: RDA /EDA / Building and Safety</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.</p>	<p>Through the Senior Home Repair program, accessibility standards are addressed.</p>	<p>The Senior Home Repair program continues to retrofit units to meet accessibility standards.</p>	<p>Policy will continue</p>
<p>Action: 2.1h: Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. (Also see Policy 3.5, Action 3.5c.)</p> <p>Timing: Case by case basis</p> <p>Responsibility: DPSS / TLMA / EDA / Non-Profits</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation. Provide more emergency shelter and short and long term transitional housing opportunities.</p>	<p>DPSS was not successful in converting any older motels into facilities that could be used for homeless housing programs. DPSS was successful in utilizing base reuse property located on the inactive portions of March <i>Joint</i> Air Reserve Base.</p>	<p>At the end of the 2005, 2 projects were located on the base under the reuse designation and an additional large scale project (120 beds) was in development.</p>	<p>TLMA, non-profits and EDA are excluded from this program as they do not develop transitional housing facilities.</p>
<p>Action: 2.1i: Department of Community Action shall continue to implement the Home Weatherization Program to conserve existing single family housing through weatherization and/or rehabilitation.</p> <p>Timing: As part of an ongoing program.</p> <p>Responsibility: Department of Community Action (DCA)</p>	<p>2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation. Target 1,600 households in the incorporated portion of Riverside County and 800 homes in the unincorporated portion.</p>	<p>No measurable progress due to funding</p>	<p>Reallocate funding priorities</p>	<p>Policy will continue</p>
<p>Action: 2.2a: Continue to utilize RDA set-aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.</p> <p>Timing: Ongoing</p> <p>Responsibility: RDA</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>RDA assisted in the rehabilitation and/or expansion of new housing within the project areas through home rehabilitations (693 units), mobile home replacements (156 units), rehabilitations of mobile home parks and apartments (66 units), and new construction of housing projects (810 units).</p>	<p>The Agency will continue to enhance the project areas utilizing RDA set-aside funds through its various housing programs.</p>	<p>Programs will continue</p>

Chapter 8

Housing Element

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 2.2b: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program per Ordinance No. 457 to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.</p> <p>Timing: Ongoing</p> <p>Responsibility: Building and Safety / Environmental Health</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	Ongoing		
<p>Action: 2.2c: Maintain and improve community facilities and keep infrastructure in sound condition using available CDBG and RDA Set-Aside funds.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	Ongoing	CDBG and RDA funds have provided for improvements to existing properties.	Policy will continue
<p>Action: 2.2d: Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through presentations at community service organizations (PTA, Kiwanis), brochures, as well as presentations at community facilities such as medical facilities, county buildings, and one-stop processing centers within jurisdictions.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / DCA</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	Community presentations were conducted on a monthly and yearly basis. New brochures were created and distributed at major community venues, one stop shops, the Riverside County Fair, Office on Aging, Riverside County government offices, and local jurisdictions.	No projects to evaluate	Policy will continue
<p>Action: 2.2e: Continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	Ongoing	EDA works with cooperating cities to combine city funds along with CDBG funds in our Senior Home Repair and Home Rehabilitation projects.	Ongoing

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 2.2f: Continue to respond to household sanitation complaints in respect to Ordinance Nos. 650 and 657.</p> <p>Timing: Ongoing</p> <p>Responsibility: Environmental Health Dept.</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>Ongoing</p>		
<p>Action: 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.</p> <p>Timing: Ongoing</p> <p>Responsibility: HCD / TLMA (Code Enforcement)</p>	<p>2.2: Enhance quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>Ongoing</p> <p>The County of Riverside completed all required inspections and annual reports.</p>	<p>Helped improve conditions in farm labor employee housing camps</p>	<p>Policy will continue</p>
<p>Action: 2.3a: Conserve existing affordable mobile home stock by utilizing the Mobile Home Tenant Loan Assistance program, the Agricultural Housing Facility Loan Fund, RDA set-aside funds and the HOME program.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA</p>	<p>2.3: Facilitate rehabilitation and preservation of farm worker housing.</p>	<p>RDA/EDA has assisted mobile home parks in the Coachella Valley with the Mobile Home Tenant Loan Assistance program and the Agricultural Housing Facility Loan Fund</p>	<p>Will continue to assist mobile home parks through the Mobile Home Tenant Loan Assistance program.</p>	<p>The Mobile Home Tenant Loan Assistance program will continue. Agency is considering modifying or maybe discontinuing the Mobile Home Park Assistance Loan Fund. Will research other programs.</p>
<p>Action: 2.3b: The Mobile Home Tenant Assistance Grant Program has been terminated and the Mobile Home Tenant Loan Assistance program has been increased to a maximum loan amount of \$40,000 per unit to accommodate replacement of existing substandard units.</p> <p>Timing: Ongoing</p> <p>Responsibility: RDA</p>	<p>2.3: Facilitate rehabilitation and preservation of farm worker housing.</p>	<p>RDA set aside funds have been amply used for the rehabilitation of mobile home units in the Coachella Valley.</p>	<p>RDA set aside funds continue to be committed for the rehabilitation of mobile home units in the Coachella Valley.</p>	<p>The Mobile Home Tenant Loan Assistance program will continue</p>
<p>Action: 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p> <p>Timing: 2002</p> <p>Responsibility: EDA</p>	<p>2.3: Facilitate rehabilitation and preservation of farm worker housing.</p>	<p>The Mobile Home Tenant Loan Assistance program has been assigned to a bilingual ombudsman.</p>	<p>Outreach and education to farm workers of the program has been facilitated by the appointment of the ombudsman.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 2.4a: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis.</p> <p>Timing: Ongoing with annual updates</p> <p>Responsibility: RDA / EDA</p>	2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	Annual monitoring of over 70 affordable housing projects was completed during the reporting period.	Data bases were maintained recording restrictions and identifying affordability expiration dates to insure compliance.	Policy will continue
<p>Action: 2.4b: Place a priority on providing financial assistance, where feasible, to preserve federally or state assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period through purchase of the units by a non-profit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to federal or local sources of below market financing.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	Efforts were made, however, during the reporting period, no funding applications were approved for federally or state assisted projects at risk of conversion.	No projects to evaluate	Policy will continue
<p>Action: 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA</p>	2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources. Target 50 units for preservation by 2005.	Over 300 units were preserved and over 300 units were constructed during the reporting period, exceeding the established target.	Policy successful	Policy will continue
<p>Action: 2.4d: Continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.</p> <p>Timing: Ongoing with annual monitoring by EDA.</p> <p>Responsibility: Housing Authority / EDA</p>	2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	Goal was met through the RDA annual monitoring of subsidized properties.	Staff was encouraged to attend California Certified Residential Manager training to increase their knowledge of fair housing, maintenance, legal compliance, risk management and the life cycle of tenancy.	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 2.4e: Continue to require maintenance of newly-acquired affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority.</p> <p>Timing: Conditions of approval</p> <p>Responsibility: RDA /EDA / Housing Authority</p>	<p>2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.</p>	<p>All new HOME and RDA regulatory agreements include language addressing income, affordability, and property maintenance.</p>	<p>Physical inspection of properties on an annual basis also ensured compliance.</p>	<p>Policy will continue</p>
<p>Action: 3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ul style="list-style-type: none"> • Audits of lending institutions and rental establishments • Education and training of Riverside County staff • Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and traditional housing facilities. <p>Timing: Ongoing</p> <p>Responsibility: Fair Housing Council / EDA / Housing Authority</p>	<p>3.1: Continue to implement fair housing laws and support organizations that provide fair housing information and enforcement.</p>	<p>Ongoing efforts were made as detailed in the annual Fair Housing Analysis of Impediments Matrix which is submitted to HUD on an annual basis.</p>	<p>No projects to evaluate</p>	<p>Policy will continue</p>
<p>Action: 3.1b: Update the 1995 Fair Housing Impediments Study</p> <p>Timing: 2004 – 2005</p> <p>Responsibility: EDA / Fair Housing Council</p>	<p>3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.</p>	<p>The 1995 Fair Housing Impediment Study was updated in 2003.</p>	<p>No projects to evaluate</p>	<p>Policy will continue</p>
<p>Action: 3.1c: Ensure that actions to remove fair housing impediments identified in the 1995 Study will be reflected in the General Plan Update cycle.</p> <p>Timing: Concurrent with General Plan update.</p> <p>Responsibility: TLMA / EDA</p>	<p>3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.</p>	<p>The 1995 Fair Housing Impediments Study was updated in 2003 and replaced by the 2003 Fair Housing Impediments Study.</p>	<p>The 2003 study identified the following impediments: a) Unequal treatment in the sale and rental of housing; b) Discrimination in housing accessibility; c) Discrimination in rates of housing loan approvals; d) Potential impediments</p>	<p>TLMA would only be affected by item (d); all other items are within the purview of EDA. Revise the Riverside County zoning ordinance to incorporate the state-mandated density bonus rules.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.1d: Provide financial assistance from CDBG to fair housing. Timing: Ongoing Responsibility: EDA</p>	<p>3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.</p>	<p>Ongoing. The EDA-Housing Division, transferred CDBG funds from the Housing Division to the Fair Housing Council to support specific programs that protect, enforce, and implement Fair Housing Laws, including, but not limited to the following: Home Mortgage Disclosure Act (HMDA), Fair Housing Act (FHA), Equal Credit Opportunity Act (ECOA) Regulation B, and protections against Predatory. The amount of CDBG funds transferred to the Fair Housing Council from RDA-Housing Division is as follows: 1998-\$133,000 1999-\$138,918 2000-\$162,000 2001-\$165,000 2002-\$190,000 2003-\$210,600 2004-\$190,000 2005-\$190,000</p>	<p>created through housing elements; e) Shortfalls in FHCRC data collection; f) Discrimination based on disabilities; g) Reluctance to rent to Section 8 clients. Services of Fair Housing Council are used to educate and outreach.</p>	<p>Policy will continue</p>
<p>Action: 3.2a: Continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program. Timing: Ongoing Responsibility: EDA</p>	<p>3.2: Provide housing information and counseling to low-income households with special housing needs.</p>	<p>Mortgage Lender Education Training was provided on a annual basis during the reporting period.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both English and Spanish.</p> <p>Timing: Ongoing</p> <p>Responsibility: Fair Housing Council / EDA</p>	3.2: Provide housing information and counseling to low-income households with special housing needs.	Ongoing. Supportive program. No direct units generated.	Ongoing.	Policy will continue
<p>Action: 3.3a: Continue to facilitate coordination between the County of Riverside, participating jurisdictions, non-profit agencies and community groups to implement food programs, emergency shelters and homeless assistance programs, including the Supportive Housing Program, the Shelter Plus Care Program and the Emergency Housing Assistance Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: DPSS</p>	3.3: Provide housing services to persons with special needs, including child care and the homeless.	DPSS staffs the Emergency Food and Shelter Board, which meets monthly to evaluate emergency shelter and service programs. DPSS also coordinates the entire Continuum of Care for the County of Riverside.	DPSS staff regularly attends all local homeless advisory groups, including CVAG, the Palm Springs Homeless Taskforce, the City of Riverside Care Network, the City of Riverside Homeless Advisory Committee, and the Homeless Taskforce of Corona.	Future coordination will be accomplished with the implementation of an "Interagency Council on Homelessness" modeled after the federal council. This body will be charged with overseeing Riverside County's 10-Year Plan to End Homelessness.
<p>Action: 3.3b: Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through Riverside County programs. Continue to cooperate with non-profit agencies that provide placement or referral services to persons with disabilities.</p> <p>Timing: Ongoing</p> <p>Responsibility: DPSS, Housing Authority, Shared Housing, a Riverside Experience (SHARE), non-profits and Community Access Center.</p>	3.3: Provide housing services to persons with special needs, including child care and the homeless.	DPSS publishes a referral list and continues to work with local public and private agencies that serve persons with disabilities.		
<p>Action: 3.3c: Increase housing choices for persons with disabilities through retrofit of existing housing and the continued enforcement of ADA requirements.</p> <p>Timing: Ongoing</p> <p>Responsibility: Community Access / Building and Safety</p>	3.3: Provide housing services to persons with special needs, including child care and the homeless.	Ongoing	No projects to evaluate	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities. Timing: Ongoing Responsibility: Housing Authority</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>The Housing Authority and DPSS continue to partner and further the Shelter Plus Care Program. The program has grown from 42 to 116 of households served throughout Riverside County. The HA and the City of Riverside have partnered together for the past 15 years to provide tenant based rental assistance to 90 individuals and families through the Housing Options Program for People with AIDS (HOPWA) which is an additional 15 individuals served since FY 2009. An additional 275 individual/families were provided with Short Term Rental/Mortgage/ Utility Assistance through HOPWA. The HA currently administers 10 vouchers designated for foster youths who are aging out of the foster care system. In FY 2009, the HA received funding for 155 vouchers to provide monthly rental assistance to homeless veterans who receive supportive services through the Veteran's Services.</p>	<p>Ongoing</p>	<p>Policy will continue</p>
<p>Action: 3.3f: Continue to refer eligible participants to the Shared Housing, a Riverside Experience (SHARE) Program. Timing: Ongoing Responsibility: SHARE and DPSS</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>DPSS publishes a referral list for homeless services and also promotes the 211 county-wide social service referral system that includes referrals to the SHARE Program.</p>	<p>The Volunteer Center of Greater Riverside administers both the 211 referral system and the SHARE Program.</p>	<p>Policy will continue</p>
<p>Action: 3.3g: Continue to administer homeless programs and services and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers. Timing: 2002 – 2005 Responsibility: DPSS</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless. Target development of five emergency homeless shelters and three transitional homeless shelters. Four projects by 2002, remainder by 2005.</p>	<p>DPSS established three emergency shelters and seven transitional housing shelters. At the close of 2005, two additional emergency shelters were in development.</p>	<p>HUD and other funding agencies emphasize permanent supportive housing as the best solution to ending homelessness, especially chronic homelessness.</p>	<p>Continue; DPSS will focus on the development of permanent supportive housing and affordable housing units. Current emergency and transitional programs will be maintained.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.3i: Continue 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, western and eastern Riverside County, as funding is awarded. Timing: Ongoing Responsibility: Housing Authority/DPSS</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>Ongoing</p>	<p>Collaborating successfully. Services are now provided in the City of Riverside and within western and eastern Riverside County.</p>	<p>Policy will continue</p>
<p>Action: 3.3j: Maintain 469 public housing units and assist 8,499 very low income recipients per year with Section 8 rental assistance vouchers. Timing: Ongoing Responsibility: Housing Authority</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>By the end of FY 2009, the HA assisted 8,499 families annually through the voucher program and housed 469 families in public housing units.</p>	<p>Since 2005, the Housing Authority received additional funding to assist up to 8,499 very low/low income families with voucher assistance.</p>	<p>Policy will continue</p>
<p>Action: 3.3k: Continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance. Timing: Ongoing Responsibility: DPSS</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>DPSS continues to maintain collaborative relationships with cities. This collaboration has well served the census of homeless population every two years. Local nonprofits and city representatives sit on Emergency Food and Shelter Board that allocates funding countywide to provide mortgage rental assistance.</p>	<p>Mortgage rental assistance is the Emergency Food and Shelter Board's top priority and has been for several years.</p>	<p>Policy will continue</p>
<p>Action: 3.3l: Support current legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds. Timing: 2002 Responsibility: DPSS</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>Ongoing</p>	<p>No projects to evaluate</p>	<p>Policy will continue</p>
<p>Action: 3.3m: Continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI). Timing: Ongoing Responsibility: Riverside County Executive Office</p>	<p>3.3: Provide housing services to persons with special needs, including child care and the homeless.</p>	<p>Ongoing</p>	<p>No projects to evaluate</p>	<p>Policy will continue</p>

Chapter 8

Housing Element

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.4a: Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program utilizing tax exempt mortgage revenue bonds to finance mortgages and down payment assistance for single family homes for very low and low income home buyers.</p> <p>Timing: Evaluate feasibility by 2002.</p> <p>Responsibility: EDA</p>	<p>3.4: Support programs that offer low and moderate income households the opportunity for home ownership.</p>	<p>Considered and discarded.</p>	<p>No projects to evaluate</p>	<p>Policy will cease</p>
<p>Action: 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>3.4: Support programs that offer low and moderate income households the opportunity for home ownership.</p>	<p>EDA promotes the MCC Program at community fairs, the Agency's web site and homebuyer publications. The County of Riverside assisted 179 households through the MCC program (115 Very Low, 49 Low, and 15 Moderate).</p>	<p>The EDA will continue to implement the MCC for low to moderate income homeowners.</p>	<p>Policy will continue</p>
<p>Action: 3.4c: The Housing Authority will continue to offer programs such as the Housing Choice Mortgage Assistance Program to assist potential homebuyers in their transition of renting to purchasing their own home.</p> <p>Timing: Planning Period</p> <p>Responsibility: Housing Authority</p>	<p>3.4: Support and administer programs that offer low and moderate income households the opportunity for home ownership. This program is expected to double over the planning period. As funding is available through the Neighborhood Stabilization Program, the Housing Authority will apply for funds to purchase and renovate foreclosed homes and sell them to low and moderate income first time home buyers.</p>	<p>A total of 14 homes were sold to low income first time homebuyers during the period of February 2001 through October 2004. The Housing Authority is currently assisting 6 families with monthly mortgage assistance and has purchased 26 foreclosed homes to sell to first time homebuyers of which 4 have been sold to first time homebuyers.</p>	<p>The Housing Authority will continue to offer programs to assist low to moderate income families with purchasing their first home.</p>	<p>Policy will continue.</p>
<p>Action: 3.4d: Continue to provide down payment assistance and closing costs assistance to low income first time homebuyers through the First Time Homebuyers Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	<p>3.4: Support programs that offer low and moderate income households the opportunity for home ownership.</p>	<p>The County of Riverside provided down payment assistance to 114 households (52 Very Low and 62 Low)</p>	<p>Increased marketing efforts and an increase in the amount of down payment assistance offered yielded the highest number of FTHB applications approved to date.</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.4e: Continue to participate as an associated member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA</p>	3.4: Support programs that offer low and moderate income households the opportunity for home ownership.	This program was terminated during the 2005/06 fiscal year.	No projects to evaluate	Policy will cease
<p>Action: 3.4f: Investigate the feasibility of acquiring HUD foreclosure homes and offering them to residents at prices affordable to low and moderate income households.</p> <p>Timing: 2002</p> <p>Responsibility: EDA</p>	3.4: Support programs that offer low and moderate income households the opportunity for home ownership. Evaluate complete feasibility by 2002.	Feasibility options were explored but not implemented during the planning period.	Funding allocations have prevented policy implementation	Policy will continue, pending funding allocations.
<p>Action: 3.4g: The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 Vouchers for home purchases.</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing Authority</p>	3.4: Assist up to 12 Section 8 households with monthly mortgage assistance.	Currently assisting 6 Section 8 households with monthly mortgage assistance.	The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.	
<p>Action: 3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80% of the Riverside County median.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA/RDA</p>	3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.	During the reporting period the Agency worked with several public and private sponsors to facilitate the conversion/rehabilitation of one project.	The Cathedral Palms project, formerly a multi-family housing project, was successfully converted to a senior housing complex with 11 units reserved for households with incomes below 80% of the Riverside County median.	
<p>Action: 3.5b: Assist eligible non-profit developers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA/RDA</p>	3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.	EDA recently assisted a non-profit developer in the acquisition and rehabilitation of a 40 unit multi-family apartment.	The EDA and RDA anticipate assisting non-profit developers in exchange for reservation of affordable units to low and moderate income households.	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 3.5c: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested.</p> <p>Timing: Case by case basis</p> <p>Responsibility: DPSS/Non-Profits</p>	<p>3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.</p>	<p>The effort to convert older motels into facilities that could be used for homeless housing programs was unsuccessful. However, there was success in utilizing base re-use property at March <i>Joint</i> Air Reserve Base.</p>	<p>At the end of 2005, 2 projects were sited on the base under the re-use designation and an additional large scale project (120 beds) was in development.</p>	
<p>Action: 4.1a: Establish a Development Processing Review Committee comprised of representatives of the building industry, landowners, contractors, environmental interests, low-income and special needs housing advocates to review Ordinance No. 348 and other related regulations regularly for potential revisions that would assist in creating more affordable housing by:</p> <ul style="list-style-type: none"> • Encouraging the inclusion of affordable housing in market-rate residential development; • Removing restrictive development standards that are identified as impediments to fair housing; • Establishing development standards to implement the General Plan Mixed-Use designation (currently referred to as community centers); • Identify potential sites for "special housing" as a designation in Area Plans. • Establishing guidelines/provisions for inclusion of affordable housing as a proportion of Specific Plan land use categories; 	<p>4.1: Evaluate Riverside 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.</p>	<p>A Development Processing Review Committee was not established as planned.</p>	<p>No results from the existing policy</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<ul style="list-style-type: none"> • Providing incentives to encourage the construction of mixed-use projects (See Policy 1.1); • Revising zoning classifications and rezoning land for consistency with revised General Plan land use designations • Reviewing the issue of adopting State Density Bonus provisions as part of the General Plan Update • Continuing the extensive use of Planned Development zoning and Specific Plans as a tool to foster the clustering concept and higher density residential uses in areas with underlying lower density land use designations. Incorporate provisions of the General Plan Incentives Program • Establish criteria for "allowed use" development in order to streamline the permit process. <p>Timing: 2002 Responsibility: TLMA/Building and Safety</p>				
<p>Action: 4.1b: Upon direction by the Board of Supervisors, revise the Riverside County Development Mitigation Fees pursuant to the fee study completed in 2001 to determine if changes to the fee structure are warranted.</p> <p>Timing: 2002 Responsibility: County Counsel / TLMA</p>	<p>4.1: Evaluate Riverside 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.</p>	<p>Riverside County Development Mitigation Fees are being revised. A revised Mitigation Fee Ordinance will be adopted as part of the General Plan Update in 2008.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.2a: Maintain an inventory of Riverside County-owned lands with potential for low and moderate income housing. Timing: Ongoing Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>TLMA and GIS did not maintain an inventory of Riverside County-owned lands with potential for low and moderate income housing from 1998 through 2005.</p>	<p>Ongoing</p>	<p>A partnership between EDA and the Planning Department will be established after the development of a Housing Ordinance, to ensure that an inventory for low and moderate income housing is being tracked on a regular basis.</p>
<p>Action: 4.2b: Update the land use inventory on a continual basis Timing: Annually Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>The Riverside County Land Use Inventory is updated annually as residential projects are approved through the entitlement process. The identification of vacant and underutilized land is reviewed on a case by case basis. The build out of approved project is monitored through the permitting process through the Building and Safety and Land Use Departments.</p>	<p>Considered and policy is not necessary</p>	<p>This goal is redundant, so it should be eliminated.</p>
<p>Action: 4.2c: Identify and map areas of Riverside County where urban infill is appropriate Timing: Concurrent with General Plan Update Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>See comments under 4.2b.</p>	<p>Considered and policy is not necessary</p>	<p>This goal is redundant, so it should be eliminated.</p>
<p>Action: 4.2d: Identify and map existing infrastructure and potential infrastructure expansions to increase the availability of suitable sites. Prioritize future capital improvement projects according to the availability of funding. Timing: 2002 Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>Through the adoption of the Community and Environmental Transportation Acceptability Process (CETAP). The CETAP looks at where to locate possible major new multimodal transportation facilities to serve the current and future transportation needs of Western Riverside County. Through the CETAP process, the County of Riverside has identified available infrastructure and determined where possible expansion is needed.</p>	<p>Considered and policy is not necessary</p>	<p>This goal is redundant, so it should be eliminated.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.2e: Identify and map existing transportation corridors in the unincorporated Riverside County and identify adjacent sites for potential high density or mixed-use land uses. Timing: 2002 Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>Through the adoption of the Community and Environmental Transportation Acceptability Process (CETAP). The CETAP looks at where to locate possible major new multimodal transportation facilities to serve the current and future transportation needs of Western Riverside County. Through the CETAP process, the County of Riverside has identified available infrastructure and determined where possible expansion is needed.</p>	<p>Considered and policy is not necessary</p>	<p>This goal is redundant, so it should be eliminated.</p>
<p>Action: 4.2f: Identify current housing needs (population trends, geographic distribution/location of existing low-income housing) and establish target areas as necessary. Timing: 2002 Responsibility: TLMA / GIS / EDA</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>See comments under 4.2b.</p>	<p>Considered and policy is not necessary</p>	<p>This goal is redundant, so it should be eliminated.</p>
<p>Action: 4.2g. Expand the existing Specific Plan database inventory monitoring system established in 2000 to track dwelling unit build out and determine realistic remaining development potential by land use designation within Specific Plans. Timing: 2002 Responsibility: TLMA</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>The Specific Plan database inventory was completed in 2006. The inventory will be maintained to track dwelling unit build out in Specific Plans.</p>	<p>Specific Plans are developed with set criteria and housing goals for the whole area (if the SP includes a residential component). Otherwise, there is no potential for additional development other than what is defined under an SP.</p>	<p>Utilizing undeveloped areas of an SP for affordable housing needs is not a realistic goal. This goal should be eliminated.</p>
<p>Action: 4.2h: Encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for Riverside County assistance. Timing: Annually from 2002 on. Responsibility: EDA</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>All new funding applications were required to submit a market analysis to determine supply and demand for special needs affordable housing projects.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.2i: Inventory housing stock and market factors such as age, condition and housing trends (size of units, current rents, vacancy levels, amenities, market considerations). Timing: 2003 Responsibility: TLMA / GIS</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>Neither TLMA nor GIS can create or monitor a housing stock inventory that would list market factors such as age, condition and trends.</p>	<p>Ongoing</p>	<p>This goal should be eliminated as it would require separate funding and management through the Code Enforcement agency.</p>
<p>Action: 4.2j: Evaluate the affordability via interest rates, underwriting issues, and cost per unit consistent with state law. Timing: 2003/Update annually Responsibility: EDA / TLMA</p>	<p>4.2: Establish and maintain accurate planning and demographic data.</p>	<p>Not completed during the reporting period.</p>	<p>Ongoing</p>	<p>Policy will continue</p>
<p>Action: 4.2k: Determine strategies for specified needs:</p> <ul style="list-style-type: none"> • Dispersed (county-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc. • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner-occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care <p>Timing: By end of 2002 Responsibility: EDA / RDA / TLMA</p>	<p>4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>Formal strategies were implemented; however, the need was addressed and met through the development of affordable housing to meet the myriad of needs of Riverside County's diverse community as follows: Four senior housing projects, three special needs project, two farm worker housing projects, two single family projects and more than eight multi-family projects.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.2l: Map the location of affordable projects developed by the County of Riverside.</p> <p>Timing: Beginning in 2002 and annually thereafter in the Consolidated Annual Performance and Evaluation Report (CAPER)</p> <p>Responsibility: EDA / TLMA</p>	<p>4.2: Establish web site that feature affordable housing projects developed by the County of Riverside. Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems).</p>	<p>Projects completed and in progress are available on EDA's web site.</p>	<p>Ongoing</p>	<p>Will continue to feature affordable housing projects developed by the EDA on web site.</p>
<p>Action: 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / RDA</p>	<p>4.3: Assure that administrative functions are consistent with housing policies and goals.</p>	<p>EDA and RDA meet with Riverside County departments and public agencies regularly to assure processes and approvals of the objective.</p>	<p>Ongoing</p>	<p>Policy will continue</p>
<p>Action: 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates).</p> <p>Timing: Annually beginning 2002</p> <p>Responsibility: RDA / EDA</p>	<p>4.3: Assure that administrative functions are consistent with housing policies and goals.</p>	<p>Ongoing</p>	<p>The evaluation will be done on an annual basis subsequent from adoption from the Housing Element</p>	<p>Policy will continue</p>
<p>Action: 4.3c: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.</p> <p>Timing: Annually beginning 2002</p> <p>Responsibility: RDA / EDA</p>	<p>4.3: Assure that administrative functions are consistent with housing policies and goals.</p>	<p>The prioritizing of programs is conducted on an annual basis during management strategic planning sessions.</p>	<p>The evaluation will be done on an annual basis subsequent from adoption from the Housing Element</p>	<p>Policy will continue</p>
<p>Action: 4.3d: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub-regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond Riverside County lines and ensure that regional plans are consistent with Riverside County policies and goals. Prepare legislative proposals as necessary.</p> <p>Timing: Ongoing</p>	<p>4.3: Assure that administrative functions are consistent with housing policies and goals.</p>	<p>Ongoing</p>	<p>Coordination with CVAG and WRCOG will continue.</p>	<p>Policy should stay in place. EDA will continue coordination efforts.</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Responsibility: RDA / EDA / Riverside County Counsel Action: 4.3e: Implement Riverside County's new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding. Timing: 1999-2004 Responsibility: EDA	4.3: Assure that administrative functions are consistent with housing policies and goals.	Riverside County's new economic development strategy was implemented using public/ private sector financing to stimulate economic development.	Ongoing	Policy will continue
Action: 4.3f: Train staff to implement programs, perform assessments, and provide housing counseling, technical and referral services. Timing: Ongoing Responsibility: EDA	4.3: Assure that administrative functions are consistent with housing policies and goals.	Staff training was provided on an annual basis to meet this goal.	Ongoing	Policy will continue
Action: 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of Riverside County housing goals. Timing: Ongoing Responsibility: EDA	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing	Ongoing	Policy will continue
Action: 4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits. Timing: 2001-2004 Responsibility: EDA	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing	Ongoing	Policy will continue
Action: 4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition. Timing: Project approval process Responsibility: EDA	4.3: Assure that administrative functions are consistent with housing policies and goals.	Goal was met during the review process for each HOME and RDA funding application.	Ongoing	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects. Timing: Ongoing Responsibility: All Riverside County Departments</p>	4.3: Assure that administrative functions are consistent with housing policies and goals.	Staffing levels have been increased as necessary to accommodate the number of housing projects.		Policy will continue.
<p>Action: 4.3k: Seek changes in state policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multi-family construction. Timing: 2002 Responsibility: EDA</p>	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing	Coordination with CVAG and WRCOG will continue.	Policy should stay in place. EDA will continue coordination efforts.
<p>Action: 4.3l: Reconvene the Farm worker Housing Task Force to continue to develop solutions for farm worker housing and services. Timing: 2002 Responsibility: EDA /4th District Supervisor</p>	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing. The task force is now called the Housing Review Committee Advisory Council.	Ongoing	Policy will continue
<p>Action: 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans. Timing: Annually Responsibility: EDA / TLMA</p>	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing	Ongoing	Policy will continue
<p>Action: 4.3n: Support changes in redevelopment law that increase home ownership eligibility by raising affordability criteria and respective mortgage payment maximums. Timing: Ongoing Responsibility: EDA / RDA</p>	4.3: Assure that administrative functions are consistent with housing policies and goals.	Ongoing	Ongoing	Policy will continue

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Actions: 4.4a: Develop a standardized system of annually reporting and monitoring housing activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications) household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), the Redevelopment Annual Housing Report, and the Housing Element Annual Housing Status Report. Timing: End of 2002 Responsibility: EDA/RDA/EDA/ TLMA</p>	<p>4.4: Consistently monitor and review the effectiveness of the Housing Element programs and other Riverside County activities in addressing housing need.</p>	<p>Ongoing</p>	<p>Ongoing</p>	<p>Policy will continue</p>
<p>Action: 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually. Timing: Annually Responsibility: EDA / RDA</p>	<p>4.4: Consistently monitor and review the effectiveness of the Housing Element programs and other Riverside County activities in addressing housing need.</p>	<p>The County of Riverside completes its Housing Element annual report.</p>	<p>Annually, the housing element annual reports allow the County of Riverside to monitor and review the effectiveness of the Housing Element programs.</p>	<p>Policy will continue</p>
<p>Action: 4.5.a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in Riverside County to determine where they are implemented geographically (i.e.: in unincorporated Riverside County or within incorporated cities) and develop strategies to target the resources where they will most benefit the County of Riverside. Timing: 2002 Responsibility: TLMA / EDA</p>	<p>4.5: Develop sound fiscal management practices to implement housing policies and programs.</p>	<p>Land Use Inventory allows more effective targeting of investment to housing opportunities.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Action: 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants housing bonds, set-asides, etc.</p> <p>Timing: Annually</p> <p>Responsibility: RDA / EDA</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Ongoing annually.	Ongoing	
<p>Action: 4.5c: Evaluate financial resources for leveraging opportunities.</p> <p>Timing: Annually</p> <p>Responsibilities: EDA</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Ongoing annually.	Ongoing	Policy will continue
<p>Action: 4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.</p> <p>Timing: 2002</p> <p>Responsibility: EDA / RDA</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Grant and loan policies are reviewed and amended as needed on an annual basis.	Ongoing	Policy will continue
<p>Action: 4.5e: Establish a funding plan and timing of activities.</p> <p>Timing: 2002</p> <p>Responsibility: EDA</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Ongoing. Housing project funding was prioritized on an annual basis.	Ongoing	Policy will continue
<p>Action: 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed use, multi-family, single family, number of units, or cost per unit).</p> <p>Timing: Annually</p> <p>Responsibility: EDA / RDA</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Annually.	Ongoing	Policy will continue
<p>Action: 4.5g: Target future financial resources to meet future housing obligations.</p> <p>Timing: Ongoing</p> <p>Responsibility: EDA / Housing Authority</p>	4.5: Develop sound fiscal management practices to implement housing policies and programs.	Ongoing.	Ongoing	Policy will continue
<p>Action: 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.</p> <p>Timing: Following Board action on Riverside County-wide Fee Study.</p>	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	Building and Safety does not adjust the permit fees on a sliding scale per increased energy compliance measures. There are rebates available through the State of California when using LEEDS compliance requirements which are exceeding minimum requirements set forth in title 24 part 6		Policy will be deleted. The County of Riverside is no longer trying to develop a sliding scale fee assistance program

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>Responsibility: EDA / TLMA</p>		<p>(Energy), and the 2010 California Green Building Code. The California Energy Efficiency Program (CEEP), California Green Builders, and Go Solar California are three incentive programs that are available through the Building and Safety permitting process. These programs will provide fast-track services for projects that were not initially reviewed as such in the entitlement phase. This has not occurred</p>		
<p>Action: 5.1b: Support current legislation to prescribe higher envelope R-value standards for new residential and non-residential buildings. Timing: 2002 Responsibility: Building and Safety</p>	<p>5.1: Encourage the use of energy conservation features in residential construction and remodeling.</p>	<p>The Department complies with the Energy Commission requirements that are adopted by legislation. Residential and non-residential buildings are required to comply with the energy standards adopted by the State of California, whereas the energy packages/programs for each building are reviewed and approved through the plan check review process by Building and Safety's plan check staff.</p>		
<p>Action: 5.1c: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization Programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs. Timing: Annually Responsibility: EDA</p>	<p>5.1: Encourage the use of energy conservation features in residential construction and remodeling.</p>	<p>Ongoing annually.</p>	<p>Ongoing</p>	<p>Policy will continue</p>
<p>Action: 5.1d: Pursue grant funds for energy rehabilitation costs and consumer education. Timing: 2002 Responsibility: EDA / RDA</p>	<p>5.1: Encourage the use of energy conservation features in residential construction and remodeling.</p>	<p>Grant and loan policies are reviewed and amended as needed on an annual basis.</p>	<p>Ongoing</p>	<p>Policy will continue</p>

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Action: 5.1e: Revise bidding procedures in Riverside County rehabilitation programs to incorporate energy conservation measures. Timing: 2002 Responsibility: EDA	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	Implemented through replacing old units with energy efficient doors, windows, furnaces and coordinating efforts with the Riverside County weatherization program.	Ongoing	Policy will continue
Action: 5.1e: Promote level pay utility payments for Section 8 recipients. Timing: Ongoing Responsibility: Housing Authority	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	Ongoing.	Ongoing	Policy will continue
Action: 5.1g: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction. Timing: Ongoing Responsibility: EDA / Housing Authority	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	There has not yet been an incentive program established.	Ongoing	Policy will continue
Action: 5.1i: Support changes in redevelopment law that increase home ownership eligibility by raising utility allowances and respective mortgage payment maximums. Timing: 2002 Responsibility: EDA / RDA	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	Ongoing.	Ongoing	Policy will continue
Action: 5.1j: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption. Timing: Ongoing Responsibility: Housing Authority	5.1: Encourage the use of energy conservation features in residential construction and remodeling.	Utility allowances were increased on an annual basis.	Ongoing	Policy will continue

Progress in Achieving the Past Element Quantified Objectives

Riverside County's past Housing Element established a housing production objective of 27,029 new market rate housing units for the County of Riverside. The Regional Housing Needs Assessment (RHNA) established a new construction need of 30,677 new units. Additionally, the Housing Element established objectives for the rehabilitation and preservation of housing units, as described in Table H-1 above and in Table H-2 below. The Housing Element's production objectives covered the 1998-2005 planning period.

In April 2006, the Southern California Association of Governments (SCAG) released a report entitled, "Housing Element Compliance and Building Permit Issuance in the SCAG Region." SCAG identified those jurisdictions that have permitted new housing units equal to or greater than 100% of their housing needs as either having met or exceeded their housing goals. By this measure, 95 jurisdictions – less than half of all jurisdictions have exceeded their jurisdictional goal.

Riverside County was one of the jurisdictions exceeding its goal, in this case by 165%. The total construction goal for Riverside County for the RHNA planning period, January 1, 1998 through June 30, 2005, was 30,677 units. 50,695 units were actually produced. These numbers are based on the Construction Industry Research Board's monthly building permit data. If all permits are considered both within the County of Riverside and within the cities located within the County of Riverside, then Riverside County exceeded its construction goal by 178%. Western Riverside County exceeded it by 141%, and the Coachella Valley exceeded it by 460%.

Although Riverside County exceeded the total number of units allocated to it by the RHNA, there is limited information regarding the affordability of these units by income level: Very Low; Low; Moderate; and Above Moderate Income.

Administered by the California Tax Credit Allocation Committee (CTCAC), Low Income Housing Tax Credit (LIHTC) programs at the state and federal level were authorized to encourage private investment in rental housing for low- and lower-income families and individuals.

According to the above study, the LIHTC contributed to the construction of nearly 30% of the multi-family housing units built in the region between 1998 and 2005, and these low income units were concentrated in the region's largest central cities. In contrast, suburbanizing areas like Riverside County offered the greatest opportunities for entry level home ownership. 3,426 low income units were built in the Coachella Valley and 3,244 low income units were built in Western Riverside. This amounts to 56.8 % of the 6,035 units established by the RHNA for the Coachella Valley and 11% of the 29,540 units established for Western Riverside. These figures represent units built in both unincorporated Riverside County and the cities.

In addition to these low income units, 4,389 mobile homes and 437 Second Unit Permits were built in the unincorporated areas during the 1998-2005 planning period, and although there is limited information regarding the affordability of these units by income level, they tend to be more affordable than single family residential units.

Table ~~H-1~~ *H-2* summarizes Riverside County's progress in reaching its affordable housing targets through the mechanisms available during the period of July 1, 1998 through June 30, 2005. The fiscal years are reflected in this table to correspond to Riverside County's system of annual performance records.

**Table H-2 Progress in Achieving Quantified Objectives
Between July 1, 1998 and June 30, 2005
Unincorporated Riverside County**

Unit Types/Description	Very Low		Low		Moderate		Above Moderate			
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual		
Quantified Objectives: New Construction 1998-2005										
Market Rate¹										
• Single Family	21,406	38,995	749	1,365	3,211	858	7,492	1,832	10,703	34,705
• Mult-Family	842	1,708	172	341	670	1,349	0	0	0	
• Mobile Homes	3,285	4,389	2,464	3,291	821	1,053	0	0	0	0
• Second Units	0	437	0	0	0	437	0	0	0	0
Market Rate Subtotal	25,533	45,529	3,385	4,997	4,702	3,697	7,492	1,832	10,703	34,705
Single Family Affordable /Assisted										
ReDevelopment Agency										
• Las Serenas	65	87	21	22	44	57	0	8	0	
• Bravo Mobile Home Park	0	156	0	31	0	94	0	31	0	0
• Building Horizons @ Mecca	1	0	0	0	1	0	0	0	0	
• Paseo de los Heroes/ Mecca MHP formerly reported as Las Mananitas MHP -	212	106	0	0	212	106	0	0	0	0
• Various Single Family Assistance	85	0	46	0	39	0	0	0	0	0
• Habitat for Humanity- Belltown	3	0	0	0	3		0		0	
• North Shore Group 4	0	8	0	2	0	6	0	0	0	
• Sky Valley Fee Assistance	1	0	0	0	0	0	1	0	0	0
• North Shore RSA Fee Assistance I (RSA)	1	24	0	0	1	24	0	0	0	0
• North Shore RSA Fee Assistance II (Fee Mitigation)	1	5	0	0	1	5	0	0	0	0
• Mecca RSA Fee Asst.	1	7	0	0	1	7	0	0	0	0
RDA Single Family subtotal	370	393	67	55	302	299	1	39	0	0
HOME										
Blythe Self Help (HM 00-001)	0	34	0	11	0	0	0	23	0	0
BPRC	0	2	0	2	0	0	0	0	0	0
Brown Street	0	3	0	3	0	0	0	0	0	0
Casas Mirasol	34	45	31	41	3	4	0	0	0	0
Cathedral City Self Help Group 4	0	10	0	0	0	10	0	0	0	0
Cathedral City Self Help Group 5	0	10	0	2	0	8	0	0	0	0
Paseo de las Poetas	0	21	0	15	0	3	0	3	0	0
Vecino Self Help	0	23	0	6	0	5	0	12	0	0
Blythe Self Help (H-011)	0	24	0	24	0	0	0	0	0	0
Cathedral City Duplex	0	32	0	0	0	0	0	0	0	
Jordan Street	0	3	0	2	0	1	0	0	0	0
Las Palmeras	0	121	0	9	0	0	0	112	0	0

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Unit Types/Description			Very Low		Low		Moderate		Above Moderate	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Cathedral City Self Help	0	2	0	0	0	2	0	0	0	0
(HOME) Single Family New Construction Units - subtotal	34	330	31	115	3	33	0	150	0	0
Other Single Family (acquisition)										
CVHC Self- Help Single Family	262	0	0	0	0	0	0	0	0	0
Single-Family Affordable (HOME, RDA, CDBG) Subtotal	666	723	98	170	305	332	1	189	0	0
Multifamily Affordable Projects										
Redevelopment Agency										
Wildomar Senior Living Ph.I	176	352	71	0	105	352	0	0	0	0
Wildomar Senior Apartments Ph.II	108	216	11	22	97	0	0	194	0	0
Mission Palms Apts (formerly reported as Mission LaRue Senior Housing- Rubidoux	200	199	80	64	120	135	0	0	0	0
Chapultepec Apartments (formerly reported as Mecca Family Apartments)	31	61	31	61	0	0	0	0	0	0
Oscar Romero Apartments - Mecca	60	60	60	60	0	0	0	0	0	0
Lincoln Street Las Mananitas Phase I	11	11	11	11	0	0	0	0	0	0
Hemet Vistas Phase II Apartments	0	71	0	60	0	11	0	0	0	0
Other Anticipated (Committed/Under construction)	200	54	120	0	80	54	0	0	0	0
RDA Subtotal	786	964	384	218	402	552	0	194	0	0
CDBG Housing Loan Fund Acquisition/Rehabilitation										
Other Anticipated Unspecified Projects (Special Needs)	50	0	30	0	20	0	0	0	0	0
CDBG Housing Loan Fund Subtotal	50	0	30	0	20	0	0	0	0	0
HOME										
Hemet Vistas Phase I Apartments	0	72	0	60	0	12	0	0	0	0
Other Anticipated Unspecified Projects	200	0	120	0	80	0	0	0	0	0
HOME Subtotal	200	72	120	60	80	12	0	0	0	0
Housing Authority										
Anticipated Unspecified Bond Projects	0	0	0	0	0	0	0	0	0	0
Other/New Construction -Shelters and Transitional Housing (Under Supportive Housing Program, Shelter Plus Care and other funding)										
Martha's Village (beds)	0	120	120	120	0	0	0	0	0	0
Shelter from the Storm	0	108	108	108	0	0	0	0	0	0
ABC Recovery	0	40	40	40	0	0	0	0	0	0
Other/New Construction -Shelters and Transitional Housing (Under Supportive Housing Program, Shelter Plus Care and other funding) SUBTOTAL	0	268	268	268	0	0	0	0	0	0
Multi-Family Affordable (CDBG, HOME, RDA, HA AND Other) SUBTOTAL	1,036	1,304	802	546	502	564	0	194	0	0

Unit Types/Description			Very Low		Low		Moderate		Above Moderate	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Total New Construction (Excluding Market Rate)	1,702	2,027	900	716	807	896	1	383	0	0
Total New Construction	27,235	47,556	4,285	5,713	5,509	4,593	7,493	2,215	10,703	34,705
RHNA	30,677	47,556	7,917	5,713	4,968	4,593	5,583	2,215	11,963	34,705
Difference Between Total New Construction and RHNA		+16,879		-2,204		-375		-3,368		+22,742
Quantified Objectives: Rehabilitation/Preservation 1998-2005										
REHABILITATION										
CDBG Programs										
CDBG Housing Loan Fund Acquisition/Rehabilitation										
Home Improvement Program	0	10	0	2	0	5	0	3	0	0
Enhanced Senior Home Repair	335	193	335	193	0	0	0	0	0	0
Minor Senior Home Repair N/A (Repairs Programs were reported either as Senior Home Repair, Enhanced Home Repair or Home Improvement Programs)	1,420	0	1,420	0	0	0	0	0	0	0
Housing Improvement Program - Single Family Rehabilitation Program CHRP (1)	75	0	75	0	0	0	0	0	0	0
Redevelopment Agency Rehabilitation Programs										
Neighborhood Revitalization Program (1998-2005)	70	107	32	51	20	32	18	24		
Housing Rehabilitation Program (RHRP)	286	508	180	361	106	147	0	0	0	0
Avalon Apartments	66	66	66	66	0	0	0	0	0	0
Briggs (aka Clemmer) Apartments	24	24	0	6	24	6	0	12	0	0
Bravo Mobile home Park	156	156	0	31	156	94	0	31	0	0
RDA Multi-family Rehabilitation	101	54	65	0	36	0	0	54	0	0
OTHER										
Mobile Home Park Assistance Loan Fund (MHPL)	200	130	200	130	0	0	0	0	0	0
Mobile home Tenant Assistance Loans (MHTL)	300	287	300	284	0	2	0	1	0	0
Agricultural Assistance Housing Loans (AGHL)	200	105	200	105	0	0	0	0	0	0
Rehabilitation Subtotal	3,233	1,640	2,873	1,229	342	286	18	125	0	0
PRESERVATION										
Tamarisk Villas At-Risk Housing	50	0	50	0	0	0	0	0	0	0
Public Housing	0	0	0	0	0	0	0	0	0	0
Preservation Subtotal	50	0	50	0	0	0	0	0	0	0
Rehabilitation/Preservation Total	3,233	1,640	2,923	1,229	342	286	18	125	0	0
(1) Replaced in 2000 by CHRP										

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Housing Element

Unit Types/Description			Very Low		Low		Moderate		Above Moderate	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Quantified Objective: Assistance 1998-2005										
ASSISTANCE										
Home Weatherization Program	1,100	5,904	825	4,428	275	1,476	0	0	0	0
MCC	100	179	10	115	50	49	40	15	0	0
Section 8 Vouchers	700	709	700	709	0	0	0	0	0	0
Family Unification program	300	212	300	212	65	0	0	0	0	0
HOPWA Rental Assistance	31	31	31	31	0	0	0	0	0	0
First Time Homebuyers Down Payment Assistance Program	300	114	63	52	237	62	0	0	0	0
Shared Housing	430	0	258	0	172	0	0	0	0	0
Riverside-San Bernardino Housing and Finance Agency Lease to Own Program	25	0	0	0	25	0	0	0	0	0
Public Housing Rentals	0	131	0	131	0	0	0	0	0	0
Assistance Subtotal	2,986	7,280	2,187	5,678	824	1,587	40	15	0	0

WRCOG – The Western Riverside Council of Governments' members include: the cities of Banning, Beaumont, Calimesa, Corona, Canyon Lake, Hemet, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, and Wildomar; the County of Riverside; the Eastern Municipal Water District; and the Western Municipal Water District.

CVAG – The Coachella Valley Association of Governments' members include: the cities of Blythe, Cathedral City, Indio, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage; the County of Riverside; the Agua Caliente B. C. I.; the Cabazon B. M. I.; and the Torres Martinez B. C. I.

SCAG – Southern California Association of Governments includes the Counties of, and cities within Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties.

As shown in Table H-2, overall the County of Riverside was able to meet the majority of its quantified objectives for the 1998-2005 planning period, primarily due to the continuing strong economy and subsequent development activity of the early 2000's. Riverside County continued to experience brisk development activity throughout the planning period like other areas in the Southern California region. The cost of housing also soared during the planning period, exacerbating the effect of increased housing costs on the lowest income residents. Staffing levels were up and government programs in the redevelopment and housing assistance areas increased, creating robust opportunities for a range of housing across all economic levels.

Although new construction exceeded the (RHNA) by 16,879 units, most of these new units were only affordable to families with above moderate incomes. The RHNA called for the production of 11,963 houses in this category. The County of Riverside exceeded this number by 22,742 units. Huge increases in land values during the planning period significantly increased housing prices and the availability of low interest rates and home purchase financing fueled the increase in housing costs as well. However, the County of Riverside has made progress in establishing programs to meet its objectives for the upcoming planning period.

With respect to units for very low, low, and moderate income families, Riverside County fell short of the RHNA targets. In addition, the County of Riverside did not address Extremely Low Income (ELI) households as is now required by statute [Section 65583(c)(2), Chapter 891, Statutes 2006 (AB2634)]. The current RHNA allocation for ELI is 6,362 units and existing programs will be revised, expanded, and otherwise augmented to anticipate and reconcile construction, assistance, rehabilitation, and preservation programs (See Table H-74) to include ELI households.

Although the County of Riverside did produce over 12,500 units, it was almost 6,000 units short of the RHNA targets in these three categories. Of these three categories, the County of Riverside came closest to meeting the RHNA target for low income units falling short by only 375 units. The gap was larger for very low income units falling short of the RHNA target by 2,204 units. The largest gap was for moderate income units which fell short of the target by 3,368 units. Although the County of Riverside is moving in the right direction, more programs need to be put in place to address the housing needs of extremely low, very low and moderate income households.

Additionally, Riverside County provided significant resources to rehabilitate housing that might have deteriorated and been lost from the county housing stock. The County of Riverside managed to rehabilitate 1,640 housing units through Community Development Block Grant Programs, senior home repair programs, and low interest loans for acquisition and rehabilitation. The County of Riverside also provided assistance for another 7,280 units in the very low, low, and moderate income categories. Redevelopment Agency for the County of Riverside also featured several programs for acquisition and rehabilitation with its funds.

A comprehensive housing strategy for the future 2006-2014 planning period has been developed by reviewing the progress in implementation of the adopted programs, the effectiveness of the present element, and the continued

appropriateness of these identified programs. This strategy, and the associated goals, policies and housing program plan, are presented in Section 6 of this Housing Element.

Community Profile

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

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2000 and 2006 Annual Population Estimates- U.S. Census Bureau as well as numerous other sources.

Demographic Trends

Regional Growth

Between April 1, 2000 and January 1, 2007, Riverside County’s population grew by over 489,000 people or by approximately 32%. Within Riverside County, the western portion grew at a slightly faster pace (32%) than the eastern portion (31%). Riverside County grew 2 ½ times as fast as the region covered by the Southern California Association of Governments (SCAG) which includes the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial Counties. The SCAG region grew 12% during this same time period (Table H-3). Since the Housing Element addresses unincorporated Riverside County, it is important to note that the unincorporated areas grew by approximately 28% – 4% slower than Riverside County as a whole and added almost 117,000 people.

By the year 2020, Riverside County’s population is expected to nearly double to 2.8 million.

Table H-3 Regional Population Growth Trends: 2000 – 2007

Area	April 1, 2000	January 1, 2007	Change (%)
Riverside County	1,545,387	2,034,840	32%
Cities	1,124,666	1,497,203	33%
Unincorporated	420,721	537,637	28%
WRCOG Area			
Cities	848,413	1,122,077	32%
Unincorporated	351,652	460,645	31%
CVAG Area			
Cities	276,253	375,126	36%
Unincorporated	69,069	76,992	11%
SCAG Region	16,516,703	18,421,491	12%
California	33,873,086	37,559,440	11%

Sources: California State Department of Finance.
Riverside County Center for Demographic Research.

Table H-4 below compares the percentage change in population of the cities in Riverside County between 2000 and 2007. The fastest growing cities during this period were Beaumont and Murrieta, where the percentage change in population was 148.3% and 119.8%, respectively. This is four to five times the percentage change to

occur in unincorporated Riverside County at 27.8%. Unincorporated Riverside County increased by 116,916 people during this period.

Table H-4 Population Growth Trend 2000 - 2007

COUNTY/CITY	4/1/2000	1/1/2007	% Change
Banning	23,562	28,293	20.1%
Beaumont	11,384	28,271	148.3%
Blythe	20,465	22,636	10.6%
Calimesa	7,139	7,420	3.9%
Canyon Lake	9,952	10,979	10.3%
Cathedral City	42,647	52,151	22.3%
Coachella	22,724	38,515	69.5%
Corona	124,966	146,147	16.9%
Desert Hot Springs	16,582	24,907	50.2%
Hemet	58,812	73,299	24.6%
Indian Wells	3,816	4,945	29.6%
Indio	49,116	77,208	57.2%
Lake Elsinore	28,930	47,669	64.8%
La Quinta	23,694	41,125	73.6%
Moreno Valley	142,379	180,603	26.8%
Murrieta	44,282	97,329	119.8%
Norco	24,157	27,375	13.3%
Palm Desert	41,155	49,789	21.0%
Palm Springs	42,805	46,893	9.6%
Perris	36,189	50,701	40.1%
Rancho Mirage	13,249	16,957	28.0%
Riverside	255,166	291,611	14.3%
San Jacinto	23,779	34,371	44.5%
Temecula	57,716	98,009	69.8%
Unincorporated	420,721	537,637	27.8%
County Total	1,545,387	2,034,840	31.7%

Source: Demographic Research Unit, CA Department of Finance. <http://www.dof.ca.gov>

Table H-5 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2007 (Sources: Riverside County Center for Demographic Research). The sub-areas used in this analysis correspond to the Land Use Element’s Area Plans. The results show that the western portion of the county (i.e., WRCOG Area) contains approximately 83.9% of the unincorporated area’s population, 81.3% of its housing units, 85.1% of its households, and 81.0% of its employment. The most populous area within the western county is Jurupa. In comparison, the eastern county (i.e., CVAG Area) contains 16.1% of the population, 18.7% of the housing units, 14.9% of the household, and 19.0% of the employment. The most populous area within the eastern county is the Western Coachella Valley Area Plan. By contrast, the incorporated cities contained 84.1 % of the population, 87.5 % of the housing units, 86.6 % of the households, and 76.5% of all employment within Riverside County.

Age Composition

The age distribution for the western and eastern portions of Riverside County is presented in Table H-6, below. According to 2007 data developed by the Riverside County Center for Demographic Research, roughly two-fifths of unincorporated Riverside County’s population is working age, falling between 25 and 54 years of age. Another fifth of the population is school age, falling between 5 and 17 years of age. Roughly one fifth of the population is over 55 years of age. The remaining fifth of the population is comprised of preschoolers and young adults. There is relatively little difference in age distribution between the unincorporated western and eastern county,

except for a higher percentage of those of retirement age in the eastern county (16.6%) versus the western county (12.3%). There are also a higher percentage of school age children in the western county (20.8%) versus the eastern county (16.7%). There is little difference in age distribution between the incorporated and unincorporated areas of Riverside County, although the percentage of those of retirement age is higher in unincorporated Riverside County (13.0%) than in the cities (11.3%).

Race and Ethnicity

With respect to the ethnic composition of the population of unincorporated Riverside County, Table H-7 shows that a greater percentage of the population identifies itself as Hispanic in the eastern county (53.3%) than in the western county (36.9%). With respect to the racial composition of the population of unincorporated Riverside County, Non Hispanic Whites make up a majority of the population in the western county (51.6%) as compared to the eastern county (39.9%). When compared to the eastern county, the western county has a larger percentage of Non Hispanic Blacks (4.6% vs. 3.4%); American Indian and Aleutian Islanders (1/4% vs. 1.0%); and Asian or Pacific Islander (5.0% vs. 2.0%).

**Table H-5 Population, Households, and Employment Distribution
Riverside County Unincorporated Area 2007**

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
WRCOG Area								
Eastvale	33,279	6.2%	10,642	5.3%	10,110	5.9%	2,889	2.4%
Elsinore	52,602	9.8%	18,072	9.0%	16,829	9.7%	8,187	6.8%
Harvest Valley / Winchester	12,882	2.4%	4,993	2.5%	4,550	2.6%	1,686	1.4%
Highgrove	5,904	1.1%	2,025	1.0%	1,921	1.1%	2,649	2.2%
Jurupa	87,491	16.3%	25,099	12.5%	23,999	13.9%	28,654	23.8%
Lake Mathews / Woodcrest	38,110	7.1%	13,252	6.6%	11,827	6.9%	6,261	5.2%
Lakeview / Nuevo	9,125	1.7%	3,002	1.5%	3,249	1.9%	2,167	1.8%
March <i>Joint</i> Air Reserve Base	1,074	0.2%	612	0.3%	548	0.3%	2,528	2.1%
Mead Valley	19,860	3.7%	5,850	2.9%	5,266	3.1%	2,769	2.3%
Reche Canyon / Badlands	2,147	0.4%	1,047	0.5%	854	0.5%	843	0.7%
REMAP	12,882	2.4%	9,036	4.5%	5,166	3.0%	2,769	2.3%
San Jacinto Valley	32,742	6.1%	13,654	6.8%	12,123	7.0%	3,853	3.2%
Southwest Area	40,257	7.5%	14,457	7.2%	13,439	7.8%	8,307	6.9%
Sun City / Menifee Valley	55,286	10.3%	24,296	12.1%	22,456	13.0%	8,548	7.1%
Temescal Canyon	34,352	6.4%	10,241	5.1%	9,957	5.8%	9,150	7.6%
San Geronio Pass	12,345	2.3%	7,028	3.5%	4,602	2.7%	6,261	5.2%
Subtotal	450,337	83.9%	163,246	81.3%	146,928	85.1%	97,520	81.0%
CVAG Area								
Desert Center	1,610	0.3%	402	0.2%	345	0.2%	482	0.4%
East County - Desert Area	3,221	0.6%	3,414	1.7%	1,030	0.6%	1,324	1.1%
Eastern Coachella Valley	31,668	5.9%	7,229	3.6%	6,302	3.7%	4,816	4.0%
Palo Verde Valley	4,294	0.8%	1,205	0.6%	799	0.5%	2,769	2.3%
Western Coachella Valley	45,624	8.5%	25,300	12.6%	17,265	10.0%	13,484	11.2%
Subtotal	86,417	16.1%	37,549	18.7%	25,725	14.9%	22,875	19.0%
TOTAL	536,754	100.0%	200,795	100.0%	172,653	100.0%	120,395	100.0%

Sources: Riverside County Center for Demographic Research (using percentages based on Traffic Analysis Zone (TAZ) Estimates, total from DOF)

Table H-6 Age Distribution 2007

Age Group	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
Preschool (0-4)	31,524	7.0%	119,282	7.6%	5,704	6.6%	33,179	7.2%	37,573	7.0%	152,274	7.5%
School (5-17)	94,120	20.9%	334,303	21.3%	14,432	16.7%	84,791	18.4%	107,888	20.1%	420,275	20.7%
Young Adult (18-24)	45,484	10.1%	167,936	10.7%	8,987	10.4%	42,856	9.3%	54,749	10.2%	211,153	10.4%
Prime Working (25-54)	184,188	40.9%	668,606	42.6%	35,345	40.9%	184,327	40.0%	219,532	40.9%	852,732	42.0%
Mature (55-64)	39,630	8.8%	122,421	7.8%	7,605	8.8%	42,856	9.3%	47,234	8.8%	164,456	8.1%
Retirement (65+)	55,391	12.3%	156,950	10.0%	14,345	16.6%	72,809	15.8%	69,778	13.0%	229,426	11.3%
Total	450,337	100.0%	1,569,497	100.0%	86,417	100.0%	460,818	100.0%	536,754	100.0%	2,030,315	100.0%

Sources: Riverside County for Demographic Research

Table H-7 Racial and Ethnic Composition 2007

Ethnic Group	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
Non Hisp. White	232,374	51.6%	701,565	44.7%	34,481	39.9%	186,631	40.5%	266,767	49.7%	889,278	43.8%
Non Hisp. Black	20,715	4.6%	114,573	7.3%	2,938	3.4%	11,520	2.5%	23,617	4.4%	127,910	6.3%
Am-Ind, Eskim, Aleut.	6,305	1.4%	17,264	1.1%	864	1.0%	3,226	0.7%	6,978	1.3%	20,303	1.0%
Asian or Pac. Islander	22,517	5.0%	106,726	6.8%	1,728	2.0%	14,285	3.1%	24,691	4.6%	121,819	6.0%
Other	2,252	0.5%	9,417	0.6%	346	0.4%	1,382	0.3%	2,684	0.5%	10,152	0.5%
Hispanic*	166,174	36.9%	619,951	39.5%	46,060	53.3%	243,773	52.9%	212,018	39.5%	860,854	42.4%
Total	450,337	100.0%	1,569,497	100.0%	86,417	100.0%	460,818	100.0%	536,754	100.0%	2,030,315	100.0%

*The Hispanic category includes multiple races

Source: Riverside County for Demographic Research

Employment Trends

Employment Characteristics

In 2007, the total number of jobs for all industries was 618,800. Of this, 2.2 % or 13,700 were farm jobs, while 97.8% or 605,100 were nonfarm jobs. Of the nonfarm jobs, 20.3% or 125,500 were goods producing jobs, while 77.5% or 479,600 were service providing jobs. A further breakdown is provided in the Table H-8, below, entitled, “Employment by Industry, Riverside County, 2007.”

The Unemployment Rate is calculated by dividing the number of unemployed individuals by the total number of people in the labor force. Any individual can be considered as unemployed if over the age of sixteen, is actively looking for a job, but is not able to find one.

Table H-9 projects the annual average employment by industry between 2006 and 2016 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area consisting of Riverside and San Bernardino Counties. Over this ten year period, employment is expected to reach 1.65 million or a gain of 227,500 jobs for an annual growth rate of 1.6%. By comparison during the same period, California’s annual growth rate is estimated to be slightly lower at 1.5%. Riverside and San Bernardino Counties account for approximately 8.5% of California’s total nonfarm employment. This will increase to 9.2% of the California’s nonfarm employment growth during this period. The four industrial sectors responsible for almost 62% of the new jobs are: government; leisure and hospitality; professional and business services; education services, health care, and social assistance. Using the annual average percentage growth rate for all nonfarm employment of 1.5% as a baseline, the fastest growing nonfarm industrial sector is leisure and hospitality which is expected to grow at 2.5%. The next fastest are: education

services, health care and social assistance (2.3%); Professional and Business Services (2.2%); Wholesale Trade (2.1%); Other Services (2.1%); Government (1.9%); and Transportation, Warehousing and Utilities (1.6%). In addition to the 227,500 job gain between 2006 and 2016, an estimated 315,500 job openings are also expected to result from the difference between the number of job openings expected because people have permanently left an occupation, and the number of experienced workers who move into those job openings. New jobs together with job openings would therefore total about 543,000 job openings during this period.

As the national economy improved during the 1990s, Riverside County’s economy also improved with the unemployment rate dropping from a high in 1993 of 12.2% (71,000 unemployed) to 5.4% (36,500 unemployed) in 2000. Between 2000 and 2006, the unemployment rate for Riverside County averaged 5.8%. Since 2006, the height of the “Housing Bubble” and accompanying economic downturn, the unemployment rate has steadily increased to 13.1% (120,200 unemployed) in May 2009, which is higher than the statewide rate of 11.2% (California Labor Market Info).

**Table H-8 Employment by Industry
Riverside County 2007**

Industry	jobs	% of total
Total, All Industries	618,800	100.0%
Total Farm	13,700	2.2%
Total Nonfarm	605,100	97.8%
Goods Producing	125,500	20.3%
<i>Natural Resources and Mining</i>	700	0.1%
<i>Construction</i>	69,900	11.3%
<i>Manufacturing</i>	54,900	8.9%
Durable Goods	39,800	6.4%

Industry	jobs	% of total
Nondurable Goods	15,100	2.4%
Service Providing	479,600	77.5%
<i>Trade, Transportation and Utilities</i>	<i>127,000</i>	<i>20.5%</i>
Wholesale Trade	21,200	3.4%
Retail Trade	87,500	14.1%
Transportation, Warehousing and Utilities	18,300	3.0%
<i>Information</i>	<i>7,600</i>	<i>1.2%</i>
<i>Financial Activities</i>	<i>23,100</i>	<i>3.7%</i>
Finance and Insurance	13,600	2.2%
Real Estate and Rental and Leasing	9,500	1.5%
<i>Professional and Business Services</i>	<i>64,000</i>	<i>10.3%</i>
Professional, Scientific and Technical Services	22,000	3.6%
Management of Companies and Enterprises	3,500	0.6%
Administrative and Support and Waste Services	38,500	6.2%
<i>Educational and Health Services</i>	<i>56,900</i>	<i>9.2%</i>
Educational Services	6,200	1.0%
Health Care and Social Assistance	50,700	8.2%
<i>Leisure and Hospitality</i>	<i>73,600</i>	<i>11.9%</i>
Arts, Entertainment and Recreation	10,600	1.7%
Accommodation and Food Services	63,000	10.2%
<i>Other Services</i>	<i>20,800</i>	<i>3.4%</i>
<i>Government</i>	<i>106,600</i>	<i>17.2%</i>
Federal Government	6,600	1.1%
State Government	15,000	2.4%
Local Government	85,000	13.7%

Source: CA Employment Development Department

**Table H-9 Employment Trends by Industry
Riverside-San Bernardino-Ontario Metropolitan Statistical Area 2006-2016**

Industry	Employment			Percent Distribution		
	2006	2016	Change	2006	2016	Change
Total Employment	1,418,900	1,646,400	227,500	100.0%	100.0%	0.0%
Total Farm	17,300	15,900	-1,400	1.2%	1.0%	-0.3%
Total Non Farm	1,267,700	1,481,400	213,700	89.3%	90.0%	0.6%
Natural Resources and Mining	1,400	1,600	200	0.1%	0.1%	0.0%
Construction	127,500	144,200	16,700	9.0%	8.8%	-0.2%
Manufacturing	123,400	129,500	6,100	8.7%	7.9%	-0.8%
Durable Goods (321, 327, 331-339)	86,900	90,500	3,600	6.1%	5.5%	-0.6%
Nondurable Goods (311-316, 322-326)	36,500	39,000	2,500	2.6%	2.4%	-0.2%
Trade, Transportation and Utilities	291,100	332,600	41,500	20.5%	20.2%	-0.3%
Wholesale Trade	54,200	65,800	11,600	3.8%	4.0%	0.2%
Retail Trade	173,200	192,700	19,500	12.2%	11.7%	-0.5%
Transportation, Warehousing and Utilities	63,800	74,100	10,300	4.5%	4.5%	0.0%
Utilities	5,600	6,400	800	0.4%	0.4%	0.0%
Transportation and Warehousing	58,100	67,700	9,600	4.1%	4.1%	0.0%
Information	15,300	17,500	2,200	1.1%	1.1%	0.0%
Financial Activities	51,600	58,100	6,500	3.6%	3.5%	-0.1%
Finance and Insurance	31,700	35,700	4,000	2.2%	2.2%	-0.1%
Real Estate and Rental and Leasing	19,900	22,400	2,500	1.4%	1.4%	0.0%
Professional and Business Services	142,300	173,100	30,800	10.0%	10.5%	0.5%
Professional, Scientific and Technical Services	39,900	49,800	9,900	2.8%	3.0%	0.2%
Management of Companies and Enterprises	10,800	11,300	500	0.8%	0.7%	-0.1%
Administrative and Support and Waste Management and Remediation Services	91,700	112,000	20,300	6.5%	6.8%	0.3%
Education and Health Services	122,100	149,800	27,700	8.6%	9.1%	0.5%

Industry	Employment			Percent Distribution		
	2006	2016	Change	2006	2016	Change
Educational Services (Private)	14,100	17,500	3,400	1.0%	1.1%	0.1%
Health Care and Social Assistance	108,000	132,300	24,300	7.6%	8.0%	0.4%
Leisure and Hospitality	128,100	159,600	31,500	9.0%	9.7%	0.7%
Arts, Entertainment, and Recreation	16,000	20,100	4,100	1.1%	1.2%	0.1%
Accommodation and Food Services	112,100	139,500	27,400	7.9%	8.5%	0.6%
Other Services (excludes 814-Private Household Workers)	42,500	51,200	8,700	3.0%	3.1%	0.1%
Government	222,400	264,200	41,800	15.7%	16.0%	0.4%
Federal Government	19,300	21,500	2,200	1.4%	1.3%	-0.1%
State Government	27,400	31,800	4,400	1.9%	1.9%	0.0%
Local Government	175,700	210,900	35,200	12.4%	12.8%	0.4%

Source: CA Employment Development Department

Table H-10 contains a forecast of employment trends by occupation for Riverside and San Bernardino Counties between 2006 and 2016. According to the California Employment Development Department, the 50 occupations with the most job openings will generate about 312,000 job openings or roughly 57% of all job openings. Requiring only short-term, on-the-job training, most of these occupations pay median hourly wages ranging from \$8 to \$14. These occupations include retail salesperson and cashier. Also among the occupations with the most job openings are occupations requiring an associate degree or higher. These occupations include elementary school teacher and registered nurse. The median annual salaries for these occupations are \$62,349 and \$73,444, respectively.

The annual growth rate of the 50 fastest growing occupations is expected to be 2.7% or more and most of these occupations will require a bachelor’s degree or higher. The fastest growing occupation is a network systems and data communications analyst which has a median annual salary of \$59,570 and requires a bachelor’s degree. Among the 50 fastest growing occupations requiring only short-term, on the job training are industrial machinery mechanics, and combined food preparation and service workers, which includes fast food workers. These occupations pay a median hourly wage of \$8 to \$20.

**Table H-10 Employment Forecast by Occupation
Riverside-San Bernardino-Ontario Metropolitan Statistical Area 2006-2016**

Occupation Title	2006	2016	Absolute Change	% Change	Average Hourly Wage	Average Annual Wage
Total, All Occupations	1,418,900	1,646,400	227,500	16.0%	\$15.14	\$31,481
Management Occupations	68,630	76,410	7,780	11.3%	\$40.91	\$85,104
Business and Financial Operations Occupations	44,140	52,930	8,790	19.9%	\$27.04	\$56,254
Computer and Mathematical Occupations	13,070	16,710	3,640	27.9%	\$30.14	\$62,697
Architecture and Engineering Occupations	14,550	17,040	2,490	17.1%	\$32.27	\$67,127
Community and Social Services Occupations	17,550	21,360	3,810	21.7%	\$21.57	\$44,864
Legal Occupations	6,180	7,210	1,030	16.7%	\$33.05	\$68,737
Education, Training, and Library Occupations	91,080	114,780	23,700	26.0%	\$25.34	\$52,709
Arts, Design, Entertainment, Sports, and Media Occupations	14,480	17,030	2,550	17.6%	\$18.21	\$37,871
Healthcare Practitioners and Technical Occupations	57,150	69,090	11,940	20.9%	\$31.38	\$65,271
Healthcare Support Occupations	32,530	40,850	8,320	25.6%	\$12.17	\$25,320
Protective Service Occupations	28,890	33,740	4,850	16.8%	\$18.59	\$38,662
Food Preparation and Serving Related Occupations	115,120	144,550	29,430	25.6%	\$8.77	\$18,240
Building and Grounds Cleaning and Maintenance Occupations	49,720	58,770	9,050	18.2%	\$10.73	\$22,318
Personal Care and Service Occupations	53,670	66,790	13,120	24.4%	\$9.71	\$20,207
Sales and Related Occupations	155,380	176,440	21,060	13.6%	\$11.24	\$23,369

Occupation Title	2006	2016	Absolute Change	% Change	Average Hourly Wage	Average Annual Wage
Office and Administrative Support Occupations	213,310	236,980	23,670	11.1%	\$14.35	\$29,837
Farming, Fishing, and Forestry Occupations	14,060	13,610	-450	-3.2%	\$8.78	\$18,269
Construction and Extraction Occupations	137,160	155,250	18,090	13.2%	\$19.98	\$41,564
Installation, Maintenance, and Repair Occupations	61,520	70,780	9,260	15.1%	\$19.01	\$39,543
Production Occupations	101,360	111,060	9,700	9.6%	\$12.23	\$25,452
Transportation and Material Moving Occupations	119,980	134,100	14,120	11.8%	\$13.17	\$27,397

Source: CA Employment and Development Department : Occupational Employment Projections

Jobs/Housing Balance

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

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Between 2000 and 2007, Riverside County’s jobs to household ratio increased slightly from 1.02 to 1.07 (Table H-11). The unincorporated area, on the other hand, shows a severe shortage of jobs with only 0.66 jobs per household in the western county and 0.89 jobs per household in the eastern county in 2007.

**Table H-11 Jobs-Household Ratios
Riverside County 2000-2007**

	Total County		Western Unincorp.	Eastern Unincorp.	Total Unincorp.
	2000	2007	2007	2007	2007
Employment	517,000	700,266	97,520	22,875	120,395
Households	506,218	653,977	146,928	25,725	172,653
Jobs-Household Ratios	1.02	1.07	0.66	0.89	0.70

Source: Riverside County Center for Demographic Research

Total employment includes Wage and Salary Employment from EDD plus self employment.

Total households from the Department of Finance (DOF)

Note: Data not seasonally adjusted

Household Characteristics

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified. The following is an analysis of household size and income characteristics. By definition a “household” consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit is considered a household. By definition a “family” is two or more persons



A “household” consists of all the people occupying a dwelling unit whether or not they are related

living together who are related by blood, marriage. The County of Riverside recognizes that this definition is out of date and proposes to include within our comprehensive zoning ordinance amendment a revised definition consistent with state law.

Household Size

The distribution of household size for Riverside County is displayed in Table H-12. The data indicates that 60.2% of households in Riverside County contain 2-4 persons, 20.4% contain 1 person, and 19.4% contain 5 or more persons. This pattern of distribution is fairly consistent throughout the entire County of Riverside, although Riverside County’s eastern area tends to have slightly more 1-person households and fewer 3+ households. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the western portions of the county.

Household Income

Table H-13 reports 2000 Census income statistics by tenure for the unincorporated area. Just over 75% of all households were occupied by owners, while renters occupied the remainder. In Riverside County’s western area, about 80% of the households were occupied by owners, while renters occupied the remaining 20%. In Riverside County’s eastern area, about 70% of the households were occupied by owners, while renters occupied the remaining 30%.

As expected, there is a direct relationship between income and ownership: those households with higher incomes tend to own their own homes, whereas households with lower incomes tend to rent their homes. For households with incomes under \$20,000, just over 16% owned their own home in 2000, while 38% rented. Nearly two-thirds of all owners, but only about one-third of renters, had incomes over \$35,000. Among renters, 16.1% had incomes under \$10,000 per year.

According to the 2000 Census (Summary File 3, Table P87, Poverty Status in 1999), the poverty rate in Riverside County was 14.1 % (the national rate was 11.1 %). For a family of three, this amounted to a yearly income of \$13,861. The rate of poverty has subsequently declined and had fallen to 11.7% in 2007.

The State of California uses five income categories for the purpose of determining housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various federal and state housing programs, e.g., Section 8 and State Density Bonus Law. These categories are as follows:

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

Table H-12 Household Size Distribution 2007

Household Size	Western County Area				Eastern County Area				Riverside County			
	Unincorp.	%	Total	%	Unincorp.	%	Total	%	Unincorp.	%	Total	%
1 person	30,855	21.0%	112,332	19.3%	6,020	23.4%	21,079	23.9%	36,948	21.4%	133,411	20.4%
2 persons	46,870	31.9%	163,543	30.3%	6,483	25.2%	30,689	27.7%	53,177	30.8%	194,231	29.7%
3-4 persons	43,491	29.6%	167,948	31.1%	7,383	28.7%	31,515	28.6%	50,933	29.5%	199,463	30.5%
5+ persons	25,712	17.5%	106,826	19.3%	5,840	22.7%	20,046	19.8%	31,595	18.3%	126,872	19.4%
Total	146,928	100.0%	550,649	100.0%	25,725	100.0%	103,328	100.0%	172,653	100.0%	653,977	100.0%

Source: Riverside County for Demographic Research (using household size distribution for Claritas 2007, totals from DOF)

**Table H-13 Household Income by Tenure
Riverside County Unincorporated Area 2000**

Income	Owners			Renters		
	Western County	Eastern County	Total	Western County	Eastern County	Total
Under \$10000	4,726	1,459	6,185	4,066	1,064	5,130
	5.3%	9.4%	5.9%	16.2%	15.9%	16.1%
\$10000 - \$19999	8,612	2,272	10,885	5,338	1,681	7,019
	9.6%	14.7%	10.3%	21.2%	25.1%	22.0%
\$20000 - \$34999	15,037	3,557	18,594	5,940	1,793	7,733
	16.7%	23.0%	17.6%	23.6%	26.7%	24.3%
\$35000 - \$49999	14,530	2,403	16,934	3,867	1,019	4,885
	16.2%	15.5%	16.1%	15.4%	15.2%	15.3%
\$50000 - \$74999	20,402	2,529	22,932	3,641	789	4,430
	22.7%	16.3%	21.8%	14.5%	11.8%	13.9%
\$75000 +	26,603	3,250	29,853	2,298	363	2,661
	29.6%	21.0%	28.3%	9.1%	5.4%	8.4%
Total	89,911	15,470	105,381	25,150	6,708	31,858
	100%	100%	100%	100%	100%	100%

Source: Riverside County Center for Demographic Research (based on Census 2000)

The U. S. Department of Housing and Urban Development (HUD) develops annual median household income estimates (as shown on Table H-14) for the Riverside-San Bernardino County Metropolitan Statistical Area (MSA). The median income for a family of four in 2008 was \$62,000.

**Table H-14 Income Limits by Persons in Household
Riverside County 2008**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
Very Low	\$23,300	\$26,650	\$29,950	\$33,300	\$35,950	\$38,650	\$41,300	\$43,950
Low	\$37,300	\$42,650	\$47,950	\$53,300	\$57,550	\$61,850	\$66,100	\$70,350
Moderate	\$43,400	\$49,600	\$55,800	\$62,000	\$67,000	\$71,900	\$76,900	\$81,800
Above Moderate	\$52,100	\$59,500	\$67,000	\$74,400	\$80,400	\$86,300	\$92,300	\$98,200
Area Median Home Range:								\$62,000

Source: Department of Housing and Community Development: Official State Income Limits for 2008

Table H-15 presents the distribution of household income in Riverside County as reported in the 2000 Census. It shows a higher percentage of low and very low income households in the eastern, unincorporated county (24.2% and 29.5%, respectively) when compared to the eastern county as a whole (17.6% and 24.7%, respectively). It also shows a higher percentage of low income households in unincorporated Riverside County compared to the County of Riverside as a whole (19.2% vs. 16.3%). A smaller percentage of moderate income households were located in unincorporated Riverside County (15.9%), than in Riverside County as a whole (18.3%). On the other hand, a higher percentage of above moderate income households were located in unincorporated Riverside County (43.6%) than in Riverside County as a whole (42.0%).

Table H-15 Household Income Distribution 2000

Planning Area	Unincorporated Area			Total County		
	Western County	Eastern County	Total	Western County	Eastern County	Total
Very Low (< 50%)	22,667	6,571	29,238	98,887	19,756	118,455
	19.7%	29.5%	21.3%	23.2%	24.7%	23.4%
Low (51% - 80%)	20,953	5,387	26,340	68,198	14,077	82,514
	18.2%	24.2%	19.2%	16.0%	17.6%	16.3%
Moderate (81% - 120 %)	18,400	3,434	21,834	78,427	14,557	92,638
	16.0%	15.4%	15.9%	18.4%	18.2%	18.3%
Above Moderate (> 120%)	53,041	6,876	59,917	180,724	31,593	212,612
	46.1%	30.9%	43.6%	42.4%	39.5%	42.0%
Total	115,061	22,268	137,329	426,236	79,982	506,218
	100%	100%	100%	100%	100%	100%

1999 Median Household Income for Riverside County: \$42,887

Source: 2000 Census (Note: Totals might not add up due to rounding)

Housing Inventory and Market Conditions

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

Housing Stock Profile

Housing Type

Table H-16 summarizes the distribution of housing by type in the unincorporated portions of Riverside County in 2007. Of the 200,795 units in unincorporated Riverside County, 81% are located in the western county with the remaining 19% located in the eastern county. Single-family detached (SFD) units dominate the housing supply, making up 70.4% of all units, followed by mobile homes at 22.4% of the units. Together these two types of housing units account for about 93% of the housing supply. Multiple Family Units, often the most affordable units, account for only 5.2% of all housing units or 10,466 units. Second units are also a component of the housing stock in the unincorporated area of Riverside County. During the 1998 to 2005 Housing Element planning period, 374 second units were permitted in Riverside County’s unincorporated area.

Unit Size

Table H-17 displays the size of units by tenure for the unincorporated areas of Riverside County. According to the U.S. Census, 63% of owner-occupied units had 3 or more bedrooms while only 31.3% of rental units had 3+ bedrooms. Both owner-occupied and rental units were larger on average in the western portion of the county reflecting the resort and second-home characteristics of the Coachella Valley.

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Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families. The cover the complete spectrum of housing costs and include rental as well as for sale units. People are now seeking housing here, not because it costs less than more developed counties, but because the quality housing choices are attractive as a place to live. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate

”

-RCIP Vision

**Table H-16 Housing Inventory by Type
Riverside County Unincorporated Area 2007**

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Total
Western County Area	123,044	2,622	2,673	5,170	29,737	163,246
	87%	65%	71%	77%	66%	81%
Eastern County Area	18,286	1,404	1,086	1,537	15,236	37,549
	13%	35%	29%	23%	34%	19%
Total	141,330	4,026	3,759	6,707	44,973	200,795
	100%	100%	100%	100%	100%	100%
Housing Type as a Percent of Total Inventory	70.4%	2.0%	1.9%	3.3%	22.4%	100%

Source: Riverside County Center for Demographic Research (totals from DOF)
Note: totals might not add up due to rounding

**Table H-17 Unit Size by Tenure
Riverside County Unincorporated Area 2000**

Planning Area	Owners							Avg. bd	Total
	Studio	1-bd	2-bd	3-bd	4-bd	5+ bd			
Western County Area	1,461	5,652	23,048	36,270	19,621	3,860	2.87	89,911	
	1.6%	6.3%	25.6%	40.3%	21.8%	4.3%		100.0%	
Eastern County Area	333	1,903	6,518	5,283	1,256	177	2.37	15,470	
	2.2%	12.3%	42.1%	34.1%	8.1%	1.1%		100.0%	
Total	1,794	7,556	29,565	41,553	20,877	4,036	2.80	105,381	
	1.7%	7.2%	28.1%	39.4%	19.8%	3.8%		100.0%	
Planning Area	Renters							Avg. bd	Total
	Studio	1-bd	2-bd	3-bd	4-bd	5+ bd			
Western County Area	1,866	5,259	9,581	6,180	1,999	265	2.08	25,150	
	7.4%	20.9%	38.1%	24.6%	7.9%	1.1%		100.0%	
Eastern County Area	614	1,824	2,782	1,273	248	56	1.84	6,798	
	9.0%	26.8%	40.9%	18.7%	3.7%	0.8%		100.0%	
Total	2,481	7,083	12,363	7,453	2,247	321	2.03	31,948	
	7.8%	22.2%	38.7%	23.3%	7.0%	1.0%		100.0%	

Source: 2000 Census

Vacancy Rates and Tenure

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

Table H-18 provides 2000 occupancy and tenure characteristics for the unincorporated areas of Riverside County. The data indicated a 32.4% vacancy rate in the eastern county area and a 9% vacancy rate in the western county area. These figures combine to give the entire unincorporated area of Riverside County a 13.8% vacancy rate in 2000.

In 2000, occupancy rates were higher in owned units (66.1 %) than in rental units (20.0 %). Owned units are more prevalent in both planning areas and particularly in the western county area, where owned units represent over three-quarters of occupied units. The unusually high vacancy rate in the eastern county area is due primarily to the large number of vacation homes.

**Table H-18 Housing Inventory by Tenure
Riverside County Unincorporated Area 2000**

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other
Western County Area	126,439	25,150	89,911	1,517	2,276	7,586
	100.0%	19.9%	71.1%	1.2%	1.8%	6.0%
Eastern County Area	32,965	6,798	15,470	890	626	9,164
	100.0%	20.6%	46.9%	2.7%	1.9%	27.8%
Total	159,404	31,948	105,381	2,407	2,902	16,751
	100.0%	20.0%	66.1%	1.5%	1.8%	10.5%

Source: 2000 Census

Note: Totals might not add up due to rounding

Age and Condition of Housing Stock

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

At the time of the 2000 Census, over half of the housing stock in unincorporated areas was relatively new, 20 years old or less in age (Table H-19). The Statewide Housing Plan (California’s Housing Markets 1990 to 1997) estimated that approximately 12% of the overall housing stock in California was in need of rehabilitation. In 1997, the estimate for Riverside County was approximately 8%, or just under 13,000 units. According to the California Department of Finance, between 2000 and 2006, the beginning of the new planning period, the unincorporated area added 31,689 new units, a 20% increase, growing from 159,404 to 191,093 units.

It should be noted, however, over one fifth of all housing units in unincorporated Riverside County are manufactured homes. Experience has shown that these structures age much more rapidly than traditional construction; and therefore, assumptions regarding housing condition based solely on age may not be valid for manufactured homes. The County of Riverside has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. Approximately 125 illegal housing facilities, containing up to 600 unpermitted and potentially substandard mobile home units are located with the community of Mecca and surrounding areas. The County of Riverside has addressed the issue by assigning staff from the following agencies/organizations to address this issue: Economic Development Agency; Environmental Health Department; Building and Safety Department; Code Enforcement; and Department of Animal Services. With their assistance, the County of Riverside has developed an array of programs, allocating millions of dollars of redevelopment funds to assist mobile home park owners and residents in bringing the parks and residences up to code.

Table H-19 Age of Housing Stock
Riverside County Unincorporated Area

Planning Area	Total	Pre-1940	% of Total	1940-1959	% of Total	1960-1979	% of Total	1980-1989	% of Total	1990- Mar 2000	% of Total
Western Co Area	126,437	3,019	2.4%	12,284	9.7%	44,923	35.5%	36,979	29.2%	29,231	23.1%
Eastern Co Area	32,967	671	2.0%	3,112	9.4%	11,666	35.4%	8,283	25.1%	9,206	27.9%
TOTAL	159,404	3,690	2.3%	15,396	9.7%	56,619	35.5%	45,262	28.4%	38,437	24.1%

Source: 2000 Census
note: totals might not add up due to rounding

Housing Costs and Rents

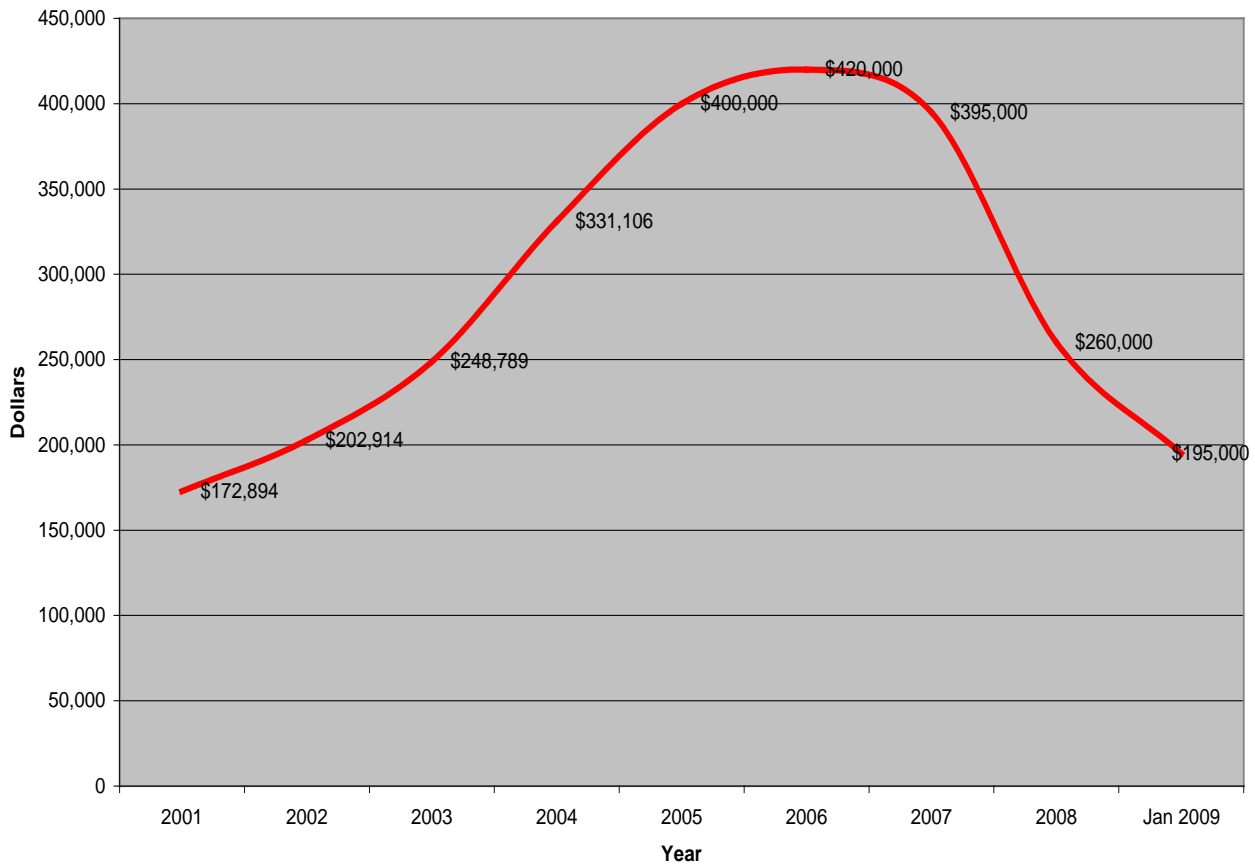
New Home Price Trends

Figure H-1 below shows the change in median home prices during the recent “Housing Bubble.” Between 2001 and 2006, the height of the bubble, median housing prices in Riverside County rose from \$172,894 to \$420,000, a 143% increase in price. Between 2006 and January 2009, when the housing bubble burst, prices fell from a high of \$420,000 to a low of \$195,000, a 54% decline (Source: DataQuick Information Systems).

Table H-20 below compares median sales prices by community between 2007 and 2008. Over this period, the median sales price for all units dropped 34.18% from \$390,000 to \$260,000. The median sales price rose in only

two areas: Aguanga and Mecca. The highest median home prices continue to be found in Indian Wells, Rancho Mirage, Norco, La Quinta and Corona. For the cities in the Coachella Valley, this may be attributable to the popularity of resort communities with a high level of amenities. For the cities in western Riverside County, proximity to job centers in Orange and Los Angeles Counties is a factor. The lowest median home prices were found in North Palm Springs, Desert Center, Mecca, Cabazon, and Desert Hot Springs, all below \$132,000.

Figure H-1 Median Home Prices in Riverside County



**Table H-20 Comparison of Median Home Prices
between 2007 and 2008 by Area**

County/City/Area	2007 Median Price	# Sold 2008	2008	% Change Yr-to-Yr
Riverside County	\$395,000	40,870	\$260,000	-34.18%
AGUANGA	\$200,000	23	\$260,000	30.00%
ANZA	\$320,000	10	\$185,000	-42.19%
BANNING	\$270,000	450	\$167,000	-38.15%
BEAUMONT	\$362,500	1,353	\$270,000	-25.52%
BLYTHE	\$223,500	103	\$198,500	-11.19%
CABAZON	\$230,000	36	\$125,000	-45.65%
CALIMESA	\$314,000	54	\$237,500	-24.36%
CATHEDRAL CITY	\$340,000	743	\$218,000	-35.88%
COACHELLA	\$314,000	490	\$202,000	-35.67%
CORONA	\$539,500	4,898	\$365,000	-32.34%
DESERT CENTER	\$180,000	2	\$105,000	-41.67%
DESERT HOT SPRINGS	\$281,250	945	\$131,750	-53.16%
HEMET	\$300,000	1,909	\$172,000	-42.67%
HOMELAND	\$387,000	15	\$200,000	-48.32%
IDYLLWILD	\$310,000	105	\$271,000	-12.58%
INDIAN WELLS	\$800,000	189	\$743,409	-7.07%
INDIO	\$355,000	1,940	\$250,500	-29.44%
LA QUINTA	\$560,000	1,299	\$425,000	-24.11%
LAKE ELSINORE	\$380,000	1,623	\$235,000	-38.16%
MECCA	\$59,000	17	\$120,363	104.01%
MENIFEE	\$389,000	1,174	\$260,000	-33.16%
MIRA LOMA	\$456,000	365	\$345,000	-24.34%
MORENO VALLEY	\$370,000	3,947	\$190,000	-48.65%
MOUNTAIN CENTER	\$545,000	17	\$234,000	-57.06%
MURRIETA	\$416,000	3,102	\$285,000	-31.49%
NORCO	\$605,000	262	\$425,000	-29.75%
NORTH PALM SPRINGS	\$170,200	4	\$50,000	-70.62%
NUEVO	\$466,500	75	\$215,500	-53.80%
PALM DESERT	\$395,000	1,334	\$352,500	-10.76%
PALM SPRINGS	\$375,000	1,350	\$284,750	-24.07%
PERRIS	\$358,500	1,896	\$195,000	-45.61%
RANCHO MIRAGE	\$610,000	600	\$500,000	-18.03%
RIVERSIDE	\$410,000	4,339	\$256,000	-37.56%
SAN JACINTO	\$340,000	1,001	\$186,000	-45.29%
SUN CITY	\$338,000	1,238	\$220,000	-34.91%
TEMECULA	\$439,000	2,473	\$320,000	-27.11%
THERMAL	\$326,500	14	\$217,500	-33.38%
THOUSAND PALMS	\$285,000	62	\$174,000	-38.95%
WHITE WATER	\$285,000	24	\$165,000	-42.11%
WILDOMAR	\$433,000	655	\$300,000	-30.72%
WINCHESTER	\$420,000	720	\$295,000	-29.76%

Source: Data Quick Information Systems

Rental Prices

“

The ‘American Dream’ has long been equated with home ownership. Certainly, one of the basic needs of all people is adequate shelter. County government feels a strong responsibility in the area of housing, to ensure that there is an ample supply of affordable and suitable housing, and to make sure that such housing is made available to all persons, regardless of their economic status or functional ability.

”

-Riverside County Strategic Vision Plan

Since their peak in 2006, rental prices have dropped as the economy weakened, new apartment units already under construction became available, and foreclosures increased the number of single-family residential units available for rent. According to the U. S. Department of Housing and Urban Development’s Comprehensive Housing Market Analysis for Riverside-San Bernardino-Ontario (July 1, 2006), the average rent for new one-bedroom, two-bedroom, and three bedroom apartments are \$1,000, \$1,300, and \$1,600, respectively. Table H-21 below shows average rents by jurisdiction for one and two bedroom apartments for 2007. The average rent for a one bedroom and two bedroom apartments is \$913 and \$1,088, respectively. The average rent of cities in the CVAG and WRCOG area is also given. (With only four cities represented in the CVAG area, this average may not be representative of average rents over the entire area. Additionally, this information does not address potential differences between rents in the cities and unincorporated Riverside County.)

Table H-21 Average Rents by Unit Type 2007

Jurisdiction	1-bd	2-bd
Banning	\$655	\$800
Beaumont	\$750	\$995
Corona	\$1,048	\$1,287
Hemet	\$737	\$895
Indio (CVAG)	\$750	\$958
La Quinta (CVAG)	\$1,150	\$1,467
Lake Elsinore	\$725	\$895
Menifee	\$1,007	\$1,262
Moreno Valley	\$918	\$1,152
Murrieta	\$1,037	\$1,238
Palm Desert (CVAG)	\$1,017	\$1,141
Palm Springs (CVAG)	\$767	\$978
Perris	\$900	\$1,000
Riverside	\$1,002	\$1,129
Temecula	\$1,225	\$1,122
CVAG Cities	\$921	\$1,136
WRCOG Cities	\$909	\$1,070
Average Rent	\$913	\$1,088

Source: apartmentratings.com

Affordability Gap Analysis

The costs of home ownership can be compared to a household’s ability to pay for housing. The term “affordability gap” refers to the difference between prevailing housing costs and the income levels of area residents. As a point of reference, in 2008, the U. S. Department of Housing and Urban Development (HUD) determined the median income of a four person household in Riverside County to be \$62,000. At this time, the median housing price was \$260,000, and the average rent for an apartment was \$1,150 per month.

Overpayment refers to renters and homeowners who must pay more than 30% of their gross incomes for shelter. In order to provide housing for themselves, those on fixed-incomes or lower income households may have to use a disproportionate percentage of their income for housing. This may cause a series of related problems including

deterioration of the housing stock, because housing costs associated with maintenance must be sacrificed for more immediate needs (e.g. food, clothing, medical care and utilities). It may also result in overcrowding where the cost of appropriate housing size and type is out of reach of a given household's income, restricting the household's housing choices to less suitable options.

Each year, the California Department of Housing and Community Development publish the Official State Income Limits for all counties for Extremely Low-, Very Low-, Lower-, Median-, and Moderate-income households of various sizes. Using the published income limits for 2008, Table H-22 shows what an affordable, monthly rent or mortgage payment would be for a household of a given size and income level. According to California as well as HUD standards, housing costs are considered affordable, when a household of a given size pays no more than 30% of its gross income for housing (Column 3). Table H-22 uses this standard to determine an affordable monthly rent or mortgage payment (Column 4) for the specified income category. Working backwards from an affordable payment, the loan amount (Column 5) and purchase price (Column 6) for a house were determined. These mortgage payments include payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.25% in newer areas subject to assessments, a Mello-Roos districts, or higher insurance premiums due to local fire or flooding hazards. A 10% down payment and a 7% interest rate is assumed, based on market conditions at the time.

As an example, consider a four person household with a Median income of \$62,000. Table H-22 shows that an affordable monthly payment for this household would be \$1,550. If this household were purchasing a house rather than renting, it could afford a house costing \$258,863, just below the median house price for Riverside County in 2008, and still have an affordable payment of \$1,550. Houses price above this amount would not be affordable under state and federal standard.

A single individual working for minimum wage (\$8.00 per hour in 2008) would earn a gross income of \$16,640 over the course of a year (52 weeks) and would be classified as having Very Low income. This pay rate is typical for agricultural workers and unskilled service industry jobs such as in the fast food or restaurant business, day care workers, laborers, landscape maintenance, and maids (Source: California Employment Development Department, 2006 Occupational Employment Statistics Survey). In addition, there are elderly persons whose only source of income may be Social Security in this category.

Although it is not specifically addressed in the analysis of regional housing needs, the Extremely Low income category is also included in Table H-22. Someone with Extremely Low income earns \$2,640 less than a minimum wage worker. An affordable mortgage payment or rent for someone with this income would be \$350. As noted above, the average rent for an apartment in 2008 was \$1,050 per month and would not be affordable to an individual with this income level. For a single person household to afford this rent, the individual would have to have a Median income earning \$43,400 dollars a year. According to Table H-22, an apartment of average rent would be unaffordable to Extremely Low income households no matter the household size and would also be unaffordable to Very low income families with less than 8 people in the household. This analysis indicates a need for increased rental opportunities at rents affordable to Extremely Low and Very Low income households, whether at market rate or assisted through federal, state or local programs.

Analysis of rental units within the affordability range of Lower income households paints a significantly different picture. In both the WRCOG and CVAG areas the average rental price for one- and two-bedroom units falls well within the affordability limits of Lower-income households (Table H-21). This is not true of larger; three-bedroom units which would only be affordable to the upper income ranges of the Lower-income households.

It appears that the median priced resale home is generally beyond the financial limits of the Extremely Low income household in all areas except North Palm Springs and Desert Center. There are 9 areas where the median home price for the area would be affordable to Very Low income households: Banning, Cabazon, Desert Center, Desert Hot Springs, Hemet, Mecca, Thousand Palms, and White Water. These areas tend to be located in the eastern county. For Lower income households, the number of areas increases where the median home price would be affordable, at least at the middle and upper limits of this income range. In portions of the CVAG area, and the majority of western communities along the I-15 and SR-91 freeways, the median priced unit is generally beyond the financial capabilities of the lower income categories, with the median prices affordable to Moderate and Above-Moderate income households, although a limited proportion of units would be offered at prices affordable to lower-income households. Median prices in some of the resort communities are affordable only to Above-Moderate income households.

Overall, the median price on a county-wide basis is affordable to Moderate-income households. The changing real estate market has posted reductions in the median price of housing in Riverside County. In May of 2008 the median price had dropped to \$290,000.

This analysis indicates that buying a new home has become an unattainable goal for many households, particularly first-time home buyers in the lower income categories. Fewer people can afford to purchase homes as a result of the current economy even as prices fall. However, the exiting stock of resale units in Riverside County is a valuable resource for the households in the lower income categories to achieve home ownership opportunities. Maintaining this stock of affordable housing is currently achieved, and will continue to be maintained, through the First Time Homebuyers Program, Mortgage Credit Certificate Program, and housing rehabilitation programs.

**Table H-22 Affordable Rent/Mortgage by Income Category
Riverside County 2008**

Mean Household Income	Income Category ¹	30% of Median Family Income	Monthly Payment	Loan Amount ²	Purchase Price
1-person household					
Extremely Low	\$14,000	\$4,200	\$350	\$52,608	\$58,453
Very Low	\$23,300	\$6,990	\$583	\$87,629	\$97,366
Lower	\$37,300	\$11,190	\$933	\$140,237	\$155,819
Median	\$43,400	\$13,020	\$1,085	\$163,084	\$181,204
Moderate	\$52,100	\$15,630	\$1,303	\$195,851	\$217,612
2-person household					
Extremely Low	\$16,000	\$4,800	\$400	\$60,123	\$66,803
Very Low	\$26,650	\$7,995	\$666	\$100,150	\$111,278
Lower	\$42,650	\$12,795	\$1,066	\$160,273	\$178,081
Median	\$49,600	\$14,880	\$1,240	\$186,381	\$207,090
Moderate	\$59,500	\$17,850	\$1,488	\$223,583	\$248,426
3-person household					
Extremely Low	\$18,000	\$5,400	\$450	\$67,638	\$75,154
Very Low	\$29,950	\$8,985	\$749	\$112,550	\$125,056
Lower	\$47,950	\$14,385	\$1,199	\$180,189	\$200,210
Median	\$55,800	\$16,740	\$1,395	\$209,679	\$232,977
Moderate	\$67,000	\$20,100	\$1,675	\$251,765	\$279,739
4-person household					
Extremely Low	\$20,000	\$6,000	\$500	\$75,153	\$83,503
Very Low	\$33,300	\$9,990	\$833	\$125,206	\$139,118
Lower	\$53,300	\$15,990	\$1,333	\$200,360	\$222,622
Median	\$62,000	\$18,600	\$1,550	\$232,977	\$258,863
Moderate	\$74,400	\$22,320	\$1,860	\$279,572	\$310,636
5-person household					
Extremely Low	\$21,600	\$6,480	\$540	\$81,166	\$90,185

Mean Household Income	Income Category ¹	30% of Median Family Income	Monthly Payment	Loan Amount ²	Purchase Price
Very Low	\$35,950	\$10,785	\$899	\$135,096	\$150,107
Lower	\$57,550	\$17,265	\$1,439	\$216,263	\$240,292
Median	\$67,000	\$20,100	\$1,675	\$251,765	\$279,739
Moderate	\$80,400	\$24,120	\$2,010	\$302,118	\$335,687
6-person household					
Extremely Low	\$23,200	\$6,960	\$580	\$87,178	\$96,865
Very Low	\$38,650	\$11,595	\$966	\$145,197	\$161,330
Lower	\$61,850	\$18,555	\$1,546	\$232,376	\$258,195
Median	\$71,900	\$21,570	\$1,798	\$270,253	\$300,281
Moderate	\$86,300	\$25,890	\$2,158	\$324,364	\$360,404
7-person household					
Extremely Low	\$24,800	\$7,440	\$620	\$93,191	\$103,545
Very Low	\$41,300	\$12,390	\$1,033	\$155,268	\$172,520
Lower	\$66,100	\$19,830	\$1,653	\$248,458	\$276,065
Median	\$76,900	\$23,070	\$1,923	\$289,041	\$321,157
Moderate	\$92,300	\$27,690	\$2,308	\$346,910	\$385,455
8-person household					
Extremely Low	\$26,400	\$7,920	\$660	\$99,203	\$110,226
Very Low	\$43,950	\$13,185	\$1,099	\$165,188	\$183,542
Lower	\$70,350	\$21,105	\$1,759	\$264,391	\$293,768
Median	\$81,800	\$24,540	\$2,045	\$307,379	\$341,532
Moderate	\$98,200	\$29,460	\$2,455	\$369,005	\$410,006

1 Department of Housing and Community Development: Official State Income Limits for 2008

2 Assumes 10% down on purchase price, assumes 7% interest rate on a 30 year fix rate mortgage, 1.025 % taxes on sales price, .0035 % of loan amount for hazard insurance

Housing Needs

The following section presents housing needs and special concerns relative to special needs groups. A number of factors will influence the degree of demand for housing in Riverside County in the coming years. Four major “needs” categories are considered in this element:

- Housing needs resulting from overcrowding.
- Housing needs that result when households are paying more than they can afford for housing.
- Housing needs of “special needs groups” such as the elderly, large families, female-headed households, households with persons with disabilities, and the homeless.
- Housing needs resulting from population growth, both in Riverside County and the surrounding region.

Analysis of demographics and market conditions indicates that the number of households at the extremes of the income spectrum will continue to grow while the traditional middle-income segments decline in size and activity in the housing market. In terms of specific housing needs, home ownership and

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What improves the circumstances of the greater part can never be regarded as an inconvenience to the whole. No society can surely be flourishing and happy, of which the far greater part of the members are poor and miserable.

”

-Adam Smith

the First-Time Homebuyer Program will become critical for the Moderate to Above Moderate income population, while the other income groups will need help in meeting increasingly higher cost burdens.

Overcrowding



A household is considered to be overcrowded if there are more than 1.0 persons per room, and is considered to be severely overcrowded if there are more than 1.5 persons per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

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

Overcrowding varies with tenure and income. Based on 2006 Annual Population Estimates by the U.S. Census Bureau regarding overcrowding within Riverside County (Table H-23), approximately 10.5% of renter households were reported to be overcrowded, and 0.4% of households were reported to be severely overcrowded or nearly 11% in all. Only 3.3% of owner-occupied units were overcrowded, and 1.2% of households were reported to be severely overcrowded or just 4.5% in all. These statistics indicate that overcrowding was much more prevalent among renter households than owner households.

This is not surprising, since an apartment of average rent (\$1,050 per month) would be unaffordable to Extremely-Low income households no matter the household size and would also be unaffordable to Very Low income households with less than 8 people in the household, and since only about 30% of all rentals are large enough to accommodate larger households, even if they could afford to meet the rent, and with respect to household size, nearly 20% of all households in Riverside County had 5 or more persons in 2007. This analysis indicates a need for increased rental opportunities at rents affordable to Extremely Low and Very Low income households, whether at market rate or assisted through federal, state or local programs.

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

Table H-23 Overcrowding 2006

	Overcrowded Households					
	Owner		Renter		Total Overcrowded	
Persons per Room	Households	Percent	Households	Percent	Households	Percent
1.00 or less (Not Overcrowding)	163,306	96%	39,177	88%	202,483	94%
1.01 to 1.50 (Overcrowded)	5,108	3%	4,167	9%	9,275	4%
1.51 or more (Severely Overcrowded)	1,323	1%	1,418	3%	2,741	1%
TOTAL	169,737		44,762		214,499	
% Overcrowded by Tenure	4%		14%		6%	

Source: 2005-2009 American Community Survey (ACS) 5-year Block Group Summary File for Unincorporated Riverside County, US Census Bureau

Households Overpaying for Housing

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

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

Data presented in 2000 HUD income tables based on 2000 Census data, while representing the County of Riverside in its entirety, provides information from which conclusions can be drawn which would also apply in the unincorporated portion of Riverside County. Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forego needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

According to 2000 data, cost burden characteristics among ownership households differed from rental households. Additional cost burden continued to be most severe among lower-income households. Among ownership households, the cost burden for elderly homeowners appeared to be lower than that for all homeowners. This may be attributed to elderly homeowners who purchased their homes years ago and had paid off their homes or have a very low mortgage payment and tax rate.

Table H-24 lists the percentage of lower-income renters and homeowners with monthly housing costs exceeding 30% and 50% of their monthly gross income, based on the 2000 Census data and HUD analysis.

Table H-24 shows that in Riverside County about 98% of lower-income renters are estimated to be overpaying or severely overpaying for housing. Among lower-income owners, 90% are estimated to be overpaying or severely



Definitions of Housing Needs:

Overpaying: >30% cost burden

Severely overpaying: > 50% cost burden

Mean Family Income:

Extremely low income: <= 30% MFI

Very Low Income: 30 to 50% MFI

Low Income: 50 - 80% MFI

Moderate Income: 80 - 120 % MFI

Above Moderate Income: >120% MFI

overpaying. Of the 505,811 households in 2000, lower-income households who were overpaying or severely overpaying made up about 40% of all households in Riverside County.

A distinction between renter and owner housing overpayment is important -- while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. (Due to the drop in home values during the mid to late 2000's some owners who purchased at the peak of the market may be "upside down," i.e., their current equity is less than their loan amount. This is reflected in the increased foreclosure rates during that period). Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by the market. The discrepancy between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

Table H-24 Lower-Income Households Overpaying or Severely Overpaying

Housing Cost as a Percentage of Household Income					
Owner-Occupied Units					
Income Range	Total Households	% of Total Households	Less than 30% of HH Income	30% or more of HH Income	Not computed
\$0-10,000	4,582	2.7%	285	3,159	1,138.0
\$10,000-19,999	11,433	6.7%	3,804	7,629	-
\$20,000-34,999	22,376	13.2%	10,021	12,355	-
\$35,000-49,999	19,164	11.3%	8,852	10,312	-
\$50,000 +	112,182	66.1%	66,489	45,693	-
Subtotal	169,737				
Renter-Occupied Units					
\$0-10,000	3,115	7.0%	46	2,290	779
\$10,000-19,999	7,484	16.7%	660	6,074	750
\$20,000-34,999	9,851	22.0%	2,417	6,932	502
\$35,000-49,999	6,796	15.2%	2,890	3,411	495
\$50,000 +	17,516	39.1%	12,089	4,581	846
Subtotal	44,762		18,102	23,288	
TOTAL					
Percentage of Low-Income Households Overpaying for Housing					
Owner-Occupied Units					
Households with incomes less than 80% AMI	Paying 30% or More of HH Income		Percent		
53,074	31,044		58%		
Renter-Occupied Units					
Households with incomes less than 80% AMI	Paying 30% or More of HH Income		Percent		
25,657	17,909		70%		

Source: 2005-2009 American Community Survey (ACS) 5-year Block Group Summary File for Unincorporated Riverside County, US Census Bureau

Housing Problems for Lower Income Households

The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data, there were 33,018 renter households and 22,048 owner households earning less than 30% of the Median Family Income (MFI) in Riverside County in 2000. Of these, 79.4% renter households and 70.0% of owner households were overpaying for housing.

Housing Problems for All Households, 2000

		Total Renters	Total Owners	Total Households
Household Income <=30% MFI	33,018	22,048		55,066
% with any housing problems	83.8%	72.7%		79.4%
% Cost Burden >30%	79.4%	70.0%		75.6%
% Cost Burden >50%	65.6%	57.0%		62.2%
Household Income >30% to <=50% MFI	28,739	28,618		57,357
% with any housing problems	85.8%	67.0%		76.4%
% Cost Burden >30%	74.1%	62.7%		68.4%
Household Income >50% to <=80% MFI	34,078	51,918		85,996
% with any housing problems	63.1%	58.1%		60.0%
% Cost Burden >30%	42.0%	49.3%		46.4%

Substandard Housing

As shown previously in Table H-19, the housing stock in unincorporated areas is relatively new, with over 88% of all units built after 1960. According to the 2000 Census, only 0.7% of all Riverside County housing units lacked complete kitchen facilities and only 0.5% lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

It should be noted, however, that 22% of all housing units in unincorporated Riverside County and 40% of all units in the eastern county are manufactured homes (Table H-16). Manufactured homes, because of different materials and construction technology, have in the past not been as durable as traditional “stick-built” homes. Repairs may be more difficult for the same reasons.

As of 2006, there were 191,401 housing units in unincorporated Riverside County. According to the State Housing Plan, about 10% of housing units statewide are estimated to be in need of rehabilitation or repair. On this basis it is estimated that about 19,000 units in unincorporated Riverside County have some physical problem requiring attention (see Table H-25); in actuality there are 17,876 units that need rehabilitation or repairs which is about 9% of the housing stock. An estimated 8,361 units in the western county area and 4,149 units in the eastern county area may require substantial rehabilitation; 3,633 units in the western county area and 1,734 units in the eastern county area may require replacement.

Two different methodologies were used to assess the housing stock condition in unincorporated Riverside County. The 2006 Census of Population and Housing Summary provides the number of housing units by the year built. At the “high range,” the estimate of housing rehabilitation need is based upon the National Center of Lead-Safe Housing, which establishes estimates for the number of housing units that may contain lead-based paint hazards. This conservative estimate indicates that 14,645 units or 20.6% of all housing units constructed prior to 1979 in unincorporated Riverside County may need some level of rehabilitation to mitigate lead-based paint hazards. An analysis of Riverside County’s Housing Rehabilitation Program activity from inception to present provides the second methodology for determining housing stock conditions. At the “low range,” the number of units needing rehabilitation or replacement is 17,876. The summary of the combined findings is shown in Table H-26.

Table H-25 Housing Rehabilitation and Replacement Need

Planning Area	Pre-1939	1940-1959	1960-1979	1980-1989	1990-1999	2000 – newer	Total	Total Investment needed
Western County Area	1,463	2,413	3,694	3,854	570	0	11,994	
Number of units estimated to require substantial rehabilitation	732	1,448	2,586	3,083	513	0	8,361	\$250,839,000
Number of units estimated to require replacement	732	965	1,108	771	57	0	3,633	\$726,540,000
Eastern County Area	689	1,135	1,739	1,814	505	0	5,882	
Number of units estimated to require substantial rehabilitation	345	681	1,217	1,451	455	0	4,149	\$124,455,000
Number of units estimated to require replacement	345	454	522	363	51	0	1,734	\$346,700,000
Total:							1,7876	\$1,448,534,000

2006 Annual Population Estimates- U.S. Census Bureau

Table H-26 Combined Housing Rehabilitation and Replacement Need

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

¹ Source: 2006 U.S. Census of Population and Housing Summary

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

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

⁴ National Center for Lead-Safe Housing

Special Needs Groups

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

Elderly Persons

The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, the elderly also typically need to have access to public facilities (i.e., medical and shopping) and public transit facilities.

As noted previously (Table H-6), about 13% of the unincorporated area population was elderly in 2007. The percentage of elderly persons was higher in the eastern county (16.6%) than in the western county (12.3%). As seen in Table H-27, the 2000 Census showed about 29% of the elderly countywide had either a mobility or self-care limitation. A higher percentage of the elderly with mobility or self-care limitations were found in the western county (38%) than in the eastern county (12%). Either or both of these conditions may indicate a need for special housing. According to Riverside County’s tenure analysis, the County of Riverside has a total of 60,363 elderly persons. The County of Riverside has created 767 assisted senior living units and rehabilitated or preserved 1,755 units. Riverside County’s unmet need would be the difference between the population ratios for senior housing multiplied by 2,522. According to County of Riverside Ordinance, we assume 1.94 persons for a senior restricted unit; therefore the met need during the last planning period was 4,892.68 for an unmet need of 55,470.32 elderly persons. Existing programs offer a wide variety of assistance opportunities for Riverside County’s elderly population.

The County of Riverside is committed to addressing the special needs of senior citizens. As such, the County of Riverside offers a variety of resources and housing programs to meet the needs of seniors (Table H-28).

**Table H-27 Elderly Persons (65+) with Mobility or Self-Care Limitation
Riverside County Unincorporated Area 2000**

Planning Area	Total Elderly Persons	Mobility or Self-Care Limitation	Percentage of population with Limitation
Western County	38,741	14,791	38%
Eastern County	21,622	2,529	12%
TOTAL	60,363	17,320	29%

Source: 2000 Census

Table H-28 Elderly Persons / Housing Needs / Response Summary
(For complete program descriptions, see Table H-73 H-75)

Housing Need	Program Response
Single family home rehabilitation for disabled access modifications and/or deferred maintenance	Minor Senior Home Repair Program, Enhanced Senior Home Repair Program, Housing Rehabilitation Program (RHRP and CHRP)
Utility payment assistance	Home Energy Assistance Program, and Weatherization Program (see Low Income Home Energy Assistance Program)
Housing companionship and security	Shared Housing, a Riverside Experience (SHARE) Program
Meals and other supportive services	Congregate Housing Services Program
New assisted living units	Redevelopment Agency Set-Aside, HOME Program, and Section 202 Supportive Housing for the Elderly

Source: Table H-73 H-58 Housing Resources/Programs Summary

Large Households

The 2000 Census reported 28,018 households with five or more persons, representing 20% of all households (i.e., 137,329) in unincorporated Riverside County (Table H-29). Of these, about 29% were renters and 71% were owners. Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households have the highest cost burden and report the highest percentage of housing problems. This is especially true for renter households, because multi-family rental units are typically smaller than single-family units.

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



According to the 2000 Census, nearly 80% of large households who rented faced housing problems whether overcrowding or overpaying for housing.

Table H-29 Large Households by Tenure
Riverside County Unincorporated Area 2000
5+ Person Households

Planning Area	Owner	Renter	Total
Western County	17,620	6,095	23,715
Eastern County	2,344	1,959	4,303
Total	19,964	8,054	28,018

Source: 2000 Census

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need, see Table H-17. However, the majority of these units is offered at rents which are affordable to Moderate-Income households and above, with a small proportion affordable to the upper income range of Low-Income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County of Riverside utilizes local, state and federal resources. Table H-30, below, provides a summary of resources and programs available to assist this special needs group.

**Table H-30 Large Families and Female-Headed Households
(For complete program descriptions, see Table H-73 H-75)**

Housing Need	Program Response
Single family home rehabilitation for room additions and/or deferred maintenance	Housing Rehabilitation Program (RHRP and CHRP)
Utility payment assistance	Home Energy Assistance Program (see Low Income Home Energy Assistance Program), and Weatherization Program (see Low Income Home Energy Assistance Program)
New affordable rental units	HOME Program, Redevelopment Agency Set-Aside, Multi-family Housing Program, Low Income Housing Tax Credits, and Affordable Housing Program
Down payment/mortgage assistance or other home ownership opportunities	HOME Program, Mortgage Credit Certificate Program, Riverside – San Bernardino Housing Finance Agency Lease Purchase Program, CalHOME Program, CHFA Programs, Family Housing Demonstration Program, and Mutual Self-Help Program

Source: Table H-73 H-58-Housing Resources/Programs Summary

Female-Headed Households

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. In 2007, there were 9,033 female-headed households with children under 18 years of age in unincorporated Riverside County, or 13.9% of all households with children (Table H-31).

**Table H-31 Female-Headed Households With Children <18 years
Riverside County Unincorporated Area 2007**

Planning Area	Total Households	Total Households with Children	Female-Headed Household w/ Children	Female-Headed Households as a % of Total Households with Children
Western County Area	146,928	56,291	7,768	13.8%
Eastern County Area	25,725	8,785	1,265	14.4%
Riverside County Unincorporated Area	172,653	65,077	9,033	13.9%

Sources: Riverside County for Demographic Research totals from DOF, percentages from SF3

Persons with Disabilities

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

According to the 2000 Census, 305,602 individuals, sixteen years of age or older and living in unincorporated Riverside County, reported a mobility and/or self care limitation, or 14.2% of this age group. The breakdown in population by type of limitation for the eastern and western unincorporated Riverside County is shown below in Table H-32.

**Table H-32 Mobility and Self-Care Limitation Age 16+
Riverside County Unincorporated Area 2000**

Planning Area	Mobility Limitation Only	Self-Care Limitation*	Total with Limitation	Total 16+	% with limitation
Western County Area	26,623	9,055	35,678	228,285	15.6%
Eastern County Area	5,988	1,651	7,639	77,317	9.9%
Riverside County Unincorp. Area	32,611	10,706	43,317	305,602	14.2%

Source: 2000 Census

*Note: Self-Care limitation includes those who have both a mobility and a self-care limitation

To meet the special needs of disabled residents, the County of Riverside operates programs for home repair, rental assistance and improving accessibility. Table H-33 provides a summary of local, state and federal programs available in the unincorporated portions of Riverside County.

**Table H-33 Disabled Persons Housing Needs / Response Summary
(For complete program descriptions, see Table H-73 H-75)**

Housing Need	Program Response
Single family home rehabilitation for disabled access modifications and/or deferred maintenance	Minor Senior Home Repair Program, Enhanced Senior Home Repair Program, and Housing Rehabilitation Program (RHRP and CHRP)
Utility payment assistance	Weatherization Program (see Low Income Home Energy Assistance Program), and Home Energy Assistance Program (see Low Income Home Energy Assistance Program)
Rental assistance	Mainstream Housing Opportunities for Persons with Disabilities Program
Referrals to accessible housing and other supportive services	SHARE Program Continuum of Care (Shelter Plus Care component)
New accessible rental units	HOME Program, Redevelopment Agency Set-Aside, Multi-family Housing Program, Low Income Housing Tax Credits, Affordable Housing Program, and Section 811 Supportive Housing for the Persons with Disabilities

Source: Table H-73 H-58—Housing Resources/Programs Summary

Homeless Population

Although the primary purpose of the count was to find out how many people were homeless on a given day, it also provided demographic information about the adults counted related to location (whether a person was counted on the streets or in a residential facility that serves homeless people), age, gender, ethnicity, and the state born. Adults were also asked if their “spouse or partner were homeless and living with them” and “how many of their children were homeless and living with them.” The count revealed:

- Total Number of Homeless Persons:
 - There are approximately 4,500 adults and children who are homeless on a given day in the County of Riverside;
- Location:
 - More than 60% of homeless adults and children live on the streets and nearly 40% live in shelters or transitional housing programs on a given day throughout the County of Riverside;



There are approximately 4,500 adults and children who are homeless on a given day throughout the County of Riverside...

Source: County of Riverside 10-Year Strategy to End Homelessness, September 2007.

- Gender:
 - More than two-thirds of homeless adults are men and nearly one-third are women on a given day throughout the County of Riverside;
- Families:
 - More than 300 families are homeless on a given day throughout the County of Riverside;
- Children:
 - Nearly 20% of homeless persons are children under the age of 18 living with a homeless parent(s) on a given day throughout the County of Riverside.

The justification for the use of this date is because the County of Riverside provides services to homeless persons through the Department of Public Health and Department of Social Services. As the main provider of services, the County of Riverside has the primary responsibility to serve homeless persons in both the incorporated and unincorporated areas of Riverside County due to the highly transient nature of this population.

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

Table H-34 identifies the cities and communities in which homeless adults and their children were encountered during the 2007 homeless count. The count reveals that approximately two thirds of the homeless were located in the WRCOG area. The WRCOG areas are estimated to more than twice that of the CVAG areas, suggesting that homeless resources should be concentrated accordingly.

**Table H-34 Distribution of Homeless Population
Riverside County September 2007**

Location	Persons Counted	Percentage
WRCOG		
Beaumont	36	0.8%
Banning	102	2.3%
Cabazon	7	0.2%
Corona	274	6.1%
Glen Avon	1	0.0%
Hemet	480	10.6%
Highgrove	5	0.1%
Homeland	8	0.2%
Jurupa	12	0.3%
Lake Elsinore	115	2.6%
Lake Mathews	1	0.0%
Lakeland Village	13	0.3%
March <i>Joint</i> Air Force Base	131	2.9%
Mead Valley	1	0.0%
Mira Loma	8	0.2%
Moreno Valley	45	1.0%
Murrieta	8	0.2%
Norco	6	0.1%
Pedley	1	0.0%
Perris	379	8.4%

Location	Persons Counted	Percentage
Quail Valley	3	0.1%
Riverside	1,174	26.0%
Rubidoux	32	0.7%
Sun City	20	0.4%
Temecula	105	2.3%
Valle Vista	20	0.4%
Wildomar	5	0.1%
Winchester	1	0.0%
<i>WRCOG Subtotal</i>	<i>2,993</i>	<i>66.3%</i>
CVAG		
Bermuda Dunes	2	0.0%
Blythe	106	2.4%
Cathedral City	99	2.2%
Coachella	33	0.7%
Desert Hot Springs	75	1.7%
Indio Hills	15	0.3%
Indio	684	15.2%
La Quinta	0	0.0%
Mecca	71	1.6%
Mesa Verde	10	0.2%
Palm Desert	12	0.3%
Palm Springs	260	5.8%
Ripley	4	0.1%
Thousand Palms	9	0.2%
<i>CVAG Subtotal</i>	<i>1,380</i>	<i>30.7%</i>
OTHER		
Domestic Violence Locations (Confidential)	38	0.8%
School Districts	97	2.2%
TOTALS:	4,508	100%

Source: The 2007 County of Riverside Homeless Count, September 2007

During this same period, there were a total of 1,069 full-time shelter beds available within the entire Riverside County. Each year, between the periods of November 1 through March 31, the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons that cannot gain admittance into a regular, full-time shelter. California National Guard Armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 136, are operated under this program for an average of 90 nights, providing a total of approximately 28,000 shelter-bed-nights. The Riverside County, through its Department of Public Social Services, contracts with local community-based organizations to provide this program in appropriate locations.

Following the 2007 Riverside County Homeless Count, the Riverside County Department of Public Social Services (DPSS) Homeless Programs Unit conducted the 2007 County of Riverside Homeless Survey, doing so in partnership with the Housing and Homeless Coalition for Riverside County, a coalition of over 100 active public and private agency participants, and in consultation with the Institute for Urban Research and Development. The survey was administered to 630 homeless adults or the equivalent of nearly one of every five adults (17%) who were included in the homeless count. Among other items, the survey was designed to compile a cross-section of information concerning several pre-determined sub-populations that included: chronic homeless persons, persons with mental illness, seniors, substance abusers, veterans, victims of domestic violence, and unaccompanied youth. Table H-35 below provides information about one of these sub-populations: the chronically homeless, individuals who are homeless for one year or more, or four times in three years, and have a

disability which is often mental illness and/or substance abuse according to the HUD definition. Of the 630 survey respondents, 193 or 30.8% stated that they were chronically homeless.

**Table H-35 Characteristics of Chronically Homeless Persons
Riverside County 2007**

Characteristics	1998		2007		Percent Change
	Number of persons	Percent of Total	Number of persons	Percent of Total	
WOMEN	41	21.3%	54	28.0%	6.7%
ETHNICITY					
Asian	1	0.5%	6	3.1%	2.6%
Black	27	13.8%	34	17.6%	3.8%
Hispanic	54	27.8%	41	21.2%	-6.6%
Native American	4	1.9%	10	5.2%	3.3%
White	104	53.9%	95	49.2%	-4.7%
YOUTH (Age 18-24)	11	5.6%	27	14.0%	8.4%
AGE (62 or Older)	76	40.1%	4	2.1%	-38.0%
PERSONS WITH DISABILITIES	11	5.9%	52	26.9%	21.0%
VETERANS	21	10.7%	36	18.7%	8.0%
YEARS HOMELESS					
One year or more	98	50.7%	145	75.2%	24.5%
More than five years	48	24.7%	49	25.4%	0.7%
More than ten years	18	9.5%	12	6.3%	-3.2%
EDUCATIONAL ATTAINMENT					
Some High School	10	5.1%	77	39.9%	34.8%
High School Graduate	48	24.7%	116	60.1%	35.4%
Some College	85	44.2%	31	16.1%	-28.1%
College Graduate	48	24.7%	15	7.8%	-16.9%
Post Graduate	3	1.4%	7	3.6%	2.2%

Source: 2007 Riverside County Homeless Survey (Chronic Homelessness)

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters exist in unincorporated areas, the County of Riverside has recognized the need for these facilities throughout Riverside County and has passed local ordinances implementing Senate Bill (SB) 2, as well as, targeting the eastern and mid-county areas due to lack of shelter services in those areas. Through partnerships between the DPSS and non-profits, programs such as the Supportive Housing Program (SHP), the Shelter Plus Care Program (S+C), the Emergency Shelter Grants Program (ESG), the Community Services Block Grant Program (CSBG), FEMA and the Emergency Food and Shelter Program (EFSP) are existing resources for the support and development of homeless facilities in Riverside County.

Table H-36 shows some of the shelter resources available to the homeless in Riverside County. It should be noted that there are many organizations and agencies that provide other services such as emergency food, vouchers, and rental/mortgage payment assistance. All of these facilities are located in cities where services are available. A complete list of these resources can be found in the Riverside County 2004 -2009 Consolidated Plan.

**Table H-36 Homeless Shelter Resources
Riverside County 2004**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds ¹
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women and children	15
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Emergency	Hemet	Families	89
Friends of Jefferson House	Transitional	Riverside	Substance Abuse/Dually Diagnosed	30
God's Helping Hand	Transitional	Perris	Substance Abuse	15
Inland Aids Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Operation Safe House	Transitional	Riverside	Youth	20
Riverside Recovery Resources	Transitional	Hemet	Substance Abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
Whiteside Manor	Transitional	Riverside	Dually Diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance Abuse	122
Whiteside Manor	Transitional	Riverside	Substance Abuse/Women	21
Friends of Jefferson House	Permanent	Riverside	Substance Abuse/Dually Diagnosed	30
Valley Restart Shelter	Permanent	Hemet	Families	32
CVAG Area				
ABC Recovery Center	Emergency	Indio	Women and children	68
Coachella Valley Rescue Mission	Emergency	Indio	General	20
Nightingale Manor	Emergency	Palm Springs	Families	40
Richard Allen Community Services	Emergency	Blythe	General	28
Shelter from the Storm	Emergency	Palm Springs	Women and children	60
ABC Recovery Center	Transitional	Indio	Substance Abuse	40
Episcopal Community Services	Transitional	Cathedral City	HIV/AIDS	34

¹ A total of 1069 full-time beds are available in the County of Riverside. Some of the beds are doubled counted in this table as some shelters provide emergency, transitional, and/or permanent shelter beds.

Source: Riverside County Consolidated Plan 2004-2009

Table H-37 provides a summary of resources and programs available through the County of Riverside for the homeless. The table represents Riverside County's commitment to working with area non-profit agencies and attacking homeless problems from all sides, including prevention, outreach and providing shelter.

**Table H-37 Homeless Persons Housing Needs / Response Summary
(For complete program descriptions, see Table H-73 H-75)**

Housing Needs	Program Response
Homeless prevention	Once in a Lifetime Homeless and Diversion Payment Program
	Emergency Food and Shelter Program Rural Homeless Housing Assistance Continuum of Care (Supportive Housing Program)
	Community Development Block Grant Program
Emergency food and shelter	Emergency Cold Weather Shelter Program
	Emergency Housing Assistance Program
	Emergency Food and Shelter Program
	Emergency Shelter Grant Program
	Rural Homeless Housing Assistance
Acquisition, rehabilitation and/or new construction of transitional and permanent supportive housing	Continuum of Care (Supportive Housing Program and SRO Mod Rehab components)
	HOME Program
	Redevelopment Agency Set-Aside

Source: Table H-73 H-58 Housing Resources/Programs Summary

In September 2007, the Institute for Urban Research and Development released its report entitled, “County of Riverside 10-Year Strategy to End Homelessness.” This report was prepared for the County of Riverside DPSS and the Housing and Homeless Coalition for Riverside County and sets forth a strategy to end and not merely manage or maintain homelessness. According to the report, ending homelessness involves a different approach, focusing new and existing tools and resources on three sub-populations of homeless persons that encompasses all homeless and at risk of becoming homeless persons within Riverside County: Chronic Homeless Persons; Episodic Homeless Persons; and Persons at Risk of Becoming Homeless.

The report provides 11 recommendations with respect to these sub-populations:

A. Preventing New Episodes of Homelessness

1. Homeless Prevention: Implement a county-wide homeless prevention strategy designed to prevent at least half (50%) of the 7,000 households who become homeless each year from becoming homeless during the first five years of implementation of this plan.
2. Discharge Planning: Establish county-wide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness that will help decrease the number of persons being discharged into homelessness by at least 10% annually.

B. Ending Chronic and Episodic Homelessness

1. Street Outreach: Expand street outreach programs throughout Riverside County that bring social services directly to chronically homeless persons in a more “assertive” way in order to 1) decrease the number of chronic homeless individuals each year by at least 10% and 2) help prevent additional persons from living on the streets for one year or more during the first five years of implementation of the strategy.
2. Shelter Beds: Create 150 additional shelter beds throughout Riverside County for individuals living on the streets and encourage participation in a case management plan during the first five years of implementation of the strategy.
3. Transitional Housing: Create 75 additional transitional housing units consisting of 225 beds to serve families who are living on the streets and encourage participation in a case management plan during the first five years of implementation of the strategy.
4. Permanent Supportive Housing: Create at least 500 beds or units of permanent supportive housing for chronic homeless persons during the first five years of implementation of the strategy.
5. Permanent Affordable Housing: Develop 1,500 units of permanent affordable housing for extremely low, very low, and low-income families and individuals during the first five years of implementation of the strategy.
6. Homeless Management Information System: Engage full participation from all homeless prevention, emergency shelter, transitional housing, permanent support housing, and related supportive service programs in the County of Riverside Homeless Management Information System during the first five years of implementation of the strategy.
7. Mainstream Resources: Create a streamlined benefits application system featuring a single application process for multiple programs in order to expedite enrollment and access to available resources for

homeless and at risk to homeless individuals and families during the first two years of implementation of the strategy.

C. Developing Resources to Combat Homelessness

1. **Housing Trust Fund:** Create a Housing Trust Fund that receives an ongoing dedicated source(s) of public funding to support 1) production and preservation of affordable housing including housing for extremely low, very low, and low income households; 2) homeless prevention activities; and 3) ancillary supportive services during the first year of implementation of the strategy.
2. **Inclusionary Housing Practices:** encourage Riverside County and local jurisdictions to explore inclusionary housing practices that promote housing creation with incentives such as zoning bonuses, expedited permits, reduced fees, cash subsidies, or other enticements for developers who build affordable housing for homeless individuals and families.

Farm workers

Agricultural production is an important component of Riverside County's economy. According to the 2007 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was \$1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or \$4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 53% or approximately \$487 million, the San Jacinto/Temecula Valley District produced 21% or approximately \$194 million, the Riverside/Corona District produced 13% or approximately \$119 million, and the Palo Verde District also produced 13% (approximately \$113 million). A thriving and productive work force is critical to maintaining this billion dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2009-2014." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of Riverside County's most important agricultural areas, the County of Riverside also commissioned the 2006 Coachella Valley Farm Worker Survey.



In the Coachella Valley, 78% of farm workers stated that their annual household income was less than \$15,000.

Source: 2006 Coachella Valley Farm Worker Survey

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. They have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

According to definitions used by the Migrant Health Program, U.S. Department of Health and Human Services, a seasonal farm worker is "an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months." A migrant farm worker meets the same definition but "establishes for the purposes of such employment a temporary abode."

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided

boardinghouse- type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include manufactured homes as well as traditional single-family homes or multi-family apartments.

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

According to the U. S. Department of Agriculture (USDA), in its 2007 Census of Agriculture, there were 16,069 farm workers in Riverside County (See Table H-38). Of these workers, 8,124 worked less than 150 day during the year, while 7,945 worked over 150 days per year. Of the 1,197 farms with hired farm labor in Riverside County, 213 farms (17.8%) used migrant farm labor.

Table H-38 Farm workers in Riverside County 2007

	Total Farms	Total Farm Workers	Worked 150+ Days	% Worked 150+ Days	Worked <150 Days	% Worked <150 Days
California	81,033	448,183	191,438	42.7 %	256,745	57.3%
Riverside County	3,463	16,069	7,945	49.4%	8,124	50.6

Note: Data is for the entire County of Riverside, including cities.
 USDA National Agricultural Statistics Service, 2007 Census of Agriculture, Table 7. Hired Farm Labor – Workers and Payroll: 2007

The 2006 Coachella Valley Farm Worker Survey described above was administered to 525 year-round and seasonal farm workers. Seventy-two percent of the respondents lived in the Coachella Valley year-round, whereas 28% were seasonal workers. The survey identified notable differences between the two groups: seasonal farm workers were mostly men, whereas year-round farm workers were more evenly split between men and women; seasonal farm workers were generally older; the children of seasonal workers were less likely to obtain health care services than their year-round counterparts; and only 3% of season workers had an income of \$15,000 or more, whereas nearly one quarter of year-round farm workers had incomes of \$15,000 or more. With respect to housing, 30% of seasonal farm workers live in situations not meant for human habitation, whereas 88% of year-round farm workers live in conventional housing situations including apartments, houses and mobile homes. Both seasonal and year-round farm workers identified medical services as the first service that would be most helpful to them and their families. (For more details, the reader should refer to the final report.)

When looking at farmworker data for the unincorporated portions of Riverside County, according to the 2006-2010 American Community Survey, 5-year estimates, there are approximately 5,250 farmworkers in the unincorporated portions of Riverside County, making up 2.2% of the unincorporated Riverside County’s labor force. This was determined by looking at Riverside County as a whole and subtracting out the incorporated cities.

To meet the needs of farm workers, Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction. There are also programs directed toward migrant seasonal workers. These programs are identified in Table H-39, below.

**Table H-39 Farm Workers Housing Needs / Response Summary
(For complete program descriptions, see Table H-73 H-75)**

Housing Need	Program Response
Preservation and rehabilitation of existing Mobile home parks and/or units	Mobile Home Park Assistance Loan Fund program
	Mobile Home Tenant Assistance Loan Program
	Agricultural Housing Assistance Loan Fund Program
	HOME Program
	Employee Housing Enforcement Program
	Joe Serna Jr. Farm worker Housing Grant Program
Replacement of mobile home units	Mobile Home Tenant Assistance Loan program
New Construction of farm worker housing	Redevelopment Agency Set-Aside
	HOME Program
	Rural Development Loan Program
	Farm worker Housing Grant Program
	Joe Serna Jr. Farm worker Housing Grant Program
Temporary Housing and services for migrant seasonal farm workers	Employee Housing Enforcement Program
	Redevelopment Agency Set-Aside
Home ownership opportunities and other supportive services	First Time Home Buyer Program
	Farm worker Housing Assistance program
	Farm worker Housing Grant
	Program Joe Serna Jr. Farm worker Housing Grant Program

Source: Table H-73H-58-Housing Resources/Programs Summary

Growth Needs

Overview of the Regional Housing Needs Assessment (RHNA)

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

The fair share allocation process begins with the State Department of Finance’s projection of statewide housing need for the 8½ year planning period January 2006 - July 2014, which is then apportioned by the State Department of Housing and Community Development (HCD) among the State of California’s various regions. Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts and other factors. These regional housing need allocations are then further allocated to individual jurisdictions and are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, the agency responsible for assigning fair share need “targets” to each jurisdiction is the Southern California Association of Governments (SCAG).

“

The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various forms of ownership housing. This is being satisfied through a combination of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed.

”

-RCIP Vision Statement

A local jurisdiction’s “fair share” of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The fair share is allocated by four income categories: Very Low; Low; Moderate; and Above Moderate, defined as households earning up to 50%, 80%, 120%, and more than 120% of the county median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower-income households.

Two areas in the southwestern region of unincorporated Riverside County, the communities of Wildomar and Menifee, recently incorporated affecting the Regional Housing Needs Assessment target assigned to Riverside County. This is because when new cities incorporate, they often capture within their boundaries prime developable land or areas that are ripe for redevelopment and/or housing rehabilitation, which are targets of housing element law. The City of Wildomar incorporated on July 1, 2008, and the City of Menifee incorporated on October 1, 2008. The process for passing on Riverside County municipal services, planning records and other documents including property tax allocation agreements are already underway and should include an agreement related to the transfer of a portion of the Riverside County RHNA housing requirement to the new municipalities. This will ensure that all cities and the County of Riverside continue to participate in the county-wide effort to produce affordable housing.

Table H-40, below, shows the unit potential of vacant land within the newly incorporated cities of Wildomar and Menifee based on the land use designations applied to the land under Riverside County’s General Plan before these cities incorporated. When the cities incorporated, a total of 16,956 acres of vacant residential property shifted from unincorporated Riverside County to the cities. When this land was within unincorporated Riverside County, the Riverside County General Plan determined allowable land uses based on the land use designation applied to each parcel. When creating this table, only vacant land designated for residential purposes under Riverside County’s General Plan and falling within the boundaries of the two cities were considered. Each land use designation was assigned an affordability category: Very Low Income; Low Income; Moderate Income; and Above Moderate Income. The number of potential units for each income category was then calculated by multiplying the total number of acres in each land use designation by the allowable dwelling units per acre for that land use designation.

According to Table H-40, these two incorporations removed over 40,000 potential dwelling units from unincorporated Riverside County, units whose development may have contributed to meeting the RHNA housing targets for unincorporated Riverside County. Among these 40,000 units, 2,259 units were potentially affordable to Very Low Income households; 1,919 units were potentially affordable to Low Income households; 8,643 units were potentially affordable to Moderate Income households; and 27,281 units were potentially affordable to Above Moderate Income households. These potential units amount to the following percentages of the 2006 to 2014 RHWA housing target for the WRWG area of unincorporated Riverside County: 21% of the Very Low Income target; 28% of the Low Income target; 110% of the Moderate Income target; and 155% of the Above Moderate housing target (See Table H-41).

Table H-40 Unit Potential of Vacant Land within Newly Incorporated Cities

COUNTY LAND USE DESIGNATION	NUMBER OF PARCELS	ACREAGE	UPDATED DU/AC	UNIT POTENTIAL	AFFORDABILITY
City of Wildomar					
EDR	35	123.34	0.5	62	ABOVE MODERATE
EDR-RC	75	820.25	0.5	410	ABOVE MODERATE
LDR	127	395.07	2	790	ABOVE MODERATE
LDR-RC	980	222.82	2	446	ABOVE MODERATE
MDR	811	1,201.49	3.5	4,205	ABOVE MODERATE

COUNTY LAND USE DESIGNATION	NUMBER OF PARCELS	ACREAGE	UPDATED DU/AC	UNIT POTENTIAL	AFFORDABILITY
RM	275	2,904.99	0.05	145	ABOVE MODERATE
RR	23	193.82	0.2	39	ABOVE MODERATE
VLDR	53	248.94	1	249	ABOVE MODERATE
VLDR-RC	3	6.76	1	7	ABOVE MODERATE
VHDR	34	26.56	17	452	LOW
MHDR	70	135.95	6.5	884	MODERATE
MUPA	21	122.10	32	3,906	1/2 VERY LOW and 1/2 ABOVE MODERATE
Wildomar subtotal	2,507	6,402		11,595	
City of Menifee					
AG	1	0.42	0.05	0	ABOVE MODERATE
EDR	2	23.58	0.5	12	ABOVE MODERATE
EDR-RC	103	588.45	0.5	294	ABOVE MODERATE
LDR	61	215.97	2	432	ABOVE MODERATE
LDR-RC	44	271.88	2	544	ABOVE MODERATE
MDR	3,576	4,737.94	3.5	16,583	ABOVE MODERATE
OS-C	54	735.18	NA	54	ABOVE MODERATE
RM	499	1,395.05	0.05	70	ABOVE MODERATE
RR	83	442.37	0.2	88	ABOVE MODERATE
VLDR	59	200.25	1	200	ABOVE MODERATE
VLDR-RC	261	697.77	1	698	ABOVE MODERATE
VHDR	15	86.31	17	1,467	LOW
HDR	14	65.67	11	722	MODERATE
MHDR	347	1,082.56	6.5	7,037	MODERATE
HHDR	2	10.21	30	306	VERY LOW
Menifee subtotal	5,121	10,554		28,507	
Grand Total	7,628	16,956		40,102	

Newly Incorporated City	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households	Total Households
City of Wildomar	1,953	452	884	8,306	11,595
City of Menifee	306	1,467	7,759	18,975	28,507
TOTAL	2,259	1,919	8,643	27,281	40,102

The 2006 - 2014 Riverside County Housing Needs Assessment

Riverside County is represented by two sub-regional councils of governments: the Western Riverside Council of Governments (WRCOG) and the Coachella Valley Association of Governments (CVAG). Through delegation agreements with SCAG, both of these sub-regions assumed responsibility for administering the RHNA distribution among the individual jurisdictions within their respective sub-regions.

Table H-41 presents the RHNA allocation for Riverside County for the 8½ year planning period as approved by SCAG in July, 2007. This allocation represents an increase of approximately 26,495 units as compared to the 1998- 2005 RHNA period. This increase was based upon the reexamination of growth trends and realistic expectations.

**Table H-41 Regional Housing Needs Assessment 2006 – 2014
Riverside County Unincorporated Area**

	Total Adjusted Need	Income Category				
		Extremely Low	Very Low	Low	Moderate	Above Moderate
WRCOG Area	51,327	5,812	6,377	8,462	9,492	21,183
CVAG Area	5,042	550	604	805	935	2,148
Total	56,368	6,362	6,981	9,267	10,428	23,331

Source: SCAG, Final Regional Housing Needs Assessment June 2007
Note: ELI is 47.681% of very low Income Category using CHAS data.

Summary and Conclusions: Housing Needs

General Trends

- During the late 1990s and up to 2005 home values increased, pricing many people out of the Riverside County housing market. Since 2006, values have declined significantly.
- Property maintenance has suffered in some areas, due in part to declining values since 2006.
- Large numbers of new first-time buyers have entered the market.
- Programs have been developed to increase farm worker housing opportunities and improve substandard conditions, overcrowding, and a lack of affordable housing.
- Some infill development has occurred in older areas of Riverside County, but development pushed into new areas during the 90s and the first half of the 2000s.

Demographics

- Between 2000 and 2007 Riverside County grew by over 489,000 people or approximately 32% compared to 12% for the SCAG region and 11% for California as a whole. The unincorporated growth during this period was 28%.
- About 26% of Riverside County’s population in 2007 lived in unincorporated areas.
- In 2007 the western county area had approximately 84% of unincorporated Riverside County’s population and 81% of employment.

Employment

- According to the California Employment Development Department, Riverside and San Bernardino Counties are expected to add 227,500 jobs, a 16% increase, between 2006 and 2016, and the four industrial sectors responsible for almost 62% of all these new jobs are: (1) Government; (2) Leisure and Hospitality; (3) Professional and Business Services; and (4) Educational Services, Health Care, and Social Assistance.

- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County metropolitan area
- Compared to Riverside County as a whole, the unincorporated area is job-poor, with 0.66 jobs per household in the unincorporated western county and 0.89 jobs per household in the unincorporated eastern county in 2007. The county-wide average was 1.07 jobs per household.

Housing Characteristics

- The median Riverside County income for a family of four in 2008 was \$62,000. Incomes among home owners were generally higher than those among renters, and western county residents generally had higher incomes than eastern county residents.
- Manufactured homes represented over two fifths of all housing units in the unincorporated eastern county in 2007, while three quarters of all units in the western county unincorporated area were single-family detached units.
- The unincorporated area experienced a 13.8% vacancy rate in 2000. There was a 34.4% vacancy rate in the Coachella Valley. This figure is unusually high due to the large number of vacation homes in the Coachella Valley.
- At the time of the 2000 Census, over half of the housing stock in unincorporated Riverside County was 20 years old or less. Moreover, between 2000 and 2006, the beginning of the new planning period, unincorporated Riverside County added 31,689 new units, a 20% increase.
- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County areas.

Existing Housing Needs

- In 2006, approximately 10.5% of renter households in Riverside County were reported to be overcrowded and 0.4% was severely overcrowded. Whereas only 3.3% of owner-occupied units were overcrowded while 1.2% was severely overcrowded.
- In 2000, 98% of lower-income renters and 90% of lower-income owners were estimated to be overpaying or severely overpaying for housing. These households, who were overpaying or severely overpaying, made up about 40% of all households in Riverside County.
- About 13% of the unincorporated area population was elderly in 2007, and about 29% of the elderly had either a mobility or self-care limitation.
- The 2000 Census reported 28,018 households in the unincorporated area with five or more persons, representing 20% of all households. Of these, about 29% were renters and 71% were owners.
- According to the Riverside County Demographic Research Center in 2007, female-headed households with children under 18 years of age represented almost 14% of all households with children and about 5% of all households in the unincorporated area.

- According to the 2000 Census, 43,317 persons, age 16 or older, living in unincorporated Riverside County reported some kind of self-care or mobility limitation, representing approximately 14% of the total population.
- According to the 2000 Census, the poverty rate in Riverside County was 14.1% while the national average was 11.1%. By 2007, the poverty rate had declined to 11.7%.
- In 2007, there were approximately 4,500 adults and children who were homeless on a given day in Riverside County including more than 300 families. Nearly 20% are children under the age of 18.
- According to the USDA, there were 16,069 farm workers in Riverside County in 2007. According to the 2006 Coachella Valley Farm Workers, 72% of respondents lived year-round in the Coachella Valley, whereas 28% were seasonal workers. The majority of these workers make less than \$15,000 dollars per year.

Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, approximately 57,000 new housing units (including supportive and disabled housing) are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the 8½ year period from January 2006 to July 2014.
- The recent incorporations of the City of Wildomar and the City of Menifee removed over 40,000 potential dwelling units from unincorporated Riverside County, units whose development may have contributed to meeting the RHNA housing targets for unincorporated Riverside County. No share of the regional housing need has been assigned to these two new cities.

Constraints



Also refer to Land Use Designation Policies in the General Plan Land Use Element.

Governmental Constraints

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



Also see County of Riverside General Plan Land Use Element for description of Community Centers and Rural Village Overlay zone.

Land Use Controls

General Plan

A general plan is a set of long-term goals and policies that the community uses to guide development decisions. Although the general plan establishes standards for the location and density of land uses, it does not directly regulate land use. State law requires each local jurisdiction to have a general plan.

The Land Use Element of the Riverside County's General Plan identifies the location, distribution, and density of land uses in the County of Riverside. Densities are expressed as dwelling units per acre. The Riverside County General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these Foundation Components is subdivided into more detailed land use designations at the area plan level. In addition, the General Plan Land Use map includes a number of overlays which allow residential uses. Table H-42, Land Use Designation Summary, describes all the land use designations used within Riverside County General Plan, including those accommodating residential land uses.

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

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

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

Riverside County's analysis of our governmental constraints upon the maintenance, improvement, or development of housing for all income levels is detailed and specific in our opinion. The cumulative impacts generated from the development of affordable housing developments are small by comparison to market-rate projects. This is due to several factors, such as public-private partnerships, Riverside County's Fast Track process and program, an exemption from many Riverside County impact fees (such as DIF, Open Space, etc.), but mostly in where most affordable housing units added during the last planning period were developed by the County of Riverside, the Redevelopment Agency, or Riverside County's Housing Authority. These agencies are not subject to most constraints as identified with the Element. The constraints of the utmost importance are land use implications, which the County of Riverside understands is a constraint to the process and development of affordable units. These implications are parcels that require a zone change to a zoning classification that allows multi-family housing due to their inconsistency with the General Plan designation. In order to address this constraint, the County of Riverside will develop a programmatic rezoning process to bring these parcels under the site inventory that is incorrectly zoned into conformity with the overlying General Plan designation. This program, in conjunction with the development of an affordable housing ordinance for private development applications, will engage significant steps to solving re-zoning as a constraint unto affordable housing development for both private and public entities.

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters are coordinated by the County Land Use Division and Economic Development Agency. The primary subsidy provided by the County of Riverside remains

the Fast Track Authority in which processing time and fees are subsidized and in some cases exempted for the projects in question.

DEPARTMENT	FEES	AMOUNT
Building and Safety	BRS and BNR Plan Check and Building Permit Inspection Fees* (<i>*Deposit Based</i>)	\$72,574.42
	NPDES Inspections Fee* <i>*Included in Deposit Based Grading Permit.</i>	\$4,714.13
	Grading Bonds	\$22,500.00
	Geo-tech Soils Report	\$1,897.20
Transportation	Encroachment Fees	\$200.00
	Street Light Plan Review and Inspection	\$91,095.12
	Annexation Fees into Lighting Landscaping and Maintenance Dist.	\$2,500.00
Dept of Public Health, Industrial Hygiene	Acoustical Study Review Fees	\$500.00
Coachella Valley Water Dist	Plan Review Fees for Water and Sewer	\$3,572.00
	Drainage Plan Submittal Review	<i>Transportation Dept. review</i>
Fire Dept.	Fire's Building Plan Check Fee <i>*\$1,056.00/Bldg. Permit Deposit-Based</i>	\$13,728.00
TLMA	Development Impact Fees* ORD. 659 <i>*\$2,481/Dwelling Unit</i>	\$200,961.00
	Open Space Mitigation Fee ORD. 875 <i>*\$1,284/Dwelling Unit</i>	\$104,004.00
	TUMF Fee ORD. 673 <i>*\$1,276.80/Dwelling Unit TUMF Exempt if Determined Low-Income Housing</i>	\$103,420.80
Planning Dept., Landscaping Section	Landscaping Minor Plot Plan Fees* <i>*Deposit Based</i>	\$2,040.00
	TOTAL FEES	\$623,706.67

Table H-42 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	≥ 0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ≥ 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, <i>cultural preservation</i>, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (Min)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 - 2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 - 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate <i>significant impacts-greater effects</i> such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, <i>Aclean@</i> industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

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

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Watercourse Overlay (WCO)	• The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <i>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</i>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.

Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the <i>Cherry Valley Limonite</i> Policy Area (Jurupa <i>The Pass</i> Area Plan), or the <i>Highway 79 Scott Road</i> Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.
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NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 2.05 acre. This 2.05 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 square-foot and 2.05-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 *The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 1/2 acre per structure.*

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

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

Zoning Code

Zoning, unlike the General Plan, is regulatory. Under the zoning ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses. Zoning is applied lot-by-lot; whereas the General Plan has a community-wide perspective. The zoning applied to a lot must be consistent with the General Plan.

Riverside County Ordinance No. 348, (Land Use Ordinance) sets forth the classifications. Table H-43 summarizes residential uses allowed within these zones. Some jurisdictions have developed programs to convert hotels and motels to provide Single Room Occupancy (SRO) housing, and so, although hotels, motels and similar uses are not strictly residential, these uses are also identified because they could potentially provide housing opportunities in the future. Ordinance No. 348 is subject to change through the amendment process and the following discussion is general and illustrative of zoning as a land use control; readers interested in current zoning regulations should consult Ordinance No. 348 directly.

As shown in Table H-43, there are 15 main residential zones: R-1; R-1A; R-2; R-2A, R-3; R-3A; R-4; R-6; R-A; R-R; R-R-O; R-T; R-T-R; R-D; and SP. Eight of these zones allow multiple-family dwellings: R-2; R-2A; R-3; R-3A;

R-4; R-6; R-D; and SP. In all 22 zoning classifications allow single family residences, while another seven zoning classifications do not allow single family residences, but do allow caretaker’s quarters.

A great deal of mixed development is permitted in these residential zones; however, lot sizes are generally no smaller than 7,200 square feet, unless recreational facilities are provided as part of the development. Lot sizes within a Specific Plan (SP) or Planned Residential Development (PRD) may vary from the typical 7,200 square foot requirement, particularly for the higher density single family detached and attached product types. Table H-44 summarizes allowable residential uses by zoning district and type of approval.

The Land Use Ordinance also establishes development standards for PRDs, which are intended to do the following:

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

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

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

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

Multifamily Units

The County of Riverside also recognizes the importance of multi-family units in meeting affordable housing needs and providing residents with a variety of housing choices. Among the multi-family units permitted in Riverside County are two-family, multi-family, bungalow courts and apartment units. Multi-family units require a

plot plan in the R-2, R-2A, R-3, R-6, and R-D Zone. Multi-family units are also common in the SP Zone (Table H-44).

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 2500 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 six 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 of Riverside. Section 65852.7 of the California Government Code requires that the County of Riverside permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (Table H-44). 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 to provide 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 one acre in size, but does not allow second units on lots located within a planned residential development 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 of Riverside has amended Land Use Ordinance No. 348 to permit second units on residential lots zoned for single-family or multi-family 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 was amended in 2008 to require 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 currently requires:

- A second unit permit for both attached and detached units;
- Compatibility with existing development in the surrounding area;
- Minimum parcel size of 1 acre, with specific standards for larger parcels;

- Compatible setbacks;
- Maximum unit size to ensure the status of the unit as secondary to the main unit; and
- Adequate water, sewage disposal and circulation capacities.

In an effort to comply with Government Code Section 65852.2 (AB1866) the County of Riverside has included program 1.2s to amend Ordinance No. 348 to only require the following provisions:

- The unit is not intended for sale and may be rented.
- The lot is zoned for single-family or multifamily use.
- The lot contains an existing single-family dwelling.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached second unit shall not exceed 30% of the existing living area.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
- Local building code requirements which apply to detached dwellings, as appropriate.
- Approval by the local health officer where a private sewage disposal system is being used, if required.

Congregate Care facilities

The Land Use Ordinance also addresses special needs groups. It provides for congregate care residential facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, congregate care residential facilities are a housing arrangement where non-medical care and supervision are provided, including meals and social, recreational, homemaking and security services. Congregate care residential facilities with 6 or fewer persons are permitted “by-right” in all residential zones. Congregate care residential facilities with 7 or more persons are subject to a PUP and CUP, depending on the zone and land use designation.

Farmworker Housing

Farm worker housing is allowed with a CUP in the following zones: Rural Residential (R-R), Rural Residential, Outdoor Advertising (R-R-O), Light Agriculture (A-1), Heavy Agriculture (A-2), and the Citrus Vineyard (C-V) zoning classifications. However, to comply with Health and Safety Code Sections 17021.5 and 17021.6, the County of Riverside has included Program 1.3e which states: for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be

required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. The County of Riverside Economic Development Agency (EDA) has recently shepherd through an amendment to Riverside County's zoning ordinance which promotes a fast track status to farm worker housing. A copy of the ordinance amendment is attached. In short, the amendment authorizes projects receiving fast track status to be scheduled for public hearing within 90-days of application submittal (the Fast Track Procedures can be found at the following links:

<http://www.tlma.co.riverside.ca.us/planning/content/zoning/ordnance/ord348c.html#section18.26a> and attached Board of Supervisors Policy).

This is a significant cost savings compared to the average timeframes of 187 days for the average CUP application and an average cost of \$37,000. For example, Conditional Use Permit No. 3645 is a proposal for farm worker housing for very low and low income agricultural workers. The project was submitted to the County of Riverside on May 27, 2010 and is anticipated to be approved, i.e., entitled, by August of 2011, for a total of 15 months at a cost of \$33,630.30. While this timeframe and cost is above average, the project is not located within an established water district and currently faces significant water conveyance and quality issues that impact the public welfare of the existing community. The project proposes to rectify these infrastructure concerns as they have already upgraded the existing property to alleviate the majority of the water quality concerns. This project is an example of even the most complex of planning and infrastructure related concerns being associated with a project that still is able to come to fruition.

Emergency Shelters, and Transitional and Supportive Housing

In the current Land Use Ordinance emergency/transitional shelters, with less than six beds or Riverside County-owned shelters are exempt and emergency/transitional. Shelters with more than six beds are classified as a congregate or group facility and implicitly included as such in the zoning code. Shelters or transitional housing with more than six beds are subject to a conditional use permit (CUP) or public use permits (PUP).

The process for the CUP and the PUP are the same. A CUP is used for projects not requiring a state license or permit. The PUP applies to projects of this type requiring a license or permit from the State of California. Discretionary permits like these are subject to review under the California Environmental Quality Act (CEQA). Unless a project is found to be exempt during its preliminary review, CEQA would require an initial study to be prepared. If there are no potential environmental impacts or the impacts are less than significant, a Negative Declaration would be prepared. If there are potentially significant environmental impacts and those impacts can be mitigated to less than significant, then a Mitigated Negative Declaration would be prepared. If the proposed project may have a significant effect on the environment, then an Environmental Impact Report (EIR) would need to be prepared. The County of Riverside also prepares conditions of approval and a staff report prior to noticed public hearings before the appropriate hearing body.

In order to comply with SB2 requirements, the County of Riverside has included the Program 1.5g which states the following:

- Emergency shelters will be permitted by right, without discretionary review in the Industrial Park (I-P) zone. The I-P zone is appropriate for an emergency shelter because of its close proximity to municipal services, the uses in the zone are compatible (the main use is service commercial, there are no manufacturing or industrial uses), and there is sufficient land available in the form of vacant lots and vacant warehouses.

Within the I-P zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.
- Transitional and supportive housing types will be treated as a residential use and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The County of Riverside will do the following: (1) add the current definition of transitional housing and supportive housing consistent with Health and Safety Code Sections 50675.14 and 50675.2; and (2) list these as permitted uses within residential zones.

Housing for Persons with Disabilities

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

- **Reasonable Accommodations** – Currently Riverside County’s Ordinance does not contain a reasonable accommodation procedure. Program 3.3b states that the County of Riverside will amend Ordinance No. 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- **Separation requirements for Congregate Care Facilities** – Riverside 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 of Riverside requires that there shall be a two thousand (2,000) feet 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** –Program 3.3b has been included to update Riverside County’s definition of family to state: “An individual or two or more persons related by blood, marriage, adoption or other established civil union, or a group of not more than five unrelated persons, living together as a single housekeeping unit.” This definition is consistent with current housing law.

Extremely Low Income Households

Extremely low income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. 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 (SROs).

Program 2.1h states that the County of Riverside will amend 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, Program 1.1o states that the County of Riverside 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 include the development of design criteria for housing suitable for the homeless mentally disabled (Action 1.4a and 1.4c in Table H-72 H-75). The development standards for shelters are the same as for other structures in the applicable zoning designation.

Table H-43 Summary of Residential Zoning Requirements

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
R-1	ONE-FAMILY DWELLING, ART. VI One-family dwellings, including mobile homes on permanent foundations. Mobile home parks with approved conditional use permit. Home occupations allowed. See also Ordinance No. 348, Section 18.5, 18.6 Planned Residential Developments.	7,200	60 35 (cul-de-sacs)	100	20	5 (10) (Corner lots) Frontage on 2 streets	10	40	3
R-1A	ONE-FAMILY DWELLINGS MOUNTAIN RESORT, ART. VIa One-family dwellings. Mobile home parks with an approved conditional use permit. Real estate and insurance offices as home occupations. See also Ordinance No. 348, Section 18.5, 18.6 Planned Residential Developments.	7,200	60	100	20	5 (10) (Corner lots) Frontage on 2 streets	10	40	3

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
R-2	MULTIPLE-FAMILY DWELLINGS ART. VII One-family dwelling. With approved Plot Plan: Multiple-family dwellings and congregate care residential. Multiple-family dwellings on basis of one dwelling unit per 2,500 sq. ft. lot area. Maximum of 60% lot coverage permitted for building. Plot Plan approval required prior to building permit. Single-family subdivisions subject to comprehensive project review (See Section 7.11, Ordinance No. 348). i.e. Design, architectural, floor plan, lot coverage, usable open space, fencing, grading, viewscape, etc. Two Family Dwellings. Mobile home parks with approved conditional use permit. Boarding, Rooming and Lodging Houses. Bungalow Courts. Apartment Houses. Home Occupations Allowed.	7,200	60	100	20	5 (10) (Corner lots) Frontage on 2 streets	10	40	3
R-2A	LIMITED MULTIPLE-FAMILY DWELLINGS, ART. VIIa One-family dwelling. With approved Plot Plan, Multiple-family dwellings. Two Family Dwellings. Mobile home park with approved conditional use permit. Apartment Houses. Home Occupations Allowed. Planned residential developments subject to subdivision map recordation.	7,200	60	100	20	5 (10) (Corner lots) Frontage on 2 streets	10	30	2
R-3	GENERAL RESIDENTIAL, ART. VIII One-family dwelling. With Plot Plan, Multiple-family dwellings. Congregate care facilities. Two Family Dwellings. Bungalow Courts. Apartment Houses. Boarding, Rooming and Lodging Houses. Home Occupations Allowed. With conditional use permit: mobile home park. See also Ordinance No. 348, Section 18.5, 18.6 Planned Residential Developments.	7,200	60	100	10	5	10	50-75 per Section 18.34	n/a
R-3A	VILLAGE TOURIST RESIDENTIAL ART. VIIa One-family dwellings. With conditional use permit, apartments, hotels, and RV parks. Bungalow Courts. Home Occupations Allowed. See also Ordinance No. 348, Section 18.5, 18.6 Planned Residential Developments.	9,000	60	100	10	5	10	50-75 per Section 18.34	n/a
					20 ft. front setback for single-family. Setbacks are for buildings not over 35 ft. in height. See Section 18.18 for detached accessory building setbacks.				

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT				
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS			
R-4	PLANNED RESIDENTIAL, ART. VIII d One-family dwellings. Multiple-family dwellings subject to the provisions of R-3 zone and plot plan approval. Minimum of 6,000 sf. overall area per dwelling unit be provided exclusive of streets and commercial areas. Mobile home parks with approved conditional use permit.	3,500	40	80	10	5	10	40 Single-family 50 other structures	n/a			
					Multiple buildings must have 20 foot separation between buildings. No structural encroachments permitted in front, side or rear yard except as provided in Section 18.19.							
R-6	RESIDENTIAL INCENTIVE, ART. VIII f One-family dwellings. Mobile homes on permanent foundation, Mobile Home Parks. Multiple-family Dwellings. Planned residential developments. Apartments Houses. Home Occupations Allowed.	5,000	30		10	Variable	10	35-50	n/a			
					Additional setbacks may be required depending on height, and adjacent land uses.							
R-A	RESIDENTIAL AGRICULTURAL, ART. VI b One-family dwellings. Mobile home on permanent foundations on lots less than 2 ½ acres. Agricultural mobile homes permitted for owner/farm worker for each 10 acres being farmed. Mobile home parks with approved conditional use permit. Home Occupations Allowed. See also Ordinance No. 348, Section 18.5, 18.6 Planned Residential Developments.	20,000	100	150	20	5	10	40 Single-family 50-75 Other bldgs. per Section 18.34	3			
R-R R-R-O	RURAL RESIDENTIAL, ART V OUTDOOR ADVERTISING, ART Va One-family dwelling. Mobile Home Parks. R.V. Parks. Farm Labor Camps. Guest Ranches. Planned Residential Development. Home Occupations Allowed.	½ ac.	80		20	5	10	40 Single-family	3			
					Setbacks same as the original zone permitting the use.			50-75 Other bldgs. Per Sec. 18.34				
R-T	MOBILE HOME SUBDIVISIONS AND MOBILE HOME PARKS, ART. VIII b One-family dwelling or mobile homes on lots. Mobile home parks with approved Conditional Use Permit. Home Occupations Allowed (only in Mobile Home subdivisions). All subdivision development shall comply with provisions of Riverside County Ordinance No. 460.	7,200	60	100	20	5	5	40	3			
				Minimum size of mobile home shall be 450 sq. ft. Minimum size of conventional one-family house shall be 750 sq. ft. Mobile home front setbacks may be reduced to 10 ft. if community recreational facilities exist in tract.								
				Minimum frontage of 30 ft. If Community recreation/open space is developed as part of the subdivision: - A min. of 500 sq. ft. for each residential lot shall be usable recreational area. - Combined sq. footage of community area and lot area, excluding street ROW, shall total no less than 6,000 sq. ft. for each residential lot.								
				Subdivisions with recreational facilities								
				3,600		40						
Mobile home parks												
2,500		30		The minimum size site that may be developed for a mobile home park shall be 5 ac. gross.								

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
R-T-R	MOBILE HOME SUBDIVISION- RURAL ART. VIIIc One-family dwelling or mobile homes on lots. Home occupations allowed.	40,000	100	100	20	5	5	40	3
R-D	REGULATED DEVELOPMENT AREAS ART. XVa One-family dwelling. Apartment houses and hotels, with Plot Plan approval. Mobile home parks with approved Conditional Use Permit. Two Family Dwellings. Multiple Family Dwellings. Bungalow Courts. Boarding and Rooming Houses. Congregate Care Facilities. RV Parks. Home Occupations Allowed. Agricultural mobile homes permitted for owner/farm worker on lots at least 10 acres being farmed.	20,000	100	150	20	10	5	50-75 per Section 18.34	
					Setbacks same as the original zone permitting the use.				
A-1	LIGHT AGRICULTURE, ART. XIII One-family dwellings. Agricultural mobile homes for owner/farm worker with Plot Plan approval. Farm labor camp and mobile home park with an approved Conditional Use Permit. Home Occupations Allowed.	20,000	100	150	20	5	10	40 Single-family	
								50-75 Other bldgs.	
A-2	HEAVY AGRICULTURE, ART. XIV One-family dwelling. Agricultural mobile homes for owner/farm worker with Plot Plan approval. Farm labor camp. Home Occupations Allowed.	20,000	100	150	20	10	10	40 Single-family	
								50-75 Other bldgs. Per Sec. 18.34	
A-P	LIGHT AGRICULTURE WITH POULTRY ART. XIIIa One-family dwelling. Agricultural mobile home with approved Plot Plan.	5AC	200		20	10	10	40 Single-family	
		10,000 Utility Uses	100 Utility Uses		50	25	25	50-105 Other structures Per Sec. 18.34	
					Commercial Poultry Operations				
A-D	AGRICULTURAL-DAIRY, ART. XIVa One-family dwellings in conjunction with a dairy operation. Agricultural mobile homes with approved Plot Plan.	20 AC			20	10	10	40 Single-family	
					50	25	25	50-105 Other structures Per Sec. 18.34	
					Dairy Operations				

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
C/V	CITRUS VINEYARD, ART. XIVb One-family dwellings. With approved Conditional Use Permit. Farm labor camp. Bed and Breakfasts. Hotels. Development Standards for the C/V zone vary by use. Please see Ord. 348 for further restrictions.	5 AC	200		50	30	30	40 Single-family	
					50	50	50	50-105 Other structures Per Sec. 18.34	
C-P-S	SCENIC HIGHWAY COMMERCIAL, ART. IXb Onsite operator's residence allowed with Plot Plan approval. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.				No setbacks required for permitted commercial uses under 35 ft. in height. Any portion of a building which exceeds 35 ft. in height shall be set back from the front, rear, and side lot lines not less than 2 ft. for each foot by which the height exceeds 35 ft.			50-75 per Section 18.34	
C-T	TOURIST COMMERCIAL, ART. IXa No residential uses allowed.	10,000			No setbacks required for permitted commercial uses under 35 ft. in height. Any portion of a building which exceeds 35 ft. in height shall be set back from the front, rear, and side lot lines not less than 2 ft. for each foot by which the height exceeds 35 ft.			50-75 per Section 18.34	
C-R	RURAL COMMERCIAL, ART. IXc Bed and Breakfast inns, hotels, and motels permitted with Plot Plan approval. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.	20,000			25	25	25	40	
					Total building coverage on a single parcel shall not exceed 20% of net lot size.				

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
C-O	COMMERCIAL OFFICE, ART. IXd With approved Conditional Use Permit allows hotels.				25	25	25	50-75 Per Sec. 18.34	
					Where front, side, or rear property line adjoins a street, or property zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or S-P.				
					No minimum setback when property adjoins zones not specified above.				
S-P	SPECIFIC PLAN, ART. XVIIa Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses pursuant to the permit requirements outlined in the adopted specific plan. If the specific plan does not specify a procedure, the use shall be subject to the most restrictive permit procedures contained in any zoning classification where the use is listed.	Uses shall conform to the development standards of the specific plan. If the specific plan lacks one or more standards, the standards from the zone which most closely fits the land use assigned to the site shall be utilized.							
M-SC	MANUFACTURING-SERVICE COMMERCIAL, ART XI Caretaker's residence with Plot Plan for Commercial use. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.	10,000	75		25	25	25	40 at yard setback line	
		Without sewer			Where front or rear yard adjoins a street, or property zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or S-P.				
		7,000	65		No minimum setback when property adjoins zones not specified above.			50-105 Structur es per Sec. 18.34	
M-M	MANUFACTURING-MEDIUM, ART. Xia Caretaker's residence allowed with approved Plot Plan. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.	Same as M-SC Zone above.							

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
M-H	MANUFACTURING-HEAVY, ART. XII Caretaker's residence allowed with approved Plot Plan. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.	Same as M-SC Zone above.							
M-R	MINERAL RESOURCES, ART. XIIa Caretaker's residence permissible. No other residential development permitted. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.	5 AC	200		50	50	50	50-105 Per Sec. 18.34	
			Except those use permitted in Sec. 12.50a			Any structure exceeding 50 ft. in height shall have front, side, and rear yard setbacks equal to the height.			
M-R-A	MINERAL RESOURCES AND RELATED MANUFACTURING, ART. XIIb Caretaker's residence permissible. No other residential development permitted. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex.	5 AC	200		50	50	50	50-105 Per Sec. 18.34	
			Except those use permitted in Sec. 12.60a			Any structure exceeding 50 ft. in height shall have front, side, and rear yard setbacks equal to the height.			
N-A	NATURAL ASSETS, ART. XVb Permitted uses: One-family dwellings. Uses permitted with Plot Plan, agricultural mobile homes. Uses permitted with Conditional Use Permit: recreational vehicle parks, hotels, camps, and guest ranch.	20AC	400		100	50	50	20	

ZONE	DEFINITION / TYPICAL USES Ordinance No. 348	MINIMUM LOT REQUIREMENTS			MINIMUM SETBACKS			MAXIMUM STRUCTURAL HEIGHT	
		SQ. FT	WIDTH	DEPTH	FRONT	SIDE	REAR	FEET	FLOORS
W-1	WATERCOURSE, WATERSHED AND CONSERVATION AREAS, ART. XVI Land subject to periodic flooding and other hazards, and not suitable for permanent occupancy. An approved Conditional Use Permit is required for recreational vehicle parks.							400 Comm'l WECS	
								50 Other bldgs.	
								105 Per Sec. 18.34	
W-2	CONTROLLED DEVELOPMENT AREAS, ART. XV Allowed uses: One-family dwellings. Mobile Home Parks. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for: 1) caretaker's quarters on construction sites; and 2) Caretakers or watchmen and their families, where a permitted and existing commercial use is established. Not more than one Mobilehome shall be allowed for a parcel of land or a shopping center complex. RV Parks.	20,000	100	150	20	5	10	40 Single-family	
					25	10	25	50-75 Per Sec. 18.34	
					Mobile homes				
W-2-M	CONTROLLED DEVELOPMENT AREA WITH MOBILE HOMES, ART. XVc Same as W-2 Zone but requires a mobile home to have a floor living area of 450 sq. ft. or more, and have the area between ground level and floor level screened from view with an opaque skirt and landscaping.	20,000	100	150	20	5	10	40 Single-family	
					25	10	25	50-75 Per Sec. 18.34	
					Mobile homes				
W-E	WIND ENERGY RESOURCE ZONE, Allowed uses: Caretaker's residence for approved WECS				50	50	50	500 Comm'l WECS	
					Setback for WECS vary based on surrounding zoning.			20 Other structures	
								75-400 per Sec. 18.34	

Table H-44 Zoning Use Index Summary

Use Description	R-R	R-R-0	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	C-1/C-P	A-1	A-P	A-2	A-D	N-A	C/V	C/C-V	W-E	W-1	W-2	W2 M	C-T	C-P-S	C-R	I-P	C-O	M-H	M-M	M-SC	M-R	M-R-A			
Second Dwelling Units ¹	sup	sup	sup	sup	sup	sup	sup	sup	sup	sup	sup	sup			sup	?		sup	sup	sup	sup	sup	sup				sup	sup													
Apartment Houses						pp	pp	pp	cup			pp		pp	pp	?																									
Boarding, Rooming, Lodging Houses ²						pp		pp							pp	?						pp						pp		pp											
Congregate Care/ Residential Facility ^{3,9}	pup	pup	pup	pup	pup	pp cup	pup	pp	pup	pup	pup	pup	pup	pup	pp		cup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup	pup
Dwellings - Agricultural Mobile home ⁴	pp	pp			p										p	?		pp	pp	pp	pp	pp	pp				pp	pp													
Dwellings - Multiple, Apartment ⁵						pp	pp	pp	cup			p		pp	pp	?																									
Dwellings - One Family ^{6,7}	p	p	p	p	p	p	p	pp	p	p	p	pp		pp	p	?		p	p	p	p	p	p				p	p													
Migrant Agricultural Workers Mobile home Park	cup	cup														?						cup					cup	cup													
Mobile home Parks ¹¹	cup	cup	cup	cup	cup	cup	cup	cup	cup	cup		cup		cup	cup	?		cup									cup	cup													
Mobile home - Single Family ⁶	p	p	p	p	p	p	p	pp	p	p	p	p		pp	p	?		p	p	p	p	p	p				p	p													

Use Description	R-R	R-RO	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	C-1/C-P	A-1	A-P	A-2	A-D	N-A	CN	C/C-V	W-E	W-1	W-2	W2 M	C-T	C-P-S	C-R	IP	C-O	M-H	M-M	M-SC	M-R	M-RA		
Farm Labor Camp ¹²	cup	cup														?	cup		cup				cup																	
Watchman/Caretaker ⁸	pp	pp														?	pp											pp	pp	pp		pp	pp	pp	pp	pp	pp	pp	pp	
Planned Residential Development ¹⁰	p	p	p	p	p	p	p	p	p			p		pp		?																								

CUP- Conditional Use Permit, P- Permitted, PP- Plot Plan PUP- Public Use Permit, SUP- Second Dwelling Unit Permit, ?- Determined on a case by case basis;

NOTES

1. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.
 2. A building where lodging and meals are provided for compensation for six but not more than 15 persons, not including rest homes.
 3. A housing arrangement developed pursuant to Article XIX of Ordinance No. 348, where non-medical care and supervision are provided, including meals and social, recreational, homemaking and security services.
 4. One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.
 5. A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.
 6. A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one-family
 7. Guest dwellings are allowed in all zones which permit single family residential units provided the standards of Section 21.31 are met.
 8. Where a permitted and existing commercial use is established and the unit is a part of the approval.
 9. A Congregate Care Facility may be located in any zone provided that a Public Use Permit is granted pursuant to Section 18.29 of Ordinance No. 348.
 10. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and Mobilehome developments, that is permitted reduced lot area, width and depth requirements and building setback requirements by integrating into the overall development open space and outdoor recreational facilities, which may include recreational and public buildings intended primarily for the use of the residents of the project, within the development.
 11. A Mobilehome park is any area or tract of land where one or more Mobilehome lots are rented or leased or held out for rent or lease to accommodate Mobilehome used for human habitation. The rental paid for any such Mobilehome shall be deemed to include rental for the lot it occupies.
- Notwithstanding the foregoing definition, any person, not including a Mobilehome park operator, who owns a Mobilehome and owns, rents or leases the land upon which the Mobilehome is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the Mobilehome and the land upon which the Mobilehome is located, without obtaining a permit to construct or operate or Mobilehome park.


12. Any building or group of buildings where five or more farm employees are housed.
 Note: Please refer to the respective Specific Plan for allowable uses and development requirements.

Note: Please refer to Ordinance No. 348 for specific development requirements.

Source: Riverside County Planning Department – Ordinance No. 348 and Zone Use Index Summary at <http://www.llma.co.riverside.ca.us/plan/useindex.htm>

Development Standards

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



For additional details regarding the County of Riverside Residential Parking requirements; please see the County Zoning Ordinance.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards (see Table H-45) are similar to other counties and match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the County of Riverside will continue to allow for parking reductions for affordable projects and will review possible parking alternatives to ensure parking requirements are not a constraint to the development of housing (Program 1.2q).

Table H-45 Residential Parking Requirements

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

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately-zoned parcel.

¹ Onsite employee parking (e.g., manager, landscaper, etc.)

Source: Land Use Ordinance of Riverside County No. 348

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

Please see the project example below, as previously described, which is a multi-family project that was approved September 28, 2010. The project is 0.41 acres and proposes 8 residential units (19.5 d.u.’s/ac) which complied

with the parking standards as prescribed by Riverside County Ordinance No. 348 as specified for high density housing development while being able to maximize overall density of nearly 20 dwelling units per acre. With that being said, the County of Riverside, and as previously stated, contemplates the development an affordable housing ordinance that will more effectively implement the State of California’s density bonus program, as well as facilitate affordable housing development in Riverside County. As part of this ordinance, the County of Riverside intends to develop parking standards specific designed for projects that meet the income requirements of affordability in Riverside County.





Density Bonus - Beyond local requirements, state law allows a developer to increase the density of a residential development up to 35% when the development includes either 11% Very Low Income units, 20% Low Income units or 40% Moderate Income units (Gov. Code Sec. 65915 and SB 1818). Table H-46 below shows the density bonus required by state law for providing a given percentage of units affordable to those with Very Low, Low and Moderate incomes.

Table H-46 Density Bonus

Income Level	% of Project Made Affordable	Density Bonus	Additional Density Bonus for Every 1% Increase in the Number of Affordable Units Above the Initial Amount Up to the Maximum	Maximum Density Bonus	% of Project Made Affordable to Receive Maximum Bonus
Very Low	5%	20%	2.5%	35%	11%
Low	10%	20%	1.5%	35%	20%
Moderate	10%	5%	1.0%	35%	40%

Source: Gov. Code Section 65915 and SB 1818

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

Design Standards

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

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

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

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

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

Generally, affordable housing approved in unincorporated Riverside County has been multiple-family in nature. With the exception of the Mecca Design Guidelines, none of the other guidelines provide guidance for multiple-family development at this time. The Mecca Design Guidelines for multi-family homes encourage techniques which reduce perceived size and scale of these larger buildings as well as incorporating features which enliven wall surfaces and facades, preventing monotonous and blank elevations. The cost of these exterior enhancements may be offset by durable, cost conscious, interior treatments. Additionally, the Lakeview Nuevo Design Guidelines do provide guidance for the interface between new development and the existing rural areas. The goal is to help accommodate larger projects, like multi-family development, while preserving the rural ambience. Therefore, at present, design guidelines have had little or no effect on affordable housing.

Although their application and consequently their impact on below market rate housing cannot be fully determined until such time that the design guidelines are codified by ordinance, an analysis of the potential costs and impacts of the Riverside County design standards are summarized below:

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

- Tile roofs

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

These discussions have revealed the following information:

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

To facilitate the goals of the design guidelines, the County of Riverside has developed a number of policies that may provide financial incentives, bonus densities, fast-tracking and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households (See Table H-1).

Building Codes

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

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

Building Code Amendments

1. No building permit shall be issued if it violates any state law or county ordinance
2. Level lots shall have the finished floor elevated a minimum of one foot above the adjacent ground.
3. Sloping lots shall have a finished floor elevated a minimum of one foot above the finished pad elevation measured at the upstream edge of the structure.

4. Where the lot drains towards the adjacent road or is subject to water impound behind an adjacent road, the finished floor shall be elevated a minimum of one foot above the center line of that adjacent road.
5. The submission of a building permit shall be subject to a deposit-based fee.

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

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

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

Site Improvements

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

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

Development Fees

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

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly significant. Most agencies involved in Riverside County's development review process obtain a majority of their operating revenues through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee waivers as an incentive to produce affordable housing could adversely affect the General Fund. However, for high priority affordable housing projects, the County of Riverside has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process. This method of reducing some of the processing costs associated with affordable housing projects will continue to be utilized in the future on a case by case basis to help address barriers to affordability.

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

Planning, Surveyor and Building Fees

The County of Riverside has an established fee schedule, effective as of January 11, 2010, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, Ordinance No. 659.7 and California Environmental Quality Act (CEQA).

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

As described above, Plot Plan No.24228 is being presented as an example of a privately entitlement affordable housing project. In order to establish an appropriate baseline for calculating the total impact of development fees and exactions placed onto such projects by the County of Riverside. This is important to recognize as publically developed projects do not incur the amount of fees typically required of privately developed projects.

Plot Plan No. 24228 is a proposal for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres. Information has been previously presented herein that demonstrates the comprehensive amount of planning fees that are required for such a project.

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

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

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

The Building and Safety Department has divided its fee schedule into 3 different categories: 1) Fixed Permit Fees (effective 1/1/2009), 2) Deposit Based Fees (effective 1/2/2009) and 3) Commercial and Mobile Home Fees (effective 1/1/2009). Building and Safety (B&S) Permit Fees vary by the specific type of permit. In relation to housing, many of the B&S fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$70.80 to \$869.24. Deposits for residential building permits are valuation based and the permits range from items such as Single Family Attached permits and Multi-Family permits and also include miscellaneous permits such as hourly inspection permits. Initial deposits for Deposit Based Fee permits can range anywhere from \$131 to \$5,401.82 depending on permit type. Lastly, Mobile Home Permit fees can either be fixed or deposit based depending on the type of permit. Mobile home fixed fee permits range from residential mobile home permits to permanent foundation permits, which range from \$196.53 to \$295.27. Mobile home deposit based fee permits range from residential site preparation permits to residential factory built permits, which range \$508.96 to \$679.50 respectively.

Riverside County Mitigation Fees

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

Development Mitigation Fee (Ordinance No. 659) - One of the primary purposes of the Development Mitigation Fee is to alleviate the impacts created by new residential development in unincorporated areas of Riverside County for the following three basic types of facilities: public facilities; regional parkland and

recreational trails; and habitat conservation and open space. Specific facilities impacted include: communication facilities; hospital facilities; health services; mental health facilities; libraries; regional parks; juvenile detention facilities; public social service facilities; transportation; sheriff and jail facilities; courts; County of Riverside government facilities; and habitat conservation and open space. The Public Facilities Fee was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated to be served. Overall, the combined Development Mitigation Fees ranged from \$3,598 to \$7,280 per unit depending on location, physical terrain, and level of service currently in the area, etc. Refer to Riverside County Ordinance No. 659 for further information.

Transportation Uniform Mitigation Fee (Ordinance No. 673) – The County of Riverside established the Transportation Uniform Mitigation Fee (TUMF) program for funding the engineering, purchasing of right-of-way, and constructing of transportation improvements required by the year 2010 in the Coachella Valley. This fee is required of only those land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates are calculated at \$192 per average daily trip for all residential developments. Refer to Riverside County Ordinance No. 673 for further information.

Western Riverside County Transportation Uniform Mitigation Fee (TUMF) (Ordinance No. 824) – Fees collected pursuant to Ordinance No. 824 shall be used to help pay for the construction and acquisition of land associated with enlarging the capacity of the Regional System of Highways and Urban Arterials in Western Riverside County. Such improvements have been identified in the 2009 Nexus Study. The fee is imposed on new developments that treat impacts on traffic and the need for improvements. TUMF fees range from \$8,873 per single family residential unit to \$6,231 per multi-family residential unit. Given the current economic and development trends, a temporary 50% reduction in TUMF fees has been approved commencing on January 1, 2010 and ending on December 31, 2010. This was done in order to encourage development in Western Riverside County by lowering the costs of development. Refer to Riverside County Ordinance No. 824 for further information.

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

Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Mitigation Fee (Ordinance No. 875) – The fee was established in order to acquire and conserve lands necessary to implement the MSHCP. The Fee shall be paid for each residential unit, development project or portion thereof to be constructed within the County of Riverside that is within the boundaries of the CVMSHCP. Three categories of the fee are defined for residential development and range from \$235 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and \$1,284 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 875 for further information.

Traffic Signal Mitigation Fee (Ordinance No. 748) - The Traffic Signal Mitigation Program Ordinance was established to fund the installation of traffic signals and related road improvements needed to mitigate the cumulative environmental impacts of additional traffic generated by new development projects. The current fee

is \$232 per single family residential unit and \$216 per multi-family unit. For Senior/Retirement single family residential the current fee is \$155 per dwelling unit and for Senior/Retirement multi-family residential the current fee is \$144 per dwelling unit. Refer to Riverside County Ordinance No. 748 for further information.

Road and Bridge Benefit District Fee - The County of Riverside has created a program establishing areas of benefit and determining fees to be collected to finance the construction (and all preliminary design acquisition and contract administration costs) of bridges and major thoroughfares to serve each area. Residential developments within an established area of benefit pay the mitigation fee per dwelling unit. There are currently four Road and Bridge Benefit Districts established for Riverside County, they are: Southwest; Mira Loma; Menifee Valley and Scott Road. Each District is broken into various zones which determine the fee amount. Fee amounts are then adjusted for any TUMF credits that have been given for the development project. The fee amount ranges from \$0 per dwelling unit in Zone E4 of the Menifee Valley District for residential development to \$5,074 per dwelling unit in Zone E1 of the Menifee Valley District. The Mira Loma District is the only district where fee amounts for residential developments are separated by single family residential and multi-family residential. Single family residential fees within the Mira Loma District range from \$884 per dwelling unit to \$2,681 per dwelling unit. Multi-family residential fees within the Mira Loma District range from \$417 per dwelling unit to \$1,857 per dwelling unit. Refer to Riverside County Ordinance No. 460, Section 10.30 for further information.

Other Mitigation Fees - In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of Riverside County and are not applicable to all projects. These fees are summarized in Table H-47.

Table H-47 Other Mitigation Fees

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

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

Infrastructure Fees

The County of Riverside, along with various agencies, charges fees for the provision of drainage, water and sewer services. The fees are generally established based on regional service areas, and vary according to type and level of service provided by each agency and/or the County of Riverside. The Riverside County Flood Control and Water Conservation District has established 18 Area Drainage Plans (ADP), with fees ranging from \$131 per unit in the Winchester/North Hemet ADP to \$12,636 in the Homeland/ Romoland ADP.

There are numerous water and sewer providers in Riverside County, the largest being EMWD, WMWD, and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per unit fee. A complete inventory of fees by individual agency is simply too large to itemize in this document. As an example, however, EMWD, which serves a large proportion of Riverside County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$1,877 per unit. Coachella Valley Water District typically assesses \$1,600 per single family unit for water service, and \$9,600 for a multi-family unit.

Comprehensive Mitigation Fee Review

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

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

Ordinance No. 659 establishing Development Mitigation Fees already exempted:

- (a) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board;
- (b) the location or installation of a mobile home, without a permanent foundation, on any site; and
- (c) construction of any residential units in the Palo Verde Valley.

It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a conditional use permit; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. Except for the amount of the fee and the review body, the plot plan review process is similar to the conditional use permit review process in that CEQA review occurs and conditions are imposed that must be fulfilled before the project can be built or occupied.

Table H-48, below, summarizes the total fees (described above) imposed on residential development by the County of Riverside. An analysis of Developer Impact Fees (DIF) charged under Ordinance No. 659, when applied to Riverside County's 19 area plans, indicate that the DIF average about \$300 more in the Eastern County Area Plans than the Western County Area Plans. This is due in part to the different population densities of the two regions but also reflective of the countywide effects of Proposition 13 that limited property taxes to 1%, resulting in an increase of infrastructure costs borne by the developer.

An update to the Development Mitigation Fees was adopted by the Board of Supervisors on September 11, 2006 which went into effect November 11, 2006. The fees were adjusted for increases on Consumer Price Index (CPI); however, fees were reduced overall for transportation projects funded by Transportation Uniform Mitigation Fees (TUMF).

Table H-48 Developer Impact Fee Summary by Area Plan

Developer Impact Fee by Area Plans Commencing 11-11-06	Single Family Residential (\$ per dwelling unit)	Multi-Family Residential (\$ per dwelling unit)
EASTERN COUNTY		
Western Coachella	\$6,481	\$5,211
Desert Center	\$4,575	\$3,855
Palo Verde Valley	\$7,098	\$5,658
Eastern Coachella	\$7,280	\$5,815
WESTERN COUNTY		
Jurupa	\$4,613	\$3,842
Highgrove	\$3,628	\$3,064
Reche Canyon/Badlands	\$3,628	\$3,064
Eastvale	\$4,057	\$3,413
Temescal Canyon	\$4,416	\$3,700
Lake Matthews/Woodcrest	\$5,142	\$4,262
March <i>Joint</i> Air Reserve Base*	\$3,598	\$3,039
San Jacinto Valley	\$4,395	\$3,810
REMAP	\$3,598	\$3,039
Lakeview/Nuevo	\$3,847	\$3,236
Mead Valley	\$6,265	\$5,187
Elsinore	\$4,221	\$3,536
Highway 74/79	\$3,598	\$3,039
Sun City/Menifee Valley	\$5,185	\$4,293
Southwest (SWAP)	\$3,637	\$3,071
The Pass	\$4,956	\$4,238

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

On July 21, 2009, the Riverside County Board of Supervisors adopted an amendment to Ordinance No. 659.8, An Ordinance of the County of Riverside Establishing a Development Impact Fee Program. The ordinance amendment allows for a 50% reduction in the Development Impact Fee (DIF) for up to one year. The decrease in the DIF fees became effective on Thursday, August 20, 2009. The reduction in fees was in response the economic downturn being faced by many Counties within the United States and an effort boost development within the County of Riverside.

Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1% and 1.8% to the cost of a dwelling unit for each

month of delay. Historically, the length of time it has taken to process housing and other types of projects in the County of Riverside has varied according to the number of projects submitted and the amount of staff available to administer the processing tasks, as well as the complexity of the project.

Approval for an individual single family home can usually be processed within months of submittal to the County of Riverside; however timing may vary depending on the complexity of the review. Developments requiring Conditional Use Permits, General Plan Amendments, Specific Plans, Planned Development approvals and other discretionary actions require more in depth review, resulting in a longer processing timeline, particularly if Environmental Impact Reports are required. Table H-49 provides a list of the average processing times for various procedures from application to Board of Supervisors consideration of a project and Table H-50 is the typical processing procedure for local development and permit processing.

Table H-49 Local Development Processing Time Lines

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

*Average timeframe for all types of plot plans, not specifically associated with affordable housing

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months. Review times differ on a case by case basis depending on the case type and the complexity of the case. Tract Maps and Change of Zones may run anywhere from 6-8 months where General Plan Amendments and Specific Plans with an Environmental Impact Report may run 1-2 years respectively. These estimated time frames would be achieved if there are no issues associated with the case and no submittal or review of additional information. The estimated time frames do not take into consideration those permits that may subsequently be required from other departments such as Building and Safety which may take additional time.

A single-family residential unit with the correct zoning and general plan designation does not require a 6-9 month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about 2-3 weeks at the maximum. However, as described previously in our responses, Riverside County’s Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that are qualify as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing within 90-days from the date of application. For Building Permit applications, the permits should be issued within 2-3 weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety. Please see the attached project, Palm Desert Development affordable housing project (PP24228, PM36217, and CZ07717) as an example of privately pursued affordable housing projects in Riverside County.

SB 375 Sustainable Community Plan

In 2008, the California Legislature passed and the Governor signed SB 375, which mandates creation of a Strategy that guides development toward transportation infrastructure improvements so as to reduce vehicle miles traveled

and, thereby, reduce the amount of greenhouse gases released into the atmosphere. The Strategy is based upon the projected successful attainment of greenhouse gas reduction targets established by the California Air Resources Board for the six-county Southern California Association of Governments region. The bill also extends the Regional Housing Needs Assessment five-year cycle to an eight-year cycle once a Strategy is adopted. Since the SB 375 process will establish regional greenhouse gas emission reduction targets in concert with the Regional Transportation Plan (RTP), it is conceivable that development patterns could shift to meet the regional targets with the possible consequence that development in Riverside County might be reduced. While it is too early in the implementation process of SB 375 to accurately predict outcomes from the legislation, its implementation could become a constraint on the creation of affordable housing in Riverside County.

Table H-50 Local Development Processing

Development Project	Ministerial Approved	Land Development Committee (LDC)	Directors Hearing (DH)	Planning Commission (PC)	County Counsel Clearance		Board of Supervisors (BOS)	After Final Decision		LMS ⁶
General Plan Amendment		LDC		PC	PC resolution ⁷		BOS	Final resolution ⁷ - in next GPA cycle (if approved)		D
Specific Plan (SP)		LDC		PC	PC resolution ⁸		BOS	Board resolution ⁷ - if approved	pinks ³	D
Change of Zone		LDC		PC	Draft ordinance ⁷ if SP zone	GIS Ordinance	BOS ⁵	Final ordinance ⁷ - if approved		P
Conditional Use Permit		LDC		PC			BOS-rec. and file ²	10-day letter ⁴	pinks ³	P
Parcel Map-"E"		LDC		PC			BOS-rec. and file ²	10-day letter ⁴	pinks ³	P
Parcel Map- all others		LDC	DH				BOS-rec. and file ²	10-day letter ⁴	pinks ³	P
Plot Plan-minor		Planning Review								P
Plot Plan- no EA		LDC						10-day letter ⁴	pinks ³	P
Plot Plan with EA		LDC	DH	PC- if appealed			BOS-if appealed	10-day letter ⁴	pinks ³	P
Public Use Permit with EA		LDC		PC			BOS-rec. and file ²	10-day letter ⁴	pinks ³	P
Second Unit Permit	Approval								pinks ³	P
Tentative Tract Map		LDC		PC			BOS-rec. and file ²	10-day letter ⁴	pinks ³	P

1- If more than one project is being proposed(i.e.: TR/CZ), the project goes to the highest ranking hearing body

2- Any "receive and file" items may have a public hearing if a Supervisor wishes

3- Pinks should only be sent out if the project is approved

4- 10-day letters are issued if a case is approved by any hearing body other than the BOS. If a case is heard at the BOS, then a final decision letter is generated.

5- If a CZ is denied at PC, then it is a received and file at the BOS

6- D- DEV, and P-PROJ

7- All resolutions and ordinances must be cleared by County Counsel first

Non-Governmental Constraints

Environmental Constraints

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

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

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

The environmental review process facilitates housing by:

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

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

- Environmental Assessment fees (with initial case submittal);
- Environmental Impact Report review fees;
- Consultants costs for preparing preliminary studies;
- Consultants costs for preparing EIR or other technical studies, if required;

- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs; and
- Costs of mitigation of potential environmental impacts.

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

Infrastructure Constraints

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

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

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

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

The majority of improvements in the infrastructure backbone systems in the County of Riverside have been occurring within and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded within and adjacent to existing urbanized areas, usually within the spheres of influence of cities. Areas within Riverside County's jurisdiction that are within a municipal sphere of influence have

generally been analyzed as part of their General Plans, specific plans, or master plans for infrastructure. Development under a specific plan typically requires plans for infrastructure to be prepared and methods of financing for both onsite and offsite improvements identified and incorporated into the conditions of approval. In some instances, unincorporated communities and/or unincorporated areas may be contained within a service area, most often sewer services, operated by a city.

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

The County of Riverside only identified available parcels within our site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure within Riverside County (please refer to Appendix **BP** for a site by site listing of parcels and their appropriate water districts). Included in the table below, the County of Riverside has summarized the capacity of each water district providing services to the unincorporated County of Riverside. While full capacity is difficult to quantify, the County of Riverside believes that based on current development trends, coupled with its plans for the need of future water and wastewater capacity that will occur as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. It is also safe to assume that affordable housing projects are typically built where public services are available, thus also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. The County of Riverside has also provided links to the master plans for each water district in which parcels included within the available site inventory are located.

Table H – 51 Water and Sewer Providers

Water/Sewer Provider	Water Connections Available	Sewer Connections Available
Jurupa Community Services District	14,900	12,800
Rancho California Water District	29,600	13,500
Lee Lake Water District	1,700	1,700
Coachella Valley Water District	81,800	8,100
Mission Springs Water District	7,800	3,300
Western Municipal Water District	17,100	3,300
Desert Water Agency	16,800	300
Yucaipa Valley Water District	10,000	15,100
Elsinore Valley Water District	27,200	31,200
Rubidoux Community Services District	6,000	5600
Beaumont Cherry Valley Water District	6,600	Septic
Pine Cove Water District	1,000	Septic
Lake Hemet Municipal Water District	1,300	--
Eastern Municipal Water District	135,000	230,000
Palo Verde Irrigation District	1	n/a
San Gorgonio Pass Water Agency	n/a	n/a

Source: Riverside County

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

Chapter 8 Housing Element

EMWD's 2005 UWMP:

- <http://www.emwd.org/news/reports/05-uwmp-final/UWMPFinal.pdf>

WMWD's 2005 UWMP:

- <http://www.wmwd.com/urbanwmgmt.htm>

CVWD's 2005 UWMP:

- http://www.cvwd.org/news/publicinfo/2005_12_29_CVMWD_UWMP.pdf

Water and Sewer

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

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

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



Also refer to water policies in the Open Space Element.

Riverside County's ability to absorb growth in the more urbanized areas has been facilitated by the ability of wastewater agencies to respond to demands for service. In the more rural areas within Riverside County designated as Agricultural, Rural Residential, Rural Mountainous, or Rural Desert, as well as some areas designated for Very Low Density Residential, or Low Density Residential, public collection and treatment of wastewater may not be available, and other methods such as septic system, package wastewater treatments plants or alternative systems may be required. The County of Riverside generally does not require an individual unit which is proposed to be located more than 200 feet from an existing sewer line to connect to the existing system. It is permitted to use a septic system. Residential tracts, however, are generally required to be hooked up to a sewer system unless the costs of system extension are prohibitive to development. In some areas of Riverside County, industrial, commercial and agricultural wastewater may be incompatible with the treatment of domestic wastewater and may require separate collection and treatment, which compounds service needs. The following sections summarize the service providers in various subareas of Riverside County.

Northwestern Riverside County - The Northwest Riverside County Analysis Area includes the cities of Corona, Norco, Moreno Valley, and Perris. Significant unincorporated areas include Mead Valley, El Cerrito, and Jurupa.

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

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

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

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

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

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

San Gorgonio Pass Area - The San Gorgonio Pass Area encompasses the cities of Banning, Beaumont, and Calimesa, as well as the unincorporated areas of Cherry Valley and Cabazon. Water service is provided by four districts: Beaumont-Cherry Valley Water District; San Gorgonio Pass Water Agency; High Valley Water District; and the Cabazon County Water District. The Beaumont-Cherry Valley Water District is organized as an irrigation district, and serves a limited amount of customers with a 10 square mile area. The San Gorgonio Pass Water Agency provides water for groundwater recharge, as well as supplemental domestic water supplies to the cities of Banning, Beaumont-Cherry Valley Water District, and Yucaipa Valley Water District. The agency was created to be the direct contractor to provide state water project water to customers as a wholesale agency. Sewage services are not currently available within the unincorporated portions of the Pass area, therefore septic systems are the

primary sewage treatment systems used. Each district or agency also handles their service area's storm water runoff and drainage needs.

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

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

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

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

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

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

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

The City of Blythe's facilities are currently adequate to meet current demand. The City of Blythe currently operates one secondary wastewater treatment plant. Domestic water is obtained by wells. At present a number of conflicts exist between the use of onsite wells and individual septic systems. For additional development to occur

within unincorporated areas a more centralized water and/or wastewater collection system will need to be employed and additional facilities constructed. The City of Blythe is in the process of analyzing the needs and projecting potential demand.

Adequacy of Current Facilities - With the majority of growth projected to occur in Western Riverside County and the Coachella Valley region, strong increased demands will be placed on the water and sewer infrastructure of these areas. These areas are able to meet current demands and are prepared to expand to meet future needs. There are, however, three areas within Riverside County where infrastructure improvements may be required. While water demands are currently being met, the Eastern Desert and Palo Verde Valley Area is in need of more centralized facilities for additional development to occur. Sewer infrastructure within the County of Riverside is also less developed. The San Geronio Pass Area and the Mountains Area currently rely solely on septic tanks and the Eastern Desert and Palo Verde Valley Area is in need of a centralized collection facility. The San Geronio Pass and the Mountains Area are projected to experience low to moderate rates of growth, and will need to develop adequate sewer infrastructure to meet projected demand. These infrastructure conditions may pose a constraint to housing development. The Five-Year Action Plan (~~Chapter 6~~) includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements (see Action 1.2d in Table ~~H-72~~ ~~H-74~~).

Standard Septic Permit Process and Procedures for Septic Systems

A standard Single-Family Residential (SFR) home that requires sub-surface wastewater disposal is required to conform to the following process.

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

The OWTS Reports for single lots will only be accepted by the Department of Environmental Health (DEH) if they are prepared by certain professionals. Only the grading engineer, who has expertise in designing onsite wastewater systems or the Professional who performed the actual Percolation Test (Perc Test) can prepare the OWTS Report and must have one of the following valid registrations:

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

The report must include the necessary property and technical information as specified on pages 13-17 of the OWTS Technical Guide Manual

A Plot Plan, with the OWTS report as specified above, shall be submitted to the DEH with a Deposit Based Fee (DBF) of \$89.00 per parcel. A deposit based fee of \$600 per parcel is required if inspection of the system is also deemed necessary.

The average timeframe for Plot Plan review and decision is 2-3 weeks.

Drainage

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

Circulation

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

One of the most visible effects of rapid growth has been in the circulation system. The ability to move on streets and highways is projected by regional planning agencies and Caltrans to become substantially worse as more traffic is generated and the ability to finance improvements is uncertain. While additional facilities are needed, the majority of funding for roads and highways is now being spent on maintenance. As a result, developers are often required to install the needed roadway system upgrades to accommodate development and growth, which significantly adds to the costs of the project and is subsequently passed on to the homeowner, renter or property owner. The Transportation Uniform Mitigation Fee Program and the extension of the Measure A ½-cent transportation sales tax are expected to significantly increase investment in the circulation system.

Land Costs

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

Table H-52 illustrates the raw land costs for a hypothetical 100-unit development of single family detached housing units throughout Riverside County. The data indicates that the cost for a 7,200 square foot lot of raw land ranges from \$6,120 to \$38,150, while a finished lot is valued from \$39,120 to \$78,150. Assuming a density of four units per acre, the value per gross acre will range from \$24,480 to \$152,600. This includes four lots plus necessary infrastructure such as roads, sidewalks, and right-of-ways.

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has the largest expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the County of Riverside has been attributed to lower land costs relative to

surrounding Orange and Los Angeles Counties land prices. While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Table H-52 Land and Construction Cost Analysis

	Area						
	Cost Factor	Perris	Temecula	Hemet	Riverside County	Beaumont	Riverside
Average Sales Price		\$390,000	\$475,000	\$316,500	\$390,000	\$405,000	\$419,000
Incentives	-10%	(\$39,000)	(\$47,500)	(\$31,650)	(\$39,000)	(\$40,500)	(\$41,900)
Total Revenue	90%	\$351,000	\$427,500	\$284,850	\$351,000	\$364,500	\$377,100
Average Square Feet	5 DU/AC	2,500	2,500	2,500	2,500	2,500	2,500
Direct Construction	\$50 cost per Sq. Ft.	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Indirect Construction (FIXED)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Site Dev. Costs (7200 sq. ft.)	\$9.50	\$68,400	\$68,400	\$68,400	\$68,400	\$68,400	\$68,400
Marketing/Sales	9%	\$35,100	\$42,750	\$28,485	\$35,100	\$36,450	\$37,710
Warranty	1%	\$3,900	\$4,750	\$3,165	\$3,900	\$4,050	\$4,190
Financed	6%	\$23,400	\$28,500	\$18,990	\$23,400	\$24,300	\$25,140
Homeowners Dept. of Real Estate	\$500.00	\$500	\$500	\$500	\$500	\$500	\$500
Property Tax	1.8%	\$7,020	\$8,550	\$5,697	\$7,020	\$7,290	\$7,542
General and Administration	4%	\$15,600	\$19,000	\$12,660	\$15,600	\$16,200	\$16,760
Land Value (RAND value per acre)	\$36,000.00	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. Labor saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area and the unionization of workers. Labor cost is usually two to three times the cost of materials; thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit.

The preceding Table H-52 lists the overall development costs per unit, for a hypothetical 100-unit project, inclusive of: land; infrastructure improvements; materials; labor; construction financing; and indirect costs/assessment fees. The data indicates that construction costs can constitute 43% to 48% of the cost of a single family detached housing unit. These figures are even more impressive considering that the cost of raw land constitutes only 4% to 14% of the cost of a housing unit.

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

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

Cost and Availability of Financing

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

The sub-prime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money-lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding sub-prime loans to re-finance as loan rates adjusted upward. The inability to re-finance many of these sub-prime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County already dropped nearly 28%, creating further problems for homeowners attempting to re-finance out of risky loans.

Foreclosure activity in the Inland housing market spiked during the sub-prime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major U.S. metropolitan markets in May, 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98% increase over last year, according to Realty Trac of Irvine. Those filings included default notices, bank repossessions and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. May's number represents one notice for every 81 households in Riverside County.

First-time home buyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 6.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages, the sub-prime crisis, however, has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on the affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

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

Foreclosure Activity

A significant increase in foreclosure activity over the last two years has also created impediments to meeting affordable housing needs in Riverside County. Table H-53 illustrates foreclosures in Riverside County by zip code for the first quarter of 2008. The household per foreclosure total adjusts the numbers to account for the population within each ZIP Code. In other words, it indicates that there was one foreclosure for every X number of households in the area. The ranking number compares all 498 ZIP Codes in Southern California against each other using that number. A lower ranking indicates a greater number of foreclosures when compared to other ZIP Codes. Some areas of Riverside County ranked among the highest in foreclosures as the housing bubble burst. Areas of Lake Elsinore, Winchester, Perris, San Jacinto, Moreno Valley and Corona rank in the top ten Zip Codes in Southern California for foreclosures.

While a decline in housing values and prices expanded the percentage of home buyers who could afford housing in the Inland Empire, the decline in values also triggered an increase in foreclosures as homeowners sought to re-finance out of adjustable loans and confronted decreased values that stymied their efforts. Some of those who lost their homes in foreclosure were first time homebuyers who had secured housing in the affordable range.

The large number of foreclosures has also triggered a decline in housing values as the market is flooded with distressed homes. These declines in assessed values based on the foreclosure phenomena will result in significant declines in revenues to government agencies, including cities, counties, schools and special districts. The large number of distressed properties also prompted the Riverside County Board of Supervisors to adopt Ordinance No. 881, regulating abandoned and distressed residential properties. The ordinance is designed to protect neighborhoods as well as homes abandoned to foreclosure. The Board of Supervisors also adopted a program in November, 2008 to utilize Federal Neighborhood Preservation Act funds to purchase foreclosed properties with the intent to re-sell the rehabilitated homes to those who qualify for affordable housing, including the very low and low income levels.

School districts hit hard by foreclosure activities within their boundaries have reported a decline in attendance or a significant turnover in student population during the academic year because the families moved away. The decline in attendance impacts school districts through the loss of Average Daily Attendance (ADA) revenues from the State of California.

Table H-53 Foreclosures within Riverside County

Name	ZIP code	Foreclosures First Quarter 2008	Households Per Foreclosure	Ranking
Aguanga	92536	5	239.8	139
Anza	92539	3	545	292
Banning	92220	66	189.68	110
Beaumont	92223	117	93.52	42
Blythe	92225	8	743.5	-
Cabazon	92230	12	73.25	28
Calimesa	92320	9	406.22	245
Canyon Lake	92587	59	95.75	43
Cathedral City	92234	117	146.97	86
Coachella	92236	72	103.83	51
Corona	92879	142	106.29	53
Corona	92880	172	41.24	10
Corona	92881	91	100.29	47
Corona	92882	165	119.26	62
Corona	92883	155	47.1	14
Desert Hot Springs	92240	176	61.87	20
Desert Hot Springs	92241	18	170.28	98

Name	ZIP code	Foreclosures First Quarter 2008	Households Per Foreclosure	Ranking
Hemet	92543	56	247.3	151
Hemet	92544	136	124.87	66
Hemet	92545	134	100.94	48
Homeland	92548	4	576.75	307
Idyllwild	92549	6	325.5	188
Indian Wells	92210	5	526	288
Indio	92201	154	141.95	83
Indio	92203	81	78.54	33
La Quinta	92253	113	128.87	72
Lake Elsinore	92530	209	76.85	32
Lake Elsinore	92532	86	24.44	2
Mecca	92254	2	1193.5	398
Menifee	92584	173	55.92	17
Mira Loma	91752	69	100.07	46
Moreno Valley	92551	194	43.15	11
Moreno Valley	92553	293	68.98	25
Moreno Valley	92555	192	35.52	7
Moreno Valley	92557	214	75.03	30
Mountain Center	92561	2	388	225
Murrieta	92562	247	86.16	39
Murrieta	92563	283	45.8	12
Norco	92860	59	120.19	63
Nuevo	92567	16	185.25	107
Palm Desert	92211	27	482.67	274
Palm Desert	92260	38	418	253
Palm Springs	92262	52	243.75	147
Palm Springs	92264	29	370.28	215
Perris	92570	105	120.69	64
Perris	92571	323	28.46	5
Rancho Mirage	92270	31	294.48	174
Riverside	92501	32	218.59	120
Riverside	92503	215	110.2	56
Riverside	92504	126	139.64	82
Riverside	92505	92	145.01	85
Riverside	92506	66	245.02	148
Riverside	92507	70	271.39	163
Riverside	92508	95	84.98	38
Riverside	92509	167	116.04	61
San Jacinto	92582	84	31.02	6
San Jacinto	92583	135	71.07	26
Sun City	92585	66	80.32	35
Sun City	92586	73	129.42	73
Temecula	92590	2	677.5	327
Temecula	92591	113	115.91	60
Temecula	92592	230	93.33	41
Thermal	92274	1	5248	483
Thousand Palms	92276	17	158.88	91
White Water	92282	3	113.33	59
Wildomar	92595	75	110.2	55
Winchester	92596	122	25.28	3

Source: Los Angeles Times: Business News
Title: SoCal Foreclosures by County

NIMBYism

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

Local Efforts to Remove Housing Constraints

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

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

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

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

The EDA provides staff that serves as liaisons between developers of affordable housing and Riverside County agencies involved in the development review process. The liaison service helps facilitate the development review process by increasing communication between the developer and various Riverside County departments, and improving the resolution of issues that might arise during the approval, permit and inspection phases of a project.

As supported by responsive processing times, and the relative facility of permit procedure, Riverside County’s processing and permitting procedures have not been felt to constrain the development of housing.

Resources

Availability of Sites for Housing

The Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 56,369 units in new construction need with about 75% of this total allocated to the western county. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next five years will occur within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in unincorporated Riverside County that are adjacent to, or within service hookup distance from public sewer, water and street systems. Riverside County’s policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

While Riverside County’s original RHNA was 56,369, with the incorporation of three cities within this planning period (Menifee, Wildomar, and Eastvale), the County of Riverside completed RHNA transfers totaling 5,754 units, bringing Riverside County’s revised allocation to 50,615.

State law requires that zoning be consistent with adopted general plans. Riverside County’s undeveloped lands will be rezoned, if necessary, to the appropriate residential classification to assure consistency with the newly updated General Plan land use designations. In a limited capacity, infill projects throughout unincorporated communities will also contribute to Riverside County’s future housing stock. Riverside County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher density residential areas are sited near employment nodes, commercial cores, major transportation corridors, and in conjunction with resort, recreation and tourist areas.

Recently Constructed and Approved Housing Units

Tables H-54 and H-55 below detail the number of units that have been constructed, and that have been approved but not yet built.

Table H - 54 Units Constructed 2006 to Present

Project/Unit	CVAG/ WRCOG	Unit Type	Total Units	Total Units Restricted	Affordability Level				Funding Source
					Very Low	Low	Mod.	Abv. Mod	
Building Permits	Both	Both	21,207				10,603	10,604	1
Clinton Family Apartments	CVAG	Multi-family	59	58	29	29			RDA
Lincoln Family Apartments	CVAG	Multi-family	57	11	11				HOME
La Huerta de Mecca Self Help Homes	CVAG	Single-family	200	200	100	100			RDA
North Shore Pilot Infill	CVAG	Single-family	1	1	1				RDA
North Shore Self Help Group 4	CVAG	Single-family	8	7		7			HOME

Project/Unit	CVAG/ WRCOG	Unit Type	Total Units	Total Units Restricted	Affordability Level				Funding Source
					Very Low	Low	Mod.	Abv. Mod	
Valencia Self Help Homes	CVAG	Single-family	45	25	25				RDA
Ashley House/ Angel View House	CVAG	Special Needs	6	6	6				RDA
Paseo De Los Heroes II	CVAG	Special Needs	53	25	25				RDA
Habitat Property - 37th Street Infill Home	WRCOG	Single-family	1	1		1			RDA
Home Gardens Infill Housing Project	WRCOG	Single-family	2	2		2			RDA
Pontiac Infill Housing Project	WRCOG	Single-family	2	2	2				RDA
Mission Palms II Senior Apartments	WRCOG	Special Needs	91	91		91			RDA
Mission Village Senior Apartments	WRCOG	Special Needs	102	101	60	41			RDA
TOTAL	--	--	21,834	530	259	271	10,603	10,604	--

Source: Riverside County EDA, 2012

1 it was assumed that half was affordable to moderate income households based on market rate trends.

Table H - 55 Approved Projects (Not yet Built)

Project/Unit	Total Proposed Units	Total Restricted Units	Affordability Level					Funding Source
			ELI	Very Low	Low	Mod.	Abv. Mod	
US Vets Transitional Project	323	323		323				(Need funding source)
Specific Plan Units	67,535	3,343			3,343		64,192	Affordability based on Zoning and GP des.
Vineyards at Menifee Apartments	81	59		20	39			RDA Bond Proceeds
Operation Safe House	16	8	8					RDA LMIHF
Hernandez MHP	8	8		8				TBD
Mountain View Estates MHP	398	398		398				RDA Bond Proceeds
Ripley/Mesa Infill Housing Project	10	10			10			RDA LMIHF
Desert Meadows Apts (Date Palm MHP)	80	68	8	60				RDA Bond Proceeds
Paseo de Los Heroes III	81	80		80				RDA Bond Proceeds
Los Vinedos	42	41		41				RDA Bond Proceeds
Legacy Apartments (Thousand Palms)	81	80			80			RDA Bond Proceeds
Murrieta Infill Housing Project	4	4			4			RDA LMIHF
Molino Way Infill	1	1				1		RDA Bond Proceeds
37th and Wallace Infill Housing Project	3	3			3			RDA LMIHF
Mustang Lane Infill Housing Project	22	10			10			RDA Bond Proceeds
Mira Loma Infill Housing Project	1	1				1		RDA LMIHF
Tres Lagos Senior Apartments	204	203	8	94	101			RDA LMIHF/Bond Proceeds
North Shore Self Help Group 5	11	11		9	2			HOME funds
Nuestro Orgullo Self Help Homes	291	83		44	39			RDA Bond Proceeds
TOTAL	69,192	4,734	24	1,077	3,631	2	64,192	

Source: Riverside County EDA, 2012

Vacant Land Analysis

For the 2006 – 2014 Housing Element update, the County of Riverside prepared a site inventory using Riverside County's Geographical Information System to identify vacant parcels that could readily be developed to meet Riverside County's regional housing needs. The County of Riverside prepared an inventory of all vacant properties designated for residential use under the General Plan. It then identified those parcels located within an existing water district boundary. Please refer to Appendix PA – Housing Inventory List, for a parcel-specific inventory.

Sites without Exiting Appropriate Zoning

As noted in the Housing Inventory List (see Appendix PA), many parcels have underlying zoning that is inconsistent with the site's land use designation and is therefore considered to be unavailable for development at this time. These sites are listed in the Housing Inventory List but are not counted towards Riverside County's overall land capacity. However, with an appropriate zone change, it could be made available for development in the future.

Specific Plans

There are several approved specific plans within unincorporated Riverside County, of which two, the Villages of Lakeview and Valante, have densities appropriate to meet a portion of Riverside County's lower income RHNA. Table H-55 on the previous page shows the total capacity for all specific plans. The 3,343 units is the total capacity for the Villages of Lakeview and Valante Specific Plans that allow for up to 30 units per acre. The affordability was based on the zoning and General Plan designations. The 64,513 units within Specific Plans, have densities of 20 units per acre and less and have been allocated towards the moderate and above moderate income categories. Specific Plans sites are not included in the Housing inventory list because these have already been approved for a specific number of units.

Villages at Lakeview

The Villages of Lakeview is an approved Specific Plan that will allow for a maximum of 11,350 dwelling units to be constructed within a variety of villages. The number of residences allowed within each village could range from 500–3,500, but no more than 11,350 dwelling units in total will be developed. There are 10 mixed-use Planning Areas within the Specific Plan which total approximately 288 gross acres with a dwelling unit range of 5-40 dwelling units an acre and a target of 3,100 dwelling units and a minimum of 250,000 square-feet to 500,000 square feet of non-residential uses such as commercial/retail/ office space. Because the Mixed-use designation allows up to 40 dwelling units per acre, the County of Riverside has credited these units towards meeting a portion of its lower income housing need (see Table H-55).

Currently the EIR for this project is being revised which must then be resubmitted to the court for reevaluation. Once the project has the go ahead from the Court, a subdivision map will need to be filed and a public hearing before the Planning Commission will need to occur. Once the hearing has been held development can occur through building permits.

Valante

Valante is an approved specific plan that will allow for 460 units. Of those units 460 units 243 are planned for very high density residential development allowing up to 30 dwelling units per acre.

In order for this project to move forward a subdivision map will need to be filed and a public hearing before the Planning Commission will need to occur. Once the hearing has been held development can occur through building permits.

Realistic Capacity

The County of Riverside considered and evaluated the implementation of its current multi-family development standards and onsite improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 85% of that result was used as the final realistic unit number to account for site and regulatory constraints.

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

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

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

The Highest Density Residential (HHDR) land use designation allows for 20 to 40 units per acre, and the County of Riverside currently has two sites (a total of 4.57 acres) with this designation and appropriate zoning. In an effort to provide for the development of housing for lower income households and to meet the lower-income RHNA, the County of Riverside plans to redesignate a minimum of 595 acres of land to the HHDR designation. This would give Riverside County an additional capacity of 15,173 units that would allow for 30 units per acre and therefore be appropriate to meet a portion of the lower income RHNA.

Redesignation to Meet the County's RHNA

As previously mentioned, Riverside County does not currently have enough land designated HHDR allowing for the default density of 30 units per acre. In order to provide adequate sites, the County of Riverside will redesignate a minimum of 595 acres of land to the Highest Density Residential (HHDR) designation (Program 1.2t). Although density is not determined by the zoning, to ensure multi-family development is permitted the County of Riverside will also rezone the sites (if needed) to a zone permitting multi-family development by right. Refer to Appendix **PB** for the possible sites for redesignation and rezone.

In addition, to facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County of Riverside will routinely give high priority and fast track authorization to processing subdivision maps that include affordable housing units. Also, the County of Riverside will expedite the review process for the subdivisions of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the County of Riverside has the ability to provide adequate sites to accommodate its share of the region's housing needs (Program 1.2r).

Sites without Exiting Appropriate Zoning

Add language about how there are many sites for market rate housing that is not zoned appropriate. These sites are also included in Appendix PA – Vacant Land Inventory. At this time, capacity was not determined on these sites.

Progress towards Meeting the RHNA

Table H-56 below provides a comparison of Riverside County’s RHNA, credited units (units built and approved) and the capacity of the vacant land inventory. It is assumed that land designated HHDR is appropriate for lower income households, VHDR and HDR, for moderate- income households, and MHDR, MDR, LDR and EDR for above moderate income households. Based on those assumptions, the County of Riverside has a surplus of 2,678 units available to moderate-income households, and 64,230 units available to above moderate income households, and after the redesignation of 595 acres as mentioned previously, the County of Riverside has a surplus of 204 units available to lower-income households (including extremely low-, very low-, and low-).

Table H-56 Comparison of Regional Housing Need and Residential Sites ¹

RHNA		Units Built	Approved Projects	Remaining RHNA	Vacant Land Capacity ²	Remaining Need
Very Low	11,979	259	1,101	10,619		
Low	8,324	271	3,631	4,422	73	14,968 ³
Moderate	9,363	10,603	2	(1,242)	1,436	(2,678)
Above Moderate	20,949	10,604	64,192	(53,847)	10,383	(64,230)
TOTAL	50,615	21,737	68,926	(40,048)	11,892	(51,940)

Source: Riverside County, 2012

1. Numbers shown in parenthesis represent a surplus of units.
2. This capacity includes the capacity of the sites that are available for rezone. With the large surplus, the County will still be able to meet its moderate and above moderate income RHNA once the rezones take place.
3. The rezone of 595 acres will give the County a capacity of 15,173 units.

Environmental Site Constraints

Environmental factors may also adversely affect a parcels potential for development. The parcel specific data base described above indicates whether or not a parcel available for residential development is potentially subject to faulting, flooding, high fire danger, high or very high liquefaction potential, or risk of landslide. Other factors, such as land with slopes greater than 25% may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in Riverside County's General Plan as well as in Riverside County’s adopted Multiple Species Habitat Conservation Plan (MSHCP). The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

Specific Plan Potential

Over 300 specific plans have been processed in the County of Riverside since 1973. A specific plan is an important planning tool within the County of Riverside as it establishes the permitted number of dwelling units and accommodates a variety of housing types including attached and multi-family uses, and it fosters clustering concepts, leaving room for open space and other amenities. Additionally Specific Plan requirements call for infrastructure plans (water, sewer, drainage and circulation) to be prepared to support the proposed development,



A specific plan combines policy statements with development regulations, often to address the development requirements for a single project or a planned community. As a result, its emphasis is on concrete standards and development criteria. Zoning, subdivisions and public works must be consistent with the specific plan and the specific plan must be consistent with the general plan.

thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved Specific Plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the Specific Plan. In some instances, Specific Plan applications have been withdrawn, abandoned, or the term of approval expired. Other Specific Plans processed under Riverside County’s jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County of Riverside. As a result, they no longer provide potential for additional units within the unincorporated area.

There are 45 specific plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 83,971 housing units. The recently adopted Specific Plans, the Villages of Lakeview and Travertine Point (SP Nos. 342 and 375, respectively) are also included. An evaluation of the Specific Plans in Tables H-56 and H-57 indicates that more than 14% of the unit potential will be developed at densities at or above 5.0 to 8.0 dwelling units per acre, providing a significant portion of units for the very low to low-income households. As mentioned previously, it is anticipated that a large proportion of future development during the 2006 - 2014 planning cycle will occur within specific plans.

Additionally, there are 13 specific plans being processed by the County of Riverside. Three of these are located in the western portion of Riverside County, and the others are located within the unincorporated areas of the Coachella Valley.

Availability of Infrastructure

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

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements and fire protection.

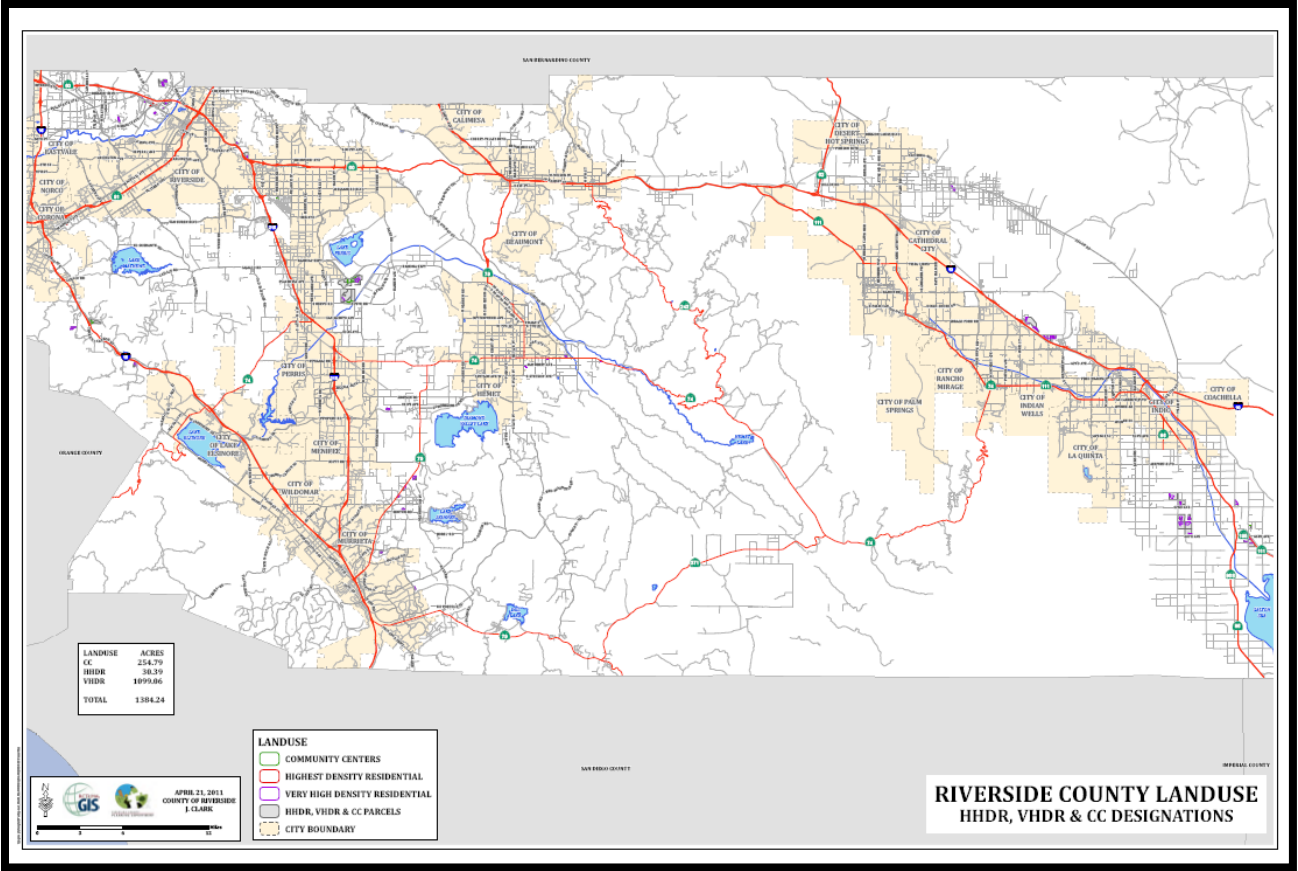
Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67% of vacant parcels in WRCOG and 49% of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Banning,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

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG’s agricultural areas, the development of farm labor mobile home parks may be conditioned by the County of Riverside to construct onsite subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when

water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current Department of Environmental Health requirements.

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

As requested, an analysis of the adequacy of the sites that accommodate properties with Land Use Designations that equal or exceed 20 dwelling units per acre has been represented in the exhibit below:



These parcels are located within several Riverside County Specific Plans and along major transportation corridors which currently provide master planned opportunities for higher densities to occur as well as infrastructure opportunities to facilitate this development. As previously indicated, all parcels provided within the Site Inventory are located within Water Districts, which provides the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table H-57 have the appropriate infrastructure available in order to develop.

Table H – 57 Inventory of Vacant Land Available for Housing within a Specific Plan Zone

Land Use Designations	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential
AG	0.5	2	0.74	0.37
CC	32	4	129.74	4,151.71
EDR	0.5	3	22.49	11.25
EDR-RC	0.5	4	276.02	138.01
HDR	11	42	336.56	3,702.19
LDR	2	52	287.71	575.42
LDR-RC	2	42	302.66	605.32
MDR	3.5	3,681	5,918.98	20,716.41
MHDR	6.5	537	1,040.86	6,765.60
MUPA	32	21	96.11	3,075.64
OS-C	NA	293	2,548.56	293.00
RM	0.05	7	251.02	12.55
VHDR	17	48	157.78	2,682.28
VLDR	1	20	305.76	305.76
VLDR-RC	1	16	614.95	614.95
WRCOG Subtotal	N/A	4,772	12,290	43,650
CVAG-Eastern Riverside County				
HDR	11	1	0.18	2.01
MDR	3.5	42	347.24	1,215.35
MHDR	6.5	33	174.80	1,136.19
MUPA	32	1	32.19	1,029.99
OS-C	NA	3	172.03	3.00
RD	0.05	1	23.60	1.18
VHDR	17	12	333.15	5,663.60
CVAG Subtotal	N/A	93	1,083	9,051
Grand Total	N/A	4865	13,373	52,701

Table H – 58 Housing Potential of Specific Plans

Specific Plan		Dwelling Units				
Number	Name	Maxed D.U.s	Mapped Units	Pending Units	Built D.U.s	Remaining D.U.s
183	Rancho Nuevo	508	0	0	0	508
184	Rancho Bella Vista	1,998	1,391	0	939	1,059
198	Belle Meadows	440	257	0	0	440
208	Cal Neva	1,670	1,047	0	1,047	623
212	Mesa Grande	200	200	0	0	200
238	Crown Valley Village	591	417	0	236	355
239	Stoneridge	1,900	803	0	0	1,900
246	McCanna Hills	2,967	417	0	0	2,903
250	Gateway Center	553	83	0	0	553
251A1	Lakeview Nuevo Village	315	309	0	0	315
256	Sycamore Creek	1,765	872	0	872	893
260	Menifee North	2,388	200	212	200	2,188
284	Quinta Do Lago	1,318	995	0	624	523
286	Winchester 1800	4,870	2,743	141	2,417	2,362
288	The Crossroads in Winchester	795	0	0	0	795
293	Winchester Hills	5,690	3,956	981	0	5,691
310	Domenigoni/Barton Properties	4,186	0	0	0	4,186
312	French Valley	1,793	1,631	0	228	1,565
313	Morgan Hill	1,121	1,123	0	656	465
317	The Retreat	545	431	0	342	203
322	BSA Properties	421	0	0	0	421

Specific Plan		Dwelling Units				
Number	Name	Maxed D.U.s	Mapped Units	Pending Units	Built D.U.s	Remaining D.U.s
323	Spring Mountain Ranches	1,461	1,558	0	0	1,461
325	Lake Mathews Golf and CC	295		32	0	295
327	Toscana	1,443	0	0	0	1,443
330	Springbrook Estates	650	230	432	0	650
333	Renaissance Ranch	355	355	0	0	355
336	Desert Dunes	2,250	386	1,333	0	2,250
342	Villages of Lake View	11350	0	0	0	11350
360	Valante	460	0	0	0	460
362	Panorama	2718	0	0	0	2718
369	Thermal 551	2354	0	0	0	2354
375	Travertine	16,655	0	0		16,655
Subtotal		75,421	19,606	3,131	7,561	67,535

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

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

Development Potential Compared to New Housing Need

There were approximately 55,473 new dwelling units permitted in the unincorporated area between July 1, 2001 and June 30, 2007. A breakdown of these units is shown in Table H-59. This table shows that the Riverside County housing market is heavily weighted towards single-family homes. It is noteworthy, however, that manufactured homes represent a significant portion of housing construction (7225 structures) – 13.8% of all new homes permitted single-family homes during this period. In 2006 and 2007, 167 second units were also permitted in the unincorporated area of Riverside County. This represents a significant affordable housing resource for the County of Riverside which will be discussed later.



The 1990 Census data reveals that 15.41% of the county housing stock, 74,561 units are manufactured homes.

**Table H – 59 Residential Building Permits 2001-2007
Riverside County Unincorporated Area**

Year	Single-Family		Multi-Family		Total	
2001	6,602		543		7,145	
2002	9,063		124		9,187	
2003	8,906		628		9,534	
2004	8,665		610		9,275	
2005	8,255		114		8,369	
2006	7,250		849		8,099	
2007	3,531		333		3,864	
Totals	52,272	94%	3201	6%	55,473	100%

¹ Number of permits represent number of structures
US Department of Housing and Urban Development, State of the Cities Data Systems

Table H-60 shows the income distribution of buyers of new home in the Riverside County market area during 2007. All of these sales were single-family detached units – no condominiums were sold during this time. Separate statistics for the unincorporated area were not available. The table shows that only 4% of sales were affordable to those in Moderate, Low, or Very Low income categories. 2007 was at the height of the housing bubble, when median home prices were at their highest, just before the great recession that began in 2008. These high prices contributed to the lack of sales in the Very Low, Low and Moderate income categories.

**Table H-60 New Home Sales by Income Category
Riverside County 2007**

Category	Price Range	Western County		Eastern County		Total Sales	
Very Low	Under \$130,000	0	0.0%	2	0.0%	2	0%
Low	\$130,000- 220,000	0	0.0%	130	2.8%	130	0%
Moderate	\$220,000- 260,000	239	1.8%	423	9.1%	662	4%
Above Mod	Over \$ 260,000	13,264	98.2%	4,070	88.0%	17,334	96%
Total		13,503	100.0%	4,625	100.0%	18,128	100%

Notes: all sales are for sale single family detached units, no attached products were available
 Price ranges are based on a 4 person household refer to on Table H-21
 Data includes sales in both unincorporated area and cities
 Source: Los Angeles Times

Manufactured homes may provide an affordable alternative to stick built homes. Table H-61, shows the cost per square foot for manufactured homes between 2000 and 2007. The cost per square foot does not include the cost of land or installation. The average cost for new manufactured homes over this period was \$65.33 per square foot, while new single family construction averaged \$100.57 over the same period. It also shows that, on average, Riverside County accounted for over 12% of sales of new manufactured homes statewide during this period. A manufactured home may also be used as a second under Riverside County Ordinance No. 348.

Mobile homes, because of differences in materials and construction technology, have in the past not been as durable as traditional stick built homes. Repairs may be more difficult for the same reasons. The County of Riverside continues to address unpermitted mobile home parks. Of particular concern are the health and safety of the residents in illegal and unsafe mobile homes or Mobile Parks in Coachella Valley. Approximately 100 illegal housing facilities, containing up to 2000 unpermitted and potential substandard mobile home units have been identified within the Coachella Valley. The County of Riverside has addressed the issue by assigning two ombudsmen staff and redevelopment funds to assist the park owners and residents in bringing the parks and residences up to code. The ombudsmen have put together a booklet with a list of fees, schedules and Riverside County permits needed to assist park owners through the permitting process. Redevelopment funds are also being utilized in the area to assist in improving the area where residents’ health and safety are threatened. Volunteers in the area have agreed to assist the park owners and families to reduce the cost of upgrading the mobile homes and parks.

**Table H-61 Cost Comparison for New Manufactured Homes
2000 – 2007**

	2000	2001	2002	2003	2004	2005	2006	2007
Average Sales Price*	\$77,202	\$83,041	\$76,352	\$79,983	\$88,250	\$97,940	\$109,940	\$113,143
Average Square Footage*	1,340	1,346	1,356	1,385	1,416	1,418	1,441	1,411
Cost per Square Foot	\$57.61	\$61.69	\$56.31	\$57.75	\$63.72	\$69.07	\$76.29	\$80.19
Average Price Per Square Foot of New Single-Family Houses in Western U. S. ¹	\$79.93	\$82.77	\$89.31	\$93.43	\$102.26	\$114.45	\$120.66	\$121.78

	2000	2001	2002	2003	2004	2005	2006	2007
New Manufactured Units Sold								
California	6,372	6,568	7,195	7,481	9,206	9,412	8,744	5,876
Riverside County	638	704	800	1,099	1,408	1,413	1,136	665
Riverside Units as a Percentage of State Sales	10%	11%	11%	15%	15%	15%	13%	11%

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

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

1. U.S. Census Bureau Characteristics of New Housing

Over 3,750 new units of assisted housing were produced or are programmed in the unincorporated area since 2008. The majority of these (3,006 units) are at the Low level. Table H-64 shows the characteristics of assisted units, including project type, density and income category. It is noteworthy that 101 lower-income single-family units and 125 very-low-income mobile home units are included in these totals. These units complied with provisions of the Government Code (Section 65583.1) that require the units that are made available for rent at a cost affordable to low or very-low income households. Rehabilitation and Assistance are managed by Riverside County's Economic Development Agency and all units have qualified for long-term affordability under covenants and restrictions (CC&R's) that require the unit to be affordable to and reserved for occupancy by persons of the same or lower income group as the current occupants for a period of a least 40 years. Units proscribed in Tables H-62 and 63 are located within an "assisted housing development" and all units detailed are eligible to be converted from housing affordable to low-and very low income households to any other use. Through evaluation by Riverside County's Economic Development Agency (EDA), each unit was evaluated for being safe, decent, and containing sanitary conditions.

Table H-62 Quantified Objective: Construction July 1, 2006- June 30, 2008

Unit Type/Description	# Units		Income Levels				
	Incorporated	Unincorporated	ELI	Very Low	Low	Moderate	Total
Market Rate 1							
Single Family	11,477	7,291					
Multi-family	3,736	1,266					
<i>Subtotal Market Rate</i>	<i>15,213</i>	<i>8,557</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Single Family Affordable/Assisted							
Redevelopment Funds (RDA)							
Home Gardens Infill Project		2			2		2
La Huerta Self Help		200			200		200
HOME Funds							
Desert Hot Springs Self Help Group 7	10				10		10
<i>Subtotal Single-Family Affordable</i>	<i>10</i>	<i>202</i>	<i>0</i>	<i>0</i>	<i>212</i>	<i>0</i>	<i>212</i>
Multi-Family Affordable/Assisted							
HOME Funds							
Arroyo de Paz Apartments DHS I	59		0	59			59
Arroyo de Paz Apartments DHS II	34		5	6	23		34
Casitas del Valle Apartments	40		5	6	29		40
Multi-Family Affordable							
Palm Village Apartments	35		8	10	17		35
Lincoln Family Apartments		57	5	6	46		57
<i>Subtotal Multi-Family Affordable</i>	<i>168</i>	<i>57</i>	<i>52</i>	<i>58</i>	<i>115</i>	<i>0</i>	<i>225</i>

Unit Type/Description	# Units		Income Levels				
	Incorporated	Unincorporated	ELI	Very Low	Low	Moderate	Total
Special Needs Affordable/Assisted							
Redevelopment Funds (RDA)							
Mission Palms II Senior Apartments		91	0		91		91
Angel View Crippled Children's Foundation		1	3	3			6
HOME Funds/ CDBG Funds							
Rick Weiss Apartments- Special Needs	80	0		80			80
Tierra del Sol Senior Apartments	76	0		76			76
<i>Subtotal Special Needs Affordable</i>	<i>156</i>	<i>44</i>	<i>48</i>	<i>162</i>	<i>91</i>	<i>0</i>	<i>253</i>
Mobile Home Affordable/Assisted							
Redevelopment Funds (RDA)							
Mobile Home Tenant Loan Assistance Program		38	42	80			80
<i>Subtotal Mobile Home Affordable</i>	<i>0</i>	<i>38</i>	<i>42</i>	<i>80</i>	<i>0</i>	<i>0</i>	<i>80</i>
TOTAL (Affordable)	334	436	167	226	418	0	770
TOTAL (Includes Market Rate)	15,547	8,988	168	184	418	0	770

Table H-63 Quantified Objectives: Preservation/Rehabilitation July 1, 2006 - June 30, 2008

Unit Type/Description	# Units		ELI	Income Levels			Total
	Incorporated	Unincorporated		Very Low	Low	Moderate	
Rehabilitation							
Redevelopment Funds (RDA) / CDBG							
Home Rehabilitation Program	86	99	0	109	76		185
Tenant Home Rehabilitation Program		1	0	1			1
Senior / Enhanced Home Repair Programs	123	149	129	142	1		272
Redevelopment Funds (RDA)							
Home Improvement Program		1			1		1
Manufactured Home Replacement Program		2	1	2			2
Redevelopment Funds (RDA)							
Ripley Farm Worker Center		76			76		76
HOME Funds							
El Solano Apartments		40	10	11	19		40
<i>Subtotal Rehabilitation Affordable</i>	<i>209</i>	<i>368</i>	<i>264</i>	<i>404</i>	<i>173</i>		<i>577</i>

Table H - 64 New Assisted Units by Income Category

	ELI	Very Low	Low	Total
CVAG				
Single-Family				
La Huerta de Mecca Self Help		100	100	100
North Shore Pilot Infill Project		1		1
North Shore Self Help Group 4			7	8
Valencia Self Help Homes		25		45
	<i>0</i>	<i>126</i>	<i>107</i>	<i>254</i>
Multi-Family				
Lincoln Family Apartments		11		57
Clinton Family Apartments		29	29	58
	<i>0</i>	<i>40</i>	<i>29</i>	<i>115</i>

	ELI	Very Low	Low	Total
Special Needs				
Angelview		6		6
	0	6	0	6
Mobile Homes				
Paseo de los Heroes II		25		25
	0	25	0	25
WRCOG				
Single- Family				
Habitat for Humanity - 37th Street Infill Home			1	1
Home Gardens Infill Project			2	2
Pontiac Infill Housing Project		2		2
	0	2	3	5
Special Needs				
Mission Palms II	30	34	27	91
Mission Village Senior Apartments		60	41	101
	0	94 69	68 132	192 192

*Total reflects project total, which includes units that are not restricted by the County of Riverside and may potentially include a manager's onsite unit. All projects and associated units are subject to change.

**Table reflects data for all new construction projects which were completed between 7/1/06 and 6/30/08.

Preservation of Assisted Units at Risk of Conversion

Overview

State Housing Element Law requires the analysis of government-assisted housing units that are eligible to convert from low income housing to market rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

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

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

The following section analyzes the potential conversion of assisted housing units to market rate housing.

Inventory of Assisted Units at Risk

An inventory of assisted, multi-family rental units in the unincorporated communities of Riverside County was compiled based on a review of the 1999 Inventory of Federally Subsidized Low-Income Rental Units At-Risk of Conversion (California Housing Partnership Corporation), the 1999 Consolidated Plan, the 1994 CHAS, the 1998 Housing Element, as amended, and information provided by the Riverside County Economic Development Agency staff. Table H-50 65 summarizes the results of the inventory. All multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs in the unincorporated portions of the County of Riverside were reviewed.

Table H-65 Unincorporated Riverside County Inventory of Assisted Units

Project	Location	Type	Form of Assistance	# of Units	Subsidy Termination
Highland Avenue	Highgrove	No	LPRH (Public Housing)	4	until sold
Dr. Clair S. Johnson Apartments	Mecca	No	LPRH (Public Housing)	40	until sold
Mecca Apartments II	Mecca	No	Tax Credits, HOME	60	01/01/2026
Nueva Vista Apartments	Mecca	No	Tax Credit	32	03/31/2016
Paseo de los Poetas	Mecca	No	Tax Credit	21	2027
Pie de la Cuesta Apartments	Mecca	No	FmHA Farm worker Housing/ Labor Housing (USDA)	68	2022
Thunderbird (Mecca Apts.)	Mecca	No	Tax Credit, Rural Rental Housing (USDA)	54	12/31/2021
Country Village	Mira Loma	No	HUD Insured Loan (2312), Seniors Only	1,197	2020
Ripley Migrant Center	Ripley	No	FmHA/ Labor Housing (USDA)	77	2020
Thermal Apartments	Thermal	No	LRPH (Public Housing)	28	until sold
Thermal II Apartments	Thermal	No	LRPH (Public Housing)	25	until sold
Thermal Properties Inc.	Thermal/Coachella	No	Rural Rental Housing	48	12/30/2018
Arbol Real	Thousand Palms	No	Tax Credit	1	12/30/2018
Callita Bell	Thousand Palms	No	Tax Credit	1	12/30/2018
Callita Bonnie	Thousand Palms	No	Tax Credit	1	12/30/2018
Los Flores	Thousand Palms	No	Tax Credit	1	12/30/2018
Monte Vista Way	Thousand Palms	No	Tax Credit	11	12/31/2019
Shangi La Palms 61	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase 3 #197	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase 3 Lot 241	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase 3 Lot 242	Thousand Palms	No	Tax Credit	1	12/31/2020
Thousand Palms Phase 3 Lot 98	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase II	Thousand Palms	No	Tax Credit	5	12/31/2020
Thousand Palms Phase II	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase III Lot 33	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase III Lot 60	Thousand Palms	No	Tax Credit	1	12/31/2021
Thousand Palms Phase IV	Thousand Palms	No	Tax Credit	1	08/31/2021
Hillside I	Sun City	Yes	Tax Credits/FmHA/ Rural Rental Housing (USDA)	36	12/31/2020
Hillside II	Sun City	Yes	Tax Credit/ FmHA	81	12/31/2020
TOTAL				1,823	

As shown in Table H-65, there are a total of 1,823 assisted units in the unincorporated Riverside County, of which only 63 units are “at risk” of conversion to market rate over the next 15 years, which is four years beyond the current Housing Element cycle. These rental units received assistance under a combination of the FmHA Section 515 Rural Rental Housing program and the Project Based Section 8 program.

The time frame for the analysis of assisted units is ten years. The initial date for the ten year period is typically tied to the statutory update period for jurisdictions within the SCAG region. The initial planning period date of this update of the Riverside County Housing Element is January 1, 2006.

HCD recommends that the inventory be divided into two five-year planning periods, coinciding with the current and subsequent housing element planning period; furthermore, a third cycle has been included to project any conversions that coincides within the next planning period. As shown in Table H-66 65, none of the projects are at risk of losing its use restrictions within the first five year period (July 1, 2005 - July 1, 2010) or and in the second planning period (July 1, 2010 to July 1, 2015). However, in the third planning period (July 1, 2015 to July 1, 2020) there are 63 units that are at risk of losing its use restrictions. Any units “at risk” of conversion would be included in the Quantified Objectives of the Five-Year Action Plan.

Table H-68 66 shows the characteristics of the at-risk project. These projects will expire beyond the term of the current Housing Element, but a recommendation is included to develop a strategy and program to maintain the projects’ affordability beyond 2008.

Table H-66 Summary of At-Risk Units

Project	No. of Bedrooms			Program	Potential Conversion Date	At-Risk Units		
	2	3	4			VL	L	Total
Arbol Real	1	0	0	Tax Credit	12/30/2018	1	0	1
Callita Bell	1	0	0	Tax Credit	12/30/2018	1	0	1
Callita Bonnie	1	0	0	Tax Credit	12/30/2018	1	0	1
Los Flores	1	0	0	Tax Credit	12/30/2018	1	0	1
Monte Vista Way	11	0	0	Tax Credit	12/31/2019	11	0	11
Thermal Properties Inc.	45	3	0	Rural Rental Housing	12/30/2018	48	0	48
Total	60	3	0			63	0	63

Cost of Preservation versus Replacement

No units are projected to expire during this Housing Element cycle. The cost of preserving units projected to expire in 2018 is estimated to be less in most cases to the County of Riverside than replacing the units through new construction. Replacing the units with rehabilitated units may be cost effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

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

Scenarios for preservation depend on the type of project at-risk. As no bond financed projects are at-risk during the 10 year analysis period, two of the three options available for the preservation of bond-financed at-risk units in Riverside County: refinancing, and transfer of ownership, are not summarized in detail in this section.

Local Rental Subsidy

One available option for preservation of at-risk units would be a local rental subsidy to residents. This option could be used to retain the affordable status of the units, by providing assistance to the residents when their affordable units convert to market rate. Rent subsidies using state, local (Economic Development Agency), or other funding sources can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program.

As noted in Table H-66, *Summary of At-Risk Units*, the earliest date that the at-risk units could convert to market rate is 2018. There are no at-risk units in the County of Riverside during the 10 year planning period for the current Housing Element. The cost of providing subsidies for the 63 at-risk units to maintain subsidized rents assumes that none of the at-risk units are preserved. The cost of providing subsidies to 63 Very Low-income households is based on a comparison between fair market rents (FMR) and rents which are affordable for Very Low-income households. Affordability is defined as rents that do not exceed 30% of a household’s monthly income.

The current FMR for the Riverside-San Bernardino Metropolitan Area (MSA), which encompasses Riverside County, are shown in Table H-67.

**Table H-67 Fair Market Rents for Existing Housing
Riverside County
2008**

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$896	\$979	\$1,142	\$1,622	\$1,896

*efficiency= Studio Apartment
FMRs include utility costs
Source: U.S. Department of Housing and Urban Development

Table H- 68 Estimated Monthly Subsidy to Very Low Income Residents

Unit	FMR	Affordable Rent	Number of Units	Difference	Total Monthly	Annual
Studio	\$896	\$ 350	0	\$546	\$0	\$0
1 bedroom	\$979	\$ 400	0	\$579	\$0	\$0
2 bedroom	\$1,142	\$ 450	60	\$692	\$41,520	\$498,240
3 bedroom	\$1,622	\$ 500	3	\$1,122	\$3,366	\$40,392
4 bedroom	\$1,896	\$ 540	0	\$1,356	\$0	\$0
Total			63	\$ 3,170	\$44,886	\$538,632

FMR taken from Table H-66
Affordable rent analysis is from Table H-21
Number of units from Table H-65

Based on 2008 HCD adjusted HUD income data for Riverside County, affordable rents for Very Low Income households would be approximately \$450 for a two bedroom, \$500 for a three bedroom, and \$540 for a four bedroom unit. This assumes a two person household for a two bedroom unit, a four person household for a three bedroom, and a five person household for a four bedroom unit which are worst case scenarios.

Table H-68 shows that the cost of subsidizing 63 Very Low-income units in today’s market would cost approximately \$538,632 per year.

Contract Extension

During the previous planning period, Tamarisk Villas was the only Housing Choice Voucher (HCV) Program subsidized project at-risk of losing affordability restrictions during the Housing Element planning period in the unincorporated County of Riverside. This program was previously known as the Section 8 Program. Its Housing Assistance Payment (HAP) contract was due to expire in January 2005. Tamarisk Villas is owned and operated by a for-profit agency. As with any affordable project, the owner may terminate its HAP contract when it expires, or renew the contract for another term. The primary incentive for HCV property owners to opt-out is the higher rent that would be paid for these units at market value. In this case, according to HUD records, the owner renewed the HAP contract which is currently in effect.

Table H-69 Replacement Cost by Type of Unit

Unit Size	Square Feet	Cost per S.F.	Cost per Unit	Number of Units 1	Total Cost 2
Efficiency	600	\$ 156	\$ 93,600	-	\$ -
1 Bedroom	650	\$ 156	\$ 101,400	-	\$ -
2 Bedroom	750	\$ 156	\$ 117,000	60	\$7,020,000
3 Bedroom	850	\$ 156	\$ 132,600	3	\$397,800
4 Bedroom	1000	\$ 156	\$ 156,000	-	\$ -
				Total Cost	\$7,417,800

Note: Cost Estimates do include costs of land

Replacement Cost

Maintenance of at-risk housing units as affordable will depend largely on market conditions and the attractiveness of financial incentives that the County of Riverside can provide to investors. Theoretically, replacement of units as an option is limited only to those at-risk projects owned by “for profit” investors with no long term use restriction by a public entity (such as HUD) or the County of Riverside as expiration of the current use restriction on these projects would actually physically reduce Riverside County’s affordable housing inventory. Should affordability controls on this project be lost in Riverside County, the County of Riverside has the option to construct new units to replenish its housing stock. The cost to replace the 63 units at-risk of converting to market rate during the next housing element planning period will vary based on the timing of replacement and the economic conditions in the region. Recent construction cost information of an average of \$156 per square foot for multi-family units (source: Housing Report) was used to gauge the cost of replacing the at-risk units. Using average square footages of 750 square feet for two bedroom units, 850 square feet for three bedroom units and 1,000 for four bedroom units, Table H-69 shows the cost of replacing the at-risk units through new construction is approximately \$7,417,800.

Other Replacement Units

The Riverside County Economic Development Agency currently has a number of projects underway which will add affordable housing units to Riverside County’s housing stock. These projects will be added during the 2006-2014 housing element planning period. The pending project(s) is/are expected to add over 2,800 affordable units to Riverside County’s housing stock.

Resources for Preservation

Funding Sources

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

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

Federal Programs

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

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

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

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

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) — LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d) (3) and Section 236 (Section 236 replaced the Section 221(d) (3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low-income, or to sell the project to priority purchasers (tenants, non-profits, or governmental agencies). Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would assure property owners an 8% return on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the FMR, or the prevailing

rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12 month option period or other purchasers for an additional three months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale), and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing, or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

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

State Programs

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

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

California Community Reinvestment Corporation (CCRC) — this private, non-profit mortgage banking consortium provides long term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

Redevelopment Agency Funding — 20% of a Redevelopment Agency’s funds are set aside for affordable housing activities governed by state law. Eligible activities include acquisition, rehabilitation, and new construction. The Redevelopment Agency for the County of Riverside (RDA) has set aside approximately \$68,676,589 during FY 2003-2008 in low and moderate income housing funds. Over the total five-year period an estimated \$107,414,252 will be expended. These funds are used as a local match for HOME funded programs at a minimum 1:4 ratio. Table H-70 shows the estimated expenditures for RDA funds in the unincorporated area during the period 2003-2008.

**Table H-70 Actual Redevelopment Agency Revenues and Expenditures
FY 2003 / 2004 to FY 2006 / 2007
*FY 2007 / 2008 is Estimated**

RDA (Unincorporated)	Revenue	Expenditures
FY 2003/2004	\$6,780,982	\$10,970,123
FY 2004/2005	\$8,291,740	\$25,367,604
FY 2005/2006	\$15,712,067	\$16,842,121
FY 2006/2007	\$18,758,317	\$36,412,367
*FY 2007/2008	\$19,133,483	\$17,822,037
TOTAL:	\$68,676,589	\$107,414,252

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

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

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted Very Low income units eligible to convert to market rate. The Riverside County Economic Development Agency (EDA) and/or the Planning Department will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.

Monitoring At-Risk Units

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

Rental Subsidies — If HUD funding is discontinued at some point in the future within the next planning period to subsidize affordable units, and other methods to preserve the at-risk units fail, the County of Riverside will determine if it can assign financial resources to provide rental assistance to Very Low income tenants to cover the difference between their current rents and market rents as well and continue to promote the development of affordable housing. The previous section addressing the cost of preservation describes how a subsidy program would work. If the owners of the projects expected to expire in 2018 intend to convert their units to market rate, the County of Riverside will evaluate the feasibility of implementing the options available to preserve bond financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with non-profit entities to evaluate the potential for acquisition of the complex (although, as only a portion of the units are at-risk this may not be feasible); (4) consider acquisition and rehabilitation of the project using RDA 20% Set-Aside funds.

Housing Corporation — the 2005 Consolidated Plan identifies the possibility of Riverside County exploring the potential of establishing a non-profit housing development corporation as an effective institutional mechanism for increasing the supply of affordable housing. Its establishment and operation, it is believed, would result in a net increase in Riverside County’s inventory of very low, low and moderate income housing. The County of Riverside does not believe that a housing development corporation would be duplicative of existing public and private organizations (with the exception of CVHC’s accomplishments), within Riverside County. Due to the primary focus of the CVHC’s area in the Coachella Valley, it is considered that another housing development corporation is appropriate.

The County of Riverside has pledged to support the establishment of an independent, non-profit housing corporation that specializes in applying for funding and creating housing programs and building decent, affordable housing, including mobile home park housing, and repairing housing units for the benefit of individual farm workers and farm worker families (migrant and seasonal) and other low income individuals and families. To that purpose, the County of Riverside will provide HOME funds in the amount of \$50,000.

Energy Conservation

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

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building “affordable” homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, discomfort, and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to the U.S. Department of Housing and Urban Development (HUD), “Utility bills burden the poor and can cause homelessness.” Table H-71 summarizes Riverside County’s programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table H-71 Energy Conservation Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Utility Assistance Program	Low income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.			Department of Community Action

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects	HUD	<ol style="list-style-type: none"> 1) Energy conservation 2) Multi-family rehabilitation 	Applied for by others
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities	HUD/EECBG (DOE)	<ol style="list-style-type: none"> 1) Acquisition 2) Infrastructure improvements 3) Group homes/homeless and transitional housing 4) Housing preservation and rehabilitation 5) New construction (if completed by non-profit groups)/Self-help housing 6) Public services and community facilities 7) Landlord/tenant mediation 8) Accessibility retrofit and energy conservation 9) Administration 10) Energy Efficiency Education 	County of Riverside EDA/RDA
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to a population	Rural Housing Service	<ol style="list-style-type: none"> 1) Community facilities 2) Infrastructure/ public works 	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low and low income households living in rural substandard housing.	Rural Housing Service	<ol style="list-style-type: none"> 1) Rehabilitation 2) Construction 3) Preservation of affordable housing 4) Energy conservation 	Applied for by others
CalHOME	Loans and grants to local public agencies and non-profit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single family subdivisions.	HCD	<ol style="list-style-type: none"> 1) Acquisition 2) Energy conservation 3) Infrastructure development 4) New construction - single family 	County of Riverside EDA, or applied for by non-profit agencies
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low income families by improving energy efficiency of their homes. Focuses on low income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures	California Department of Community Services and Development	<ol style="list-style-type: none"> 1) Energy conservation 2) Rehabilitation and repair 	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) The Weatherization Program which provides free weatherization services to improve the	California Department of Community Services and Development	<ol style="list-style-type: none"> 1) Financial assistance 2) Energy conservation 	County of Riverside Department of Community Action

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) The Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; (3) The Energy Crisis Intervention Program (ECIP) which provides payments for weather related emergencies			
Neighborhood Housing Services	NHS is a three way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group	1) Rehabilitation 2) Energy conservation 3) Community Services/facilities	Applied for by others
County Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	Weatherization Rehabilitation	Department of Community Action

Five-year Action Plan

Five-Year Goals, Policies and Actions

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

- Improvement and conservation of housing, including affordable housing stock [Sec 65583(b) and Sec. 65583(c)(4)];
- Production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)];
- Assist in the development of housing to meet the needs of very low, low and moderate income households [Sec.65583(c)(2)];
- Address, and where possible, remove governmental constraints [Sec. 65583(c)(3)];
- Adequate sites for housing [Sec. 65583(c)(1)];

- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community [Sec. 65583(c)];
- Promotion of equal housing opportunities for all persons [Sec.65583 (c)(6)];
- Preserve assisted housing at risk of converting to non-low income uses [Sec. 65583(c) (6)].

This section of the Housing Element presents Riverside County's Housing Action Plan for the period 2008-2014, as shown in Table H-72. The goals, policies and actions described in the following matrix reflect the assessment of Riverside County's needs and an evaluation of the accomplishments since the last Housing Element planning period began in 1998. It is the overriding objective of Riverside County to ensure that all residents of Riverside County have decent, safe, sanitary and affordable housing regardless of income. This statement guides Riverside County's actions with respect to housing. The specific objectives (described in the Quantified Objectives section) and policies included in this Element are intended to provide a wide variety of actions, programs and tools to implement Riverside County's general goals.

Quantified Objectives

Housing element law requires that cities and counties establish the maximum number of units that can be preserved over the planning period. There are no at risk units identified during the current planning cycle through 2014 that are expected to expire. There are assisted units that are expected to expire in 2018 during the next cycle. In anticipation of the expiration of those units, recommendations are included in the five-year program to prepare to preserve those units.

Table H-72 Five-Year Action Plan Summary

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
GOAL 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE COUNTY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, WITH AN EMPHASIS ON LOWER INCOME HOUSEHOLDS AND HOUSEHOLDS WITH SPECIAL NEEDS.					
Policy 1.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing.	1.1a: Use, to the greatest extent possible, all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds, the CDBG Housing Loan Fund, HOME funds, RDA Set-Aside funds to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g. Low Income Housing Tax Credits [LIHTC], CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other financing available. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate.	Review and revise, if necessary, Riverside County's Fast Track Policies. Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments	See Implementing Resources summary table	EDA/RDA/ Housing Authority	2014 for implementation
	1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.	Tax Exempt Private Activity Bond Program	Riverside County tax allocation bonds; California Debt Limit Allocation	Housing Authority	Continue program through planning period - 2014
	1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Agricultural Housing Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, HCD Mobile home Park Resident Ownership Program, HCD CalHOME Program, HCD Joe Serna Jr. Farm worker Housing Grant Program (FWHG)	RDA Set-Aside Funds, USDA Rural Development, HCD	EDA	Annually, or in response to the Notice of Funding Availability (NOFA)

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee subsidies to developers of Riverside County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower income households, farm workers, seniors, and other special needs groups.	CDBG Housing Loan Fund, State Density Bonus Program Review programs annually and revise is necessary	CDBG, General Fund HOME, RDA Set Aside	EDA/RDA/ TLMA	Review annually through end of planning period
	1.1e: In addition to waiving Ordinance No. 659 development fees to proponents of mobile homes on non-permanent foundations, second units, and publicly subsidized projects for low income households, consider waiving selected fees for projects proposing units affordable to households with incomes below 80% of the Riverside County median in all planning areas.	Ordinance No. 659 – fees are waived for second units, publicly-subsidized projects for low income households, and projects with affordable housing components.	General Fund	TLMA/EDA	Continue waiver policy
	1.1f: Where feasible and/or necessary, the County of Riverside shall offer assistance with land acquisition, offsite infrastructure improvements, and other up-front costs, as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to households with incomes below 80% of the Riverside County median.		RDA Set-Aside, HOME, CDBG	EDA, TLMA	Review resources on an annual basis through 2014
	1.1g: Consider adopting a special density bonus provision, or other incentives to promote the construction of rental housing with three or more bedrooms.		General Fund	TLMA	Develop an affordable housing incentives provision or ordinance to be adopted as part of 2013 General Plan update.
	1.1h: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.		General Fund	TLMA	Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1i: Promote the continued use of density bonus provisions on a case by case basis to provide affordable housing, particularly in high density, mixed-use and infill areas.	Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments that also implements state law	General Fund, (RDA Set-Aside, HOME and CDBG funds to support financial incentives)	TLMA/EDA	2014 for implementation
	1.1j: Review State Density Bonus provisions and adopt incentives program as part of the Comprehensive General Plan Update to ensure consistency with state law.	General Plan Incentives Program	General Fund	TLMA	Consider adopting affordable housing incentives program, including density bonuses where appropriate, as part of the 2013 General Plan update.
	1.1k Develop fee assistance program with sliding scale pegged to affordable housing units provided.			TLMA	Consider as part of affordable housing incentives program.
	1.1i: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review program and if necessary, increase staffing levels and resources to assist in outreach	HOME	EDA	Review annually through planning period.
	1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance No. 659.	Ordinance No. 659. Implement a tracking mechanism to review performance		TLMA	Review exemptions on a quarterly basis.
	1.1n: Work with public or private sponsors to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.	See Implementing Resources Matrix for other special needs housing funding (Table H-58 73)	HUD, State of California	EDA	Continue policy.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.1o The County of Riverside 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.		General Fund		Ongoing, as projects are processed, and annual outreach with local developers
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: Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for offsite improvements for projects for lower income households where feasible.	Annually review projects assisted.	HOME, CDBG, RDA Set-Aside	EDA/RDA	56 projects were assisted from 2006 – 2008. Make all attempts to keep on par with new projects provided funding constraints.
	1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.			EDA/TLMA	Set a goal of 10 private projects for next planning period.
	1.2c: Continue to allow the development of affordable housing in the R-6 zone, or similar zoning concepts. Utilize incentives for development within this zone as established in Ordinance No. 348, or as provided in the General Plan.	Ordinance No. 348 Develop an affordable housing ordinance that will augment the R-6 zoning and offer new opportunities to private developers.		TLMA	2014 for implementation

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.2d: Identify areas of Riverside County with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate income households, and high density product types.	Riverside County Housing Element 2006-2014 Site Inventory		TLMA/GIS Section	Sites have been identified through site inventory. Program complete
	1.2e: As part of the General Plan update process, establish a Land Use Inventory which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as build out of approved projects, utilizing Riverside County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)			TLMA/GIS Section	Concurrent with Comprehensive General Plan update for 2013.
	1.2f: Utilize the Riverside County GIS system to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas.	Riverside County GIS/ Riverside County General Plan Update		EDA/TLMA/ GIS Section	Implementation shall take place through 2013 General Plan Update
	1.2g: Where feasible, the County of Riverside shall work with non-profits in the development of Riverside County owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	Riverside County GIS/ Riverside County General Plan Update	HOME, RDA Set- Aside, CDBG, other federal and state funding sources	EDA/RDA	Concurrent with Comprehensive General Plan update for 2013.
	1.2h: Identify areas of Riverside County where urban infill is appropriate based on General Plan land use policy and Area Plan designations, and encourage infill development through the use of incentives			TLMA/EDA/GIS	Establish targets for number of housing units to be provided.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.2i: As part of the General Plan update, designate residential land use districts in unincorporated Riverside County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development. Designate less intensive uses in more rural areas.		General Fund	TLMA	Concurrent with Comprehensive General Plan update for 2013.
	1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.	RDA Sub-area plans	RDA Set-Aside	RDA	Annually review RDA Sub-area plans to ensure through the planning period.
	1.2k: Maintain an inventory of Riverside County owned lands with potential for low and moderate income housing.			TLMA/ EDA	Estimate how many affordable units might be created through this approach
	1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and state tax exempt private activity bond financing.	HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program	HUD, CDLAC	Housing Authority	86 units quantified for assisted under the Housing Authority's HUD public housing development program.
	1.2m: Encourage potential developers to identify candidate vacant sites and underutilized properties by referring them to Riverside County's Land Use Inventory.			EDA/TLMA/ GIS Section	Land Use Inventory is available for developers to identify candidate sites.
	1.2n: Consider land-swapping of Riverside County land and other incentives for the provision of affordable housing projects.		HOME, RDA Set-Aside, CDBG	EDA	Continue policy. EDA will consider land swapped for development of affordable housing.
	1.2o Prepare a land inventory of sites suitable for farm worker housing in the Coachella Valley as a priority.			TLMA	Concurrent with General Plan Update (2013)
	1.2p Identify appropriately zoned land transferred to the new cities of Wildomar and Menifee to determine their fair share of the County of Riverside's RHNA housing target for the current planning period.		Transfer agreements to be negotiated with newly incorporated cities.	TLMA, RCEO	Prepare agreement and have in place with cities by 2010.
	1.2q The County of Riverside will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to Riverside County's parking standards to more easily		General Fund	TLMA	Review alternative parking options and revise as necessary by December 2013.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	<p>accommodate higher densities on multi-family and mixed use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “pre-assigned” to specific units in the project. • Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. • Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. • Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit) • In addition, the County of Riverside should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multi-family complexes, thereby ensuring that the spaces may remain available for tenant use. <p>The County of Riverside will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>				

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	<p>1.2r The County of Riverside will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County of Riverside will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.</p>		General Fund	TLMA	Ongoing, as projects are processed.
	<p>1.2s The County of Riverside will amend its Zoning Ordinance to comply with Government Code Section 65852.2 (AB1866) and remove the one acre min lot size requirement for second units.</p>		General Fund	TLMA	Amend the Zoning ordinance by December 2013.
	<p>1.2t. To ensure the County of Riverside has enough land to meet its Regional Housing Needs Allocation (RHNA), the County of Riverside will amend the Land Use Map of this General Plan to add a minimum of 595 acres to the Highest Density Residential designation (HHDR). The County of Riverside has identified several possible sites to redesignate (see Appendix PB). All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. Although density is not determined by the zoning, to ensure multi-</p>		General Fund	TLMA	Amend the Land Use Map and rezone sites by October 2013.

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	family development is permitted, the County of Riverside will also rezone the sites to the R-4 zone permitting owner-occupied and rental multi-family development by right.				
Policy 1.3: Assist in the development of new farm worker housing.	1.3a: Continue to provide funding resources through the Federal HOME program, the Riverside County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-Aside funds to non-profit organizations for the development of farm worker housing.	CDBG Housing Loan Fund, Agricultural Housing Assistance Fund Program	HOME, RDA Set-Aside, CDBG	EDA	4,603 units quantified for construction between 2006 – 2014.
	1.3b: Prepare a Countywide Gaps Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan			CRLA, Dept. of Community Action	2009
	1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities.			EDA, non-profit organizations	888 units quantified for construction between 2006 – 2014.
	1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing.			EDA/TLMA	Continue policy and study feasibility of using Williamson Act land.
	1.3 e The County of Riverside will amend the Zoning Ordinance, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.		General Fund	TLMA	Amend Zoning Ordinance by December 2013.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
Policy 1.4: Assist in the development of additional housing for the mentally disabled.	1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non- profit organization			Department of Mental Health	Continue
	1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds	Supportive Housing Program, Shelter Plus Care	HUD	Department of Public Social Services	Meet quarterly with Riverside 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	Develop an affordability ordinance that will include design criteria and build upon current fee exemptions and fast track authority that currently provides assistance for affordable housing units for the mentally disabled.		Department of Mental Health in conjunction with EDA	Implement by 2014
	1.4d: Update the 1993 "Assessment of the Status and Problems of Homeless Mentally ill Persons in Riverside County"			Department of Mental Health	2010
	1.4e: Promote the integration of special needs housing into affordable housing communities as disabled development projects maximize community opposition, add to development financing difficulties and segregate persons with mental health disorders, promoting stigma.	Special needs housing will be integrated into proposed affordable housing ordinance		Department of Mental Health	Implement by 2014
	1.4f 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.	Shelter Plus Care Program Safe Haven for the Mentally Ill Program	HUD	Department of Public Social Services	268 beds were established during 1995 – 2008. Goal to meet or to exceed previous amount.
Policy 1.5: Assist in the development of additional emergency, transitional and permanent supportive housing for homeless persons and families.	1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums.			Department of Public Social Services	Ongoing.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.5b: Ensure that the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing			Department of Public Social Services	Annually.
	1.5c: Ensure that evaluation criteria for Supportive Housing applications include provisions for new construction of units, not merely numbers of beds.			Department of Public Social Services	2009.
	1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. (See also 1.4f)	Supportive Housing Program/Shelter Plus Care program	HUD	Department of Public Social Services	See item 1.4f
	1.5e: Develop transitional housing facilities in established regions of Riverside County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.	Supportive Housing Program	HUD	Department of Public Social Services	Maintain current funding. Utilize Riverside County's 10-Year Plan to End Homelessness and the POLIS Project to site facilities.
	1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions	Emergency Housing Assistance Program, Emergency Shelter Grants, FEMA	HCD	Department of Public Social Services	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.
	1.5g: Amend Ordinance No. 348 to include use and occupancy requirements for transitional and emergency shelters as follows: Allow for emergency shelter in the I-P zone by right without discretionary review 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.	Ordinance No. 348	General Fund	TLMA	Amend the Zoning Ordinance by December 2013.
Policy 1.6: Support Self Help Housing programs (e.g. Habitat for Humanity and CVHC)	1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME Program.		HOME	EDA	Establish a quarterly meeting schedule with Habitat for Humanity to provide policy direction.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs.	Rural Development Self Help Program (refer to Implementing Resources Matrix for additional programs/funding (Table H-58 73)	HOME, HUD, Redevelopment Set-Aside	EDA	See objective in 1.6a
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.	Develop an affordable housing ordinance that will implement State Housing Law and Density Bonus provisions. Update Ordinance No. 348 to provide for greater flexibility for high density development. Update Riverside County's General Plan to provide additional policies that compliment affordable housing development from private developments.		TLMA/Building and Safety	Implemented by 2014.
	1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.			TLMA/Building and Safety	Provisions have been established
	1.7c: Continue to allow mobile homes in single family residential zones "by right," and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units. Continue to waive the fees associated with Ordinance No. 659 as an incentive.			TLMA/Building and Safety	Provisions have been established including Fast track Authorization for any affordable housing/farm worker housing mobile home park

Chapter 8

Housing Element

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	1.7d: 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.	Update Ordinance No. 348 to establish design standards and specific criteria to encourage such developments. Provide for an affordability ordinance to regulate/mandate affordable housing development in Specific Plans. Continue use of Fast Track process.		TLMA	Implemented by 2014
	1.7e: Encourage multi-family 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.	See Program 1.7d		EDA/Riverside County Counsel	Implemented by 2014
	1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria			EDA/TLMA	Adopt countywide provisions, thresholds or criteria for affordability to be used in the design of Specific Plans following adoption of General Plan update in 2008.
	1.7g: Encourage “universal design” features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.		General Fund	TLMA	Continue to enforce regulations and requirements.
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.					
Policy 2.1: Continue to pursue all available federal, state and local funds to assist housing rehabilitation.	2.1a: Advertise and promote the availability of funds for the rehabilitation of single family and mobile home dwelling units through the CDBG Minor and Enhanced Senior Home Repair Program and the two components of the Housing Rehabilitation Program: the RDA Set-Aside funded RHRP in unincorporated Riverside County and the CDBG funded CHRP in incorporated cities. Continue to distribute informational materials throughout redevelopment target areas.	Housing Rehabilitation Program (RHRP and CHRP), Minor and Enhanced Senior Home Repair Program	CDBG in participating jurisdictions, RDA Set-Aside in Unincorporated Area	EDA/RDA	Procedures are established and will continue

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.1b: Advertise and promote the availability of funds administered by the County of Riverside for the rehabilitation of multi-family units using HOME, CDBG Housing Loan Fund, and Redevelopment Set-Aside funds, as well as the HCD Multifamily Housing Loan Program available to developers through the State of California. Continue to distribute informational materials throughout redevelopment target areas.	HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program	HUD, CDBG, HCD, RDA Set-Aside, HOME	EDA/RDA	Procedures are established and will continue
	2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Assistance Loan programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.	Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program	RDA Set-Aside	EDA	888 units were quantified for construction during the planning period.
	2.1d: 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	Meet or exceed the quantified objectives from last planning period utilizing this funding.
	2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.		Tax Exempt Private Activity Bonds	EDA/Housing Authority	424 multi-family units were rehabilitated during previous period. Meet or exceed through current period.
	2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.	Inner Cities Venture Fund, National Preservation Loan Fund	National Trust for Historic Preservation	EDA	Continue the pursuit of funding and grant opportunities.
	2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.		RDA Set-Aside, CDBG	EDA/Building and Safety Department	509 special needs units were quantified for assistance/construction during the planning period.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	<p>2.1h: Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. (Also see Policy 3.5, Action 3.5c.) In addition, the County of Riverside will amend the Zoning Ordinance to define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.</p>	<p>Supportive Housing Program, Emergency Housing Assistance Program, HUD SRO Moderate Rehabilitation Program</p>	<p>HUD, HCD</p>	<p>DPSS, TLMA, non-profits, EDA</p>	<p>No cases have resulted; however, program should continue and research should be continued. Amend the Zoning Ordinance by December 2013.</p>
	<p>2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.</p>	<p>Riverside County HOME Weatherization Program, Riverside County Low Income Home Efficiency Assistance Program</p>	<p>Department of Energy, Southern California Gas, California Conservation Corp.</p>	<p>DCA</p>	<p>As part of an ongoing program, target 1,600 households in the incorporated portion of Riverside County and 800 households in unincorporated Riverside County.</p>
<p>Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in Riverside County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.</p>	<p>2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.</p>		<p>RDA Set-Aside Funds</p>	<p>EDA/RDA</p>	<p>Quantified objectives are included herein from RDA Set-Asides. 115 single-family units and 1,170 multi-family units are planned for construction.</p>
	<p>2.2b: Action: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program per Ordinance No. 457 to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.</p>	<p>Code Enforcement Ordinance No. 457 Code Enforcement prioritizes safe and sound housing opportunities and maintenance of Riverside County's existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.</p>		<p>Building and Safety Department/ Department of Environmental Health</p>	<p>Code Enforcement procedures, including a new case tracking system, has been upgraded and is on-line since 2009.</p>

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.	Redevelopment 5-Year Implementation Plan, Consolidated Plan	CDBG, RDA Set-Aside	EDA/RDA	328 beds within community facilities have been established with associated upgrades. Meet or exceed previous objectives.
	2.2d: Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, county government offices and one-stop processing centers within participating jurisdictions.	Outreach is coordinated through RDA staff.		EDA/DCA	Establish quarterly meetings with service organizations to evaluate and revise, if necessary, outreach policies.
	2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.	EDA Staff meets regularly with cities as they update their Housing Element		EDA	Establish an annual reporting of fair share contributions.
	2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.	Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis		Environmental Health Department	Programs are successful and will continue.
	2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.	HCD Employee Housing Enforcement Program		HCD	Ongoing.
Policy 2.3 Facilitate rehabilitation and preservation of farm worker housing.	2.3a: Conserve existing affordable mobile home housing stock, utilizing the Mobile Home Park Loan Fund and Mobile Home Tenant Assistance Loan programs funded by CDBG, as well as the Agricultural Housing Assistance Fund which provides financial aid in the form of an at or below market interest rate loan up to \$75,000 to bring existing agricultural facilities up to code.	Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund	RDA Set-Aside Funds, CDBG	EDA/RDA	See Policy 2.1.C
	2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.	Mobile Home Tenant Assistance Loan program	RDA Set-Aside	EDA	500 units were rehabilitated during the previous planning period. 357 units are programmed for current period.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers		EDA	Establish annual reporting on policy with quarterly meeting schedule of stakeholders.
Policy 2.4: Preserve the affordability of federal, state and county subsidized units at risk of conversion to market rate, or other affordable housing resources.	2.4a: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis.	Public and private projects, utilizing such public funds, are required to record covenants on property title for a period of 55-years.		EDA/Housing Authority/RDA	Establish an annual review of existing covenants and update as necessary.
	2.4b: Place a priority on providing financial assistance, where feasible, to preserve federal or state assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other federal or local sources of below market financing.		RDA Set-Aside funds, HOME, CDBG and other federal and local funding resources	EDA	No projects or units have been found at-risk. Monitoring will continue.
	2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.		RDA Set-Aside funds, HOME, CDBG and other federal and local funding resources	EDA/RDA	1,681 units were preserved during previous period. Meet or exceed previous goal.
	2.4d: The Riverside County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.		LIHPRA and other resources available for acquisition/ rehabilitation and rental subsidy. Refer to Implementing Resources Matrix (Table H-59 73).	Housing Authority/EDA	268 beds were created during the previous period. Annual reporting of all facilities is in place and maintenance occurs as needed.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	2.4e: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority.	See Implementing Program for Policy 2.4a		RDA/EDA/ Housing Authority	Conditions of Approval provide for the establishment of these requirements. In the case of public projects, covenants are recorded on the subject title.
	2.4f: Develop strategies to maintain affordability of 63 identified at-risk units scheduled to expire in 2018.	All practical and legitimate programs for maintaining affordability should be examined.		EDA	Have strategies identified and in place by 2014 to be included in next Housing Element update.
GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX;					
Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of Riverside County staff 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers and residents in emergency shelters and transitional housing facilities.	The Fair Housing Council provides services to both cities and counties.	CDBG	Fair Housing Council/EDA/ Housing Authority	EDA staff coordinates with the Fair Housing Council and monitors their work program. Funding is proposed to continue to establish existing efforts.
	3.1b: Update the 2003 Fair Housing Impediments Study			EDA/Fair Housing Council	2011.
	3.1c: Ensure that actions to remove fair housing impediments identified in the 2003 Study will be reflected in the General Plan Update cycle.			TLMA/EDA	Covered in Housing Element update.
	3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b).	CDBG Funds are transferred via EDA/RDA staff	CDBG	EDA	EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.
Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.	3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.	First Time Homebuyers Down Payment Assistance Program	RDA Set-Aside	EDA	EDA staff regularly reports graduates of training programs. No specific target has been established.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d).	First Time Homebuyers Down Payment Assistance Program		Fair Housing Council/EDA	EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.
Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.	3.3a: Continue to facilitate coordination between the County of Riverside, participating jurisdictions, non-profit agencies and community groups to implement food programs, emergency shelters and homeless assistance programs, including the Supportive Housing Program, the Shelter Plus Care Program and the Emergency Housing Assistance Program.	Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program	HUD, ESG, FEMA, HCD, HOME	DPSS	Coordination continues to occur between EDA/RDA staff and community groups. Units produced have been detailed within the Housing Element.
	3.3b: Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through Riverside County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities. The County of Riverside will develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request.	SHARE Program The provision of an affordable housing ordinance will establish standards for special needs.		Shared Housing, a Riverside Experience (SHARE), Housing Authority, Non-profits and Community Access Center, DPSS	Implement ordinance by 2014. Develop a reasonable accommodation procedure by December 2013.
	3.3c: Increase housing choice for persons with disabilities through retrofit of existing housing and the continued enforcement of ADA requirements.	Through the establishment of a new affordability ordinance coupled with a GIS analysis to establish the best location for special need housing choices		Community Access/ Building and Safety	Provide information to Community Access and Riverside County staff for dissemination and public outreach.
	3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.	The Housing Authority continues to coordinate and outreach with special need communities.		Housing Authority, DPSS	Establish quarterly reporting by the Housing Authority in their coordination and outreach to special needs communities.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).	Mainstream Housing Opportunities for Persons with Disabilities program/ Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)	HUD	Housing Authority	Establish a reporting mechanism to track rental certificates.
3.3f: Continue to refer eligible participants to the SHARE program.	SHARE Program	The Department of Public Social Services provides education and management of the SHARE Program.	Shared Housing a Riverside Experience (SHARE), DPSS	DPSS	870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS
3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers. (See also 1.5e and 1.5f)	Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program, FEMA	The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.	HUD, HCD, FEMA, ESG, HOME	DPSS	Continue. DPSS will focus on development of permanent supportive housing units

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<p>3.3h: 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 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>HUD</p>	<p>Housing Authority, EDA, DPSS</p>	<p>7,255 Section 8 vouchers were issued on an annual basis between 1998 – 2005 within incorporated cities and 570 annually within unincorporated Riverside County. Program will continue as funding is obtained.</p>
<p>3.3i: 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>Shelter Plus Care</p>	<p>HUD</p>	<p>Housing Authority/ DPSS</p>	<p>Continue</p>	<p>268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 – 2005). Current Planning period quantified objectives would be to meet or exceed this goal.</p>
	<p>3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers).</p>	<p>Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance)</p>	<p>HUD</p>	<p>Housing Authority</p>	<p>Program has been quantified within the Housing Element and will be maintained.</p>

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care	FEMA, ESG, EHAP	DPSS	In March 2011, the County of Riverside adopted Emergency Shelter provisions as part of Ordinance No. 348 in compliance with SB 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.
	3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Supportive Housing program, Shelter Plus Care	HUD	DPSS	2009.
	3.3m: The County of Riverside 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 (CPI).	Mobile Home Rent Stabilization Ordinance No. 760		County of Riverside Executive Office	As the last amendment of Ord. 760 was 9/17/1996, during the Planning period, review the effectiveness of Ord. 760 and proposed amendments is necessary.
Policy 3.4: Support programs that offer low and moderate income households the opportunity for home ownership.					
	3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.	MCC Program	CDLAC	EDA	750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.
	3.4d: Continue to provide down payment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program.	First Time Homebuyers program	HOME/RDA Set-Aside Funds	EDA	500 units were assisted during the previous planning period. 81 units were assisted from 2006 – 2008. Set goal to meet or exceed previous periods results
	3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	Finance Agency Lease Purchase Program	Bond funds	EDA	25 units were assisted during the last period (1998 – 2005). Set goal to meet or exceed previous periods results
	3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.		HOME, RDA Set-Aside	EDA	Implement program approved by the Board of Supervisors on November 25, 2008.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	3.4g The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 vouchers for home purchases.	Housing Choice Voucher Program	Section 8	Housing Authority	The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.
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 multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80% of the Riverside County median.	HUD Assisted Living Conversion Program for Eligible MF Projects	HOME, RDA Set- Aside, CDBG, HUD	EDA/RDA	243 multi-family, senior restricted units, were produced during the last planning period (1998 – 2005). 503 multi-family, senior, units are programmed for the current planning period.
	3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.		HOME, RDA Set- Aside, CDBG	EDA/RDA	20,356, market-rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.
	3.5c: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested. (Also see Policy 2.1, Action2.1h.)	Supportive Housing Program, HUD SRO Moderate Rehabilitation Program	HUD, HCD	DPSS, Non-profits	No projects reported during previous planning period. Program will continue with additional research and outreach.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
<p>Policy 4.1: Evaluate Riverside 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: Revise Countywide Development Mitigation Fees.</p>	<p>Ordinance No. 659.9</p>	<p>General Fund</p>	<p>Riverside County Counsel/TLMA</p>	<p>Ordinance No. 659 is reviewed on an annual basis with the last amendment approved on 08/10/10. Updates are provided as needed. Development Mitigation Fees provide exemptions for special needs and publicly subsidized affordable housing projects. Annual reviews will continue to analyze and evaluate the effectiveness of this ordinance.</p>
<p>Policy 4.2: Establish and maintain accurate planning and demographic data using GIS (Geographic Information Systems)</p>	<p>4.2a: Maintain an inventory of Riverside County-owned lands with potential for low and moderate income housing.</p>	<p>Riverside County GIS and Facilities Management</p>		<p>TLMA/GIS Section</p>	<p>Establish an annual review of all Riverside County-owned sites and evaluate with EDA/RDA staff for potential scoring for affordable housing siting. To date, so existing, non-affordable housing sites have been converted to such uses.</p>
	<p>4.2b: Update the land use inventory on a continual basis</p>	<p>Housing Element Maintenance</p>	<p>General Fund</p>	<p>TLMA/GIS Section</p>	<p>Annually</p>
	<p>4.2c: Identify and map areas of Riverside County where urban infill is appropriate</p>	<p>Housing Element Maintenance</p>	<p>General Fund</p>	<p>TLMA/GIS Section</p>	<p>Annually.</p>
	<p>4.2d: Encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for County of Riverside assistance.</p>	<p>The establishment of an affordable housing ordinance will provide additional incentives that will compliment Riverside County's R-6 zone, state law, and Density Bonus provisions</p>		<p>EDA</p>	<p>Implement by 2014.</p>

Chapter 8

Housing Element

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.2e: Develop program for tracking and categorizing affordable units provided through Riverside County's development review process. Maintain data base of new affordable housing provided.	Development review process		TLMA	Develop tracking program and have in place by 2013.
	4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit			EDA	Update annually
	4.2g: Determine strategies for specified needs: <ul style="list-style-type: none"> • Dispersed (county-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner- occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care 	Housing Element Maintenance	RDA Set-Asides	EDA/RDA/ TLMA	These policies include provisions that have been previously quantified. The establishment of strategies for specific needs will be completed by the completion of the current planning period (2014).
	4.2h: Map the location of affordable projects developed by the County of Riverside.	Program will be implemented as part of policy 4.2B and 4.2C		EDA/TLMA	Maps will be completed by end of planning period (2014) and updated annually.
Policy 4.3: Assure that administrative functions are consistent with housing policies and goals	4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	Redevelopment Sub-Area Master Plans	RDA Set-Aside funds	EDA/RDA	RDA Sub-Area plans are reviewed and updated in accordance with state law. The inclusionary aspects of new affordable housing are currently included in the work effort.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	Redevelopment Sub-Area Master Plans	RDA Set-Aside funds	RDA/EDA	Annual review is currently included in RDA work programs and updated in accordance with state law.
	4.3c: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.	Redevelopment Sub-Area Master Plans	RDA Set-Aside/CDBG Funds	RDA/EDA	These policies include provisions that have been previously quantified. The establishment of community needs, potential funding, and available resources will be completed by the completion of the current planning period (2014).
	4.3d: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond county lines and ensure that regional plans are consistent with county policies and goals. Prepare legislative proposals as necessary.	Supportive Housing Program	RDA Set-Asides/CDBG	RDA/EDA/ Riverside County Counsel	Establish a quarterly meeting schedule with Riverside County's legislative advocates to ascertain the impact existing and proposed legislation, including, but not limited to SB 375. EDA and Planning Staff shall provide a report on Riverside County's legislative platform with respect to affordable housing and Housing Element legislation.
	4.3e: Implement Riverside County's new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding.	EDA Workforce Development Program	CDBG	EDA	Riverside County's economic development strategy will be refined and implementation will be completed by 2014.
	4.3f: Train Riverside County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.	Housing Element Maintenance	General Fund	TLMA/EDA	The County of Riverside will establish training modules to provide training for outreach and implementation of Housing Element policies by the end of the Planning period.
	4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of Riverside County housing goals.	Housing Element Maintenance	CDBG, RDA Set-Aside	TLMA/EDA	Riverside County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.	Supportive Housing Program	General Fund	EDA	See Policy 4.3d
	4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition.	Housing Element Maintenance	General Fund	EDA/RDA/TLMA Planning	As part of the establishment of an affordable housing and rezoning program, design standards for special need communities will be established. Implementation will occur within the planning period (2014)
	4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects	Development Review Procedures for private projects.	General Fund	All County of Riverside Departments	Staffing levels to correspond to work load is a constant assessment of Riverside County staff. This program is ongoing through the planning period and will continue to the next planning period.
	4.3k: Seek changes in state policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multifamily construction.	Housing Element Maintenance	General Fund	EDA	See Policy 4.3d
	4.3l: Continue the Housing Review Committee Advisory Council to continue to develop solutions for farm worker housing and services	Housing Authority	RDA Set-Asides/CDBG	EDA/4th District Supervisor	The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance will be implemented as previously referenced and additional zones will be modified to authorize farm worker housing projects.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.	Housing Element Maintenance	General Fund	EDA/TLMA	Numeric targets for housing production are established through the Housing Element. By the end of the Planning Period, the County of Riverside will reconcile the Housing Element quantified goals, HUD 5-year Consolidated Plan, AB315 Housing Production Plan and RDA Implementation Plans.
	4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.	Housing Element Maintenance	General Fund	EDA/TLMA	See Policy 4.3d
	4.3o: Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.	Housing Element Maintenance	General Fund	EDA/TLMA	See Policy 4.3d
Policy 4.4: Consistently monitor and review the effectiveness of the Housing Element programs and other Riverside County activities in addressing housing need.	4.4a: Develop a standardized system of annually reporting and monitoring housing activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications) household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), the Redevelopment Annual Housing Report, and the Housing Element Annual Housing Status Report.	Housing Element Maintenance	General Fund	EDA/TLMA	This policy shall be included within the implementation o policy 4.3m.
	4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.	Housing Element Maintenance	General Fund	EDA/TLMA	This policy shall be included within the implementation o policy 4.3m.

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POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
Policy 4.5: Develop sound fiscal management practices to implement housing policies and programs.	4.5.a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in Riverside County to determine where they are implemented geographically (i.e.: in unincorporated Riverside County or within incorporated cities) and develop strategies to target the resources where they will most benefit the County of Riverside.	Housing Element Maintenance	General Fund	EDA/TLMA	This policy shall be included within the implementation of policy 4.3m.
	4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc.	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	See Policy 4.3d
	4.5c: Evaluate financial resources for leveraging opportunities	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	See Policy 4.3d
	4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	Establish a grant and loan policy by the end of the planning period.
	4.5e: Establish a funding plan and timing of activities.	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	See Policy 4.5e
	4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	See Policy 4.3m
	4.5g: Target future financial resources to meet future housing obligations.	Housing Element Maintenance	Refer to Implementing Resources/Program Matrix	EDA, Housing Authority	See Policy 4.3m
GOAL #5: REDUCE PER CAPITA RESIDENTIAL ENERGY USE					
Policy 5.1: Encourage the use of energy conservation features in residential construction and remodeling	5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.	Climate Action Plan (CAP)	Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE)	EDA/TLMA	Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.
	5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	Riverside County Home Weatherization Program/Riverside County Low Income Home Efficiency Assistance Program, consumer education workshops	California Conservation Corp., Department of Energy, State Department of Community Services and Development, WEEK, Emergency Contingency Funds	DCA	Ongoing.

POLICIES	ACTIONS	IMPLEMENTING PROGRAMS	IMPLEMENTING RESOURCES	RESPONSIBLE AGENCY	QUANTIFIED OBJECTIVE AND/OR TIME FRAME
	5.1c: Pursue grant funds for energy rehab costs and consumer education			DCA	Annually, or in response to NOFAs
	5.1d Utilize bidding procedures in Riverside County rehabilitation programs to incorporate energy conservation measures.	Riverside County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)	CDBG, RDA Set-Aside	EDA	Ongoing
	5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8)		HUD	Housing Authority	Ongoing.
	5.1f: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction	Riverside County Energy Efficiency Programs		Building and Safety	Ongoing
	5.1g: Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.	Housing Element Maintenance	General Fund	EDA/RDA/TLMA	See Policy 4.3d
	5.1h: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.	Housing Element Maintenance	General Fund	Housing Authority	Establish an annual reporting mechanism that provides reporting for Section 8 utility allowance tables. Reporting mechanisms shall be established by the end of the planning period.

Note: Refer to Implementing Resources Summary matrix for descriptions Implementing Programs and/or Implementing Resources. It should be noted that not all federal programs are administered by HUD, and not all state programs are administered by HCD.

Implementing Resources

Table H-73, below, provides a general listing of available federal, state, private and local resources and programs which may: (1) be currently administered by the County of Riverside in order to fund its programs, implement its current and proposed actions, and achieve its housing objectives; (2) not currently be administered or utilized by the County of Riverside but which may be applied for on behalf of the County of Riverside or other entities including individual jurisdictions, non-profit agencies/CHDOs, developers, Public Housing Authorities and other providers of housing; (3) not be available to public jurisdictions but may be applied for by others (non-profits, for-profit developers, homeowners, public service providers, etc.). The listing is comprehensive in terms of summarizing resources which are applicable to the County of Riverside and its needs, but is not inclusive of every program available at the federal, state or private level. The matrix also lists specific programs that the County of Riverside administers which are funded by selected available federal and state resources, as well as Riverside County’s Redevelopment 20% Set-Aside funds.

As required by Section 655839(c) the Housing Element includes an estimate of moneys expected to be accrued through the Low- and Moderate-Income Housing Fund (Low-Mod Fund) through the end of the planning period, and the planned use of these funds. The amounts to be accrued are available in Attachments B through P included herein as *Housing Funds – Implementation Plan Attachments*. Attachment B provides projects of Low-Mod Fund Deposits and Project Deposits through 2014 in the amount of \$68,801,630.00 with a total of \$33,221,297.00 expended through 2009. Attachment E provides the total number of units assisted through CDBG and HOME funding accounts, which total 1,583.

Table H-73 Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
COUNTY PROGRAMS/RESOURCES				
General/Multiple Applications				
Redevelopment Housing Set-Aside Fund	The low and Moderate Income Housing Set-Aside Fund is a requirement of the Redevelopment Law. The law requires that 20% of all redevelopment tax increment dollars be allocated to a Low and Moderate Income Housing Set-Aside fund (hereafter referred to as the RDA 20% Set-Aside). The RDA 20% Set-Aside funds provide project financing to individual projects which are in direct benefit to the low and moderate income community of the County of Riverside. Resources are used for rehabilitation, new construction and down payment assistance, among other activities. RDA funds are used by the County of Riverside for rehabilitation of mobile home parks as well as the purchase and rehab of individual units through the following programs: Mobile Home Tenant Loan Assistance Program ("MHTL"), Mobile Home Replacement Program ("MHRP"), Tenant Occupied Home Rehabilitation Program ("THRP"), as well as the Agricultural Housing Facility Loan ("AGHL") for farm worker households. Redevelopment Set-Aside Funds also provide new construction assistance (land write downs, infrastructure improvements, fee subsidies, loans, or predevelopment assistance), relocation assistance and rehabilitation of multi-family units.	RDA 20% Housing Set-Aside	<ol style="list-style-type: none"> 1) New Construction of Single Family and Multi-family units 2) Rehabilitation 3) Acquisition 4) Housing Assistance 5) Infrastructure improvements 6) Relocation Assistance 	County of Riverside RDA
CDBG Housing Loan Fund	Provides "gap" financing for housing development or rehabilitation projects that serve lower income households. Financing is provided at below market rate, second or third position loans, in amounts and terms necessary to make a project serving lower income households financially feasible. The developer is required to provide the bulk of the financing (between 75 to 90%) from non-CDBG sources.	HUD CDBG Allocation	<ol style="list-style-type: none"> 1) New Construction 2) Rehabilitation 3) Acquisition 	County of Riverside EDA
Homeownership Assistance for First-Time Home buyers and Low Income Community				
First Time Home Buyer (FTHB) Down Payment Assistance Program	The FTHB Program provides HOME funds for down payment assistance to low and very low income households that have not owned homes within a three-year period. The program is available for households with an annual income that is not greater than 80% of the area median income published by HUD. The FTHB Program provides 20% of the purchase price with a 15-year affordability period as a silent second loan.	HOME, Redevelopment Housing Set-Aside	Down payment Assistance	County of Riverside EDA
Mortgage Credit Certificate (MCC) Program	The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers towards the purchase of single family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated Riverside County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	CDLAC tax-exempt private activity bonds	Tax Credit	County of Riverside EDA
Housing Choice Mortgage Voucher Program	The Housing Choice Voucher (HCV) Homeownership Program (HP) allows qualified participants the option to purchase a home and use the HVC Housing Assistance Payment (HAP) towards mortgage payments and other housing costs	HUD	Monthly Mortgage Assistance	County of Riverside Housing Authority

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Riverside/San Bernardino County Housing and Finance Agency Lease Purchase Program	Lease revenue pass-through obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that assists potential first time homebuyers countywide.	California Cities Home Ownership Authority bonds	Lease Payment Assistance	
Improve Conditions of Substandard Housing and Existing Affordable Housing				
Housing Rehabilitation Program (HRP and CHRP)	The HRP has two sources of funding, each of which governs how and where the program can be used. The HRP program provides one-time grants up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS), handicapped accessibility improvements, and enhance the exterior appearance of their properties. Program participants using HRP funded with RDA 20% Set-Aside funds must live in 6 the unincorporated County of Riverside or Redevelopment Project Area. Program participants using the HRP funded with CDBG funds must live in a participating city or the unincorporated County of Riverside. Both programs require a 10 year affordability covenant.	CDBG - Participating Cities (CHRP) Redevelopment Set-Aside (RHRP)	Interior Rehabilitation Exterior Rehabilitation	County of Riverside
Senior Home Repair Program (SHRP)	SHR provides one-time grants of up to \$6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs address health and safety issues and handicapped accessibility improvements.	CDBG Home Improvement Loan Fund	Rehabilitation and Repair	County of Riverside EDA
Enhanced Home Repair (HER)	The EHR Program provides one-time grants up to \$6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.	CDBG	Rehabilitation and Repair	County of Riverside EDA
CDBG Housing Loan Fund	The Housing Loan Fund is a CDBG funded revolving loan fund which provides low interest and gap financing to private entities intending to improve the conditions of substandard housing and improve the conditions of existing rental housing affordable to low income families, which is one of the five Consolidated Plan primary goals.	HUD -CDBG allocation	1) Rehabilitation 2) Acquisition and rehabilitation 3) New construction of special needs housing 4) Build infrastructure to support new construction of affordable housing	County of Riverside EDA
HOME Program	See HOME description under Federal Resources			
Address Farm worker/Migrant Farm worker Housing Needs				
Mobile Home Park Assistance Loan Program	Provides financing for mobile home park rehabilitation and improvement projects to save very low and low income farm worker housing in the Coachella Valley. Eligibility is limited to existing unpermitted mobile home parks located in the unincorporated areas of the Coachella Valley. Affordability is protected by a 45 year deed restriction.	Redevelopment 20% Set-Aside funds	Preserve and rehabilitate mobile home parks	County of Riverside EDA
Transitional and Supportive Housing	Ordinance No. 348.4706 was adopted March 22, 2011 to allow such facilities in compliance with Senate Bill 2 (<i>which amended Sections 65582, 65583, and 65589.5 of the California Government Code</i>). Transitional and supportive housing for more than six (6) individuals are considered a multi-family residence and are permitted subject to a	Private funding	1) Emergency Shelters 2) Homeless Shelters 3) Transitional support centers	Planning

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
	discretionary permit as other multi-family housing units are permitted within the County of Riverside. The County of Riverside does not institute special or unique restrictions, for transitional or supportive housing that would prevent the development of such uses.			
Farmworker Housing	Farmworker housing projects are authorized with a Conditional Use Permit in the R-R, R-R-O, A-1, and A-2 zones. Fast Track authority is available for all farm worker projects	Private funding, Redevelopment, 20% set-asides	1) Farm Labor camps	Planning, EDA
Mobile Home Tenant Loan Assistance Program (MHTL)	This program, (recently combined with the Mobile Home Tenant Grant program) offers a loan to mobile home owners who are tenants of unpermitted mobile home parks or agricultural housing facilities and whose mobile home coach does not comply with state and local laws, and which do not have the physical and structural capacity to be repaired. The program provides financial assistance in the form of loans up to \$40,000 for rehabilitation to bring a mobile home unit up to code compliance, or may be used for replacement of the units if rehabilitation is structurally infeasible. Eligibility is restricted to very low income owner occupants of mobile homes in the unincorporated areas of the Coachella Valley.	Redevelopment 20% Set-Aside funds	Preserve and rehabilitate mobile homes and provide home ownership opportunities.	County of Riverside EDA
Agricultural Housing Assistance Loan Fund Program (AGHL)	Provides financial aid in terms of an at-or below market interest loan up to \$75,000 to bring existing agricultural housing facilities in danger of closure due to lack of facility compliance with federal, state and/or local laws and regulations up to code, or to provide infrastructure improvement projects. Targeted solely to low income farm workers in the unincorporated areas of the Coachella Valley. Units are restricted for a term of 55 years.	Redevelopment 20% Set-Aside funds	1) Rehabilitation 2) Infrastructure improvements	County of Riverside EDA
Assist in Development of Affordable Rental Housing				
HOME Program	Continue to provide loans to eligible non-profits, CHDOs and developers of affordable housing for new construction and acquisition of affordable rental housing projects. 15% of the HOME allocation granted for Riverside County is reserved for private, non-profit organizations.	HOME	1) New Construction 2) Acquisition/rehabilitation 3) Tenant Based Rental and Security Deposit Assistance	County of Riverside EDA
CDBG	The CDBG Housing Loan Fund is a revolving loan fund which provides low interest and gap financing to private entities in pursuit of achieving the expansion of the affordable rental housing stock for low income and special needs households, which is one of the primary goals of Riverside County's Consolidated Plan.	HUD-CDBG Allocation Program	New Construction Acquisition/Rehabilitation	County of Riverside EDA
Redevelopment Housing Set-Aside	See RDA description under General-Multiple Application			
Provide Shelter for Homeless				
Once in a Lifetime Homeless and Diversion Payment Program	Provide funds to qualified applicants to cover living costs.	Federal, state and local	Homelessness Prevention	County of Riverside DPSS
CDBG	The County of Riverside allocates a portion of CDBG funds to provide assistance for public services and public facilities to operate and support emergency shelters and transitional facilities.	HUD CDBG allocations	Operation expenses of emergency shelters and transitional facilities	County of Riverside EDA

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Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Continuum of Care Homeless Assistance Program	Riverside County's Continuum of Care program is administered by the Department of Public Social Services. The program addresses homeless programs and services utilizing a variety of funding resources and programs. See Continuum of Care (McKinney Act), Supportive Housing Program, Shelter Plus Care, and Housing Choice Voucher Program (Section 8 Moderate Rehabilitation) for SROs Program under the Federal Resources heading)	Federal ESG, CDBG, FEMA, Supportive Housing Program (SHP), Shelter Plus Care; State HCD	Homeless Outreach Homeless prevention Homeless Facilities Transitional Facilities Permanent Supportive Housing Support Services	County of Riverside DPSS
Emergency Cold Weather Shelter Program	Provide emergency cold weather shelter at 4 locations throughout the County of Riverside, including two National Guard Armories.	HUD Emergency Shelter Grants, Emergency Food and Shelter Grants, General Fund	Cold weather shelters	County of Riverside DPSS
Federal Emergency Shelter Grants	See description under Federal Resources.			
Emergency Food and Shelter National Board Program	See description under Federal Resources.			
Emergency Housing Assistance Program	See description under State Resources.			
Federal Emergency Management Agency	See description under Federal Resources.			
HOME Investment Partnership Formula Grant Program	See description under Federal Resources.			
Housing Assistance				
County Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, etc., and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	Weatherization Rehabilitation	Department of Community Action
Misc.				
Density Bonus Ordinance	Provides for the adoption of a Density Bonus Ordinance consistent with state law by 2002		New Construction	County of Riverside Planning Department
FEDERAL RESOURCES				
223(f) mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multi-family units.	HUD	1) Acquisition 2) New Construction 3) Administration	Applied for by others
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects	HUD	1) Energy conservation 2) Multi-family rehabilitation	Applied for by others
221(d)(3) and (4) Mortgage Insurance for Rental Housing	Provides mortgage insurance to fund good quality rental or cooperative housing for low/mod income families.	HUD	1) New Construction 2) Refinance	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Capital Fund Grant Program	Funds are allocated for the modernization of all HUD affordable housing. This modernization includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in the affordable housing projects.	HUD	<ol style="list-style-type: none"> 1) Rehabilitation 2) Accessibility Retrofit 	County of Riverside Housing Authority
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	HUD	<ol style="list-style-type: none"> 1) Acquisition 2) Infrastructure improvements 3) Group homes/ homeless and transitional housing 4) Housing preservation and rehabilitation 5) New construction (if completed by non-profit groups)/Self-help housing 6) Public services and community facilities 7) Landlord/tenant mediation 8) Accessibility retrofit and energy Conservation 9) Administration 	County of Riverside EDA
Community Development Technical Assistance Grants	Provides technical assistance funds under four separate technical assistance programs: Community Development Block Grant technical assistance; Community Housing Development Organization (CHDO) technical assistance; HOME technical assistance, and Supportive Housing technical assistance.	HUD	Technical assistance	Applied for by others/County of Riverside
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities with populations up to 50	Rural Housing Service	<ol style="list-style-type: none"> 1) Community facilities 2) Infrastructure/ public works 	Applied for by others
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meals and other supportive services to frail elderly and persons with disabilities residents in federally assisted housing. Also supports remodeling to meet accessibility needs.	HUD	<ol style="list-style-type: none"> 1) Group Homes/ Congregate 2) Care Social services 3) Administration 	Applied for by others
Continuum of Care for Homeless Persons (McKinney)	Provides grants to assist the homeless through a combined NOFA for 3 programs: Supportive Housing, Section 8 SRO; and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons. (Specific programs are described individually in this matrix)	HUD	<ol style="list-style-type: none"> 1) Rent subsidies (S+C) 2) Rental Housing rehabilitation 3) Acquisition of group homes, homeless shelters, transitional housing and SRO's 	Administered by County of Riverside DPSS
Disaster Relief Program	Provides grants for assistance to jurisdictions and victims hit by emergencies or disasters, as declared by the President. Funds are for repair, restoration, reconstruction or replacement of public and non-profit facilities, loans to local government to cover tax and revenue losses, and emergency shelter for up to 18 months.	FEMA	<ol style="list-style-type: none"> 1) Homeless shelters, SROs and transitional housing 2) Rehabilitation 	Applied for by others and County of Riverside (as needed)
Disposition of HUD Multi-Family Housing	To dispose of multi-family housing owned or financed by HUD that is delinquent, under workout or foreclosed with mechanisms designed to preserve the low and moderate income housing stock. Provides loans and rent subsidies for a 15 year term, with priority given to non-profit organizations.	HUD	<ol style="list-style-type: none"> 1) Acquisition 2) New rental housing 3) Preserve existing affordable housing 	Applied for by others

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Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Emergency Food and Shelter Program	EFS meets the needs of the hungry and homeless by providing funds to local public agencies and non-profits to provide emergency food and shelter. Program funds are used to provide the following housing assistance, as determined by the Local Board in funded jurisdictions: lodging in a mass shelter or hotel; one month rent or mortgage payment; one month's utility bill; and minimal repairs to allow a sheltering facility to function during the program year.	HUD	<ol style="list-style-type: none"> 1) Homeowner assistance 2) Rental assistance 3) Emergency Shelter Assistance 	Administered by County of Riverside DPSS
Emergency Shelter Grants	An entitlement program established under the Stewart B. McKinney Act. Annual grant funds are allocated on a formula basis. Funds are provided to jurisdictions for renovation, rehabilitation, conversion of buildings for use as emergency shelters for the homeless, and for payment of specific costs associated with maintenance and operation of shelters for homeless prevention activities. Eligible sub-recipients are non-profit shelter providers and public agencies. The County of Riverside administers the funds from this program for a number of homeless facilities and services, and selects non-profit agencies to receive ESG funds for emergency shelter and essential services for homeless.	HUD	<ol style="list-style-type: none"> 1) Homelessness Prevention 2) Rehabilitation/ Conversion of buildings for use as shelters. 3) Cold Weather Shelters. 4) 30% on essential services. 5) Operating costs 	Administered by County of Riverside EDA
FDIC Affordable Housing Program	Sell homes and multi-family property to provide homes for low and moderate income households. Provides purchase assistance for rehabilitation costs and closing costs.	Federal Deposit Insurance Corporation	<ol style="list-style-type: none"> 1) Acquisition 2) Rehabilitation 	Applied for by others
FEMA	FEMA offers disaster assistance for housing through low interest loans or cash grants for individuals and disaster grant assistance for the repair, replacement or restoration of disaster damaged publicly owned facilities and the facilities of certain non-profit organizations.	Federal Emergency Management Agency	<ol style="list-style-type: none"> 1) Housing Assistance 2) Rehabilitation 3) Homeless and Transitional Housing 	FEMA
Federal Home Loan Bank Affordable Housing Program	Federal law requires each of the 12 District Federal Home Loan Banks to establish an Affordable Housing Program (AHP) under which the District Bank provides low cost funds to member saving institutions for below market rate loans or grants for affordable housing activities. Member banks then provide grants and below market loans to organizations for the purchase, construction and/or rehabilitation of rental housing. A minimum of 20% of the units must be occupied and affordable to very low income households.	Federal Home Loan Bank	<ol style="list-style-type: none"> 1) Acquisition 2) New Rental Unit Construction 3) Rental Unit Rehabilitation 	Applied for by others
Federal Home Loan Bank Community Investment Program	This program provides long term funding at fixed rates to develop rental housing, including acquisition, rehabilitation and construction, or to finance first-time home purchases for families and individuals with incomes up to 115% of the area median income.	Federal Home Loan Bank	<ol style="list-style-type: none"> 1) Acquisition 2) New Rental Unit Construction 3) Rental Unit Rehabilitation 4) First Time Homeowner Assistance 	Applied for by others
HUD Single Family Property Disposition program	Sells HUD acquired single family properties to expand homeownership opportunities, strengthen neighborhoods. Up to 10% of HUD held single family properties are made available for lease for use in homeless programs - rent is \$1.00 per year. Non-profit organizations may purchase properties for use in homeless programs for 30% less than the HUD Fair Market Value.	HUD	<ol style="list-style-type: none"> 1) Homeowner Assistance 2) Homeless facilities 3) Rehabilitation 	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Homeless Providers Grants and Per Diem program	Provides grants to non-profits and public entities to develop programs that help veterans recover from homelessness, including transitional housing and supportive services for homeless veterans.	Department of Veterans Affairs	<ol style="list-style-type: none"> 1) Acquisition 2) Operation 3) Social services 4) Homeless facilities 	Applied for by others
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to the City of Riverside on behalf of all of the jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development and rental assistance. Provides local governments and non-profits the opportunity to devise long term strategies for meeting the housing needs of persons with AIDS and their families.	HUD	<ol style="list-style-type: none"> 1) Project or tenant based rental assistance 2) Supportive services and prevention activities 3) Primary medical care administration 4) Acquisition, rehabilitation and leasing of property 	Administered by the City of Riverside
HOME Investment Partnership Formula Grant Program	The HOME Investment Partnerships program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and non-profit organizations. The intent of this program is to expand the supply of decent, safe and sanitary affordable housing. The HOME program provides local funds to finance the development of affordable ownership and rental housing, preservation of existing housing, and homeownership assistance. The County of Riverside utilizes HOME funds for: new construction assistance to CVHC, Habitat for Humanity, other CHDOs, developers and participating jurisdictions; transitional housing facilities; predevelopment assistance, the First Time Homebuyers Assistance program (FTHB); and acquisition and/or rehabilitation of mobile homes and multi-family units. 15% of a state or local jurisdiction's HOME funds must be set-aside for use by community based non-profit organizations (CHDOs). (See Programs under County Resources)	HUD	<ol style="list-style-type: none"> 1) New Construction 2) Multi-family Acquisition and/or Rehabilitation 3) Site Improvements 4) CHDO Assistance 5) Homeowner Assistance 6) Tenant Based Security deposit Assistance 7) Administration 	County of Riverside EDA
Inner City Ventures Fund	As the lending arm of the Community Partners, the ICFV program provides loan financing to rehabilitation projects in endangered, low, moderate and mixed income historic neighborhoods.	National Trust for Historic Preservation	<ol style="list-style-type: none"> 1) Rehabilitation 2) Homeless/SROs/ transitional facilities 	Applied for by others
Low Income Housing Preservation - Tenant Assistance/Capacity Building	Provides grants to enable resident groups and non-profits to buy HUD assisted multi-family projects. Pre-development and resident capacity grants available.	HUD	<ol style="list-style-type: none"> 1) Acquisition 2) Preservation of Affordable Housing 	Applied for by others (non-profits)
Low Income Housing Tax Credit Equity Program	Equity investment for acquisition and rehabilitation of rental programs	National Affordable Housing Trust	<ol style="list-style-type: none"> 1) New construction and rehabilitation of rental units 2) Preservation of affordable housing 3) Acquisition 4) Transitional/SROs 	Applied for by others

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Housing Element

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
National Preservation Loan Fund	Program makes loans to establish or expand preservation revolving funds and loan pools and to acquire and/or rehabilitate historic building sites and districts. Properties must be listed in the National Register of Historic Places.	National Trust for Historic Preservation	1) Acquisition 2) Rehabilitation 3) Self Help housing 4) Homeless/SRO and transitional housing	Applied for by others
RECDs	Tenant assistance to ensure that residents do not pay more than 30% of their income for rent.	Rural Housing Service	Tenant Assistance	Applied for by others (non-profit agencies)
Rural Development Loan Program	Loan program to provide housing for farm workers	Rural Housing Service	New Construction	Applied for by others (non-profit agencies -CVHC)
Rural Self Help Housing Technical Assistance Grants	Provides grants to sponsoring organizations to provide technical and supervisory assistance which will help low income households participate in self help housing construction	Rural Housing Service	1) New construction and rehabilitation of single family units 2) Self help housing	Applied for by others
Rural Homeless Housing Assistance	Provides grants to non-profits in rural areas to provide direct emergency assistance to those in rural areas that are homeless or at risk of becoming homeless. Assistance may be used for rents, utility or mortgage assistance, security deposit, short term lodging in motels	HUD	1) Emergency/ transitional shelter 2) Rehabilitation 3) Rental Assistance	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low and low income households living in rural substandard housing.	Rural Housing Service	1) Rehabilitation 2) Construction 3) Preservation of affordable housing 4) Energy conservation	Applied for by others
Section 515 Rural Rental Housing Loans	Makes loans for the creation of rental housing in rural areas for persons with incomes below 80% of the Riverside County median.	Rural Housing Service	1) Acquisition 2) Infrastructure 3) New construction and rehabilitation of rental housing 4) Group homes 5) Operation	Applied for by others
Section 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly in the way of loans, grants and rent subsidies.	HUD	1) Acquisition 2) New rental construction and rehabilitation 3) Operation 4) Rental assistance 5) Social services	Applied for by others
Section 521 Rural Rental Assistance Program	Provides direct rental assistance payments in conjunction with applications for rural rental housing projects for very low and low income tenants.	Rural Housing Service	Rent subsidies	Applied for by others
Section 523/524 Rural Housing Site Loans	Provides loans to enable public and private non-profit groups to obtain and develop land for housing sites in rural areas.	Rural Housing Service	1) Acquisition 2) Infrastructure	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Housing Choice Voucher Program.	The Housing Choice Voucher Program provides rent subsidies to owners of housing units on behalf of extremely low and very low income tenants. Under this program, tenants pay 30% of their monthly income on rent. In order to be compliant with regulatory requirements, the Housing Authority will release families to result in a lease up of 75% of the families being at or below 30% of the median income (extremely low income).	HUD	Rental assistance	Administered by County of Riverside Housing Authority
Section 8 Mainstream Program for Persons with Disabilities	Funds are available through Public Housing Authorities and non-profit disability organizations to provide Section 8 rent subsidies targeted to people with disabilities.	HUD	Rental assistance	Administered by County of Riverside Housing Authority
Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals	This program, one of the 3 programs under the McKinney Continuum of Care Program umbrella, provides public housing authorities and non-profit organizations rehabilitation assistance to convert existing facilities into Single Room Occupancy Dwellings (SROs) for homeless individuals. SRO projects enter into agreements with the Housing Authority who provides Section 8 rental assistance to those units for up to 10 years.	HUD	Rehabilitation Assistance	Administered by the Department of Public Social Services
Section 108 Loan Guarantee	Program allows jurisdictions to pledge future CDBG grants as collateral to guarantee private market loans to allow large community development projects, such as acquisition of property, rehabilitation, demolition, etc.	HUD	All uses	County of Riverside and participating jurisdictions are eligible
Section 538 Rural Rental Housing	Provides guaranteed loans to lenders and eligible housing providers to generate new and better affordable housing in rural areas	Rural Housing Service	New Rental construction	Applied for by others
Section 811 Supportive Housing for Persons With Disabilities	Provides funding to developers of housing for persons with disabilities, low income households. Provides capital grants and project rental assistance contracts to non-profit sponsored housing developments for persons with disabilities. Section 811 provides 100% of the development costs (which do not have to be repaid) if the project remains available to very low income people with disabilities for 40 years.	HUD	1) Acquisition Group homes New construction and rehabilitation of rental units Social services	Applied for by others
Self-Leveraging Revolving Loan Fund	Work with participating banks to establish revolving loan funds with CDBG seed money and matching bank funds.	CDBG; banks	1) New Construction Rehabilitation Infrastructure improvements Housing assistance	County of Riverside EDA
Shelter Plus Care Program	Provides rental assistance that is either tenant based, project based, sponsor based to maximize independence for homeless persons with disabilities, primarily those with mental illness, chronic problems with alcohol or drugs and AIDS or related diseases.	HUD	1) Rehabilitation of rental units 2) Tenant or sponsor based rental assistance 3) Social services	Administered by DPSS
Self Help Home Ownership Opportunity Program	Program funded by an allocation from HUD which funds land acquisition and infrastructure for sweat equity homes.	Housing Assistance Council	1) Acquisition 2) Infrastructure 3) New construction single family	Applied for by others (non-profits)
Supportive Housing Program	This program is one of the 3 programs under the McKinney Continuum of Care Program umbrella. The program provides supportive housing and/or supportive services to homeless persons. Funding can be used for transitional housing facilities, permanent supportive housing for persons with disabilities, or other supportive services.	HUD	1) Transitional Housing construction, acquisition, leasing or rehabilitation 2) Operating costs 3) Supportive services	Administered by County of Riverside DPSS

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Housing Element

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Use of Federal Real Property to Assist Homeless	To lease, permit or donate certain real property; (land or buildings) for use to assist the homeless. HUD surveys each federal agency each quarter to determine which properties are excess, surplus, unutilized or underutilized.	HUD	1) Emergency shelter, transitional housing or SROs 2) New rental Construction	Applied for by others
Federal Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters	HUD	1) Rehabilitation 2) Operation	Administered by EDA
Youth build	Provides grants for projects employing economically disadvantaged young adults to build or rehabilitate housing and housing related facilities. Aim is to provide these young adults with meaningful onsite training in housing construction and rehabilitation.	HUD	1) New construction 2) Rehabilitation 3) Operations 4) Social services/job training	Administered by EDA
STATE RESOURCES				
Multi-family Housing Program - Acquisition and Rehabilitation Component	Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Terms for loans are 55 years	HCD	1) Preservation of existing affordable housing 2) Rent Subsidies 3) Multi-family rehabilitation 4) Acquisition	Applied for by others
CDBG Economic Development Allocation - Enterprise Fund Component	Program reserves block grant funds for cities and counties, which in turn make loans to businesses, fund public infrastructure improvements or fund activities that will foster the development of micro-enterprises	HCD	1) Business start up 2) Infrastructure development	Cities or County of Riverside are eligible
CDBG Economic Development Allocation - Over the Counter Component	Loans to businesses and grants to cities and counties for infrastructure required to assist businesses that create or retain jobs for low income persons.	HCD	1) Business start up 2) Infrastructure development	Cities or County of Riverside are eligible
CDBG Planning/Technical Assistance	Provides grants to be used for planning and feasibility studies related to public works, housing rehabilitation and construction, community facilities, public services and community development	HCD	Planning Technical Assistance	Cities or County of Riverside are eligible
California Self-Help Housing program (CSHHP)	Provides grants to governmental agencies, non-profits and cooperatives to provide technical assistance to participants that are building their own residence. 10% simple interest loans made to sponsor organizations to assist with project development and construction.	HCD	1) New Construction Assistance 2) Administration	Applied for by others
CalHOME	Loans and grants to local public agencies and non-profit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single family subdivisions.	HCD	1) Acquisition 2) Energy conservation 3) Infrastructure development 4) New construction single family	County of Riverside EDA, or applied for by non-profit agencies
CHFA 501(c)(3) Preservation Mortgage Program	Provides 30 year term acquisition loans to non-profit agencies for acquisition and refinancing of existing assisted projects. Requires that 20% or more of the units be reserved for households with incomes below 50% of the Riverside County median.	California Housing Finance Agency	1) Acquisition 2) Refinance	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
CHFA Affordable Housing Partnership Program	Below market rate, long term mortgage loans combined with purchase assistance for income eligible first time homebuyers to purchase a single family home. Eligible sales price varies by county and are the same as under the CHFA Single Family program.	California Housing Finance Agency	1) Acquisition 2) Purchase homes	Applied for by others
CHFA Builder Lock (BLOCK)	Builder/Developers may purchase forward commitments for permanent mortgage financing for CHFA eligible borrowers tied to their construction/marketing program at single family developments.	California Housing Finance Agency	New construction of single family and multifamily units	Applied for by non-profits and for-profit organizations
CHFA California Home Ownership Assistance Program (CHAP)	Equity sharing mortgage participation loan whereby the state provides loans up to 49% of the purchase price of a home with the balance funded by a private lender.	California Housing Finance Agency	Housing Assistance	Applied for by others
CHFA CHAP 100% Loan Program	Provides 100% of the financing needs of first time homebuyers	California Housing Finance Agency	Housing Assistance	Applied for on behalf of others
CHFA Bridge Loan Program	A second loan program designed to provide tax-exempt funds necessary to meet the 50% basis test required for 4% tax credits.	California Housing Finance Agency	Housing Assistance	Applied for by others
CHFA HELP Program	To provide affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities. Provides loans for acquisition, gap financing, construction, redevelopment and pre-development. Funds must be used to directly provide affordable housing units with minimum affordability term of 10 years.	California Housing Finance Agency	1) Acquisition 2) Preservation of affordable units 3) Rehabilitation	County of Riverside Housing Authority /Redevelopment Agency
CHFA Mobile Home Park Tenant Acquisition Program	Provides tax-exempt bond financing for tenant acquisition of mobile home parks in conjunction with the State Mobile Home Park Resident Ownership program and/or local government funding. Program is conjunction with Bank of America. Funds have been suspended at this time	CHFA	Mobile home park purchase assistance	Applied for by others
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low income families by improving energy efficiency of their homes. Focuses on low income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5)duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures	California Department of Community Services and Development	1) Energy Conservation 2) Rehabilitation and Repair	County of Riverside Department of Community Action
Emergency Housing Assistance Program	Each county receives a grant allocation. Eligible activities include operating facilities to provide emergency or transitional shelter acquisition, construction, expansion or rehabilitation, counseling, rental assistance, equipment purchases and program costs.	HCD	Emergency Shelter	County of Riverside DPSS
Family Housing Demonstration program	An FHDP development has 3 components consisting of housing, supporting services which may include an onsite child care center, and a job training and development program. The program provides loans for gap financing - the future funding of which requires voter approval for bond issuance	HCD	1) Acquisition 2) New rental construction 3) Rehabilitation	Applied for by others (non-profit agencies -CVHC)

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Housing Element

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Farm worker Housing Assistance program	Provides grants to public and private non-profits to provide technical assistance to farm workers and farm worker housing agencies towards securing temporary or permanent housing.	Employment and Training Administration	Technical assistance and counseling	Applied for by others
Farm worker Housing Grant Program	Provides loans, grants, down payment assistance and technical assistance to provide housing opportunities for agricultural households.	HCD	1) Acquisition 2) New Construction 3) Rehabilitation 4) Self help housing	Applied for by others
State Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters	HCD	1) Rehabilitation 2) Operation	Applied for by others
Joe Serna Jr. Farm worker Housing Grant Program	Provides owner-occupied and rental units for agricultural workers, with priority for lower income households. Provides grants to assist development or rehabilitation of various types of housing projects for agricultural worker households. An affordability term of 40 years is required for new rental housing; an affordability term of 20 years is required for rehabilitation.	HCD	1) Acquisition 2) Site development 3) New Construction and rehabilitation of rental units 4) Mortgage write downs	County of Riverside EDA, or applied for by non-profits
Loan Packaging Program	To increase access to capital for low income communities with a focus on financing housing at affordable rates and terms.	Low Income Housing Fund	1) Acquisition 2) New Construction 3) Rehabilitation 4) Homeless SRO/ transitional housing 5) Mobile home park purchase assistance	Applied for on behalf of others
LIHF Mortgage Banking Pools	Increases access to capital for low income communities. Provides bridge loans for tax credit purposes.	Low Income Housing Fund	1) New construction 2) Rehabilitation 3) Transitional/SROs 4) Self Help Housing	Applied for by others
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)The Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) The Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) The Energy Crisis Intervention Program (ECIP) which provides payments for weather related emergencies	California Department of Community Services and Development	1) Financial Assistance 2) Energy Conservation	County of Riverside Department of Community Action
Low Income Housing Tax Credit Program	To encourage low-income housing production and provide lower rents by offering a federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low income housing. Terms of affordability are for 55 years. Construction and permanent financing are required from other sources.	State Tax Credit Allocation Committee	1) Acquisition 2) New construction and rehabilitation of rental units 3) Preservation of affordable housing 4) SROs	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Mobile home Park Resident Ownership Program	Provides acquisition loans, construction/rehabilitation loans, for purchase of mobile homes parks by resident organizations, as well as down payment assistance and rent subsidies.	HCD	1) Mobile home park purchase assistance 2) Acquisition of mobile home parks	Applied for by others.
Mobile Home Park Resident Ownership Program	Technical assistance to mobile home park organizations and low interest loans for conversion or acquisition	HCD	1) Housing Assistance 2) Supportive services/ technical assistance 3) Administration	Applied for by others
Multi-family Low Income Housing Program	Program provides tax-exempt bond financing for a variety of projects, such as for multi-family and seniors, representing direct benefits to cities.	California Statewide Communities Development Authority	1) Acquisition 2) New rental construction 3) Rental rehabilitation	Applied for by others
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities to migrant housing. Provides loans, grants, gap financing and assistance.	HCD	1) Acquisition 2) New construction and rehabilitation of rental housing	Applied for on behalf of others
Multi-family Housing Program	New construction/rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of non-residential structures to rental housing	HCD	1) Acquisition 2) New construction and rehabilitation of rental housing 3) Preservation of affordable housing 4) Transitional housing/SROs	Applied for by others
Preservation Financing Program	Provides tax-exempt financing for the acquisition or refinancing of projects with expiring Section 8 contracts that would opt out of subsidy contracts	CHFA	1) Acquisition Preservation of affordable housing	Applied for by others (Non-profits)
Rural Seed Money Loan programs	HAC operates a number of revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low and low income persons.	State Housing Assistance Council	1) Acquisition 2) Infrastructure 3) New Construction 4) Rehabilitation 5) Preservation of affordable housing 6) Self help housing	Applied for by others
Surplus Land Priority Sale	California Government Code requires that a 60 day advance notice priority be given in the sale or lease of excess properties to sponsors or government agencies that would develop low and moderate income housing.	California Department of Transportation	1) Land acquisition 2) New Construction	Applied for by others or County of Riverside
Surplus Property Sale	Program allows for a 30 day period during which agencies wishing to purchase land for park, open space or low and moderate income housing can have priority over other purchasers.	California Department of Water Resources	1) Land acquisition 2) New Construction	Applied for by others or County of Riverside
Tax Exempt Affordable Mortgage program	Provides bond financed fixed rate mortgages for 30 to 40 years to developers of housing that have at least 20% of the units occupied and affordable to households making less than 50% of the Riverside County median.	CHFA	1) Acquisition 2) New construction and rehabilitation of rental units	Applied for by others (non-profits, for-profits and public housing agencies)

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Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Tax Exempt Private Activity Bond Program	CDLAC administers the tax-exempt private activity bond program available annually for California. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state or federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds must receive an allocation from CDLAC. Two programs apply to housing: (1) Multi-family Rental Housing: state and local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units acquire land and construct new projects or purchase and rehabilitate existing units. (2) Single Family Housing: state and local agencies can issue tax-exempt mortgage revenue bonds to fund mortgages for homebuyers, The tax exempt source of funds reduces the interest rate paid by purchasers by approximately 1% or more depending on current market conditions.	California Debt Limit Allocation Committee CDLAC)	1) New construction or rehabilitation of rental units 2) Acquisition and rehabilitation of rental units 3) Homeowner assistance	County of Riverside through the State of California (for MCC program)
PRIVATE RESOURCES				
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction or rehabilitation of owner-occupied housing by very low, low and moderate income households and/or to finance the purchase, construction or rehabilitation of rental housing.	Federal Home Loan Bank of San Francisco	1) Acquisition 2) Homeless and transitional facilities 3) Mobile home park purchase assistance 4) New construction 5) Rehabilitation 6) Self help housing	Applied for by others
Bridge Financing program	Provides bridge financing for tax credit projects	Rural Community Assistance Corporation	New rental housing	Applied for by others
CRA Lending	Includes tax credit, AHP and permanent loans for housing and community development	SAMCO	1) Homeless and transitional housing 2) New rental units 3) Multi-family rehab	Applied for by others
Adtech.net	Grants for down payment assistance for first time homebuyers	Adtech	Housing Assistance	Applied for by others
Bridge Loan Program	Provide a bridge loan to provide flow of funding between project closing and equity pay-ins by tax credit investors. To be used with tax credit projects by non-profit organizations.	Local Initiatives Managed Assets Corp.	1) Rehabilitation 2) Acquisition 3) New Rental construction	Applied for by others
California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources through a revolving blind loan pool to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable single family and multi-family housing, acquisition, preservation and rehabilitation.	CCRC	Acquisition	Applied for by others
Community Development Finance Department	Department will address the credit needs of low and moderate income families by providing real estate related credit products. Provides construction/rehab loans.	Union Bank of California, NA	1) Acquisition 2) Infrastructure development 3) New construction 4) Rehabilitation 5) Self help housing	Applied for by others
House America	Program provides affordable residential lending for low and moderate income individuals	Countywide Home Loans	Acquisition	Applied for by others

Housing Program	Program Intent/Description	Funding Source ¹	Eligible Activities	Sponsor
Mercy Loan Fund	Makes loans to projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	Mercy Loan Fund	1) New construction 2) Rehabilitation 3) Acquisition	Applied for by others
Neighborhood Housing Services	NHS is a three way partnership among neighborhood residents, local government and local businesses. NRG provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group	1) Rehabilitation 2) Energy Conservation 3) Community Services/facilities	Applied for by others
Non-Profit Program	Program purchases loans from lenders, such as community loan funds, community development financial institutions and commercial banks, so that lenders can recycle loan funds to increase the development or acquisition of low and moderate income housing.	Local Initiatives Managed Assets Corporation	1) New construction and rehabilitation of rental units 2) Preservation of affordable housing 3) Homeless/SRO and transitional housing 4) Mobile home park purchase assistance	Applied for by others
Permanent Loan Program	Program provides 10 and 15 year fully amortized loans.	Rural Communities Assistance Corp.	1) Acquisition 2) Community facilities 3) Mobile home park purchase assistance 4) New construction and rehabilitation of rental units 5) SROs 6) Public works	Applied for by others
Pre-development/ Construction Loan Program	A revolving loan fund making loans at below market rates to finance a multitude of activities related to general housing and community facility projects.	Rural Communities Assistance Corp	See above 1) New construction/ rehabilitation of single family units 2) Infrastructure 3) Self help housing	Applied for by others
Self Help Housing Program	Program provides technical assistance to individuals participating in self help housing	Self Help Enterprises	Technical assistance	Applied for by others
Southern California Gas Company - Direct Weatherization Program	Contracts with the Riverside County Department of Community Action to provide funds for assistance to low income households for weatherization measures and energy efficiency measures including such actions as weather stripping, water heater wrapping, installation of low flow shower heads, and others specific to individual needs.	Southern California Gas Company	Energy Conservation	County of Riverside Department of Community Action
WorldBRIDGE Initiative	Provides lower interest construction financing for affordable or mixed-income rental housing or affordable home ownership through a consortium of World Savings/Calers/Wells Fargo Bank of America.	Bridge Housing Corp.	1) New Construction 2) SROs	Applied for by others

Source: 1999-2004 Riverside County Consolidated Plan, HCD, Riverside County EDA

Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from July 1, 2008 to June 30, 2014.

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

New Construction

Table H-74 contains the quantified objectives that will be used as guidelines toward meeting the County of Riverside's new construction objectives for the planning period, inclusive of 2006-2008, and compares them to the fair share established by the RHNA.

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

- Riverside County records of units completed between 2006 and 2008;
- Entitled projects either under construction or awaiting Board of Supervisors review and approval, or projects which have been the subject of negotiation with the County of Riverside but for which permits are pending;
- Potential projects for which builder, developers or non-profit entities have expressed interest in pursuing but no activity in terms of filing permit applications, or negotiations with the County of Riverside have occurred at this point;
- Potential units established as targets by the 2008-2014 Action Plan utilizing federal, state or local funding options, such as senior units and multi-family units utilizing multi-family revenue bonds, federal funding, CHFA, or tax credit financing assistance obtained by others, or transitional/permanent housing facilities; and
- Potential market rate units (with yet undetermined builders, developers or other entities), located primarily within adopted Specific Plans, based on past development trends.

Based on the achievement of the above assumptions and factors, the County of Riverside should meet or exceed its RHNA allocations with the exception of the very low income category. In the event that some or all of the assumed potential units based on past trends, and/or targeted objectives stabilized on the availability of federal, state or local funding resources assistance are not achieved, the County of Riverside will still make substantial

progress toward meeting its fair share RHNA allocations. The objectives for a proportion of the low, as well as the moderate and above moderate income groups are anticipated to be met through market rate new construction. The objectives for the very low income group are made under the assumption that a large proportion of the anticipated mobile home stock will be available at prices affordable to the very low income group, in addition to a significant involvement of the County of Riverside.

Rehabilitation/Conservation

Riverside County’s Housing Rehabilitation Programs (RHRP and CHRP) for single family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multi-family rehabilitation projects utilizing HOME or Redevelopment Set-Aside funds will address the rehabilitation of housing units owned and/or rented to lower income households in the County of Riverside. It is assumed that the majority of moderate and above moderate income households will rehabilitate units as needed through private efforts. Table H-77 75 summarizes the quantified objectives for the planning period.

Assistance

Table H-78 76 and H-79 77 contains the quantified objectives in implementing Riverside County's financial assistance programs and available resources for the planning period.

Table H-74 Quantified Objectives: New Construction July 1, 2008 - June 30, 2014

Unit Type/Description	# Units		Income Levels				
	Incorporated	Unincorporated	ELI	Very Low	Low	Moderate	Total
Single Family Affordable/Assisted							
Redevelopment Funds (RDA)							
37th and Wallace Infill Project		3			3		3
Mira Loma Infill Project		2			2		2
Ripley/Mesa Verde Infill Project		10			10		10
Habitat for Humanity/ 37th St. Project		1			1		1
Murrieta Infill Housing Project		4			4		4
North Shore Infill Project		1			1		1
Ripley/Mesa Verde Infill Project Phase II		10			10		10
Huerta De Mecca Self Help Homes		152			76		152
Lockhart Property- Sierra Avenue and 30 th Street Single Family		35			35		35
Glen Avon Single Family		40			40		40
Nuestro Orgullo Self Help		291	21	23	88		291
Valencia - Self Help Single Family		45	12	13			45
North Hemet Revitalization Plan- Single Family Affordable	105				105		105
Inspire Project		1		1			1
Molino Way Project		1			1		1
Pontiac Street Project		2			2		2
HOME Funds							
North Shore Self Help Group 4		8	2	3	2		8
North Shore Infill Project Group 5 and 6		10			10		10
<i>Subtotal Single-Family Affordable</i>	105	616	35	40	390	0	721
Multi-Family Affordable/Assisted							
Redevelopment Funds (RDA)							
Clinton Family Apartments		59			58		59
Middleton Crossings		240			117		240
Cottonwood		66			66		66
Rancho Vista Apartments		160			160		160
Paseo de los Heroes II		52	12	13			52
North Hemet Revitalization Plan- Multi-Family	200				200		200
Desert Meadows		80	32	36			80
Mustang Lane Infill Project		22	4	6			22
Orange Blossom Lane		41			20		41
Operation Safe House		16			16		16

Unit Type/Description	# Units		Income Levels				
	Incorporated	Unincorporated	ELI	Very Low	Low	Moderate	Total
HOME Funds							
San Jacinto Villas	81		5	6			81
Wolff Waters Place	218		52	56			218
River Canyon	59		5	6			59
Cimarron Heights	84		19	21	44		84
<i>Subtotal Multi-Family Affordable</i>	642	736	129	144	681	0	1378
Special Needs Affordable/Assisted							
Redevelopment Funds (RDA)							
Mission Village Senior Apartments		102	23	26	53		102
Tres Lagos Senior Apartments		203			203		203
The Vineyards at Menifee Senior Apartments		81			39		81
North Hemet Revitalization Plan- Assisted Living Housing	80				80		80
Camino Real and Limonite Sr. Apartments		152			152		152
Legacy		81	7	8	65		81
HOME Funds							
Horizons at Indio Senior Apartments	81		5	6			81
Rancho Dorado	71		5	6			71
Tierra Del Sol	76				75		76
Cedar Glen	61		5	6	49		61
<i>Subtotal Special Needs Affordable</i>	369	619	45	52	716	0	988
Mobile Homes and Parks Affordable/Assisted							
Redevelopment Funds (RDA)							
Mountain View Estates		398	43	47			398
100 Palms Mobile Home Park		80	38	42			80
Los Vinedos Mobile Home Park		84	12	13	59		84
Chiriaco Summit		12	6	6			12
Mobile Home Tenant Loan Assistance Program		250			250		250
San Antonio del Desierto		136		136			
<i>Subtotal Mobile Home Affordable</i>	0	824	99	244	309	0	824
RHNA Total:	1,116	2,795	311	777	2,096	0	3,911

*Total reflects project total, which includes units that are not restricted by the County of Riverside and may potentially include a manager's onsite unit. All projects and associated units are subject to change.

Table H-75 Quantified Objectives: Preservation/Rehabilitation July 1, 2008 - June 30, 2014

Unit Type/Description	# Units			Income Levels				
	Incorporated	Unincorporated	Total	ELI	Very Low	Low	Moderate	Total
Rehabilitation								
Redevelopment Funds (RDA) / CDBG								
Home Rehabilitation Program	150	150	300	81	88	131		300
Tenant Home Rehabilitation Program		3	3	1	2			3
Senior Home Repair Programs	150	150	300	144	156			300
Enhanced Home Repair Programs		5	5	2	2	1		5
Emergency Housing Response Program		65	65	6	6	13	3	65
Home Improvement Program		5	5			5		5
Manufactured Home Replacement Program		5	5	2	3			5
RDA Fund Program - Acquisition and/or Rehab Developments								
Inspire		1	1		1			1
Desert Rose Apartments		77	77			76		77
Hope Ranch Mobile Home Park		12	12	6	6			12
RDA-1 (SL Imperial, LLC)		50	50				50	50
Orange Blossom Lane		23	23			11	12	23
HOME Funds								
N/A								
Subtotal	300	546	846	240	264	237	65	846

Table H-76 Quantified Objectives: Assistance July 1, 2006 - June 30, 2008

Unit Type/Description	# Units		Total	ELI	Very Low	Low	Moderate	Total
	Incorporated	Unincorporated						
ASSISTANCE								
MCC	9	13	22			11	11	22
First Time Homebuyers Program - HOME Funded	49	32	81		1	80		81
Down Payment Assistance Program - RDA Funded			0					0
Housing Authority - Security Deposit Assistance	490		490	234	256			490
Housing Authority - Emergency Housing Response Program - RDA Funded		105	105		105			105
Total	548	150	698	234	726	91	11	698

Table H-77 Quantified Objectives: Assistance July 1, 2008 - June 30, 2014

Unit Type/Description	# Units		Total	ELI	Very Low	Low	Moderate	Total
	Incorporated	Unincorporated						
ASSISTANCE								
MCC	27	39	66			33	33	66
First Time Homebuyers Program - HOME Funded	147	96	243	1	2	240		243
Down Payment Assistance Program - RDA Funded		27	27			27		27
Housing Authority - Security Deposit Assistance	500		500	238	262			500
Subtotal	674	162	836	239	264	300	33	836