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3 **RESOLUTION No. 2021-007**

4 **RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENTS**

5 **GPA NOS 190006, 180002 AND 210109**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., a public  
7 hearing was held before the Riverside County Planning Commission in Riverside, California on September  
8 1, 2021, to consider the above-captioned General Plan Amendments; and,

9 **WHEREAS**, all the procedures of the California Environmental Quality Act (“CEQA”) and the  
10 Riverside County Rules to Implement the Act have been satisfied and an Addendum (No.1) to Environmental  
11 Impact Report No. 548 has been prepared pursuant to State CEQA Guidelines Section 21166 and Sections 15162 and  
12 15164; and

13 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,  
14 the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission  
16 of the County of Riverside, in regular session assembled on September 1, 2021, that it has reviewed and  
17 considered the staff report and considered the addendum, staff’s presentation and input from the public,  
18 and, based on the findings and conclusions in the staff report, which are incorporated herein by reference,  
19 recommends that the Board of Supervisors:

20 **ADOPT**; Addendum No.1 to Environmental Impact Report No. 548; and

21 **APPROVE** General Plan Amendment Nos. 190006, 180002 and 210109

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.2  
(ID # 15400)**

**MEETING DATE:**  
Tuesday, September 28, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING on GENERAL PLAN AMENDMENT (GPA) NOS. 180002, 190006 and 210109 (Entitlement / Policy Amendments) and Resolution No. 2021-183 – Consider an Addendum to Environmental Impact Report No. 548 - Applicant: County of Riverside - All Supervisorial Districts – Location: Countywide Unincorporated areas - REQUEST: GPA Nos. 180002 (Safety), 190006 (Housing), and 210109 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment (“RHNA”) allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029; the Safety Element must be updated to address safety concerns related to housing, climate resiliency and adaptation, and other safety concerns and statutory requirements; updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies. All Districts. [\$575,000 Total cost – General Fund / NCC 100%, grant-reimbursable item]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER Addendum No.1 to Environmental Impact Report (EIR) No.548**, in compliance with the California Environmental Quality Act (CEQA) in accordance with Public Resources Code Section 21166 and Sections 15162 and 15164 of the State CEQA Guidelines, based on the findings and conclusion in the staff report;

Continued on page 2

**ACTION:Policy**

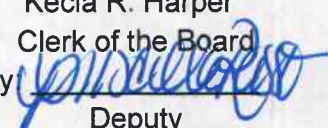
  
John Hildebrand, Planning Director 9/24/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, and Hewitt  
Nays: Perez  
Absent: None  
Date: September 28, 2021  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **APPROVE General Plan Amendment No. 180002** amending the County's Safety Element (Chapter 6) of the General Plan, Appendix K, and specific area plans, in accordance with the Attachments G, H, and I based upon the findings and conclusions provided in this staff report;
3. **APPROVE General Plan Amendment No. 190006** amending the County's Housing Element (Chapter 8) of the General Plan and Appendix P, in accordance with Attachments D and E, based upon the findings and conclusions provided in this staff report;
4. **APPROVE General Plan Amendment No. 210109** amending the Land Use Element (Chapter 3) and Appendix P, in accordance with Attachments B and C, as described in this staff report, based upon the findings and conclusions provided in this staff report;
5. **ADOPT RESOLUTION NO. 2021-183** amending the Riverside County General Plan in accordance with General Plan Amendment Nos. 180002, 190006 and 210109;
6. **AUTHORIZE the Planning Director or designee** to make further non-substantial, technical or clarifying changes as required for approval of the 2021-2029 Housing Element by the California Department of Housing and Community Development consistent with the Board's action and approved as to form by County Counsel; and
7. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 180002, 190006 and 210109 into the Riverside County General Plan Safety, Housing, and Land Use Elements, associated Area Plans, appendices, tables and figures; and submit the 2021-2029 Housing Element to the California Department of Housing and Community Development for consideration and certification.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 138,000	\$N/A	\$ 575,000	\$N/A
<b>NET COUNTY COST</b>	\$ 138,000	\$N/A	\$ 575,000	\$N/A
<b>SOURCE OF FUNDS: NCC/LEAP Grant 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 19/20 - 21/22</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Housing Element (GPA No. 190006)**

Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan every eight years. The Housing Element is reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing element law. Government Code Section 65583 requires jurisdictions to identify adequate sites to address the very low, low, moderate, and above moderate income housing needs for all economic segments of the community based on their Regional Housing Needs Allocation (RHNA). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2014-2021 Housing Element (5th Cycle), to comply with State housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

The timing for Housing Element updates is based on a State's mandated eight-year planning period (or "Cycle"), which was missed by the County during the 2013 5th Cycle update, resulting in a State imposed penalty requiring a mid-cycle update to the County's Housing Element. The County adopted the 5th Cycle (2013-2021) comprehensive Housing Element update after the State's deadline date of October 13, 2013 and after the allowed 120-day grace period (2/10/2014); therefore, a mid-cycle revision would be required by October 15, 2017. Pursuant to GC 65588 (4)(a), because the Element was adopted after the deadline the County is required to revise its Housing Elements *not less than four years for two consecutive revisions by the statutory deadline*. The mid-cycle element revision was completed and adopted prior to the 2017 deadline consistent with HCD requirements. **The adoption of this Element before the State's mandated October 15, 2021 deadline will allow the County to return to the eight-year planning period for Housing Elements updates.**

This updated Housing Element pursuant to Government Code's Sections 65581 and 65583 includes 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 that sets forth an eight-year planning period schedule of actions that the County is undertaking, in implementing the policies set forth in the Housing Element.

The Housing Element is broken down into two components: (1) the policy document and (2) the background report. The policy document establishes policies that guides County decision-making and sets forth an action plan to implement its housing goals for the 6th Cycle Housing



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Element update, through the eight-year planning period 2021 to 2029. The background report summarizes County efforts associated with the 5th Cycle Housing Element update and sets the framework for the 2021-2029 Housing Element Policy Document.

*Regional Housing Needs Assessment (RHNA) Allocation*

As part of the current 6th Cycle Housing Element update, the County’s General Plan will demonstrate that it can accommodate its “fair share” of the regional housing needs, as identified by the Regional Housing Needs Assessment (RHNA) Final Allocation Plan (adopted), as shown in the inventory of sites within the Housing Element. The RHNA provides an eight-year target for the County’s housing needs in compliance with State law.

RHNA is mandated by the State of California (California Government Code Section 65584) and requires regions/communities to address housing issues and needs based on future growth projections for the region. The California Department of Housing and Community Development (HCD) allocates a “regional” housing need number to each regional council of governments throughout the state. The RHNA Final Allocation Plan for Riverside County was developed and adopted (March 4, 2021) by the Southern California Association of Governments (SCAG), who allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, also known as RHNA. The adopted plan allocates RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction. The County will need to accommodate 40,647 new units for the 6th Cycle. The RHNA allocation is distributed by five (5) income categories as shown in Table H-1 below.

Pursuant to Government Code 65583.2, requires the County to demonstrate it can accommodate all units, including the “Extremely Low,” “Very Low” and “Low” income allocations by utilizing default density standards deemed adequate to meet the appropriate zoning set by HCD.

**Table H-1 2021-2029 Unincorporated Riverside County Regional Housing Need**

Income Category	Income Range*	2021-2029 RHNA
Extremely Low	\$0 - \$26,200	5,185
Very Low	\$26,201 - \$37,650	5,186
Low	\$37,651 - \$60,250	6,627
Moderate	\$60,251 - \$90,350	7,347
Above Moderate	\$90,351 or more	16,302
<b>Total</b>		<b>40,647</b>

Source: SCAG, March 2021

\*Based on a four-person household

The County’s existing General Plan context in terms of its vision statements, policies, and land use designations for community development are tools that can be used to meet the RHNA. Specifically, the Housing Element will build on the General Plan’s concepts for mixed-use

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

compact transit adaptive development utilizing the Mixed-Use Area (MUA) and Highest Density Residential (HHDR) land use designations to accommodate future growth. The Housing Element expands on these General Plan concepts to provide the capacity within or near the Community Development areas.

To maintain an inventory of sites to accommodate the Regional Housing Needs Allocation the County will provide the following:

- Ensure adequate sites to be always available throughout the eight-year planning period to meet the County's RHNA for each income category capacity consistent with Government Code Section 65863.
- Continue to identify existing and potential community cores that can, through regulations and policies, evolve into new communities or Specific Plans, or modification of existing community plans or Specific Plans, which would allow sufficient densities and intensities of residential and non-residential products to meet the socioeconomic needs of the communities, including those designated as economically and environmentally disadvantaged communities.

**Safety Element (GPA No.180002)**

Pursuant to Assembly Bill 162 (AB 162) (Gov Code, Section 65302.g.3) the Safety Element is being revised and updated to incorporate climate adaptation and resiliency strategies, as required by California Senate Bill 379 and SB 1035. The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. In addition, the Safety Element update addresses evacuation routes, and constraints, as required by SB 99 and Assembly Bill 747.

The Safety Element conveys the County of Riverside's goals, policies, and actions to minimize the hazards to safety in and around unincorporated Riverside County. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death. It describes present and expected future conditions and sets policies and standards for improved public safety. The Safety Element has been reviewed by CAL FIRE and is scheduled for final review by the State Board of Forestry at their meeting on September 21, 2021.

Updates to area plans to create consistency with the Safety Element are described in Attachment H of this report, and updates to the Implementation Plan are described in Attachment I of this report.

**Land Use Element Update (GPA No. 210109)**

The Land Use Element is being revised to create consistency with the changes proposed with the Housing Element and conformance with State law. Specifically, updates to the Land Use



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Element include (1) update to conform with SB 244 and (2) revisions to the dwelling unit's density range for the Highest Density Residential (HHDR) from 20-40 dwelling Units per acre to *14-40 dwelling units per acre* (proposed change). Changes will apply to both the element and area plans that address these land use components. The updates to the Disadvantaged Unincorporated Communities (DUC) analysis found in Appendix P (App. P-2) will be updated with current data to assure the DUCs are appropriately identified, but no changes to the related policy is proposed. The revision to the HHDR by reducing the minimum dwelling per acre policy will allow smaller parcels to be developed with affordable housing-multi-family projects. This will increase flexibility for the HHDR designation without compromising maximum allowable densities which are needed to provide the higher number of dwelling units for achieving RHNA targets.

**Public Participation - Outreach**

The County is committed to providing affordable housing and recognizes the importance of participation of Countywide residents in this effort. The County planned and executed a public outreach program which considered COVID 19's restrictions regarding public meetings. An overview with details of the County's public outreach is as follows:

The public participation effort during the drafting of the 6th Cycle Housing Element update included attendance at Municipal Advisory Committees and Community Council Meetings, stakeholder interviews, virtual community outreach meetings, and an on-line survey. Due to the COVID-19 Pandemic and restrictions related to in-person public meetings, most of the project meetings were primarily held on-line. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project and submit comments and questions throughout the process.

The following provides an overview of the public outreach meetings and schedule. *The Public Participation* Section (Pages 173 to 195) of the Housing Element appendix, provided as Attachment F to this staff report for your convenience, provides additional information and details regarding public outreach efforts and participation, including but not limited to, MACs, Stakeholders, Agency Stakeholders, questions, including public responses and the survey with details.

**Planning Commission**

Between the publishing of the public hearing notice and the preparation of the staff report for the Planning Commission public hearing on 9/1/2021, Planning staff received five (5) comment letters or email. Staff also received a formal letter from HCD for the Housing Element, which was provided to the Planning Commission and made part of the record. The comments were reviewed by staff and discussed at the meeting. Staff informed the Planning Commission that any relevant and feasible comments will be addressed prior to the next public hearings, to obtain State certification of the Housing Element.



## **SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

The Riverside County Planning Commission considered GPA No's 180002, 190006 and 210109, at its regularly scheduled public hearing held on September 1, 2021 and recommended to the Board of Supervisors approval of the Project by a unanimous vote 4-0.

The revised Draft Housing Element, as reflected in Attachment D and E, was posted on the County's Planning Department website on September 14, 2018 to provide additional time for public consideration of the revisions prior to this public hearing. The revised Draft Housing Element, as reflected in Attachment D and E, incorporates updates that address comments received from HCD that were discussed at the public hearing before the Planning Commission on September 1<sup>st</sup>. As directed by the Planning Commission, staff addressed HCD's comments prior to this public hearing. The revised draft not only addresses HCD's comments to obtain State certification but may also address other comments received and discussed at the Planning Commission public hearing.

### **CEQA Compliance**

The Addendum to Environmental Impact Report (Certified EIR No. 548) (State Clearinghouse No. 2015061083) has been prepared in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.), and County of Riverside CEQA Guidelines, to address minor changes to the County of Riverside General Plan as a result of the Riverside County 6th Cycle Housing Element Update (Housing Element). This document also addresses minor changes to the General Plan Safety Element.

This Addendum has been prepared in accordance with Public Resources Code Section 21166 and Sections 15162 and 15164 of the State CEQA Guidelines. Section 15164(a) of the State CEQA Guidelines states that "[t]he lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." The revisions to the County of Riverside General Plan are limited to background information updates and policy updates in accordance with State law and do not present a new use or intensify a use that was considered under Certified EIR No. 548. As none of the circumstances identified by Section 15162 are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared, consistent with State CEQA Guidelines Section 15164.

### **Public Hearing Notification**

The Project was advertised in the Press Enterprise Newspaper on September 18, 2021, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 for the September 28, 2021 Board of Supervisors public hearing.

### **Impact on Residents and Businesses**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

The project is carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors.

The Housing Element update addresses housing needs for residents in unincorporated Riverside County in compliance with California Government Code Section's 65581 and 65583. The updated element establishes policies that guides County decision-making and sets forth an action plan to implement the County's housing goals for the 6th Cycle planning period, 2021 through 2029.

The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. The Element conveys the County of Riverside's goals, policies, and actions to minimize the hazards to safety in and around unincorporated Riverside County. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death.

The proposed amendments will not result in a negative impact on existing or future residents within the County. However, the updates to the amendments will prove positive for residents by supporting, facilitating and providing direction for housing and safety needs for existing and future residents with unincorporated Riverside County.

**Additional Fiscal Information**

The total cost to complete this project is approximately \$575,000 completely funded through LEAP grant funding. The planning process for this Project commenced FY 19/20 and will be completed this fiscal year (21/22). The above costs include funds spent on public outreach, drafting of the General Plan Amendment, environmental considerations, and public hearings, etc.

**ATTACHMENTS:**

- Attachment A: Planning Commission minutes and staff report with attachments
- Attachment B: Proposed Land Use Element (Chapter 3) – tracked (redlined) changes
- Attachment C: Revised Appendix P (SB244 Analysis)
- Attachment D: Revised Draft Housing Element (Chapter 8) – tracked (redlined)
- Attachment E: Revised Appendix P (Draft Housing Element Background Report) – tracked (redlined)
- Attachment F: Public Participation, Appendix P-1 (part of Appendix P)
- Attachment G: Draft Safety Element (Chapter 6)
- Attachment H: Safety Element changes to area plans (memo)
- Attachment I: Draft Implementation Plan
- Attachment J: Addendum to EIR No. 548
- Attachment K: Comment Received after PC
- Attachment L: Resolution No. 2021-183

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA



Jason Farin, Principal Management Analyst 9/22/2021



Gregory F. Priarios, Director County Counsel 9/22/2021



RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2021 SEP 27 PM 1:17

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 21-443529

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 09/14/2021

County Agency of Filing: RIVERSIDE Document No: E-202100970

Project Title: GENERAL PLAN AMENDMENT NOS. 180002, 190006, AND 210109

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-3500

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \_\_\_\_\_ \$0.00
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)
- Total Received** \_\_\_\_\_ **\$0.00**

Signature and title of person receiving payment: James D. Zimmerman Deputy

Notes:

9/28/21

21.2



Lead Agency: Clerk of the Board of Supervisors  
ATTN: Robert Flores  
Address: 4080 Lemon Street, 1st Floor, Room 127  
Riverside, CA. 92501

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-20210970  
09/14/2021 03:53 PM Fee: \$ 0.00  
Page 1 of 2

Removed 9/20/21 By: *Lizzy Sawyer* Deputy



(SPACE FOR CLERK'S USE)

Project Title

GENERAL PLAN AMENDMENT NOS. 180002, 190006, AND 210109

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY FOR CONSIDERATION OF GENERAL PLAN AMENDMENTS FOR UNINCORPORATED AREAS COUNTYWIDE

Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY FOR CONSIDERATION OF GENERAL PLAN AMENDMENTS FOR UNINCORPORATED AREAS COUNTYWIDE**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 28, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **General Plan Amendment Nos. 180002 (Safety), 190006 (Housing) and 210109 (Land Use)**, which proposes to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment ("RHNA") allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029; the Safety Element must be updated to address safety concerns related to housing, climate resiliency and adaptation, and other safety concerns and statutory requirements; updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies.

The Planning Commission recommends that the Board of Supervisors **CONSIDER Addendum No. 1 to Environmental Impact Report (EIR) No. 548 and APPROVE and ADOPT General Plan Amendment Nos. 180002, 190006, and 210109.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, PRINCIPAL PLANNER, AT (951)-955-3200 OR EMAIL [RFLORES@RIVCO.ORG](mailto:RFLORES@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 13, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



1 Board of Supervisors

County of Riverside

2 **RESOLUTION NO. 2021-183**

3 **AMENDING THE RIVERSIDE COUNTY**

4 **GENERAL PLAN**

5 **(Fourth Cycle of Land Use Element,**

6 **First Cycle of Safety Element and First Cycle of Housing Element**

7 **General Plan Amendments for 2021)**

8  
9 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was  
10 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside  
11 County Planning Commission to consider proposed amendments to the Land Use Element, Safety Element  
12 and Housing Element of the Riverside County General Plan; and,

13 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside  
14 County CEQA implementing procedures have been satisfied; and,

15 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and  
16 documentation presented by the public and affected government agencies; and,

17 **WHEREAS**, the Riverside County Emergency Management Department has developed a Local  
18 Hazard Mitigation Plan ("LHMP"), in accordance to the Disaster Mitigation Act of 2000.

19 **WHEREAS**, The Federal Emergency Management Agency (FEMA) approved the Riverside  
20 County Multi-Jurisdictional LHMP on August 30, 2018, and the Riverside County Multi-Jurisdictional  
21 LHMP was adopted by the Riverside County Board of Supervisors on September 18, 2018 (Riverside  
22 County Resolution No. 2018-174); and,

23 **WHEREAS**, the Riverside County Multi-Jurisdictional LHMP provides insight on hazards that  
24 exist in Riverside County and guidance on possible mitigation and should be consulted when addressing  
25 known hazards to ensure health and safety of County residents; and,

26 **WHEREAS**, incorporation of the Riverside County Multi-Jurisdictional LHMP into the Safety  
27 Element of the Riverside County General Plan by reference, as required by Assembly Bill 2140 to increase  
28 opportunities for financial assistance under the California Disaster Assistance Act, will satisfy Government

FORM APPROVED COUNTY COUNSEL  
BY MICHELLE CLACK  
DATE 9/21/21

1 Code Sections 8685.9 and 65302.6, and commit the County of Riverside to fulfill the mitigation goals and  
2 objectives in the LHMP to reduce potential harm to people and property from future hazard occurrences;  
3 and,

4 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if any  
5 proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed  
6 amendments shall not be affected thereby; now, therefore,

7 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
8 of the County of Riverside in regular session assembled on September 28, 2021 that:

9 **A. General Plan Amendment (GPA) No. 180002** amends the County's Safety Element  
10 (Chapter 6), Safety sections of the area plans and the Implementation Plan (Appendix I) of  
11 the General Plan to comply with State law by addressing the risk of fire and address related  
12 climate change adaptation and applicable resiliency. The amendment affects the  
13 unincorporated area of the County of Riverside. GPA No. 180002 was considered at the  
14 public hearings before the Planning Commission and Board of Supervisors. The Planning  
15 Commission recommended that the Board of Supervisors approve the project on September  
16 1, 2021. After taking public testimony, the Board of Supervisors closed the public hearing  
17 and approved General Plan Amendment No. 180002 on September 28, 2021.

18 **B. General Plan Amendment (GPA) No. 190006** amends the County's Housing Element  
19 (Chapter 8) and Appendix P of the General Plan for the 6th Cycle planning period for  
20 Housing Elements and RHNA. Specifically, the update addresses housing needs for  
21 residents in unincorporated Riverside County in compliance with California Government  
22 Code Section's 65581 and 65583. The updated element establishes policies that guides  
23 County decision-making and sets forth an action plan to implement its housing goals for the  
24 6th Cycle Housing Element update, through 2029. The amendment affects the  
25 unincorporated area of the County of Riverside. GPA No. 190006 was considered at the  
26 public hearings before the Planning Commission and Board of Supervisors. The Planning  
27 Commission recommended that the Board of Supervisors approve the project on September  
28



1 1, 2021. After taking public testimony, the Board of Supervisors closed the public hearing  
2 and approved General Plan Amendment No. 190006 on September 28, 2021.

3 C. **General Plan Amendment (GPA) No. 210109** amends the County's Land Use Element  
4 (Chapter 3), area plans, and Appendix P of the General Plan to include consistency changes  
5 to specific land use designation and density and other land use factors/policies within the  
6 element and the area plans to be consistent with the updates to the Housing Element.  
7 Additionally, the analysis for SB 244 in Appendix P is being updated using current data to  
8 accurately identify disadvantaged unincorporated communities (DUCs) in the County  
9 General Plan. The amendment affects the unincorporated area of the County of Riverside.  
10 GPA No. 210109 was considered at the public hearings before the Planning Commission  
11 and Board of Supervisors. On September 1, 2021, the Planning Commission recommended  
12 that the Board of Supervisors approve the project. After taking public testimony, the Board  
13 of Supervisors closed the public hearing and approved General Plan Amendment No.  
14 210109 on September 28, 2021.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
16 this matter, both written and oral, including the Addendum No. 1 to Environmental Impact Report No. 548  
17 that:

- 18 1. The Safety Element identifying hazards and establishing policy for reducing the impacts of  
19 hazards for all residents of the unincorporated County areas.
- 20 2. The Housing Element provides a framework for addressing housing needs of all residents of  
21 the unincorporated County areas.
- 22 3. The Land Use Element establishes the extent, intensity, distribution, and location of land  
23 uses within the unincorporated County areas.
- 24 4. GPA Nos. 180002, 190006 and 210109 are Entitlement/Policy Amendments.
- 25 5. GPA No. 180002 amends the Safety Element and associated General Plan documents to  
26 incorporate climate adaptation and resiliency strategies and addresses evacuation routes and  
27 constraints, in addition to updates to technical data and analysis, as shown in the attached  
28 element, appendix and memos.



- 1           6.     The Riverside County Safety Element incorporates by reference the Riverside County Multi-  
2           Jurisdictional Local Hazard Mitigation Plan, approved by the Federal Emergency  
3           Management Agency in 2018, as provided in Policy S 1.4.
- 4           7.     GPA No. 190006 amends the Housing Element and associated General Plan documents,  
5           pursuant to Government Code's Sections 65581 and 65583. The Housing Element is broken  
6           down into two components: (1) the policy document and (2) the background report. The  
7           policy document establishes polices that guides County decision-making and sets forth an  
8           action plan to implement its housing goals for the 6th Cycle Housing Element update,  
9           through the eight-year planning period 2021 to 2029. The background report summarizes  
10          County efforts associated with the 5th Cycle Housing Element update and sets the  
11          framework for the 2021-2029 Housing Element Policy Document, as shown in the attached  
12          element and appendix.
- 13          8.     GPA No. 210109 amends the Land Use Element and associated General Plan documents to  
14          create consistency with the changes proposed with the Housing Element and conformance  
15          with State law. Specifically, updates to the Land Use Element include (1) updates to conform  
16          with SB 244 and (2) revisions to the dwelling unit's density range for the Highest Density  
17          Residential (HHDR) from 20-40 dwelling Units per acre to 14-40 dwelling units per acre  
18          (proposed change). Changes will apply to both the element and area plans that address these  
19          land use components. The Disadvantaged Unincorporated Communities (DUC) analysis  
20          found in Appendix P (App. P-2) will be updated with current data to assure the DUCs are  
21          appropriately identified, but no changes to the related policy is proposed, as shown in the  
22          attached element, appendix, and memos.
- 23          9.     An Entitlement/Policy General Plan amendment may be approved if the change does not  
24          involve a change in or conflict with the Riverside County Vision, any General Planning  
25          Principle set forth in General Plan Appendix B, or any Foundation Component Designation  
26          in the General Plan; the proposed amendment would either contribute to the purposes of the  
27          General Plan or, at a minimum, would not be detrimental to them; and a special  
28          circumstances or conditions have emerged that were unanticipated in preparing the General

1 Plan; or a change in policy is required to conform to changes in state or federal law or  
2 applicable findings of a court of law; or an amendment is required to comply with an update  
3 of the Housing Element or change in State Housing Element law; or an amendment is  
4 required to expand basic employment job opportunities (jobs that contribute directly to the  
5 County's economic base) and that would improve the ratio of jobs-to-workers in the County.

6 10. GPA Nos. 180002, 190006 and 210109 do not involve a change in or conflict with the  
7 Riverside County Vision. Specifically, GPA Nos. 180002, 190006 and 210109 are  
8 consistent with the following visions:

9 a. The Riverside County Vision Statement (Chapter 2) of the General Plan identifies  
10 the "richly varied range of income categories" available within the County and also  
11 states that "housing is available in every increment of this range." The Housing  
12 Element is a promotion of this General Plan Vision by identifying various housing  
13 opportunities for all income levels and to address the housing needs for communities  
14 and residents of the unincorporated County. The Housing Element identifies funding  
15 opportunities, establishes programs and policies, and prescribes responsibilities for  
16 several County departments to implement the policies established as part of the  
17 Housing Element. Therefore, by integrating an updated Housing Element into the  
18 General Plan, the County's vision is promulgated. Other proposed General Plan  
19 Amendments (180002/210109) compliment the Housing Element and will provide  
20 for and support the implementation of that Element

21 b. The proposed amendment to the General Plan's Land Use Element (Chapter 3) and  
22 area plans, to modify the Highest Density Residential (HHDR) land use designation  
23 density from 20 to 40 dwelling units per acre to 14 to 40 dwelling units per acre. The  
24 reduction to a minimum of 14-dwelling units per acre requirement will allow for  
25 more sites to be developed with housing. This will increase flexibility for the HHDR  
26 designation without compromising maximum allowable densities which are needed  
27 to provide the higher number of dwelling units for achieving RHNA targets.  
28

1 The potential increased development of housing projects will support the following  
2 County's vision to build compact adaptive communities:

3 "New growth patterns no longer reflect a pattern of random sprawl. Rather, they  
4 follow a framework of transportation and open space corridors, with concentrations  
5 of development that fit into that framework. In other words, important open space  
6 and transportation corridors define growth areas."

7 "Growth focus in Riverside County is on quality, not on frustrating efforts to halt  
8 growth."

9 "Population growth continues and is focused where it can best be accommodated."

10 "Growth is well coordinated between cities and Riverside County and they jointly  
11 influence periodic State and regional growth forecasts affecting Riverside County  
12 and its cities."

13 The reduced minimum density is expected to increase development of but not be  
14 limited to smaller parcels in areas that are within or near areas that support  
15 Community Development land uses. These areas are ideally located near existing  
16 highways, or major corridors, located near existing or future transit stations, and are  
17 located near civic centers such as schools, hospitals, parks, and community centers.  
18 The amendment to HHDR will support development that can accommodate the  
19 RHNA allocation assigned to the County.

- 20 c. The revision to the Safety Element updates, identifies and establishing policies that  
21 include but not be limited to; addressing the risk of fire for land classified as state  
22 responsibility areas, and land classified as Very High Fire Hazard Severity Zones,  
23 and address related climate change adaptation and applicable resiliency strategies  
24 and does not conflict with the General Plan. The update supports General Plans  
25 vision providing policy direction and designs safety improvements that do not  
26 compete but complement the intent of other General Plan Elements regarding public  
27 safety issues.



1 d. For the above reasons, GPA Nos. 180002, 190006 and 210109 does not involve a  
2 change in or conflict with the Riverside County Vision.

3 11. GPA Nos. 180002, 190006 and 210109 do not involve a change in or conflict with any  
4 General Planning Principle set forth in General Plan Appendix B. Specifically, GPA Nos.  
5 180002, 190006 and 210109 are consistent with the following principles:

6 a. The General Plan provides several Principles that establish direction for land use,  
7 economic, and housing development. Specifically, subsection D of Appendix B  
8 (General Planning Principles) states that “the Housing Element should be revised to  
9 adopt policies that address the real-world projections of overall housing growth and  
10 demands for housing of varied type, style, price and density, which encouraging a  
11 wide range of choices and opportunities within the framework of the larger economy  
12 and the realities of the marketplace.” General Plan Amendment No. 190006 is an  
13 update to the Housing Element and facilitates the implementation of the Housing  
14 Element. The County’s updated and revised Housing Element specifically  
15 implements the above provisions. The Housing Element will include programs and  
16 policies proposed within the County’s 8-year Action Plan to meet the overall housing  
17 needs in the County for all specified income categories (Extremely Low, Very Low,  
18 Low, Moderate, and Above Moderate). Therefore, by integrating an updated Housing  
19 Element into the General Plan, the County’s General Planning Principles are  
20 furthered, with regard to Housing (subsection D of Appendix B), and the proposed  
21 General Plan Amendment would not change or be conflicted by the addition of an  
22 updated Housing Element.

23 b. The amendment to the Land Use Element Community Development Land Use  
24 Designation reduces the minimum density to from 20 dwelling units per acre to 14  
25 du/ac for HHDR. This reduction in density supports the General Plan Principles for  
26 Community Design and development flexibility, while maintaining maximum need  
27 to achieve RHNA targets. The reduced minimum density requirement will  
28 incentivize development of smaller parcels due to manageable costs/fees, which will

1 increase affordable multi-family residential development, implementing the housing  
2 element through the eight-year planning period.

3 c. The update to the Safety Element, pursuant to Assembly Bill 162 (AB 162),  
4 addresses climate adaptation and resiliency strategies, as required by California  
5 Senate Bill 379 and SB 1035. The Safety Element update has been developed to  
6 address climate change and applicable resiliency strategies to fulfill these mandates.  
7 In addition, the Safety Element update addresses evacuation routes, and constraints,  
8 as required by SB 99 and Assembly Bill 747. The revision to the Safety does not  
9 conflict with any of the principals identified within the General Plan.

10 d. For the above reasons, GPA Nos. 180002, 190006 and 210109 would not involve a  
11 change in or conflict with any Riverside County General Planning Principle set forth  
12 in General Plan Appendix B.

13 12. GPA Nos. 180002, 190006 and 210109 do not involve a change in or conflict with any  
14 Foundation Component Designation in the General Plan because the proposed amendments  
15 do not include a specific project that changes a property's land use designation from one  
16 Foundation Component to another.

17 The County's Housing Element and associated General Plan Amendment is a policy  
18 document that sets forth programs and policies to address the County's affordable housing  
19 needs. The General Plan Amendment proposes an amendment to the Housing Element of  
20 the General Plan, which is not classified in any Land Use Foundation or Designation.  
21 Therefore, the integration of the updated Housing Element into the General Plan will not  
22 cause a change or conflict with any Foundation Component designation in the General Plan.  
23 The proposed amendment to the General Plan's Land Use Element (Chapter 3) and area  
24 plans, to modify the Highest Density Residential (HHDR) land use designation density from  
25 20 to 40 dwelling units per acre to 14 to 40 dwelling units per acre is consistent with the  
26 Community Development Foundation Component.

27 The update to the Safety Element per Assembly Bill 162 (AB 162) is being revised and  
28 updated to incorporate climate adaptation and resiliency strategies, as required by California

1 Senate Bill 379 and SB 1035. The Safety Element update has been developed to address  
2 climate change and applicable resiliency strategies to fulfill these mandates. In addition, the  
3 Safety Element update addresses evacuation routes, and constraints, as required by SB 99  
4 and Assembly Bill 747. The update to the Safety Element is a policy document and does not  
5 provide any action that will conflict with any Foundation Component or designation of the  
6 General Plan.

- 7 13. GPA Nos. 180002, 190006 and 210109 would either contribute to the achievement of the  
8 purposes of the General Plan or, at a minimum, would not be detrimental to them. The  
9 purposes of General Plan are to set direction for land use and development in strategic  
10 locations, provide for the development of the economic base, establish a framework of the  
11 transportation system, and the preservation of extremely valuable natural and cultural  
12 resources, in a manner that protects public health and safety.

13 The purpose of the General Plan is to guide the long-term development of the unincorporated  
14 areas of Riverside County that meets the State's General Plan requirements per California  
15 Government Code Section 65300 et seq. The General Plan outlines policies, standards and  
16 programs that guides day-to-day decisions concerning the future of Riverside County and  
17 serves several important purposes including: to provide clarity and stability in community  
18 development policies; to establishes a comprehensive and sound database for further  
19 implementation, project evaluation, administration, and monitoring; and, to provide a basis  
20 for collaborative planning initiatives by cities, councils of government, the County and other  
21 governmental agencies.

22 The Project includes updates to the Safety, Housing and Land Use Elements, which are  
23 required components of the General Plan, which contribute to the achievements of the  
24 overall purpose of the General Plan.

25 The proposed Amendments to update to the Housing and Safety Elements will not conflict  
26 or detrimental to general purposes of the General Plan's Elements.

- 27 14. Special circumstances or conditions have emerged that were unanticipated in preparing the  
28 General Plan. The state housing crises, which impacts Riverside County's housing needs,



1 especially for affordable housing, may be considered a special circumstance or condition  
2 that was unanticipated in preparing the General Plan. The proposed update to the Housing  
3 Element and related/supportive updates to the Safety and Land Use Elements provide for  
4 updated goals and direction than what exists that may facilitate the production of more  
5 housing, which will help meet the housing goals and needs of the County, which will  
6 contribute to the housing supply of the County and state. Therefore, approval of GPA No.  
7 180002, 190006, and 210109 may be considered appropriate changes to the County's  
8 General Plan.

9 15. A change in policy is required to conform to changes in state or federal law or applicable  
10 findings of a court of law. The Safety Element, pursuant to Assembly Bill 162 (AB 162), is  
11 mainly being revised and updated to incorporate climate adaptation and resiliency strategies,  
12 as required by California Senate Bill 379 and SB 1035. The Safety Element update has been  
13 developed to address climate change and applicable resiliency strategies to fulfill these  
14 mandates. Additionally, State law also requires an update of the Safety Element upon  
15 adoption of an update to the Housing Element. Therefore, GPA No. 180002 provides for  
16 conformance with recent changes and ongoing requirements of state law.

17 16. An Amendment is required to comply with an update of the Housing Element or change in  
18 State Housing Element law. The County is processing an update to its Housing Element for  
19 the Sixth Cycle, which must include a plan to accommodate over 40,000 units that were  
20 allocated through the RHNA process, as statutorily required by existing and new state  
21 Housing Element law. Additionally, this update to the Housing Element will plan for and  
22 may help the County meet its RHNA allocation for the present housing cycle. State Housing  
23 Element and housing law includes many changes, since the 5th Cycle update to the Housing  
24 Element, which are addressed by this update. Additionally, State law also requires the update  
25 of the Safety Element upon adoption of an update to the Housing Element and requires  
26 internal consistency between elements, which supports the proposed amendments to the  
27 Land Use Element that is being amended to support the Housing Element site inventory.  
28

1 Therefore, GPA No. 18002, 190006, 210109 are necessary and provides for compliance with  
2 an update to a Housing Element or change in State Housing Element law.

3 17. An amendment is required to expand basic employment job opportunities (jobs that  
4 contribute directly to the County's economic base) and that would improve the ratio of jobs-  
5 to-workers in the County. The updated Housing Element site inventory includes both high  
6 density and mixed-use sites. The thousands of acres of mix use areas facilitate the  
7 development of commercial/retail community-serving uses. These allowable nonresidential  
8 uses will provide additional job opportunities for the community, which expands  
9 employment opportunities that contribute to the local economy and improves the  
10 community's jobs-housing balance.

11 18. GPA Nos. 180002, 190006 and 210109 has been reviewed in conjunction with each of the  
12 Riverside County General Plan Elements, including the Land Use, Circulation, Multi-  
13 Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and  
14 the Southwest Area Plan; and it has been determined that GPA Nos. 180002, 190006 and  
15 210109 are in conformance with the policies and objectives of each Element and the Area  
16 Plan. As a result, GPA Nos. 180002, 190006 and 210109 do not create an internal  
17 inconsistency among any component of the Riverside County General Plan.

18 19. Based on the above, GPA Nos. 180002, 190006 and 210109 will not be detrimental to the  
19 public's health, safety, or welfare.

20 20. An Addendum to Environmental Impact Report (Certified EIR) No. 548 (State  
21 Clearinghouse No. 2015061083), incorporated herein by reference, has been prepared in  
22 conformance with the California Environmental Quality Act (CEQA) the State CEQA  
23 Guidelines, and County of Riverside CEQA implementing procedures to address minor  
24 changes to the County of Riverside General Plan as a result of the Riverside County 6th  
25 Cycle Housing Element Update. GPA Nos. 180002, 190006 and 210109 create policy to  
26 address safety, housing, and land use in the unincorporated areas of the County, pursuant to  
27 state law. The revisions to the County of Riverside General Plan are limited to background  
28 information updates and policy updates in accordance with State law and do not present a

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new use or intensify a use that was considered under Certified EIR No. 548. As none of the circumstances identified by Section 15162 are present, and only minor technical changes or additions are necessary to update the previously Certified EIR No. 548, an Addendum may be prepared, consistent with State CEQA Guidelines Section 15164, for GPA Nos. 180002, 190006 and 210109.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** Addendum No. 1 to Certified EIR No. 548, based on the findings found above and in the staff reports, incorporated herein by reference, and **ADOPTS** General Plan Amendment Nos. 180002, 190006 and 210109, as described herein and as shown in the attached documents, attached hereto and incorporated herein by reference.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

ROLL CALL:

Ayes: Spiegel, Jeffries, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Abstained:

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board

By  Deputy





**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 1, 2021**

**V. AGENDA ITEM 4.2**

**GENERAL PLAN AMENDMENT (GPA) NOS. 180002, 190006 and 210109 – Intent to Consider an Addendum to Environmental Impact Report – All Supervisorial Districts – Countywide Unincorporated areas.**

**VI. PROJECT DESCRIPTION:**

GPA Nos. 180002 (Safety), 190006 (Housing), and 210109 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (“RHNA”) allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029; the Safety Element must be updated to address safety concerns related to housing, climate resiliency and adaptation, and other safety concerns and statutory requirements; updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies.

**VII. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).

Spoke in favor:

Cynthia Walsh, Applicant’s Representative, 916-607-7281- Available to answer questions, did not speak

Eli Krisoi, Applicant’s Representative, 805-259-5168- Available to answer questions, did not speak

Kay E. Peirson, Interested Party, 2260 Rancho Corona Drive, Corona, 92882

Spoke in opposition:

Nataly Escobedo Garcia, Interested Party,

Omar Gastelum, Interested Party, 760-393-6766

No one spoke in a neutral position.

**VIII. CONTROVERSIAL ISSUES:**

None.

**IX. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Thornhill, 2<sup>nd</sup> by Commissioner Shaffer

By a vote of 4-0 (Commissioner Leonard Absent)

**ADOPT** Planning Commission Resolution No. 2021-007; and

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**CONSIDER** Addendum No. 1 to Environmental Impact Report (EIR) No. 548; and,

**TENTATIVELY** Approve General Plan Amendment No. 180002; and,

**TENTATIVELY** Approve General Plan Amendment No. 190006; and,

**TENTATIVELY** Approve General Plan Amendment No. 210109.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
4.2  
(ID # 17090)  
**MEETING DATE:**  
**Wednesday, September 01, 2021**

**PROPOSED PROJECT**

Case Number(s):	GPA180002, GPA190006, GPA210109
Select Environ. Type:	Environmental Impact Report Addendum
Area Plan No.	N/A
Zoning Area/District:	N/A
Supervisory District:	All Districts
Project Planner:	Robert Flores
Project APN(s):	
Continued From:	

  
John Hildebrand, Planning Director 8/25/2021

**PROJECT DESCRIPTION AND LOCATION**

**SUBJECT:** GENERAL PLAN AMENDMENT (GPA) NOS. 180002, 190006 and 210109 – Consider an Addendum to Environmental Impact Report No. 548 – All Supervisory Districts – Countywide Unincorporated areas – REQUEST: GPA Nos. 180002 (Safety), 190006 (Housing), and 210109 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment (“RHNA”) allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029; the Safety Element must be updated to address safety concerns related to housing, climate resiliency and adaptation, and other safety concerns and statutory requirements; updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org

**General Plan Amendment (GPA) No. 180002 (Entitlement/Policy Amendment)** – this amendment proposes to update the County’s Safety Element (Chapter 6), Safety sections of the area plans, and the Implementation Plan (Appendix K) of the General Plan to comply with State law by addressing the risk of fire and address related climate change adaptation and applicable resiliency.

**General Plan Amendment (GPA) No. 190006 (Entitlement/Policy Amendment)** – this amendment proposes to update the County’s Housing Element (Chapter 8) of the General Plan for the 6th Cycle planning period for Housing Elements and Regional Housing Needs Assessment (RHNA). Specifically, the update addresses housing needs for residents in



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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unincorporated Riverside County in compliance with California Government Code Section's 65581 and 65583. The updated element establishes policies that guides County decision-making and sets forth an action plan to implement its housing goals for the 6<sup>th</sup> Cycle Housing Element update, through 2029.

**General Plan Amendment No. 210109** (*Entitlement Policy Amendment*) – this amendment proposes to update the County's Land Use Element (Chapter 3) of the General Plan to include consistency changes to specific land use designation and density and other land use factors/policies within the element and the area plans to be consistent with the updates to the Housing Element.

The above are collectively described herein as the Project or project.

The Riverside County General Plan applies to the unincorporated areas of Riverside County.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION(S):**

**ADOPT** Planning Commission Resolution No. 2021-007; thereby,

**RECOMMENDING THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** Addendum No.1 to Environmental Impact Report (EIR) No.548, based on the findings and conclusions provided in the addendum, attached hereto and incorporated herein, prepared in compliance with the California Environmental Quality Act (CEQA) in accordance with Public Resources Code Section 21166 and Sections 15162 and 15164 of the State CEQA Guidelines, and the conclusion that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted EIR No. 548, and, while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 180002 to amend the County's Safety Element (Chapter 6) of the General Plan, in accordance with the Attachments E, F, and



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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G, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE General Plan Amendment No. 190006** to amend the County's Housing Element (Chapter 8) of the General Plan, in accordance with Attachments B, C, D, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE General Plan Amendment No. 210109** to amend the Land Use Element (Chapter 3), as described in this staff report, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors.

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

**Housing Element (GPA No. 190006)**

Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan every eight years. The Housing Element is reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing element law. Government Code Section 65583 requires jurisdictions to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs for all economic segments of the community based on their Regional Housing Needs Allocation (RHNA). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2014-2021 Housing Element (5th Cycle), to comply with State housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

The timing for Housing Element updates is based on a State's mandated eight-year planning period (or "Cycle"), which was missed by the County during the 2013 5<sup>th</sup> Cycle update, resulting in a State imposed penalty requiring a mid-cycle update to the County's Housing Element. The County adopted the 5th Cycle (2013-2021) comprehensive Housing Element update after the State's deadline date of October 13, 2013 and after the allowed 120-day grace period (2/10/2014); therefore, a mid-cycle revision would be required by October 15, 2017. Pursuant to GC 65588 (4)(a), because the Element was adopted after the deadline the County is required to revise its Housing Elements *not less than four years for two consecutive revisions by the statutory deadline*. The mid-cycle element revision was completed and adopted prior to the 2017 deadline consistent with HCD requirements. **The adoption of this Element before the State's mandated October 15, 2021 deadline will allow the County to return to the eight-year planning period for Housing Elements updates.**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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This updated Housing Element pursuant to Government Code's Sections 65581 and 65583 includes 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 that sets forth an eight-year planning period schedule of actions that the County is undertaking, in implementing the policies set forth in the Housing Element.

The Housing Element is broken down into two components: (1) the policy document and (2) the background report. The policy document establishes policies that guide County decision-making and sets forth an action plan to implement its housing goals for the 6<sup>th</sup> Cycle Housing Element update, through the eight-year planning period 2021 to 2029. The background report summarizes County efforts associated with the 5<sup>th</sup> Cycle Housing Element update and sets the framework for the 2021-2029 Housing Element Policy Document.

*Regional Housing Needs Assessment (RHNA) Allocation*

As part of the current 6<sup>th</sup> Cycle Housing Element update, the County's General Plan will demonstrate that it can accommodate its "fair share" of the regional housing needs, as identified by the Regional Housing Needs Assessment (RHNA) Final Allocation Plan (adopted), as shown in the inventory of sites within the Housing Element. The RHNA provides an eight-year target for the County's housing needs in compliance with state law.

RHNA is mandated by the State of California (California Government Code Section 65584) and requires regions/communities to address housing issues and needs based on future growth projections for region. The California Department of Housing and Community Development (HCD) allocates a "regional" housing need number to each regional council of governments throughout the state. The RHNA Final Allocation Plan for Riverside County was developed and adopted (March 4, 2021) by the Southern California Association of Governments (SCAG), who allocates to cities and the unincorporated counties their "fair share" of the region's projected housing needs, also known as RHNA. The adopted plan allocates RHNA based on household



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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income groupings over the eight-year planning period for each specific jurisdiction. The County will need to accommodate 40,647 new units for the 6<sup>th</sup> Cycle. The RHNA allocation is distributed by five (5) income categories as shown in Table H-1 below.

State law, pursuant to Government Code 65583.2, requires the County to demonstrate it can accommodate all units, including the “Extremely Low,” “Very Low” and “Low” income allocations by utilizing default density standards deemed adequate to meet the appropriate zoning set by HCD.

**Table H-1 2021-2029 Unincorporated Riverside County Regional Housing  
Need**

Income Category	Income Range*	2021-2029 RHNA
Extremely Low	\$0 - \$26,200	5,185
Very Low	\$26,201 - \$37,650	5,186
Low	\$67,651 - \$60,250	6,627
Moderate	\$60,251 - \$90,350	7,347
Above Moderate	\$90,351 or more	16,302
<b>Total</b>		<b>40,647</b>

Source: SCAG, March 2021

\*Based on a four-person household

The County’s existing General Plan context in terms of its vision statements, policies, and land use designations for community development are tools that can be used to meet the RHNA. Specifically, the Housing Element will build on the General Plan’s concepts for mixed-use compact transit adaptive development utilizing the Mixed-Use Area (MUA) and Highest Density Residential (HHDR) land use designations to accommodate growth. The Housing Element expands on these General Plan concepts to provide the capacity within or near the Community Development areas.

In an effort to maintain an inventory of sites to accommodate the Regional Housing Needs Allocation the County will provide the following:

- Ensure adequate sites to be always available throughout the planning period to meet the County’s RHNA for each income category capacity consistent with Government Code Section 65863.
- Continue to identify existing and potential community cores that can, through regulations and policies, evolve into new communities or Specific Plans, or modification of existing community plans or Specific Plans, which would allow sufficient densities and intensities of residential and non-residential products to meet the socioeconomic needs of the



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

communities, including those designated as economically and environmentally disadvantaged communities.

**Safety Element (GPA No.180002)**

Pursuant to Assembly Bill 162 (AB 162) (Gov Code, Section 65302.g.3) the Safety Element is being revised and updated to incorporate climate adaptation and resiliency strategies, as required by California Senate Bill 379 and SB 1035. The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. In addition, the Safety Element update addresses evacuation routes, and constraints, as required by SB 99 and Assembly Bill 747.

The Safety Element conveys the County of Riverside's goals, policies, and actions to minimize the hazards to safety in and around unincorporated Riverside County. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death. It describes present and expected future conditions and sets policies and standards for improved public safety.

Updates to area plans to create consistency with the Safety Element are described in Attachment F of this report, and updates to the Implementation Plan are described in Attachment G of this report.

**Land Use Element Update (GPA No. 210109)**

The Land Use Element is being revised to create consistency with the changes proposed with the Housing Element and conformance with State law. Specifically, updates to the Land Use Element include (1) updates to conform with SB 244 and (2) revisions to the dwelling unit's density range for the Highest Density Residential (HHDR) from 20-40 dwelling Units per acre to *14-40 dwelling units per acre* (proposed change). Changes will apply to both the element and area plans that address these land use components. The updates to the Disadvantaged Unincorporated Communities (DUC) analysis found in Appendix P (App. P-2) will be updated with current data to assure the DUCs are appropriately identified, but no changes to the related policy is proposed. The revision to the HHDR by reducing the minimum dwelling per acre policy will allow smaller parcels to be developed with affordable housing-multi-family projects. This will increase flexibility for the HHDR designation without compromising maximum allowable densities which are needed to provide the higher number of dwelling units for achieving RHNA targets.

**Airport Land Use Commission (ALUC)**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The proposed project was submitted to the Riverside County Airport Land Use Commission (RCALUC), pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plan. On July 19, 2021, RCALUC reviewed the proposed amendments to the Housing (GPA 190006) and Safety (GPA 180002) Elements and determined the amendments would not create an impact on the safety of air navigation within airport influence areas located within unincorporated areas of Riverside County. Changes to the Land Use Element do not affect any airport influence areas; therefore, no ALUC review is necessary.

**Senate Bill 18 (SB 18)**

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment, pursuant to Senate Bill (SB) 18, which identifies a 90-day period to request a consultation. Request for consultation letters were sent out to the Tribes identified on a list provided by the Native American Heritage Commission on March 9, 2021 with a response for consultation required on or before June 9, 2021. 30-letters/notice were sent via electronic mail (Email) and three letters were sent via US Postal Service mail. The County received a request from the Soboba Tribe for a consultation. The County held a meeting with the Soboba Tribe where general information and clarification was provided such that there would be no impacts to tribal resources created by these amendments. This information was acceptable to the Tribe.

**CEQA Compliance**

This Addendum to Environmental Impact Report (Certified EIR No. 548) (State Clearinghouse No. 2015061083) has been prepared in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.), and County of Riverside CEQA Guidelines, to address minor changes to the County of Riverside General Plan as a result of the Riverside County 6th Cycle Housing Element Update (Housing Element). This document also addresses minor changes to the General Plan Safety Element.

This Addendum has been prepared in accordance with Public Resources Code Section 21166 and Sections 15162 and 15164 of the State CEQA Guidelines. Section 15164(a) of the State CEQA Guidelines states that "[t]he lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." The revisions to the County of Riverside General Plan are limited to background



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

information updates and policy updates in accordance with State law and do not present a new use or intensify a use that was considered under Certified EIR No. 548. As none of the circumstances identified by Section 15162 are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared, consistent with State CEQA Guidelines Section 15164.

**FINDINGS AND CONCLUSIONS**

GPA No. 180002, 190006 and 210109 are Entitlement/Policy Amendments, which require specific findings for County approval and adoption. Under each General Plan Amendment Category below is a description of the applicable project component and findings.

**Entitlement/Policy Amendment Findings (Pursuant to Section 2.4.C.2 of Ordinance No. 348)**

**a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.**

1. The Riverside County Vision:

- a. The Riverside County Vision Statement (Chapter 2) of the General Plan identifies the “richly varied range of income categories” available within the County and also states that “housing is available in every increment of this range.” The Housing Element is a promotion of this General Plan Vision by identifying various housing opportunities for all income levels and to address the housing needs for communities and residents of the unincorporated County. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating an updated Housing Element into the General Plan, the County’s vision is promulgated. Other proposed General Plan Amendments (180002/210109) compliment the Housing Element and will provide for and support the implementation of that Element.

The proposed amendment to the General Plan’s Land Use Element (Chapter 3) and area plans, to modify the Highest Density Residential (HHDR) land use designation density from 20 to 40 dwelling units per acre to 14 to 40 dwelling units per acre. The reduction to a minimum of 14-dwelling units per acre requirement will allow for more sites to be developed with housing. This will increase flexibility for the HHDR designation without compromising maximum



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

allowable densities which are needed to provide the higher number of dwelling units for achieving RHNA targets

The potential increased development of housing projects will support the following County's vision to build compact adaptive communities:

*New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas."*

*"Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth."*

*"Population growth continues and is focused where it can best be accommodated."*

*"Growth is well coordinated between cities and Riverside County and they jointly influence periodic State and regional growth forecasts affecting Riverside County and its cities."*

The reduced minimum density is expected to increase development of but not be limited to smaller parcels in areas that are within or near areas that support Community Development land uses. These areas are ideally located near existing highways, or major corridors, located near existing or future transit stations, and are located near civic centers such as schools, hospitals, parks, and community centers. The amendment to HHDR will support development that can accommodate the RHNA allocation assigned to the County.

The revision to the Safety Element updates, identifies and establishing policies that include but not be limited to; addressing the risk of fire for land classified as state responsibility areas, and land classified as Very High Fire Hazard Severity Zones, and address related climate change adaptation and applicable resiliency strategies and does not conflict with the General Plan. The update supports General Plans vision providing policy direction and designs safety improvements that do not compete but complement the intent of other General Plan Elements regarding public safety issues.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

2. General Plan Principles:

- a. The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B of the General Plan (General Planning Principles) states that “the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace.” General Plan Amendment No. 190006 is an update to the Housing Element and facilitates the implementation of the Housing Element. The County’s updated and revised Housing Element specifically implements the above provisions. The Housing Element will include programs and policies proposed within the County’s 8-year Action Plan to meet the overall housing needs in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating an updated Housing Element into the General Plan, the County’s General Planning Principles are furthered, with regard to Housing (subsection D of Appendix B of the General Plan), and the proposed General Plan Amendment would not change or be conflicted by the addition of an updated Housing Element.

The amendment to the Land Use Element Community Development Land Use Designation reduces the minimum density to from 20 dwelling units per acre to 14 du/ac for HHDR. This reduction in density supports the General Plan Principles for Community Design and development flexibility, while maintaining maximum need to achieve RHNA targets. The reduced minimum density requirement will incentivize development of smaller parcels due to manageable costs/fees, which will increase affordable multi-family residential development, implementing the housing element through the eight-year planning period.

The update to the Safety Element, pursuant to Assembly Bill 162 (AB 162), addresses climate adaptation and resiliency strategies, as required by California Senate Bill 379 and SB 1035. The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. In addition, the Safety Element update addresses evacuation routes, and constraints, as required by SB 99 and Assembly Bill 747. The revision to the



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Safety does not conflict with any of the principals identified within the General Plan.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

**3. Foundation:**

The County's Housing Element is a policy document that sets forth programs and policies to address the County's affordable housing needs. The General Plan Amendment proposes an amendment to update the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of the updated Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan.

The proposed amendment to the General Plan's Land Use Element (Chapter 3) and area plans, to modify the Highest Density Residential (HHDR) land use designation density from 20 to 40 dwelling units per acre to 14 to 40 dwelling units per acre is consistent with the Community Development Foundation Component.

The Safety Element, pursuant to Assembly Bill 162 (AB 162), is mainly being revised and updated to incorporate climate adaptation and resiliency strategies, as required by California Senate Bill 379 and SB 1035. The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. In addition, the Safety Element update addresses evacuation routes, and constraints, as required by SB 99 and Assembly Bill 747. The update to the Safety Element is a policy document and does not provide any action that will conflict with any Foundation Component or designation of the General Plan.

**b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.**

The purpose of the General Plan is to guide the long-term development of the unincorporated areas of Riverside County that meets the State's General Plan requirements per California Government Code Section 65300 et seq. The General Plan outlines policies, standards and programs that guides day-to-day



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

decisions concerning the future of Riverside County and serves several important purposes including:

- 1) To provide clarity and stability in community development policies.
- 2) To establish a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) To provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The Project includes updates to the Safety, Housing and Land Use Elements, which are required components of the General Plan, which contribute to the achievements of the overall purpose of the General Plan.

The proposed Amendments to update to the Housing and Safety Elements will not conflict or detrimental to general purposes of the General Plan's Elements.

**c: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.**

The state housing crises, which impacts Riverside County's housing needs, especially for affordable housing, may be considered a special circumstance or condition that was unanticipated in preparing the General Plan. The proposed update to the Housing Element and related/supportive updates to the Safety and Land Use Elements provide for updated goals and direction than what exists that may facilitate the production of more housing, which will help meet the housing goals and needs of the County, which will contribute to the housing supply of the County and state. Therefore, approval of GPA No. 180002, 190006, and 210109 may be considered appropriate changes to the County's General Plan.

**d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.**

The Safety Element, pursuant to Assembly Bill 162 (AB 162), is mainly being revised and updated to incorporate climate adaptation and resiliency strategies, as required by California Senate Bill 379 and SB 1035. The Safety Element update has been developed to address climate change and applicable resiliency strategies to fulfill these mandates. Additionally, State law also requires an update of the Safety Element upon adoption of an update to the Housing Element. Therefore, GPA No. 18002 provides for conformance with recent changes and ongoing requirements of state law.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**e. An amendment is required to comply with an update to the Housing Element or change in State Housing Element law.**

The County is processing an update to its Housing Element for the Sixth Cycle, which must include a plan to accommodate over 40,000 units that were allocated through the RHNA process, as statutorily required by existing and new state Housing Element law. Additionally, this update to the Housing Element will plan for and may help the County meet its RHNA allocation for the present housing cycle. State Housing Element and housing law includes many changes, since the 5th Cycle update to the Housing Element, which are addressed by this update. Additionally, State law also requires the update of the Safety Element upon adoption of an update to the Housing Element and requires internal consistency between elements, which supports the proposed amendments to the Land Use Element that is being amended to support the Housing Element site inventory. Therefore, GPA No. 18002, 190006, 210109 are necessary and provides for compliance with an update to a Housing Element or change in State Housing Element law.

**f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.**

The updated Housing Element site inventory includes both high density and mixed-use sites. The thousands of acres of mix use areas facilitate the development of commercial/retail community-serving uses. These allowable nonresidential uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy and improves the community's jobs-housing balance.

**Conclusions**

The Housing and Safety Elements have been reviewed for consistency with the County's other General Plan Elements, which were last comprehensively updated in December 2015. The policies and programs in this Housing and Safety Elements are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing and Safety Elements, as necessary for consistency, when amendments are made to the General Plan.

**PUBLIC OUTREACH AND HEARING NOTIFICATION**

**Public Participation**



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The County is committed to providing affordable housing and recognizes the importance of participation of Countywide residents in this effort. The County planned and executed a public outreach program which considered COVID 19's restrictions regarding public meetings. An overview with details of the County's public outreach is as follows:

The public participation effort during the drafting of the 6<sup>th</sup> Cycle Housing Element update included attendance at Municipal Advisory Committees and Community Council Meetings, stakeholder interviews, virtual community outreach meetings, and an on-line survey. Due to the COVID-19 Pandemic and restrictions related to in-person public meetings, most of the project meetings were primarily held on-line. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project and submit comments and questions throughout the process.

The following provides an overview of the public outreach meetings and schedule. *The Public Participation* Section (Pages 173 to 195) of the Housing Element appendix, provided as Attachment C to this staff report for your convenience, provides additional information and details regarding public outreach efforts and participation, including but not limited to, MACS, Stakeholders, Agency Stakeholders, questions, including public responses and the survey with details.

**Municipal Advisory Committees and Community Council Meetings**

Between October and December 2020, the Planning Department held a series of outreach meetings with County Municipal Advisory Committees and Community Councils in relation to the 6<sup>th</sup> Cycle Housing Element. Outreach was intended to inform the community about the proposed project; answer questions; elicit feedback and input on housing needs, constraints and opportunities, and community goals; and determine whether the existing 5<sup>th</sup> Cycle Housing Element sites were still feasible and appropriate. The County attended meetings in 12 unincorporated communities of the Riverside County 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> districts. Due to scheduling conflicts and COVID restrictions, the County was unable to attend in person meetings in the 3<sup>rd</sup> district but invited residents of this district to participate in other outreach efforts.

The meetings were held both in person and virtually, as Municipal Advisory Committees allowed, to give residents as many opportunities to participate as possible. The County provided notice of these meetings through the agendas for each community meeting that are distributed in advance and provided an overview of the Housing Element process prior to opening the meeting to questions and discussions. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project, as well as to submit comments and questions throughout the process.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The following Municipal Advisory Committees and Community Council meetings were attended at part of the community outreach for the 6<sup>th</sup> Cycle Housing Element. Brief summaries of the comments provided at each meeting are also provided.

**Stakeholder Meetings**

Two on-line stakeholder meetings were held to gather the input of organizations, service providers, and interest groups throughout the county regarding the Housing Element. These stakeholder meetings were held on January 11 and January 14 2021 via Video Call (Zoom). The first stakeholder meeting was attended by 11 stakeholders and the second stakeholder meeting was attended by 22 stakeholders.

The County fielded an open question and answer discussion between staff and stakeholders to identify primary concerns and potential solutions and to discuss additional opportunities to connect with residents of unincorporated communities.

**Stakeholder Consultations**

To gain additional insight from Riverside County Stakeholders, consultations were conducted with a number of stakeholders. In December 2020, Riverside County reached out to 23 agencies. Of these, 7 responded, and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input.

**Public Outreach Meetings**

On February 16 and February 18, 2021, the County hosted two online meetings for the community to introduce the public to the Housing Element update process and state requirements and to gather their input on sites being considered for the site inventory. The County provided advanced notice of these meetings by distributing flyers in both English and Spanish to stakeholder organizations, affordable housing providers, and community organizations. These meetings featured two breakout rooms over Zoom, also in English and Spanish to create opportunities to hear from Spanish-speaking segments of the community. Each of these breakout rooms consisted of a presentation by staff followed by a question -and- answer session. The outreach meetings had approximately 65 attendees, 11 of which utilized the County's Spanish break-out rooms. A further 126 people participated in the on-line survey, with 118 English-language responses and 7 Spanish-language responses.

During the February 16<sup>th</sup> meeting, the public raised questions about the site selection process and affordable rental and homeownership opportunities and requested additional opportunities to provide input. The County provided additional information on how it had selected sites and determined whether rezones were necessary on any sites. The County also solicited input from participants on where they would like to see additional housing development.

The public meeting held on February 18<sup>th</sup> featured the same presentation and Q&A format to provide a second opportunity for members of the community to participate and provide input. Many of the same types of questions were raised during this meeting. Participants at this meeting also raised concerns regarding barriers to securing housing and requested additional

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

information on the requirements of the Housing Element, which the County provided.

**Public Survey**

In order to meet the request for additional input opportunities, the County developed a community survey that it made available on its website and distributed directly to residents through community organizations and housing providers.

Between February 17<sup>th</sup> and March 26<sup>th</sup>, the County hosted an online survey in English and Spanish on [surveyMonkey.com](https://surveyMonkey.com). This survey consisted of nine multiple choice questions regarding housing in Riverside County and one optional free response. The survey questions and results are included in Attachment B.

**Planning Commission Workshop**

A Housing Element workshop open to the public was held at the Planning Commission on February 17, 2021. The workshop provided an overview and update on the Housing Element and provided direction for moving forward in the process.

**Public Review – Draft Housing Element**

In addition, to the above public outreach, a dedicated webpage was created at the commencement of the project that is still available for the public today. The Housing and Safety Element webpage <https://planning.rctlma.org/HE6/Info#PRD> is the platform for information sharing for this project. All documents available for public consumption associated to these Projects were made available through this webpage. Social media was also used to share information regarding this project.

The *draft* Housing Element was forwarded to HCD for their review and concurrently made available with the Safety Element to the public for review between July 8, and August 16, 2021. Additionally, a notice was emailed directly to the Native American Tribes that were contacted via the SB 18 to notify them that the document was available for review. The notice was emailed to other various Agencies and interested parties recognized by the Planning Department.

**HEARING NOTIFICATION**

**Public Hearing Notification**

The Project was advertised in the Press Enterprise Newspaper on August 5, 2021, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 for the September 1, 2021 Planning Commission meeting. In addition to publishing a large public hearing notice (1/8<sup>th</sup> page) in the newspaper as required for the public hearing, a direct notice was provided via



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

electronic mail (email) on July 8, 2021 to recognized interested Agencies, Native American Tribes and identified stakeholders on the availability of draft documents. The email included a link to the County's webpage where the *draft* HE and SE Elements were located for review and comment prior to the Planning Commission hearing.

All project documents were available on the Planning Department's public website (planning.rctlma.org), and availability was shared via social media. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

Between the publishing of the public hearing notice and the preparation of this staff report, Planning staff has received four (4) comment letters or emails, which are under review. The comments are attached to this staff report for consideration. Planning staff will subsequently respond accordingly and provide a summary of responses prior to or at the Planning Commission meeting for consideration. Staff is also anticipating formal comment before the Planning Commission public hearing from the California Department of Housing and Community Development (HCD) on their review of the draft Housing Element, and we anticipate consideration of the Safety Element by the State Board of Forestry around mid-September; both reviews required by state law prior to adoption of these elements, which will be considered by the Board of Supervisors (tentatively in late September 2021).

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**REPORT:**

Prepared by Paul Swancott  
Reviewed by Robert Flores  
Reviewed by Michael Zornes  
Reviewed by Shellie Clack  
Approved by John Hildebrand

**ATTACHMENTS:**

Attachment A: Planning Commission Resolution No. 2021-007  
Attachment B: Draft Housing Element (Chapter 8), with tracked changes to draft  
Attachment C: Appendix P (Housing Element Background Report), with tracked changes to draft  
Attachment D: Public Participation memo, Appendix P-1 (part of Appendix P)  
Attachment E: Draft Safety Element (Chapter 6), with tracked changes to draft  
Attachment F: Draft Safety Element changes to area plans  
Attachment G: Proposed updates to Implementation Plan (*Response to Safety Element comments*)  
Attachment H: Addendum to EIR No. 548  
Attachment I: Comment Letters/Email Received



2  
3 **RESOLUTION No. 2021-007**

4 **RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENTS**

5 **GPA NOS 190006, 180002 AND 210109**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., a public  
7 hearing was held before the Riverside County Planning Commission in Riverside, California on September  
8 1, 2021, to consider the above-captioned General Plan Amendments; and,

9 **WHEREAS**, all the procedures of the California Environmental Quality Act (“CEQA”) and the  
10 Riverside County Rules to Implement the Act have been satisfied and an Addendum (No.1) to Environmental  
11 Impact Report No. 548 has been prepared pursuant to State CEQA Guidelines Section 21166 and Sections 15162 and  
12 15164; and

13 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff  
14 the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission  
16 of the County of Riverside, in regular session assembled on September 1, 2021, that it has reviewed and  
17 considered the staff report and considered the addendum, staff’s presentation and input from the public  
18 and, based on the findings and conclusions in the staff report, which are incorporated herein by reference  
19 recommends that the Board of Supervisors:

20 **ADOPT**; Addendum No.1 to Environmental Impact Report No. 548; and

21 **APPROVE** General Plan Amendment Nos. 190006, 180002 and 210109

**TABLE OF CONTENTS**

**INTRODUCTION..... H-1**

    HOUSING ELEMENT REQUIREMENTS ..... H-1

    HOUSING ELEMENT ORGANIZATION..... H-1

    REGIONAL HOUSING NEEDS ALLOCATION ..... H-2

    GENERAL PLAN CONSISTENCY..... H-3

**HOUSING ELEMENT GOALS, POLICIES, AND ACTIONS ..... H-4**

    HOUSING GOALS..... H-4

    HOUSING POLICIES ..... H-4

    HOUSING ACTIONS..... H-7

    QUANTIFIED OBJECTIVES..... H-2120

**LIST OF TABLES**

Table H-1 2021-2029 Unincorporated Riverside County Regional Housing Need..... H-2

Table H-2 Eight-Year Housing Action Plan..... H-7

Table H-3 Quantified Objectives 2021-2029..... H-2120

## Introduction

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County’s policies with respect to meeting the housing needs for residents in unincorporated Riverside County. It establishes policies that guides County decision-making and sets forth an action plan to implement its housing goals for the 6<sup>th</sup> Cycle Housing Element update, through 2029.

## Housing Element Requirements

California 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 that sets forth an eight-year planning period schedule of actions that the County is undertaking, in implementing the policies set forth in the Housing Element.

## Housing Element Organization

The Housing Element is divided into two documents. The Housing Element **Policy Document** and the Housing Element **Background Report**.

The **Policy Document** includes the following sections:

**Introduction:** This section provides information on the State of California’s housing requirements, the purpose and requirements of the Housing Element, the organization of the document, the regional housing needs allocation, and General Plan consistency.

**Goals, Policies, and Actions:** This section sets forth the County’s goals, policies, and actions that are designed to address the housing needs in unincorporated Riverside County. The Goals, Policies, and Actions section identifies housing goals and actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in unincorporated Riverside County.

The **Background Report** includes the following sections:

**Efforts to Achieve Citizen Participation:** Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

**Evaluation of the Previous Housing Element:** This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.



**Community Profile:** This section focuses on demographic information, including population trends, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section also outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

**Housing Resources:** This section describes the County’s housing resources, historic development patterns, and housing opportunities as well as the County’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the County.

**Housing Constraints:** This section analyzes potential governmental and non-governmental constraints to housing development in unincorporated Riverside County. This includes the County’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations.

### Regional Housing Needs Assessment (RHNA) Allocation

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

On March 4, 2021, SCAG adopted the 6th Cycle Final RHNA Plan for the 2021-2029 planning period. The allocation for the unincorporated County of Riverside is a total of 40,647 housing units. The County must identify sites to accommodate these units in the Housing Element. The breakdown of this allocation by income category is shown in **Table H-1**.

**Table H-1 2021-2029 Unincorporated Riverside County Regional Housing Need**

Income Category	Income Range*	2021-2029 RHNA
Extremely Low	\$0 - \$26,200	5,185
Very Low	\$26,201 - \$37,650	5,186
Low	\$67,651 - \$60,250	6,627
Moderate	\$60,251 - \$90,350	7,347
Above Moderate	\$90,351 or more	16,302
<b>Total</b>		<b>40,647</b>

Source: SCAG, March 2021

\*Based on a four-person household

## Chapter 8 Housing Element

### General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the county.

The Housing Element has been reviewed for consistency with the County’s other General Plan Elements, which were last comprehensively updated in December 2015. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. The County is currently (2021) working to review and update the County’s current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR). Additionally, in compliance with Senate Bill (SB) 244, the County is in the process of conducting an analysis of disadvantaged unincorporated communities, defined as a community in which the median household income is 80 percent or less than the statewide median household income.



## Housing Element Goals, Policies, and Actions

This Housing Element includes five goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation actions are listed in **Table H-2** at the end of the corresponding group of policies and briefly describe the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

### Housing Goals

The Housing Element includes the following five goals.

**Goal 1, New Construction:** Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.

**Goal 2, Innovative Housing Types:** Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.

**Goal 3, Affordable Housing:** Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.

**Goal 4, Special-Needs Groups:** Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.

**Goal 5, Affirmatively Furthering Fair Housing:** Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

### Housing Policies

**Goal 1, New Construction: Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories.**

- H 1.1: Maintain an adequate supply of appropriately zoned land to accommodate housing needs of existing and future residents.
- H 1.2: Encourage innovative housing development that promotes and facilitates development of new affordable housing.
- H 1.3: Continue efforts to streamline and improve the development review process to eliminate any unnecessary delays in the development of housing.
- H 1.4: Strive to remove barriers to new housing production, including advancing adaptive policies, regulations, and procedures.



## Chapter 8 Housing Element

H 1.5: Encourage the development of higher-density, multifamily housing in locations where adequate infrastructure and public services are planned or are available.

**Goal 2, Innovative Housing Types: Encourage construction of innovative housing types that are affordable and promote mixed-income neighborhoods.**

H 2.1: Incentivize and encourage the construction of accessory dwelling units (ADUs) and other similar types of residential accommodations through various methods, including but not limited to public education, fee modification, and making necessary resources available.

H 2.2: Encourage missing middle housing types, such as duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, and live/work buildings to provide for workforce housing compatible with single-family neighborhoods.

**Goal 3, Affordable Housing: Encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in unincorporated Riverside County.**

H 3.1: 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.

H 3.2: The County should advocate for revisions to State laws that will make affordable housing easier to achieve, including but not limited to issues related to requiring the payment of prevailing wage, burdensome California Environmental Quality Act (CEQA) requirements adversely affecting housing production, tax code reform, and tools and funding for affordable housing while recognizing the need to maintain the integrity of existing residential communities.

H 3.3: The County should allow housing developments with at least 20-percent affordable housing and on-site inventory housing sites that have been counted in previous Housing Element cycles as a by-right use.

H 3.4: The County should continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.

H 3.5: The County should prioritize opportunities for providing low and very low-income housing in multifamily development projects through individual project negotiation, through the preparation of inclusionary housing requirements, or through other means, whichever may be deemed most effective.

H 3.6: The County should evaluate the availability of publicly owned land for the development of affordable housing, in cooperation with the County's Housing Authority and coordination with affected communities and non-profit and for-profit developers.

H 3.7: The County should pursue all available federal, state, and local funds to assist in housing rehabilitation and preservation of at-risk units.

H 3.8: Promote the rehabilitation and preservation of farmworker housing.

H 3.9: The County should strive to preserve all deed-restricted affordable dwelling units in the unincorporated County that are at risk of converting to market-rate.

H 3.10: The County's code enforcement officers should continue to require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.

**Goal 4, Special Needs Groups: Work towards meeting the housing needs of special groups of unincorporated County residents, including but not limited to a growing senior population, large families, female headed households, farmworkers, persons with disabilities, persons with developmental disabilities, and persons and households in need of emergency shelter.**

H 5.1: Facilitate the development of new employee or farmworker housing, including Palanco Parks.

H 5.2: Support self-help housing programs.

H 5.3: The County should encourage developers to provide more accessible housing for seniors and persons with disabilities.

H 5.4: The County should continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation section of Riverside County Ordinance No. 348.

H 5.5: The County should support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.

H 5.6: The County should continue to assist various organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

**Goal 5, Affirmatively Furthering Fair Housing: Promote affirmative further fair housing opportunities throughout the unincorporated County for all persons regardless of age, race, religion, color, religion, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.**

H 5.1: The County shall continue to support fair housing laws and organizations that provide fair housing information and enforcement.

H 5.2: The County shall provide housing information and counseling to low-income households and households with special housing needs.

H 5.3: The County shall promote housing opportunities for all persons, regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

H 5.4: The County shall strive to disperse affordable housing projects throughout the county, while ensuring that affordable housing development occurs in areas with appropriate access to infrastructure, services, and necessary community amenities, wherever feasible.

H 5.5: The County shall increase access to opportunities for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas. *(Refer to Assessment of Fair Housing Section in the Background Report for the definition of resource areas)*

H 5.6: The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities.



Housing Actions

Table H-2 Eight-Year Housing Action Plan

Action#	Action	Implementation
H-1	<p><b>Sites to Accommodate the Regional Housing Needs Assessment (RHNA) Allocation</b></p> <p>In an effort to maintain an inventory of sites to accommodate the Regional Housing Needs Allocation and the needs of the unincorporated County, the County will provide the following:</p> <ul style="list-style-type: none"> <li>• Ensure adequate sites to be available at all times throughout the planning period to meet the County's RHNA for each income category consistent with Government Code Section 65863.</li> <li>• Continue to identify existing and potential community cores that can, through regulations and policies, evolve into new communities or Specific Plans, or modification of existing community plans or Specific Plans, which would allow sufficient densities and intensities of residential and non-residential products to meet the socioeconomic needs of the communities, including those designated as economically and environmentally disadvantaged communities.</li> </ul>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: Transportation and Land Management Agency (TLMA)</p> <p>Time Frame: Ongoing, throughout the planning period</p>
H-2	<p><b>Infrastructure Availability and Coordination</b></p> <p>The County shall work with service districts or purveyors to identify and overcome constraints to providing water and sewer service for housing, prioritizing improvements for lower-income housing, and in low-resource areas to further place-based revitalization efforts. To this end, the County will:</p> <ul style="list-style-type: none"> <li>• Coordinate every two years with service providers to assess the needs for infrastructure and services and discuss plans for expansion based on future proposed developments.</li> <li>• Apply for funding from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs, as available, to fund design plans and infrastructure improvements for affordable housing.</li> <li>• Explore and pursue funding opportunities and concentrate efforts for area plan updates for specific communities, as necessary to promote development active transportation and access to services and amenities.</li> <li>• Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and assist service providers with establishing procedures to grant priority service to the development of housing with units affordable to lower-income households.</li> </ul>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: TLMA, Planning and Housing, Homelessness Prevention and Workforce Solutions (HHPWS)/Housing Authority</p> <p>Time Frame: Identify infrastructure constraints by May 15, 2024; Fund and conduct infrastructure improvements dependent on grant funding availability. Explore NOFAs annually.</p>



Action#	Action	Implementation
H-3	<p><b>Large Lot Development</b></p> <p>To facilitate the development of large lots for affordable housing and provide for development phasing for development of 50 to 150 units, the County will give high priority to processing housing developments that include affordable housing units on lots larger than 10 acres.</p> <p>Additionally, the County will provide incentives on a case-by-case basis for development of high-density residential on large sites.</p>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department and incentives will be adopted within one year of adoption of the Housing Element.</p> <p>Quantified Objective: 700 low-income; 700 very low-income; 332 extremely low-income units. Of these, 200 extremely low- and 350 very low-income units in areas of concentrated poverty, 300 units in areas of high opportunity.</p>
H-4	<p><b>Legislative Initiatives</b></p> <p>The County shall consider on an annual basis with each state legislative session, advocating for affordable housing issues through its legislative platform. Such items may include, but are not limited to, funding for affordable housing, housing on religious institution sites – Yes in God’s Backyard (YIGBY) construction financing, building codes, prevailing wage, tax code reform, CEQA reform, and other regulations that restrict affordable housing, but not promoting legislation that would adversely affect the integrity of existing residential neighborhoods or communities.</p>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: County Executive Office, TLMA</p> <p>Time Frame: Ongoing</p>
H-5	<p><b>Support Affordable Housing Development</b></p> <p>The County shall work with housing developers to expand opportunities for affordable lower-income and special needs housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the County shall:</p> <ul style="list-style-type: none"> <li>• Support affordable housing development for special-needs groups, including seniors; persons with disabilities, including developmental disabilities; female-headed households; farmworkers; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.</li> <li>• Provide technical assistance with site identification, site acquisition, and permit processing procedures. Encourage selection of sites in high resource areas and/or near services.</li> <li>• Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs.</li> </ul>	<p>Implementing Resources: HOME and other HUD, HCD and state grants as they become available, County tax allocation bonds; California Debt Limit Allocation</p> <p>Responsible Agency: <a href="#">Housing, Homelessness Prevention and Workforce Solutions (HHPWS) Department</a> / - Housing Authority/TLMA</p> <p>Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc. County tax allocation bonds; California Debt Limit Allocation</p> <p>Quantified Objective: 500 low-income; 500 very low-income; 250 extremely low-income units. 30 percent of these in areas of high opportunity, 20 percent in areas of concentrated poverty or low resource.</p>

## Chapter 8 Housing Element

Action#	Action	Implementation
	<ul style="list-style-type: none"> <li>• Promote the use of the density bonus regulations, application processing fee modifications, and impact fee modifications to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas.</li> <li>• Facilitate the consideration process for land divisions or alterations to lot lines resulting in parcel sizes that enable affordable housing development, and consider processing fee modifications related to the subdivision for projects providing for affordable housing to lower-income households.</li> <li>• Continue to give priority to permit processing for projects providing affordable housing for special-needs groups.</li> <li>• Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available.</li> <li>• Pursue Federal, State, and local funding for low- and moderate-income housing by applying for State and Federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.</li> <li>• Pursue partnerships with the Inland Regional Center to identify funding opportunities and promote housing for persons with disabilities.</li> <li>• Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed to reduce displacement risk or address disproportionate housing need.</li> <li>• Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special-needs housing into affordable housing communities.</li> </ul>	
H-6	<p><b>New Mechanisms for Achievable Housing</b></p> <p>The County shall continue to meet with local regional housing entities, stakeholders, and surrounding jurisdictions in the County to discuss housing issues and develop cooperative strategies that address identified housing needs. The County shall investigate additional mechanisms to facilitate achievable production of housing affordable to lower- and moderate-income households.</p>	<p>Implementing Resources: General Fund                      Responsible Agency: TLMA                      Time Frame: Annually meet with stakeholders.</p>

Action#	Action	Implementation
<p>H-7</p> <p><b>Land Use (zoning) Ordinance Amendments (Riv. Co. Ordinance No. 348)</b></p> <p>The County will process the following amendments to Ordinance No. 348, to comply with State law:</p> <ul style="list-style-type: none"> <li>• <b>Employee Housing:</b> To comply with Health and Safety Code Section 17021.5, allow employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses.</li> <li>• <b>Low-Barrier Navigation Centers:</b> Allow the development of Low-Barrier Navigation Centers to be developed as a use by-right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing consistent with Government Code Section 65662.</li> <li>• <b>Residential Care Facilities:</b> To comply with Health and Safety Code Sections 1267.8, 1566.3, 1568.08, the County will review the definition of community care facilities and allow for community care facilities with six or fewer persons by right in the R-7, R-D, MU, and SP zones subject only to the same restrictions in that zone and allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone.. Residential care facilities would still be subject to state licensing.</li> <li>• <b>Reasonable Accommodation:</b> Review <u>and revise</u> the County's findings for approving reasonable accommodation requests, including, but not limited to, potential impact on surrounding uses, physical attributes of the property and structures, and any other findings that may be potential barriers to housing for persons with disabilities.</li> </ul>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Within one year of adoption of the Housing Element</p>	
<p>H-8</p> <p><b>Review County Processes and Procedures (housing development)</b></p> <p>Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.</p> <p>Specifically, the County will review the processes and procedures in the Desert Office and consider hiring a permanent staff person(s) to ensure that processing and procedures are not a constraint on development or permitting.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Biannually review. Consider hiring a permanent staff person by 2024.</p>	



# Chapter 8 Housing Element

Action#	Action	Implementation
HICW31-9	<p><b>Accessory Dwelling Unit Program</b></p> <p>The County shall promote accessory dwelling units as an affordable housing option and an economic mobility opportunity in Riverside County through the following actions.</p> <ul style="list-style-type: none"> <li>Identify stakeholders from the eastern and western portions of the county to develop ADU prototypes that meet the needs of the different regions. These prototypes will offer free of charge preapproved plans for accessory dwelling units to bring down permit costs and expedite the permitting process.</li> <li><u>Create and promote</u> ADU prototypes in high-resource areas and communities with complete services to facilitate mobility between low- and high-resource areas.</li> <li>Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&amp;Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.</li> <li><u>Explore options for</u> <u>Assess the feasibility of</u> establishing a loan program to help homeowners finance the construction of ADUs. The County shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.</li> <li>Actively market ADU guidance and materials and preapproved plans in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.</li> <li>Develop and implement a monitoring program. The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The County will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).</li> </ul>	<p>Implementing Resources: General Fund SB2 and other planning grants</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Meet with stakeholders to develop ADU prototypes within one year of adoption of the Housing Element. Evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024, <u>and continue to monitor every two years.</u></p> <p>Quantified Objectives: 764 lower-income units. 250 of these in areas of high opportunity.</p>

Action#	Action	Implementation
H-10	<p><b>Innovative Housing Options</b></p> <p>The County shall promote innovative and alternative housing options that provide greater flexibility and affordability in the housing stock to provide a variety of housing options to reduce displacement risk. This includes ADUs, junior ADUs, tiny houses, inclusionary housing, container housing, Polanco parks, Ranchettes, MOG (Multi-Owner Group Unit) and other alternative housing types. The County will also explore a variety of densities and housing types in all zoning districts.</p> <p>The County will emphasize promoting innovative housing in high resource areas to reduce displacement of residents and promote mixed-income communities by actively distributing educational and promotional materials to developers interested in developing in these areas.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing. Annually distributive educational and promotional materials to developers</p> <p>Quantified Objectives: 300 lower income units, 200 moderate-income units. Of these, 50 lower-income units and 50 moderate-income units in high opportunity areas, 50 lower-income units in areas of concentrated poverty.</p>
H-11	<p><b>Development of Housing for Extremely Low-Income Households</b></p> <p>The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding, and/or offering additional incentives beyond the density bonus.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: <a href="#">HHPWS and</a> Housing Authority</p> <p>Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.</p> <p>Quantified Objective: 50 extremely low-income units. 15 of these in high opportunity areas, 15 in areas of concentrated poverty.</p>
H-12	<p><b>Inclusionary Housing Requirements</b></p> <p>The County will promote very low income and low-income housing requirements for multifamily projects exceeding five (5) dwelling units by negotiating for such units on a project-by-project basis, establishing inclusionary housing requirements, or by other means whichever is deemed most effective. These requirements will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu or affordable housing linkage fee.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA and HHPWS/Housing Authority</p> <p>Time Frame: Explore alternatives within 3 years; adopt program before end of 6<sup>th</sup> Cycle Housing Element.</p>
H-13	<p><b>Code Enforcement</b></p> <p>Develop a plan with specific implementation strategies and timelines for a proactive code enforcement program to continue to administer the County's Code Enforcement Program to eliminate substandard conditions in residential units and mobile home parks and areas of concentrated rehabilitation need, which could result in repairs and mitigate potential costs, displacement, and relocation impacts on residents. Annually apply for funding to support implementation of this plan and prioritize implementation in areas with a concentration of substandard housing conditions and in disadvantaged communities to encourage</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement</p> <p>Time Frame: <del>Ongoing</del>. Develop a proactive code enforcement by 2024, annually apply for funding as NOFAs are released.</p>



## Chapter 8 Housing Element

Action#	Action	Implementation
H-14	<p><u>place-based revitalization and reduce displacement risk by improving housing conditions. Utilize the County's Housing Rehabilitation programs (H-14) to help mitigate housing rehabilitation costs.</u></p> <p>The County has brochures in English and Spanish available on the County's website and in the Code Enforcement Department.</p> <p><b>Housing Rehabilitation</b></p> <p>The County will continue to advertise and promote the following home repair programs to reduce displacement risk for low-income households and farmworkers. The County will provide multilingual outreach materials, including Spanish, and other identified languages, to educate and inform all residents on the available rehabilitation programs and resources.</p> <p><b>Home Repair Loan Program (HRLP)</b> – Continue to provide up to \$10,000 for home repair services in the form of a deferred loan. The HRLP provides one-time loans to qualified low-income homeowners to address health and safety issues, Housing Quality Standards and improve substandard living conditions within the scope of eligible program repairs.</p> <p><b>Senior Home Repair Grant (SHRG)</b> – Continue to cover the cost of repairs up to a total of \$6,000 with no loan or payback requirement to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes to address health and safety issues and handicapped accessibility improvements exclusively.</p> <p><u>MJCW5 Mobilehome Park Rehabilitation and Resident Ownership Program (MPROOP) – Apply for funding through the MPRROP, as NOFAs are released, to convert mobilehome parks to ownership units or put in the control of a resident organization, nonprofit housing sponsor, or local public entity. Use this funding on mobilehome parks in concentrated areas of poverty as well as in areas of opportunity to provide affordable ownership opportunities for housing mobility.</u></p>	<p><u>Quantified Objective: Connect 50 households in areas of concentrated need and disadvantaged communities with rehabilitation assistance through the code enforcement program.</u></p> <p>Implementing Resources: CDBG and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.</p> <p>Quantified Objective: 150 lower income units. Rehabilitate 80 units in areas of concentrated substandard housing conditions.</p>
H-15	<p><b>Community Utility/Energy Programs</b></p> <p>Continue to offer programs through the County of Riverside Community Action Partnership (CAP). Promote the use of these programs in low-resource areas to encourage place-based revitalization through home improvements and security.</p> <p><b>Weatherization program:</b> Offer assistance to low-income households to conserve existing single-family housing through weatherization and/or rehabilitation.</p> <p><b>Utility Assistance:</b> Provide a one-time assistance program that helps low and moderate-income individuals and families with utility payment assistance and weatherization services to low-income customers in Riverside County.</p>	<p>Implementing Resources: Department of Energy, Southern California Gas, California Conservation Corp.</p> <p>Responsible Agency: Community Action Partnership (CAP)</p> <p>Time Frame: Ongoing programs</p> <p>Quantified Objective: 300 households. 200 of these in areas of concentrated poverty and/or substandard housing conditions.</p>



Action#	Action	Implementation
H-16	<p><b>CAP CARES Program:</b> Assist with emergency assistance to help cover unmet utility bills and technology needs.</p> <p><b>Mobile Home Tenant Loan Foreclosure/Abandonment Program</b></p> <p>Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock. The intent of this is to facilitate place-based revitalization by redeveloping abandoned and vacant properties and reduce displacement risk through increased affordable housing options.</p>	<p>Implementing Resources: Remaining RDA funding</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing until funds are exhausted.</p> <p>Quantified Objective: 50 lower-income units. 20 of these in areas of concentrated poverty.</p>
HICW61-17	<p><b>Mobile Homes</b></p> <p>The County offers the following mobile home programs to reduce displacement risk for residents and facilitating economic mobility:</p> <ul style="list-style-type: none"> <li>• Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile homeowners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park to mitigate risk of displacement due to violation or rehabilitation need. The MHTL will provide financing for replacement of existing mobile home/coaches that serve low-income farmworkers of the Coachella Valley in the County of Riverside.</li> <li>• Through the HOME Program the County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farmworker households. The County will assist approximately a minimum of 83 households with the MHTL program.</li> <li>• Continue to use federal and state funding programs and assist with funding applications, to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units. The County will promote purchasing and/or installing mobile home units in moderate- and high-resource areas to encourage mobility between low- and high-resource areas.</li> <li>• Develop and implement a monitoring program. The program will track mobile homes and manufactured homes approvals and affordability. The County will use this monitoring program to track progress in development. The County will evaluate the production and affordability of mobile homes and manufactured homes two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.</li> </ul>	<p>Implementing Resources: HCD Cal Home Funds, HCD Joe Serra Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Annually, and as Notice of Funding Availability (NOFA) are released. Evaluate affordability and approvals by 2023, rezone if necessary, by 2024.</p> <p>Quantified Objective: 144 above moderate-income units, 649 moderate income units, 1072 lower income units. Of these, 300 lower income units in areas of poverty, 300 lower income units in areas of high opportunity, and 200 moderate income units in areas of high opportunity.</p>

# Chapter 8 Housing Element

Action#	Action	Implementation
H-18	<p data-bbox="284 367 354 457">If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).</p> <p data-bbox="284 457 354 548"><b>Farmworker Assistance</b></p> <p data-bbox="284 548 354 638">To provide housing and meet the needs of farmworkers, the County will implement the following:</p> <ul data-bbox="284 638 1352 1749" style="list-style-type: none"> <li data-bbox="284 638 565 728">• Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley, with a particular emphasis on identifying sites near services and/or in higher-resource areas.</li> <li data-bbox="284 728 683 819">• Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farmworker housing opportunities.</li> <li data-bbox="284 819 769 909">• Complete a farm working survey to better understand the living conditions and daily service needs of the farmworker population in the eastern Coachella Valley to inform place-based revitalization efforts.</li> <li data-bbox="284 909 855 999">• Partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and periodically meet with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</li> <li data-bbox="284 999 941 1089">• Encourage place-based revitalization and reduce displacement risk by organizing bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</li> <li data-bbox="284 1089 997 1180">• Promote fast-tracking for farmworker housing and other types of special needs and affordable housing</li> </ul>	<p data-bbox="284 1749 354 1839">Implementing Resources: General Fund</p> <p data-bbox="284 1839 354 1929">Responsible Agency: TLMA and HHPWS/Housing Authority</p> <p data-bbox="284 1929 354 2020">Time Frame: Annually meet with developers, meet with the Housing Review Committee quarterly to discuss farm worker housing.</p> <p data-bbox="284 2020 354 2100">Quantified Objective: 250 very low-income units, 100 extremely low-income units. Of these, 50 extremely low- and 100 very low-income units in low resource and/or areas of concentrated poverty near farm working employment opportunities.</p>
H-19	<p data-bbox="1352 367 1422 457"><b>Polanco Parks Program</b></p> <p data-bbox="1352 457 1422 548">To provide and maintain affordable housing the County will take the following actions:</p> <ul data-bbox="1352 548 1508 1749" style="list-style-type: none"> <li data-bbox="1352 548 1508 638">• Review and evaluate the County's Polanco Park permitting process regarding the development, expansion, and rehabilitation of Polanco Parks with the intent of simplifying and expediting the permitting process for new and existing parks and ensuring that health and safety concerns are adequately addressed, particularly with respect to code compliance, potable water, and liquid waste disposal. The process will commence with a comprehensive outreach effort to park ownership, landlords, and residents.</li> </ul>	<p data-bbox="1352 1749 1422 1839">Implementing Resources:</p> <p data-bbox="1352 1839 1422 1929">Responsible Agency: TLMA</p> <p data-bbox="1352 1929 1508 2020">Time Frame: Review the County permitting processes by January 2022, provide qualified owners construction loans as applications are submitted. evaluate the existing lending processes by January 2022. Provide brochures and outreach materials to identified areas with Polanco Parks.</p>



Action#	Action	Implementation
	<ul style="list-style-type: none"> <li>In cooperation with Rural Community Assistance Corporation (RCAC) and the County's Housing Authority, provide qualified owners of unpermitted Polanco Mobile Home Parks an opportunity to apply for and receive a construction loan for the rehabilitation of their unpermitted Polanco Mobile Home Park. Other funding sources to be evaluated for this purpose include the Polanco Park Rehabilitation Loan Program and the Mobile Home Tenant Loan Assistance Program. This provides an opportunity to permit unpermitted units to be rehabilitated and provide a decent, safe, and sanitary housing opportunity for farmworkers.</li> <li>To complement the loan programs, seek the availability of grant and other types of funding from state and federal programs for the purpose of place-based revitalization through mobile home park rehabilitation.</li> </ul>	<p>Quantified Objective: 200 low-income units, 100 very low-income units, 100 extremely low-income units. Of these, facilitate 200 lower-income units in areas of high opportunity.</p>
H[CW7]-20	<p><b>Persons with Disabilities</b></p> <p>Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <ul style="list-style-type: none"> <li>Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities, including identifying placement opportunities in high resource areas.</li> <li>Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</li> <li>Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs.</li> <li>Coordinate with the Inland Regional Center to promote outreach efforts that inform families on housing and services available for persons with developmental disabilities.</li> </ul>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits, and Community Access Center, DPSS</p> <p>Time Frame: Ongoing, as projects are processed. <u>Reach out to non-profit agencies and coordinate with the Inland Regional Center at least twice during the planning period.</u></p> <p>Quantified Objective: 50 very low-income units. Of these, 20 units in high opportunity areas and/or emerging areas of opportunity.</p>
H-21	<p><b>Funds for Special-Needs Housing</b></p> <p>Continue to use the following programs to assist special-needs households:</p> <ol style="list-style-type: none"> <li>Housing Choice Voucher Program (Section 8 Certificates).</li> <li>Family Unification Program.</li> <li>Family Self Sufficiency (FSS) Program.</li> <li>Housing Opportunities for Persons with AIDS (HOPWA).</li> <li>Veteran's Affairs Supportive Housing Program (VASH).</li> <li>Foster Care Youth Program.</li> </ol>	<p>Implementing Resources: 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>Responsible Agency: Housing Authority, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>



# Chapter 8 Housing Element

Action#	Action	Implementation
H-22	<p>7. Tenant Based Rental Assistance Program.</p> <p><b>Housing Choice Voucher Program</b></p> <p>The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Riverside County Housing Authority and promote the use of Housing Choice Vouchers in high-opportunity areas to facilitate mobility between high- and low-resource areas regardless of income.</p>	<p>Implementing Resources: HUD Housing Choice Voucher Program</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing as interested persons contact the Housing Authority.</p> <p>Quantified Objective: 1,000 vouchers</p>
H-23	<p><b>Monitor At-Risk Units</b></p> <p>The County will maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:</p> <ul style="list-style-type: none"> <li>• Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the desire to preserve complexes as affordable housing.</li> <li>• Reach out to owners to see their intent on renewing affordability restrictions. In addition, the County will coordinate with owners of expiring subsidies to ensure the required notices of potential conversion to tenants are sent out at 3 years, 12 months, and 6 months.</li> <li>• Reach out to agencies interested in purchasing and/or managing at-risk units.</li> <li>• Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</li> <li>• Assist with completion of funding applications.</li> </ul>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Annually monitor and apply for funding as Notices of Funding Availability are released</p> <p>Quantified Objective: 26 lower-income units</p>
H-24	<p><b>Rural Development Self Help</b></p> <p>Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program. The County is committed to investing no less than 15 percent of the annual HOME allocation on CHDOs.</p>	<p>Implementing Resources: HOME, HUD, Rural Development Self Help Program</p> <p>Responsible Agency: TLMA and HHPWS/ Housing Authority</p> <p>Time Frame: Meet annually meeting CHDOs to provide policy direction.</p> <p>Quantified Objective: 50 low-income units. 15 of which in areas of concentrated poverty.</p>

Action#	Action	Implementation
H-25	<p><b>Public Housing Units</b></p> <p>The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize public housing units affordable to very low- and low-income households to facilitate place-based revitalization in underserved areas.</p>	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing, as funding is available.</p> <p>Quantified Objective: 50 low-income units. 20 of which in high resource/opportunity areas.</p>
H-26	<p><b>Fair Housing</b></p> <p>Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including:</p> <ul style="list-style-type: none"> <li>• Audits of lending institutions and rental establishments.</li> <li>• Education and training of County staff.</li> <li>• Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</li> <li>• Education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</li> </ul> <p>Additionally, the County will update the Analysis of Impediments to Fair Housing (AI) choice per HUD requirements.</p>	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Coordinate with the Fair Housing Council and monitor the program. Prepare the AI per HUD requirements.</p>
H-27	<p><b>Improve Low Resource Areas Access to Opportunities</b></p> <p>The County shall improve low-resource areas to increase access to opportunity for lower-income households by conducting the following:</p> <ul style="list-style-type: none"> <li>• Coordinate with public transit providers to increase mobility.</li> <li>• Allow for employment centers to be located near housing developments to encourage job opportunities.</li> <li>• Promote CalWorks offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities.</li> <li>• Increase community services in low-resource areas, such as public libraries and parks.</li> </ul>	<p>Implementing Resource: General Fund</p> <p>Responsible Agency: CDRA Housing Division, Health and Human Services Department</p> <p>Time Frame: Ongoing</p> <p>Quantified Objective: 200 low-income households, all near existing or proposed high resource areas.</p>



# Chapter 8 Housing Element

Action#	Action	Implementation
HJCW91-28	<p><b>Homeless Collaboration</b></p> <p>Continue to collaborate with the County of Riverside Continuum of Care (CoC) to promote community-wide planning and the strategic use of resources addressing homelessness. The County shall also support inter-jurisdictional emergency shelter programs, including consideration of funding for programs, with the priority in the Eastern portion of the County.</p>	<p>Implementing Resources: HUD Shelter Plus Care</p> <p>Responsible Agency: Housing Authority/ Riverside County CoC</p> <p>Time Frame: Ongoing, <del>throughout the</del>collaborate with the County of Riverside CoC at least twice during the planning period.</p>
H-29	<p><b>Mortgage Credit Certificate (MCC) Program</b></p> <p>Continue to implement the Riverside County the Mortgage Credit Certificate (MCC) program in increase economic mobility opportunities for lower-income households. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. MCCs can be used with County homebuyer programs to assist persons to qualify for private mortgage financing.</p>	<p>Implementing Resources: CDLAC</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing and as first-time homebuyers' applications are pursued and as funding is available.</p> <p>Quantified Objective: 50 low-income units, 15 of which in areas of high opportunity and 15 in concentrated areas of poverty.</p>
H-30	<p><b>First Time Home Buyer Program.</b></p> <p>Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First-Time Home Buyer Program, which is designed to provide assistance to lower-income persons for the down payment in the purchase of a home and facilitate economic mobility.</p>	<p>Implementing Resources: HOME, PLHA</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>Time Frame: Ongoing and as first-time homebuyers' applications are pursued and as funding is available.</p>



# Housing Element Chapter 8

Action#	Action	Implementation
H-31	<p><b>Acquisition/Rehabilitation of Senior/Affordable Housing</b></p> <p>Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median. The intent of this is to reduce displacement risk for seniors and lower-income households by increasing the supply of affordable housing.</p>	<p>Quantified Objective: 50 low-income units. 20 of which in areas of concentrated poverty.</p> <p>Implementing Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD</p> <p>Responsible Agency: HHPWS / Housing Authority</p> <p>Time Frame: Ongoing. Annually meet with interested developers.</p> <p>Quantified Objective: 50 low-income units. 15 of which in areas of high opportunity and 15 in concentrated areas of poverty.</p>
HJCW101-32	<p><b>Replacement of Affordable Housing</b></p> <p>The County will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> <li>• <u>Non-vacant sites</u></li> <li>• <u>Vacant sites with previous residential uses that have been vacated or demolished</u></li> </ul>	<p>Implementing Resources: <u>General Fund</u></p> <p>Responsible Agency: <u>Planning Department</u></p> <p>Time Frame: <u>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</u></p> <p>Quantified Objective: <u>In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.</u></p>

# Chapter 8 Housing Element

## 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 October 15, 2021, through October 15, 2029. Refer to **Table H-3**.

It is important to note that while the Quantified Objectives are required to be part of the Housing Element and the County will strive to obtain these objectives, the County cannot guarantee that these needs will be met given limited financial and staff resources, the foreseeable product development climate in the county with a current bias toward low and medium density housing, and the changing gap in the affordability of housing resources and incomes. Satisfaction of the County's share of regional housing needs will depend heavily on the cooperation of private funding sources and developers, as well as resources of state, federal, and County programs that are used to support the needs of the lower-income and special-needs households. 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.

**Table H-3 Quantified Objectives 2021-2029**

Action		Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA		5,185	5,186	6,627	7,347	16,302
<b>New Construction</b>						
H-3	Large Lot Development	332	700	700		
H-5	Support Affordable Housing Development	250	500	500		
H-9	ADU Program			764	462	102
H-10	Innovative Housing Options			300	200	
H-11	Development of Housing for Extremely Low-Income Households	50				
H-17	Mobile Homes			1,072	649	144
H-18	Farmworker Assistance	100	250			
H-24	Rural Development Self Help			50		
H-29	Mortgage Credit Certificate (MCC) Program			50		
H-30	First Time Home Buyer Program			50		
<b>Rehabilitation</b>						
H-13	Housing Rehabilitation			450		
H-14	Code Enforcement	-10	-20	20		
H-14	Housing Rehabilitation			150		
H-31	Acquisition/Rehabilitation			50		
<b>Preservation/Conservation</b>						
H-15	County of Riverside Community Action Partnership				300	
H-16	Mobile Home Tenant Loan Foreclosure/Abandonment Program			50		
H-19	Polanco Parks Program	100	100	200		
H-20	Persons with Disabilities		50			
H-22	Housing Choice Voucher Program			1,000		
H-23	Monitor At-Risk Units			26		
H-25	Public Housing Units			50		
H-27	Improve Low Resource Areas Access to Opportunities			200		
<b>Total</b>		<b>8342</b>	<b>1,6020</b>	<b>5,2432</b>	<b>1,611</b>	<b>246</b>

Source: Riverside County, May 2021



## TABLE OF CONTENTS

<b>EFFORTS TO ACHIEVE CITIZEN PARTICIPATION .....</b>	<b>P-1</b>
MUNICIPAL ADVISORY COUNCIL AND COMMUNITY COUNCIL MEETINGS .....	P-1
STAKEHOLDER MEETINGS .....	P-1
STAKEHOLDER CONSULTATIONS .....	P-2
PUBLIC OUTREACH MEETINGS .....	P-3
COMMUNITY SURVEY .....	P-4
<b>EVALUATION OF THE PREVIOUS HOUSING ELEMENT .....</b>	<b>P-5</b>
PROGRESS IN IMPLEMENTING THE PAST ELEMENT GOALS AND OBJECTIVES .....	P-5
EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS .....	P-5
<b>COMMUNITY PROFILE .....</b>	<b>P-43</b>
DATA SOURCES .....	P-43
DEMOGRAPHIC TRENDS .....	P-44
EMPLOYMENT TRENDS .....	P-49
HOUSEHOLD CHARACTERISTICS .....	P-51
HOUSING STOCK CHARACTERISTICS .....	P-58
SPECIAL NEEDS GROUPS .....	P-63
PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION .....	P-71
ASSESSMENT OF FAIR HOUSING .....	P-78
<b>HOUSING RESOURCES .....</b>	<b>P-93</b>
OVERVIEW OF THE REGIONAL HOUSING NEEDS ASSESSMENT .....	P-93
AVAILABILITY OF SITES FOR HOUSING .....	P-94
PROGRESS TOWARDS MEETING THE RHNA .....	P-123
SPECIFIC PLANS IN THE COUNTY .....	P-123
<b>HOUSING CONSTRAINTS .....</b>	<b>P-127</b>
GOVERNMENTAL CONSTRAINTS .....	P-127
NON-GOVERNMENTAL CONSTRAINTS .....	P-160
<b>APPENDIX P-1 PUBLIC PARTICIPATION.....</b>	<b>P-175</b>
<b>APPENDIX P-2 HOUSING ELEMENT MAPS.....</b>	<b>P-198</b>



LIST OF TABLES

Table P-1 Regional Population Growth Trends, 2015–2020 ..... P-44

Table P-2 County/City Population Growth Trends, 2010–2020 ..... P-44

Table P-3 Population, Households, and Employment Distribution, 2018 ..... P-46

Table P-4 Age Distribution 2018 ..... P-48

Table P-5 Population by Race 2018 ..... P-48

Table P-6 Employment by Industry, 2018 ..... P-49

Table P-7 Riverside County’s Largest Employers (1,000–4,999 Employees) ..... P-50

Table P-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2018 ..... P-51

Table P-9 Household Characteristics, 2018 ..... P-52

Table P-10 Household Size Distribution, 2018 ..... P-52

Table P-11 Overcrowding, 2018 ..... P-53

Table P-12 2020 Income Limits by Persons in Household ..... P-54

Table P-13 Households by Income Category ..... P-54

Table P-14 Housing Overpayment for Low Income Households in Riverside County ..... P-56

Table P-15 Housing Inventory by Type, 2020 ..... P-58

Table P-16 Housing Inventory by Tenure, 2018 ..... P-59

Table P-17 Age of Housing Stock ..... P-60

Table P-18 Riverside County Sale Activity, December 2019 and 2020 ..... P-60

Table P-19 Average Rents by Unit Type, 2020 ..... P-62

Table P-20 Housing Affordability by Income Level ..... P-63

Table P-21 Householders by Age and Tenure ..... P-64

Table P-22 Disabilities by Age ..... P-65

Table P-23 Developmentally Disabled Residents, by Age ..... P-67

Table P-24 Distribution of Unsheltered Homeless Population ..... P-68

Table P-25 Homeless Shelter Resources, 2021 ..... P-69

Table P-26 Farm Workers, 2017 ..... P-71

Table P-27 Inventory of Assisted Units ..... P-72

Table P-28 Mean Commute Time ..... P-85

Table P-29 Fair Housing Cases in Unincorporated Riverside County, 2013–2021 ..... P-89

Table P-30 Factors That Contribute to Fair Housing Issues in Riverside County ..... P-90

Table P-31 2021-2029 Regional Housing Needs Allocation Unincorporated County ..... P-93

Table P-32 Approved or Entitled Projects as of April 2021 ..... P-94

Table P-33 Area Plan Capacity Summary ..... P-96

Table P-34 Eastern Coachella Valley Area Plan ..... P-98

Table P-35 Elsinore Area Plan ..... P-101

Table P-36 Harvest Valley/Winchester Area Plan ..... P-103

Table P-37 Highgrove Area Plan ..... P-107

Table P-38 Lakeview/Nuevo Area Plan ..... P-109

Table P-39 Mead Valley Area Plan ..... P-111

Table P-40 The Pass Area Plan ..... P-113

Table P-41 Temescal Canyon Area Plan ..... P-116

Table P-42 Western Coachella Valley Area Plan ..... P-117

Table P-43 Comparison of Regional Housing Need and Available Capacity ..... P-123

Table P-44 Housing Potential of Specific Plans in Unincorporated Riverside County ..... P-124

Table P-45 Land Use Designations Summary\* ..... P-128

Table P-46 Summary of Residential Zoning Requirements ..... P-135

Table P-47 Zoning Use Index Summary ..... P-136

Table P-48 Residential Parking Requirements ..... P-143

Table P-49 Planning Department Residential Fees ..... P-148

Table P-50 Other Mitigation Fees ..... P-154

Table P-51 Developer Impact Fee Summary by Area Plan .....	P-155
Table P-52 Local Development Processing Timelines .....	P-158
Table P-53 Water and Sewer Providers, 2021 .....	P-166
Table P-55 Land Costs in Unincorporated Riverside County .....	P-169
Table P-56 Construction Costs .....	P-170
Table P-57 Disposition of Home Loans, Riverside County, 2019 .....	P-171
Table P-58 Energy Conservation Programs Summary .....	P-171

## LIST OF FIGURES

Figure P-1 TCAC Opportunity Areas
Figure P-2 Predominant Population - Hispanic Majority
Figure P-3 Diversity Index
Figure P-4 Poverty Status
Figure P-5 Median Income
Figure P-6 Racially or Ethnically Concentrated Areas of Poverty
Figure P-7 Population with a Disability
Figure P-8 TCAC Education Score
Figure P-9 Jobs Proximity Index
Figure P-10 TCAC Economic Score
Figure P-11 Overpayment by Renters (2010-2014)
Figure P-12 Overpayment by Renters (2015-2019)
Figure P-13 Overpayment by Owners (2010-2014)
Figure P-14 Overpayment by Owners (2015-2019)
Figure P-15 Neighborhood Overview (East)
Figure P-16 Neighborhood Overview (West)
Figure P-17 North Shore Town Center
Figure P-18 Thermal Town Center
Figure P-19 Lee Lake Community
Figure P-20 Meadowbrook Town Center
Figure P-21 Winchester Town Center & Winchester West
Figure P-22 Highgrove Town Center
Figure P-23 Lakeview Town Center & Nuevo Community (Western Area)
Figure P-24 Good Hope & Mead Valley Town Center & Mead Valley Community (I-215/Nuevo Rd Vicinity)
Figure P-25 Cabazon Town Center
Figure P-27 Temescal Canyon Area Plan
Figure P-28 Thousand Palms Town Center
Figure P-29 Desert Edge/Southeast Desert Hot Springs & North Palm Springs Communities
Figure P-30 Rushmore Kimdale & I-10 Haugen/Lehmann Ave Communities
Figure P-31 Mecca and Oasis Town Center



## Efforts to Achieve Citizen Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c] [6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, Riverside County has completed the public outreach and encouraged community involvement as described herein. Please refer to Appendix P-1 for additional details.

### Municipal Advisory Council and Community Council Meetings

Between October and December 2020, the County of Riverside held a series of outreach meetings with County Municipal Advisory Councils and Community Councils in relation to the 6th Cycle Housing Element and the Safety Element update. Outreach was intended to inform the community about the proposed project; answer questions; elicit feedback and input on housing needs, constraints and opportunities, and community goals; and determine whether the existing 5th Cycle Housing Element sites were still feasible and appropriate. The County attended meetings in 12 unincorporated communities throughout the County: ADD here

The meetings were held either in person or virtually, to give residents as many opportunities to participate as possible. The County provided notice of these meetings through the agendas for each community meeting that were distributed in advance and provided an overview of the Housing Element process prior to opening the meeting to questions and discussions. In addition to these meetings, the County encouraged residents to visit the Riverside County Housing Element website to learn more about the project and submit comments and questions throughout the process.

At these meetings, community members expressed concerns about the placement of affordable housing within certain neighborhoods, constraints of infrastructure capacity to support additional housing, and potential increases in traffic congestion as a result of increased residential growth. Participants expressed support for accessory dwelling units and mixed land uses.

### Stakeholder Meetings

Two online stakeholder meetings were held to gather the input of key organizations and groups, such as cities, community groups, utility purveyors, relevant districts, etc., throughout the county. These meetings were held for stakeholders to provide feedback regarding housing in unincorporated Riverside County and to provide the groundwork for coordination as the document continued to develop. These meetings were held on January 11 and January 14, 2021.



At the first meeting, stakeholders raised questions about the site selection process to meet the County's RHNA, the value of mixed-use development, implications of the COVID-19 pandemic on housing and work conditions, displacement risk and environmental justice considerations, funding mechanisms, and additional outreach opportunities. The County fielded an open question and answer discussion between staff and stakeholders to identify primary concerns and potential solutions and to discuss additional opportunities to connect with residents of unincorporated communities.

At the second meeting, stakeholders raised concerns about barriers to affordable housing, including the cost of land and methods of mitigating these costs, the benefits of establishing an inclusionary zoning policy, potential partnerships with the County on affordable housing, and additional methods of supporting and incentivizing affordable development, such as a permanent source of funding for housing development.

These meetings were supplemented with individual consultations for stakeholders to provide more detailed input as needed.

### Stakeholder Consultations

To ensure the County was representing all segments of the community, consultations were conducted. In December 2020, Riverside County reached out to 23 agencies. Of these, 7 responded, and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- California Rural Legal Assistance, on December 2, 2020
- Economics & Politics, on December 3, 2020
- Coachella Valley Housing Coalition, on December 7, 2020
- Pueblo Unido Community Development Corporation, on December 7, 2020
- Lift to Rise, on December 11, 2020
- Habitat for Humanity Coachella Valley, on December 17, 2020
- County of Riverside Housing, Homelessness Prevention, and Workforce Solutions, on December 21, 2020

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in Riverside County? What are your three top concerns for the future of housing in Riverside County?
2. Housing preferences: What types of housing types do your clients prefer? Is there adequate rental housing in Riverside County? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in Riverside County?
4. Housing Conditions: How would you characterize the physical condition of housing in Riverside County? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID affected the housing situation?

Through these consultations, stakeholders expressed several common concerns regarding current barriers to housing in Riverside County. These included barriers to obtaining safe and accessible housing, such as the lack of affordable housing and poor housing conditions that put tenants at risk of displacement or in unsafe living conditions. Stakeholders also identified a general lack of public infrastructure or investment in many rural communities, high costs of development, the length and complexity of the entitlement, permitting and development process, and lack of community support as barriers to construction of new housing. Throughout the consultations, all stakeholders emphasized a need to encourage a variety of both rental and homeownership options to support economic mobility opportunities, particularly for farm workers, who stakeholders reported as often living in substandard conditions. To address these issues and work toward meeting the needs and preferences of residents of unincorporated Riverside County, stakeholders suggested increasing the allowed density and intensity in many communities, seeking funding to subsidize land acquisition for affordable-housing developers, expediting the permit process, and prioritizing investment in rural areas. Overall, stakeholders identified housing conditions and lack of a variety of housing types as the primary concerns but felt these could be addressed through targeted investment and incentives for development.

### Public Outreach Meetings

On February 16 and February 18, 2021, the County hosted two online meetings for unincorporated communities and the public to further discuss the Housing Element update process and state requirements and to gather input on housing issues and concerns. The County provided advance notice of these meetings by directly distributing flyers in both English and Spanish to stakeholder organizations, affordable housing providers, and community organizations; additionally, the information about the meeting was published in local newspapers and social media, and placed on the public dedicated webpage. These meetings featured two breakout rooms using the virtual platform, Zoom, both in English and Spanish to create opportunities to hear from Spanish-speaking segments of the community. Each of these breakout rooms consisted of a presentation by staff followed by a question-and-answer session and collection of input.

During the February 16 meeting, the public raised questions about the site selection process and affordable rental and homeownership opportunities and requested additional opportunities to provide input. The County provided additional information on how it had selected sites and determined whether rezones were necessary on any of the sites. The County also solicited input from participants on where they would like to see additional housing development.



The public meeting held on February 18 featured the same presentation and Q&A format to provide a second opportunity for members of the community to participate and provide input. Many of the same types of questions were raised during this meeting. Participants at this meeting also raised concerns regarding barriers to securing housing and requested additional information on the requirements of the Housing Element, which the County provided.

### Community Survey

To provide additional input opportunity, the County developed a community survey that was made available on its website and distributed directly to residents through community organizations, housing providers, stakeholders, and public notice boards in public places.

Between February 17 and March 26, the County hosted an online survey in English and Spanish on an established survey platform. The County also provided the option of a paper survey to any interested individuals; however, no one requested a paper survey. This survey consisted of nine multiple choice questions regarding housing in Riverside County. As a result of efforts to make the survey widely available for over a month, 125 residents responded – 118 in English and 7 in Spanish. The information provided a snapshot of perspectives, which is representative of those that participated.

While respondents were spread out over a large number of unincorporated areas of the county, the largest number of respondents were from the Eastern Coachella Valley (17 percent), followed by the Harvest Valley/Winchester Area (15 percent), which provides a prospective of both east County and west County residents/stakeholders. Nearly 35 percent of respondents had lived in their community for over 20 years, and more than 25 percent had lived in their community between 11 and 20 years. Approximately 73 percent of respondents owned their home and approximately 77 respondents lived in a single-family detached home.

Respondents reported that they felt low-income families, low-income seniors, and young families need more assistance to obtain and keep housing. The primary barriers to housing development that respondents identified included lack of adequate infrastructure, building permit fees, cost of construction, and building permit processing time. Respondents also felt that the greatest barrier to obtaining and keeping housing was the cost of purchasing or renting a home in unincorporated Riverside County. Respondents ranked that their most important concern was enhancing the livability of their neighborhoods, followed by integrating affordable housing, establishing special needs housing, and providing a variety of housing types.

The County used the responses provided as part of this survey process to inform goals, policies, and programs incorporated into this Housing Element and to prioritize issues to be addressed.

### Noticing of the Draft Housing Element

The County released the Public Review Draft of the 2021-2029 Housing Element on July 8, 2021 for review and comment. The draft was available on the County's website and direct noticing was sent to groups and individuals interested in the Housing Element update process.



## Evaluation of the Previous Housing Element

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

Government Code (GC) Section 65588 requires: Each local government to review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element.
- (4) The effectiveness of goals, policies, and related actions to meet the community's special housing needs. GC 65583(a)(7).

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

### Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page P-11, the 2013 Housing Element included several programs that addressed senior housing needs, emergency shelters, and needs for persons with disabilities. Some of the accomplishments are highlighted below:

- The County used HOME funds for various affordable housing program activities, including gap financing for the development and construction of farmworker housing projects, including Cesar Chavez Phase II in Coachella and Villa Hermosa Phase II Apartments in Indio.
- The County supported rental subsidies to lower income households in mobile home parks using Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.
- The County's Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted to very low-income households, of which, 7 units were restricted to extremely low-income households through the Mobile Home Tenant Loan (MHTL) program funded.
- The Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multifamily farmworker housing project, Paseo de los Heroes III Apartments, in the

unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households.

- The County adopted Ordinance No. 348.4950 to ensure that employee housing is not deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.
- Through the Riverside University Health System – Behavioral Health, the County provided diversified services to those living on the streets or at risk of homelessness, including the mentally ill which is managed through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).
- The County provided assistance through the Shelter Plus Care Housing Program to 122 qualified units for sheltering homeless persons with disabilities and 108 qualified units.
- The County provided assistance through the Continuum of Care Permanent Supportive Housing (PSH) Consolidated Program to 122 qualified units for sheltering homeless persons with disabilities.
- The County completed an amendment to Ordinance No. 348 to ensure that transitional and supportive housing are permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- The County's Housing Authority assisted a total of 5 households in the county through the Senior Home Rehabilitation Grant (SHRG) Program.
- The Veteran's Affairs Supportive Housing Program (VASH) provided an average of 551 homeless veterans with monthly rental assistance per year and provided Section 8 vouchers administered by the Housing Authority and clinical supportive services provided by the VA Loma Linda Healthcare System.
- The County assisted approximately 9 youth through the Foster Care Youth Program.
- Tenant Based Rental Assistance (TBRA). A total of 113 were assisted under the TBRA program from 2017-2019.
- Family Unification Program (FUP). The FUP assisted a total of 532 households during 2017-2019.
- The County assisted 58 persons at risk of homelessness or experiencing homelessness through the Homeless Prevention and Rapid Rehousing Program (HPRP)
- The County codified Chapter 5.36, Mobile Home Park Rent Stabilization in the Riverside County Code of Ordinances
- The County adopted Ordinance No. 348.4950 allowing for single-room occupancy (SRO) units and addressing new state law concerning accessory dwelling units.



# Appendix P Housing Background Report

Program	Implementing Resources: HOME and other HUD, HCD and state grants as they become available, County tax allocation bonds; California Debt Limit Allocation	Implementation Status	Status
<p>1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans) and other financing available.</p>	<p>Responsible Agency: Housing Authority/TLMA</p> <p>Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.</p>	<p>The County uses various funding sources to provide for long-term affordability of rental units. Funding sources available to the County during this planning period for the production and subsidization of lower- and moderate-income housing included housing bond proceeds; HUD HOME funds; HUD Neighborhood Stabilization Program (NSP) funds; California Department of Housing and Community Development (HCD) grants; CalHome; CDBG; and Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBV).</p> <p>The County received federal allocations of \$1,864,798 for the 2016-2017 Fiscal Year (FY), \$2,264,790 for the 2017-2018 FY, and \$2,496,018 for the 2018-2019 FY in HOME funds, which were used for various affordable housing program activities, including gap financing for the development and construction of farmworker housing projects, including:</p> <p>Cesar Chavez Phase II in Coachella and Villa Hermosa Phase II Apartments in Indio. Additionally, in 2018, Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista completed acquisition and rehabilitation of three dwelling units, with the dwelling units being restricted to very low- and low-income households.</p>	<p>Modified, New program H-5.</p>
<p>1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.</p>	<p>Implementing Resources: County tax allocation bonds; California Debt Limit Allocation</p> <p>Responsible Agency: EDAA/Housing Authority</p> <p>Time Frame: EDAA/Housing Authority</p>	<p>The County did not issue or use tax-exempt revenue bonds to finance new construction of multifamily housing from 2017 through 2019.</p>	<p>Delete. Combine to create new program H-1.</p>



Program	Implementation Status	Status
<p>1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.</p>	<p>Implementing Resources: Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.</p> <p>Responsible Agency: EDA/Housing Authority</p> <p>Time Frame: Annually, or in response to the Notice of Funding Availability (NOFA).</p>	<p>In 2017, a total of 9 mobile home parks, with 12 units in each park for a total of 108 units, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.</p> <p>In 2018, a total of 14 mobile home parks, with approximately 12 units in each park for a total of 164 units, of which, 161 units are restricted for low-income households, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households. Additionally, the County's Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted to very low-income households, of which, 7 units were restricted to extremely low-income households through the Mobile Home Tenant Loan (MHTL) program funded by housing bonds and CalHome.</p> <p>In 2019, a total of 14 mobile home parks, with approximately 12 units in each park for a total of 164 units, of which, 161 units are restricted for low-income households, received Redevelopment Agency funding for the purpose of providing rental subsidies to lower-income households.</p> <p>Although California eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before the elimination. The subsidies terminate between 2040 and 2059 for these mobile home parks: Aguirre, Arellano, Avila, Duarte, Ferro, Hernandez, Hope Ranch, Lopez, McRae, Ramirez, Rodriguez, and Vargas.</p>

# Appendix P Housing Background Report

Program	Implementing Resources: HOME and other HUD and HCD grants as they become available.  Responsible Agency: EDAT/LMA  Time Frame: Ongoing, as projects are processed through the Planning Department.	Implementation Status	Status
<p>1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.  Responsible Agency: EDAT/LMA  Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County works to defer or reduce development fees when appropriate outside funds are available. The County's recently approved Senate Bill (SB) 2 grant application focuses on County-initiated entitlements to create "shelf-ready" development sites, developing a cooperative process in city spheres of influence to facilitate housing development where transit and infrastructure are more readily available, and streamlining of entitlement processes for multifamily projects and in specific plans where various residential product types have been identified by the private sector. For private-sector projects, deferred or reduced fees are generally not available because only private-sector development fees are used to pay staff time for processing. No General Fund monies are available for that purpose and none can be anticipated based on revenue projections. On a case-by-case basis, the County continues to use fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project-related information in response to a County request for such information to ensure quick project review turnarounds. Through changes in the General Plan and zoning associated with the 5th Cycle Housing Element update, the County has significantly increased allowable densities in certain areas. The net effect of these efforts should result in reduced entitlement development costs. The County has also implemented a process for reviewing SB 35-compliant projects, which would result in reduced entitlement development costs for qualifying projects. Additionally, gap financing options for the development of affordable housing projects are offered upon availability of funding (e.g., HOME funds, housing bond proceeds) through EDA Housing and the Housing Authority.</p>	<p>Delete, covered under new program H-5.</p>

Program	Implementing Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: <a href="#">EDA/HIPWS/Housing Authority, TLMA</a> Time Frame: Review resources on an annual basis through 2021.	Implementation Status	Status
<p>1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).</p>		<p>In 2018, the County provided assistance for the acquisition and rehabilitation of the Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista, restricting housing units to very low- and low-income households. In 2019, the Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multifamily farmworker housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. This project was completed and opened in 2019.</p> <p>The County will continue to annually review the availability of funding sources for such purposes.</p>	<p>Delete. Covered under new program H-5.</p>
<p>1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.</p>	<p>The County remains committed to fast-track processing of affordable and special-needs residential projects in the affected zoning districts, including the R-7 zone, as provided under the Constraints section of the Housing Element. However, since the Housing Element's October 2017 inception date, no private or special-needs projects were proposed that would have been considered for expedited processing.</p>	<p>Modify. Covered under new program H-5.</p>
<p>1.1g: Continue to promote use of density bonus provisions and adopt an ordinance to ensure consistency with state law.</p>	<p>Implementing Resources: General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives) Responsible Agency: TLMA</p>	<p>To support significant affordable and special-needs housing projects, the County used fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915. However, since the Housing Element's October 2017 inception date, no private or special-needs projects were proposed that would have been considered for a density bonus in return for providing affordable housing. It should be noted that the R-7 zone, which allows densities of up to 40 units per acre, will likely</p>	<p>Delete. In compliance with State Law.</p>



# Appendix P

## Housing Background Report

Program	Time Frame: Ongoing. Within 6 months of adoption of the Housing Element	Implementation Status	Status
<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Implementing Resources: HOME</p> <p>Responsible Agency: <a href="#">Housing Authority/HPWS</a></p> <p>Time Frame: Review on a project by project bases, as projects are proposed.</p>	<p>A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set aside at least 15 percent of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing.</p> <p>Throughout the planning period, the CVHC and the Riverside Housing Development Corporation were certified as CHDOs annually.</p>	<p>Continue.</p> <p>Covered under new program H-24.</p>
<p>1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: Housing Authority/HPWS</p>	<p>In 2017, the County provided financial assistance to facilitate the development of extremely low-income housing for 35 households through the MHTL program funded by housing bonds and CalHome. In 2018, the Housing Authority of the County of Riverside provided financial assistance to facilitate the development and construction of 57 mobile home units restricted for very low-income households (7 households were extremely low-income)</p>	<p>Continue.</p> <p>Covered under new program H-11.</p>

Program	Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.	Implementing Resources: SERAF, property transfer tax, commercial linkage and boomerang funds  Responsible Agency: Housing Authority  Time Frame: Annually	Implementation Status	Status
<p>an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of: 11 households to Expand the Affordable Rental Housing Stock; 11 households to Improve the Conditions of Substandard Housing; and 11 households to Address Farmworker Housing Needs.</p>	<p>Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.</p>	<p>Implementing Resources: SERAF, property transfer tax, commercial linkage and boomerang funds  Responsible Agency: Housing Authority  Time Frame: Annually</p>	<p>through the MHTL program funded by housing bonds and CalHome.  In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2019.</p>	<p>Delete. Covered under new program H-21.</p>
<p>1.1j: Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds</p>	<p>Implementing Resources: General Fund  Responsible Agency: TLMA/GIS  Time Frame: Annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit</p>	<p>Implementing Resources: General Fund  Responsible Agency: TLMA/GIS  Time Frame: Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full</p>	<p>Since the dissolution of the County's Redevelopment Agency, the Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency for the County of Riverside (HASA), has been working with developers to apply for new funding from HCD, including the following programs: Affordable Housing and Sustainable Communities Program (AHSC), CalHome, Housing for a Healthy California (HHC), Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, SB 2 Planning Grants Program, Section 811 Project Rental Assistance, Supportive Housing Multifamily Housing Program (SHMHP), Veterans Housing and Homelessness Prevention Program (VHHP).</p>	<p>Modify. Covered under new program H-1.</p>



# Appendix P

## Housing Background Report

Program	review of the inventory will be done with the 2017 Housing Element update.	Implementation Status	Status
<p>nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.</p>	<p>Intensification and densification of areas primarily occurs in community planning areas, which are better served with existing surface transit infrastructure systems and have the ability to expand such systems to facilitate the location of affordable housing.</p> <p>The County's experience has been that higher-density residential projects are typically located where densification and intensification is permitted, which is also near transit routes, urbanization, and infrastructure-served unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available, recognizing that the cost factor is usually lower than it is for driving, especially to and from employment.</p> <p>In 2019, the County began reviewing how the designated sites have been used for development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029. The comprehensive effort for site analysis began with the selection of a planning consultant for the 6th Cycle update. Preliminary work related to the RHNA methodology and allocation is currently underway in cooperation with the Southern California Association of Governments (SCAG).</p>	<p>Modify. Covered under new program H-5.</p>	
<p>1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: Housing Authority/HPWS</p> <p>Time Frame: Annually meet with non-profit developers.</p>	<p>The Housing Authority of the County of Riverside has partnered with various nonprofit affordable housing developers through Exclusive Negotiation Agreements (ENAs) or Disposition and Development Agreements (DDAs) for Housing Authority-owned sites throughout the County. One site is located in the unincorporated community of Oasis (Middleton). The CVHC entered into an ENA with the Housing Authority to explore development and construction of Middleton, a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements.</p>	



Program	Implementing Resources:	Implementation Status	Status
<p>1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.</p>	<p>Implementing Resources: Responsible Agency: TLMA</p> <p>Time Frame: Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.</p>	<p>Please see the implementation status for Action 1.2b. The Housing Authority of the County of Riverside has partnered with various nonprofit affordable housing developers through ENAs or DDAs for Housing Authority-owned sites throughout the County. One site is located in the unincorporated community of Oasis (Middleton). The CVHC entered into an ENA with the Housing Authority to explore development and construction of Middleton, a mixed-use project that includes commercial facilities, affordable rental housing with a preference for farmworker households, and related infrastructure improvements.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> <li>- Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “preassigned” to specific units in the project.</li> <li>- Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</li> <li>- Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</li> <li>- Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).</li> </ul>	<p>Implementing Resources: General Fund Responsible Agency: TLMA</p> <p>Time Frame: Review standards and revise as necessary within two years of adoption of the Housing Element.</p>	<p>The County considers the availability of adequate parking to be key to the success of residential projects. As such, the County has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special-needs housing projects are evaluated on a case-by-case basis for reduction of parking requirements and site development standards to ensure viability. Examples of parking standard reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.</p> <p>Current parking requirements are not considered to be a constraint for affordable housing projects; therefore, the County has not revised the current standards. However, the County will comply with SB 35, which requires the elimination or reduction of parking requirements from certain affordable and special-needs projects, including those located in close proximity to transit. The SB 35 parking reduction concept is being carried forward in other state legislation, e.g., new laws related to the siting of accessory dwelling units, giving consideration to transit proximity and the availability of other alternate modes.</p>	<p>Delete. This is addressed with new State Law requirements.</p>

# Appendix P

## Housing Background Report

Program	Implementation Status	Status
<p>- In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.</p> <p>- The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>		
<p>1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.</p>	<p>In 2017, the County approved the Villages at Lakeview mixed-use project with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three California Environmental Quality Act (CEQA) challenge lawsuits were filed in response to the project approval. One lawsuit settled, and the superior court entered judgment in favor of the County in the other two lawsuits in January 2020. It is currently unknown if the cases may be appealed. Therefore, implementation may be further delayed if the two recent judgments are in fact appealed.</p> <p>Development agreements are typically used for large, multiphase, and long-term buildout projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing.</p> <p>Throughout the planning period (2017-2019), no residential or mixed-use projects were processed with a development agreement. The vesting tentative map has provided the same level of protection against changes to land use policies and regulations for smaller-scale, single-phase residential projects without the need to negotiate for public benefits. The County remains committed to fast-track processing of affordable and special-needs residential projects in the affected zoning districts, including the R-7 district, as provided under the Constraints section of the Housing Element.</p>	<p>Modify. Covered under new program H-3.</p>
<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</p>		



Program	Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, update as projects are processed through the Planning Department.	Implementation Status	Status
<p>1.2f: 1) In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.</p> <p>The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, update as projects are processed through the Planning Department.</p>	<p>On December 6, 2016, the County adopted a Housing Element update covering the period from 2013 through 2021, designating land use areas as Highest-Density Residential (HHDR) and Mixed-Use Areas (MUA), which include densities of up to 40 units per acre, and a corresponding R-7 zone, which allows the same maximum residential density. With completion of this rezoning, the County now has sufficient capacity to meet its 2014–2021 RHNA and 2006–2013 unmet RHNA. The mid-cycle Housing Element update, approved in October 2017, maintained these land use regulations to ensure that higher densities continue to be encouraged and achieved. The County has started reviewing how these designated land use areas have been used for development of lower-income housing as part of its 6th Cycle Housing Element update for the period from 2021 to 2029.</p>	<p>Delete. Completed.</p>
<p>1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> <li>- allow affordable projects to exceed the maximum height limits,</li> <li>- lessen set-backs, and/or</li> <li>- reduce parking requirements.</li> </ul> <p>- The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing.</p> <p>The County is only able to defer or reduce development fees when appropriate grants are available. Therefore, for private-sector projects, deferred or reduced fees are generally not available because only private-sector development fees are used to pay for staff time for processing. No General Fund monies are available for that purpose and none can be anticipated based on revenue projections halfway. Note that current budget forecasts may adversely affect existing staffing levels. However, to support significant affordable and special-needs housing projects, the County uses fast-track processing and density bonuses and other incentives pursuant to Government Code Section 65915.</p>	<p>Delete. This is part of the County's subdivision process.</p>



# Appendix P

## Housing Background Report

Program	Implementation Status	Status
<p>project application reviews to developers who provide affordable housing.</p>	<p>Additional fees are assessed for infrastructure programs, such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation, and environmental mitigation. The assessment of such fees is required by state or local laws. General Fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. The HHDR land use designation and R-7 zoning district have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities), which will have the net effect of reducing fees for individual units.</p>	<p>Modify. Covered under new program H-2.</p>
<p>1.2h: As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</p>	<p>The roadway improvement component of the County's Transportation Improvement Program is updated biennially, providing for the construction, operation, and maintenance of roads, bridges, and transportation facilities to meet capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety, including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multi-jurisdictional funds for regional and subregional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program funds derived from sales tax proceeds. In 2017/2018/2019, local funding sources, augmented in certain instances by state and federal funds, were used for roadway capacity and safety enhancements. Funding was also provided in support of alternative transportation modes. For 2018 and 2019, the County used appropriated SB 1 funds countywide, including areas in the west and central county, which have been identified for new housing development. From 2017 through 2019, specific</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA/EDA Time Frame: Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</p>

Program	Implementation Status	Status
<p>Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan.</p> <p>Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.</p> <p>As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.</p> <p>Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p>	<p>projects included a number of roadway grade separations, new bridges and bridge widenings, new road segments and road widening, new freeway interchanges and interchange widening, a freeway bypass, sidewalk construction in developed unincorporated communities, and a number of multipurpose trail improvements as well as road resurfacing, sealing, and reconstruction. During this timeframe, work also focused on adding grade-separated intersections to remove unsafe at-grade crossings, including eliminating one major at-grade commuter rail crossing in the west county.</p> <p>The County's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. Capital improvement projects currently identified include repair and maintenance of drainage channels, creeks, and rivers; drainage improvements; repair and maintenance of dam structures; enhancement of ground water recharge areas; new and enhanced water conservation areas; installation, repair, and maintenance of underground drainage lines; floodplain maintenance; and storm drain clearance. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the General Fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities, including the state, through Proposition 84. A total of 52 projects are being funded countywide during Fiscal Year (FY) 2017-18. It should be noted that the County provides for road and flood-control facility improvements, as noted previously. For calendar year 2019, most projects continued to focus on enhancing existing flood-control facilities and creating additional flood-control protection for developed and</p>	



Program	Implementation Status	Status
	<p>developable land for housing and other uses from the dangers of flooding. The 2019 improvements were located in the west and southwest county and in the northern Coachella Valley. Other services, such as water and sewer, are provided by various countywide service districts, which are responsible for determining their own service and related infrastructure needs.</p> <p>Project-related infrastructure requirements are typically provided by the developer, or fair-share fees are assessed through project conditions of approval. Infrastructure improvements beyond fair-share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for project approval directly benefit the developer project. When fair-share fees are paid, improvements are provided by the County using a combination of fees obtained from multiple developers and jurisdictions and other funding sources described previously. Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Land Use Ordinance when residential projects are proposed.</p>	
<p>1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: Housing Authority <a href="#">HHPWS</a></p> <p>Time Frame: HOME entitled, annually apply for HUD and HCD grants.</p>	<p>Continue as 1.3a has been modified.</p>



Program	Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.	Implementation Status	Status
<p>1.3b: The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Implementing Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>In March 2021, the County adopted Ordinance No. 348-4950 to ensure that employee housing is not deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.</p>	<p>Implementing Resources: General Fund Responsible Agency: <a href="#">EDAHPWS/Housing Authority</a> Time Frame: Annually meet with developers</p>	<p>In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2019. The County meets quarterly with the CVHC to discuss projects and community concerns.</p>	<p>Modify. Covered under new program H-18.</p>
<p>1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in unpermitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for</p>	<p>Implementing Resources: Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside.</p>	<p>In 2017, the MHTL program funded by housing bond proceeds and CalHome assisted 35 households in the unincorporated community of Thermal. In 2018, the Housing Authority provided financial assistance to facilitate the development and construction of 57 mobile home units restricted for very low-income households (7 households were extremely low-income) through the MHTL program funded by housing bonds and CalHome. In November 2017, the County partnered with the CVHC to develop and construct an 81-unit affordable housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for</p>	<p>Continue. Covered under new program H-17.</p>

# Appendix P

## Housing Background Report

Program	HOME funds Responsible Agency: Housing Authority <a href="#">HHPWS</a> Time Frame: As loans are processed. Based on HOME funds availability at the time of application.	Implementing Resources: Responsible Agency: Department of Mental Health Time Frame: Ongoing	Implementing Resources: HUD Supportive Housing Program, Shelter Plus Care Responsible Agency: Department of Public Social Services Time Frame: Meet annually with County legislative advocates to address implications of new legislation.	Implementation Status	Status
<p>low- and moderate-income farm worker households. The County will assist approximately a minimum of 83 households with the MHTL program.</p>				<p>extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2019.</p>	
<p>1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.</p>				<p>Through the Riverside University Health System – Behavioral Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).</p>	Delete.
<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>				<p>The County provided assistance through the Shelter Plus Care Housing Program to 122 qualified units for sheltering homeless persons with disabilities in 2017 and 108 qualified units in 2018. During this period, the annual assistance subsidy for this number of units has been approximately \$1 million. In 2019, the County provided assistance through the Continuum of Care Permanent Supportive Housing (PSH) Consolidated Program to 122 qualified units for sheltering homeless persons with disabilities. During this period, the annual assistance subsidy for this number of units has been approximately \$1.1 million. The Shelter Plus Care Program and PSH Consolidated Program have been absorbed into the Continuum of Care options discussed in the following Section 1.4e. Therefore, these program funds will no longer be separately addressed in the future. Meetings to address the implications of new legislation are conducted as bills are proposed and signed</p>	Modify. Covered under new program H-28.



Program	Implementing Resources:	Implementation Status	Status
<p>1.4c: Provide housing suitable for the mentally disabled as part of affordable housing projects and promote the integration of other special needs housing into affordable housing communities.</p>	<p>Responsible Agency: RUHS/Behavioral Health and Mental Health in conjunction with the Housing Authority</p> <p>Time Frame: Ongoing</p>	<p>at least annually, and more frequently as needed to address impacts on the County.</p> <p>Design criteria guidelines are not provided for special-needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project-by-project basis. The County's experience has been that design guidelines are successfully addressed on a project-by-project basis. Therefore, at this time, there does not appear to be a need for the preparation of generic design guidelines. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support Plan.</p> <p>In early 2016, the last of the MHSA projects became available for rent to tenants. The Perris Family Housing project consists of a total of 75 multifamily affordable rental housing units. The project has 1 manager's unit along with 59 units designated as affordable general population units and 15 units that are set aside for RUHS-BH consumers certified to be eligible for MHSA supportive permanent housing. The department allocated MHSA funding for the development and has 15 units set aside with an on-site case manager to provide housing and behavioral health support. This project has used all available MHSA funds to date. Therefore, no additional project activity occurred in 2017. RUHS-BH applied jointly with developers for Round 1 NPLH funds and has been awarded \$23.6 million. These funds will facilitate constructions of 427 units of affordable housing, of which, 162 units will be set-aside for homeless consumers with a behavioral health diagnosis. RUHS-BH intends to apply in all future rounds of NPLH competition.</p>	<p>Modify. Covered under new program H-5.</p>



# Appendix P

## Housing Background Report

Program	Implementing Resources:	Implementation Status	Status
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Implementing Resources: Responsible Agency: Department of Mental Health Time Frame: Ongoing, throughout the planning period.</p>	<p>The County's 2015–2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing. RUHS-BH continues to support this effort through advocacy work, advisement on boards and commissions, and by entering into partnerships with housing communities to provide on-site supportive services in exchange for integrated housing units.</p>	<p>Modify. Covered under new program H-5.</p>
<p>1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.</p>	<p>Implementing Resources: HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program Responsible Agency: RUHS/Behavioral Health Time Frame: Ongoing, throughout the planning period.</p>	<p>Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements. HHOPE continues to be active and was expanded and selected to operate the countywide Coordinated Entry System, "HomeConnect" In 2017. HomeConnect links individuals from the street to a home. HHOPE also holds several HUD supportive housing program grants.  Within the Continuum of Care program, the County administers Permanent Supportive Housing (PSH) and Rapid Rehousing. In 2019, there were 20 PSH projects with 1,703 total PSH beds, and there were 15 Rapid Rehousing projects with 235 total beds. In 2017 and 2018, there were 18 PSH projects with 535 leased dwelling units, and 94 leased dwelling units in the Rapid Rehousing projects. It should be noted that because grants for these projects have different starting dates and overlapping timeframes, distinguishing performance between two calendar years is not feasible. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University. In early 2016, the last of the MHSA projects, the Perris Family Housing</p>	<p>Delete.</p>

Program	Implementation Status	Status
<p>1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.</p>	<p>Project, became available for rent to tenants. This project consists of a total of 75 multifamily affordable rental housing units. The project has 1 manager's unit along with 59 units designated as affordable general population units and 15 units that are set aside for RUHS-BH consumers certified to be eligible for MHSA supportive permanent housing. The department allocated MHSA funding for the development and has 15 units set aside with an on-site case manager to provide housing and behavioral health support. This project has used all available MHSA funds to date. Therefore, no additional project activity occurred in 2017. No additional MHSA funding is available at this time for future projects. In addition to the Perris Family Housing Project, the existing MSHA-funded projects are Rancho Dorado, Moreno Valley (15 units); Strawberry, Riverside (15 senior units); Vineyards, Menifee (15 senior units); Legacy, Thousand Palms (15 units); Verbena, Desert Hot Springs (15 units); and Cedar Glen, Riverside (15 units).</p> <p>Due to new NPLH funding obtained by Riverside County, it is anticipated that an additional 162 units of permanent supportive housing scattered within 427 total units of affordable housing will be constructed between 2020 and 2022. Further, it is anticipated that there will be an additional 3 rounds of NPLH funding available; Riverside County, through RUHS-BH, will compete for this funding to construct as many additional units as possible.</p> <p>No new transitional housing facilities were developed from 2017 to 2019.</p>	<p>Delete</p>
	<p>Implementing Resources: HUD Responsible Agency: Department of Social Services Time Frame: Ongoing as funding is available.</p>	

# Appendix P

## Housing Background Report

Program	Implementing Resources:	Implementation Status	Status
<p>1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions. Prioritize resources for the Eastern portion of the County.</p>	<p>Implementing Resources: HCD</p> <p>Responsible Agency: Department of Social Services and RUHS/Behavioral Health</p> <p>Time Frame: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed. Ongoing, as funding is available.</p>	<p>In 2017, the County allocated \$330,000 for two projects in the eastern portion of the county. The Rapid Rehousing Project is funded by the Continuum of Care (CoC) Program and is specific to the Eastern County. Behavioral Health was awarded \$142,117 in 2017 through HUD CoC, which provided 10 units with 20 beds of tenant-based rental assistance in scattered site apartments. The Coachella Valley Rescue Mission in Indio added 50 beds in 2018, thereby increasing its capacity from 250 to 300 beds. Additionally, Martha's Village and Kitchen also in Indio converted back from supportive housing to an emergency shelter in 2018. The facility houses approximately 500 people per year, of which, 50% are children. Additionally, RUHS-BH contracts for emergency shelter services throughout the Coachella Valley and Blythe, totaling approximately 1,500 bed nights of shelter for individuals with mental illness in the Coachella Valley and city of Blythe.</p>	<p>Modify. Covered under new program H-28.</p>
<p>1.5c: Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Within 6 months of adoption of the Housing Element.</p>	<p>Staff completed drafting an amendment to Ordinance No. 348 to ensure that transitional and supportive housing will be permitted by right in residential zones and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Subsequent to the breadth and scope of legislative statutory changes to the law in 2018 and 2019, particularly with respect to supportive housing, the County is redrafting its ordinances by adapting the additional requirements into amendments being prepared in response to the state's focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions. The best estimate for an adoption timeframe for the supportive and transitional ordinance amendments is the first half of calendar year 2020. (LW) were adopted in March 2021.</p>	<p>Delete. Completed.</p>



# Housing Background Report

# Appendix P

Program	Implementing Resources: HOME, HUD, Rural Development Self Help Program Responsible Agency: Housing Authority Time Frame: Establish an annual meeting with CHDOs to provide policy direction.	Implementation Status	Status
<p>1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.</p>		<p>The County has not worked with any nonprofit organizations for the production of self-help housing for ownership within the unincorporated areas of the county.</p>	<p>Continue. Covered under new program H-24.</p>
<p>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>Implementing Resources: Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in response to the project approval. To date, one lawsuit has been settled. The superior court entered judgment in favor of the County in the other two lawsuits in January 2020. It is currently unknown if the cases may be appealed. Therefore, implementation may be further delayed if the two recent judgments are in fact appealed. In 2019, the County started processing a new Specific Plan in the Glen Ivy area consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set.</p>	<p>Delete. Standard operating procedures.</p>
<p>1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to</p>	<p>Implementing Resources:</p>	<p>Regarding any residential development, including mobile home parks, the County defers or reduces development fees when appropriate outside funding is available. The County anticipates the location of additional mobile homes</p>	<p>Delete. Covered under new program H-17.</p>

# Appendix P

## Housing Background Report

Program	Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.	Implementing Resources: TLMA Time Frame: Ongoing, as projects are processed.	Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Consider adopting provisions within three years. Continue to pursue on an ongoing basis.	Implementation Status	Status
<p>waive the fees (when funding is available) as an incentive.</p>	<p>1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.</p>	<p>To facilitate the development of larger-scale, higher-density affordable housing, the County has established the HHDR land use designation and the R-7 zone, allowing between 20 and 40 dwelling units per acre, and has established a Mixed-Use Area (MUA) land use designation allowing for a composite of uses, which maximizes compatibility between residential, commercial, and recreational uses with flexibility for density and intensity of use. The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). In 2019, the County started processing a new Specific Plan in the Glen Ivy area, consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set, as of June 2021, the Specific Plan is currently in the plan development stage.</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined. In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in</p>	<p>through an expanded ADU ordinance and allowing of additional mobile homes on individual lots, particularly in the eastern Coachella Valley. Both ordinances were adopted in August 2020 through Ordinance No. 348.4926.</p>	<p>Delete. Standard operating procedures.</p>
<p>1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans in cooperation with developers to achieve affordability restrictions and develop minimal affordability thresholds.</p>	<p>Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Consider adopting provisions within three years. Continue to pursue on an ongoing basis.</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined. In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in</p>	<p>The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a PRD. As with any residential project proposed using Specific Plan or PRD zoning, the opportunities for promoting affordable housing are always examined. In 2017, the County approved the Villages at Lakeview mixed-use project Specific Plan with a development agreement requiring the construction of 873 dwelling units at a density of 20 dwelling units per acre so that rents can be priced to achieve affordability levels. Three CEQA challenge lawsuits have been filed in</p>	<p>Modify. Covered under new program H-12.</p>	<p>Modify. Covered under new program H-12.</p>



Program	Implementation Status	Status
<p>1.7e: The County will adopt of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development.</p>	<p>Implementing Resources: General Fund                      Responsible Agency: TLMA and Housing Authority                      Time Frame: Explore alternatives within 3 years; adopt program before end of 6th Cycle Housing Element.</p>	<p>response to the project approval. To date, one lawsuit has been settled. The two remaining lawsuits are set for oral argument on May 17, 2019. Therefore, implementation will be further delayed, especially if the court requires changes to the project, which must then go through an additional public hearing(s) before approval. In 2019, the County started processing a new Specific Plan in the Glen Ivy area consisting of 255 new residential units ranging from medium-density residential up to and including the highest-density residential allowed by the General Plan. Hearing dates for project consideration have not yet been set, as of June 2021, the Specific Plan is currently in the plan development stage.</p> <p>In March 2021, the County adopted Ordinance No. 348.4950 to establish requirements for providing a residential and special-needs housing density bonus or other incentives pursuant to Government Code Section 65915 with long-term commitments to ensure maintenance of the product type.</p> <p>Continue.                      Covered under new program H-12.</p>
<p>2.1a: When funding is available, advertise and promote the availability of funds for the following:                      Rehabilitation of single-family and mobile home dwelling units.                      Rehabilitation of multifamily units.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.                      Responsible Agency: Housing Authority/<a href="#">HHPWS</a>                      Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits.</p>	<p>The Housing Authority manages its Senior Home Rehabilitation Grant (SHRG) Program. The program assists households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds. In 2018, the SHRG Program assisted a total of 5 households in the county, in which, 1 household was</p> <p>Modify. Covered under new program H-14.</p>



# Appendix P Housing Background Report

Program	Implementation Status	Status
<p>2. 1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.</p>	<p>Entitled, apply annually HCD and HUD.</p> <p>Implementing Resources: HUD Capital funds</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing, throughout the planning period.</p>	<p>located within the unincorporated area of the county. In 2019, the SHRG Program assisted a total of 15 households in the Redevelopment Areas of the County of Riverside.</p> <p>Prior to October 2016, the Housing Authority owned and operated affordable public housing across Riverside County serving 464 low-income households, including families, seniors, and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the US Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created to give public housing authorities a tool to preserve and improve public housing properties and address the \$26 billion nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties. It also allows units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were converted and transferred to the Housing Authority's nonprofit arm, the Riverside County Housing Corporation (RCHC), to own and operate the former public housing units. Funds to maintain and modernize the RAD units in 2018 and 2019 were primarily paid from rental proceeds and CDBG grant funding.</p>
<p>2. 1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.</p>	<p>Implementing Resources: Tax-exempt private activity bonds</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: As projects come forward assist with the process for applying for funding on the developers' behalf.</p>	<p>The County did not issue and use tax-exempt private activity bonds to finance rehabilitation of multifamily housing between 2017 and 2019.</p>

Program	Implementing Resources: CDBG Responsible Agency: Housing Authority Time Frame: Continue program when funding becomes available.	Implementation Status	Status
<p>2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. The County of Riverside's Five-Year Consolidated Plan (2014-2018) anticipates assisting a minimum of 85 households.</p>	<p>Implementing Resources: CDBG Responsible Agency: Housing Authority Time Frame: Continue program when funding becomes available.</p>	<p>No funding was available between 2017 and 2019 for this purpose.</p>	<p>Continue and update to current 5 year consolidated plan</p>
<p>2.1e: The Community Action Partnership (CAP) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.</p>	<p>Implementing Resources: Department of Energy, Southern California Gas, California Conservation Corp. Responsible Agency: Community Action Partnership (CAP) Time Frame: Ongoing program</p>	<p>The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP funds. In 2017, 680 dwelling units received such assistance, and 285 dwelling units received such assistance in 2018. During 2019, 376 dwelling units received such assistance.</p>	<p>Modify. Covered under new program H-15.</p>
<p>2.1f: Through the Senior Home Rehabilitation Program (SHRP), the County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.</p>	<p>Implementing Resources: Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside Responsible Agency: Housing Authority Time Frame: Ongoing as funds are available</p>	<p>The Housing Authority manages its SHRG Program. The program assists households in former Redevelopment Agency project areas and unincorporated areas of the county. The SHRG Program is designed to provide assistance to very low-income eligible senior homeowners to finance health and safety-related repairs to their homes. The program provides assistance in the form of a conditional grant up to the maximum total amount of \$25,000 derived from former Redevelopment Agency tax-exempt housing bond proceeds. In 2018, the SHRG Program assisted a total of 5 households in the county, in which, 1 household was located within the unincorporated area of the county. During 2019, the SHRG Program assisted 15 households in the Redevelopment Areas of the County of Riverside.</p>	<p>Modify. Covered under new program H-14.</p>



# Appendix P

## Housing Background Report

Program	Implementing Resources:	Implementation Status	Status
<p>2.1g Through the Home Enhancement Program, assist lower income homeowners in fixing or repairing exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.</p>	<p>Implementing Resources: CDBG Responsible Agency: <a href="#">Housing-Authority-HPWS</a> Time Frame: Ongoing as funds are available</p>	<p>An estimated amount of approximately \$406,375 was expended in 2019 for this purpose through the Home Enhancement Program through the use of CDBG funds, with grants provided to 22 households. CDBG funds in 2017 and 2018 provided an estimated amount of approximately \$723,000 for this program, which resulted in grants to 42 households.</p>	<p>Modify, Covered under new program H-14.</p>
<p>2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and ongoing affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.</p>	<p>Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Develop a plan by summer 2019.</p>	<p>Approximately \$406,375 was expended in 2019 with the use of CDBG funds for this purpose through the Home Enhancement Program, with grants provided to 22 households. <a href="#">[ICW]The Housing Authority of Riverside County regularly addressed complaints about poor housing condition; however, due to limited staff capacity at the County, a proactive program was not implemented. This program will be enhanced to be more effective during the 2021-2029 planning period.</a></p>	<p>Modify, Covered under new program H-13.</p>
<p>2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.</p>	<p>Implementing Resources: Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement Time Frame: Ongoing, on a case-by-case basis.</p>	<p>The County continues to implement a proactive code enforcement program that responds to citizen complaints and can result in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.</p>	<p>Modify, Covered under new program H-13.</p>



## Housing Background Report

## Appendix P

Program	Implementing Resources: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds  Responsible Agency: Housing Authority  Time Frame: Ongoing as funds are available and units are identified.	Implementation Status	Status
<p>2.2b: Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobile home and return it to the affordable housing stock.</p>	<p>Implementing Resources: CDBG and other HUD and HCD grants as they become available.  Responsible Agency: Housing Authority  Time Frame: Ongoing as funds are available and units or parks are identified.</p>	<p>In 2018, no mobile homes were returned to the affordable housing stock, but 9 are in process to be completed. In 2019, 5 mobile homes were returned to the affordable housing stock after rehabilitation and completion of title in 2019. Four completed rehabilitations but were in process for title to be completed.</p>	<p>Modify. Covered under new program H-17.</p>
<p>2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.</p>	<p>Implementing Resources: Through the help of nonprofit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and community meetings that also use translators to reach farmworkers. Especially in the Eastern Coachella Valley, community meetings continued to include bilingual presentations in 2019.</p>	<p>Please see the implementation status for Program 2.2b. The County did not use the MPRROP in 2017-2019.</p>	<p>Modify. Covered under new program H-17.</p>
<p>2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.  Responsible Agency: EDA  Time Frame: Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.</p>	<p>Through the help of nonprofit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and community meetings that also use translators to reach farmworkers. Especially in the Eastern Coachella Valley, community meetings continued to include bilingual presentations in 2019.</p>	<p>Modify. Covered under new program H-14.</p>
<p>2.4a: Ensure that County assisted affordable housing remains affordable by doing the following:</p>	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p>	<p>EDA/Housing has monitored income-restricted projects in the county unincorporated area. In 2019, 53 projects were monitored totaling 1,655 dwelling units, all of which were income restricted. In 2018, 52 projects were monitored</p>	<p>Modify. Covered under new program H-23.</p>

# Appendix P

## Housing Background Report

Program	Responsible Agency: Housing Authority	Implementation Status	Status
<p>Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis.</p> <p>Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period. Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements.</p> <p>Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.</p>	<p>Responsible Agency: Housing Authority</p> <p>Time Frame: Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.</p>	<p>totaling 1,597 dwelling units, all of which were income restricted. In 2017, 35 projects were monitored, totaling 1,569 dwelling units, of which 1,114 were income restricted. No units have been lost to date due to affordability expirations.</p>	<p>Modify. Covered under new program H-26.</p>
<p>3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments.</p> <p>2. Education and training of County staff.</p> <p>3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.</p>	<p>Implementing Resources: CDBG</p> <p>Responsible Agency: <del>Housing Authority</del> <a href="#">HHPWS</a></p> <p>Time Frame: Housing Authority staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.</p>	<p>The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations and best practices, and discuss current issues facing lenders, property managers, homebuyers, and renters. Staff attended the Fair Housing Council's 2019 Housing Conference.</p>	<p>Modify. Covered under new program H-26.</p>
<p>3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.</p>	<p>Implementing Resources:</p> <p>Responsible Agency: <a href="#">EDAHHPWS/Housing Authority</a></p> <p>Time Frame: 2019</p>	<p>The County completed its Analysis of Impediments (AI) and filed with HUD per HUD requirements in 2019.</p>	<p>Modify. Covered under new program H-26.</p>



## Housing Background Report

## Appendix P

Program	Implementing Resources: First Time Home Buyer Down Payment Assistance Program  Responsible Agency: <a href="#">EDA/Fair-Housing-Council/HHPWS</a>  Time Frame: Ongoing, as funding permits.	Implementation Status	Status
<p>3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>		<p>In 2019, there was one participant in the County's First-Time Home Buyer (FTHB) program within the unincorporated area of the County of Riverside that used services from the Fair Housing Council to meet their requirement for attendance at an eight-hour homebuyer workshop. Of note, there were six participants assisted within incorporated cities of the County of Riverside. Funding for FTHB was exhausted for much of 2019 until funding was approved in October 2019. In 2018 and 2017, a total of six participants in the County's FTHB program used services from the Fair Housing Council to meet their requirement for attendance at an eight-hour homebuyer workshop.</p>	<p>Modify. Covered under new program H-26.</p>
<p>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. Coordinate with the Inland Regional Center to promote outreach efforts that inform families in the county on housing and services available for persons with developmental disabilities.</p>	<p>Implementing Resources:  Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS  Time Frame: Ongoing, as projects are processed.</p>	<p>The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at Title 24 of the Code of Federal Regulations (CFR) Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 United States Code [USC] 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards, which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities establishes requirements for new construction of multifamily projects: 5 percent of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. Prospective tenants may apply for and request units that are accessible to individuals with mobility impairments or sensory impairments upon availability. Additionally, the County's Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria.</p>	<p>Modify. Covered under new program H-20.</p>



Program	Implementation Status	Status
<p>3.3b: Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> <li>1. Housing Choice Voucher Program (Section 8 Certificates).</li> <li>2. Family Unification Program.</li> <li>3. Family Self Sufficiency (FSS) Program.</li> <li>4. Housing Opportunities for Persons with AIDS (HOPWA).</li> <li>5. Veteran's Affairs Supportive Housing Program (VASH).</li> <li>6. Foster Care Youth Program.</li> <li>7. Tenant Based Rental Assistance Program.</li> </ol>	<p>Implementing Resources: 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>Responsible Agency: Housing Authority, DPSS</p> <p>Time Frame: Programs will continue as funding is obtained.</p>	<p>The County provides personal and website assistance to persons with disabilities and therefore requiring special accommodation, especially for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guidebook with procedures for the disabled to pursue Section 8 assistance. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.</p> <p>Housing Choice Voucher Section 8 (HCV) Program. \$220,754,525 in total HAP assisted an average of 8,362 clients per year from 2017-2019. Of the clients served, whose incomes at admission must be at or below 50 percent AMI, an annual average of 303 households were veterans and an annual average of 4,923 were disabled and/or elderly, including veterans.</p> <p>Family Self Sufficiency (FSS) Program. In 2017-2019, the FSS program served an average of 385 participants annually. A total of 40 families graduated and therefore no longer required rental assistance. Of the graduates, three purchased their own home.</p> <p>Housing Opportunities for Persons with AIDS (HOPWA). During 2018 and 2019, the program assisted a total of 779 households with Tenant Based Rental Assistance, Project Based Rental Assistance, Short-Term Rental Mortgage and Utility Assistance (STRMU), &amp; Permanent Housing Placement (PHP) Services. An average of 96 individuals were assisted on a monthly basis in 2017.</p> <p>Veteran's Affairs Supportive Housing Program (VASH). The VASH program provided an average of 551 homeless veterans with monthly rental assistance per year from 2017-2019. The veterans were provided with a Section 8 voucher administered by the Housing Authority and clinical</p>

Program	Implementation Status	Status
	<p>supportive services provided by the VA Loma Linda Healthcare System.</p> <p>Foster Care Youth Program. An average of three youth were assisted per year from 2017-2019.</p> <p>Tenant Based Rental Assistance (TBRA). A total of 113 were assisted under the TBRA program from 2017-2019.</p> <p>HOME Security Deposit Assistance (SDA) Program: The HOME SDA program assisted a total of 420 low-income households with financial assistance towards their security deposit from 2017-2019.</p> <p>Family Unification Program (FUP). The FUP assisted a total of 532 households during 2017-2019.</p> <p>Homeless Prevention and Rapid Rehousing Program (HPRP). During FY 2016-17, 58 persons at risk of homelessness or experiencing homelessness received rapid rehousing assistance and homelessness prevention assistance.</p> <p>Supportive Services for Veteran Families (SSVF): In 2017, the SSVF program provided temporary rental assistance to 20 veterans who are at-risk of homelessness and or experiencing homelessness and only need short-term support to stabilize in housing. The program is no longer funded and has not been administered since 2017/18.</p> <p>CalWORKs Housing Support Program (HSP): The CalWORKs HSP program provided an annual average of 274 cash-aid eligible families with rapid rehousing assistance to help them relocate and stabilize in permanent housing per year from 2018-2019.</p> <p>CSBG New Direction Program: In 2017, the CDBG New Direction Program provided 10 homeless youth and young adults with rapid rehousing and other emergency support to relocate and stabilize in housing. The program is no longer funded and has not been administered the program since 2017/18.</p>	

# Appendix P

## Housing Background Report

Program	Implementation Status	Status
	<p>ESG Housing First Program: The ESG Program provided an average of 11 households experiencing homelessness with rapid rehousing services to help them relocate and stabilize in permanent housing annually in 2018 and 2019.</p> <p>County CDBG Project Home: The County CDBG Project Home Program provides households experiencing homelessness with short-term rental and other move-in assistance to help them stabilize in housing. The program assisted an average of 47 households per year from 2018-2019.</p> <p>CDBG Homeless Prevention: In 2018-2019, the CDBG Homeless Prevention program supported a total of 53 households who were at-risk of homelessness with assistance towards their past-due rent to help them prevent homelessness.</p> <p>CDBG Emergency Assistance: The CDBG Emergency Assistance Program provided a total of 41 households during 2018-2019 with emergency assistance to help cover costs towards an emergency hotel voucher, purchase toward a refrigerator and/or stove, application fees, etc. to help them prevent or end homelessness.</p> <p>CDBG Security Deposit Assistance Program: From 2018-2019, the CDBG Security Deposit Assistance Program provided 30 households with move-in assistance toward their security deposit to help prevent and/or end their homelessness.</p> <p>Shelter Plus Care: The Shelter Plus Care program provided an average of 112 households per year during 2018-2019 with permanent supportive housing which combines rental assistance and supportive services through committed supportive service providers such as the Riverside University Health System – Behavioral Health, Operation Safehouse, Foothill AIDS Project, and Desert AIDS.</p>	



Program	Implementing Resources: HUD Responsible Agency: Housing Authority Time Frame: Ongoing as interested persons contact the Housing Authority.	Implementing Resources: HUD Shelter Plus Care Responsible Agency: Housing Authority/ DPSS Time Frame: Ongoing, throughout the planning period.	Implementing Resources: HUD Housing Choice Voucher Program Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	Implementing Resources: FEMA, ESG, EHAP Responsible Agency: DPSS Time Frame: Ongoing, throughout the planning period.	Implementation Status Please see the implementation status for Program 3.3b.  The County continues to administer the Shelter Plus Care Program throughout the county, including in western Riverside County.  Please see the implementation status for Program 3.3b.  Please see the implementation status for Program 3.3b.	Status Continue. Covered under new program H-26.  Modify. Covered under new program H-5 and H-28.  Modify. Covered under new program H-22.  Delete. Covered under new program H-29.
3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).						
3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.						
3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).						
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.						

# Appendix P

## Housing Background Report

Program	Implementing Resources	Implementation Status	Status
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	<p>Implementing Resources: HUD Supportive Housing program, Shelter Plus Care</p> <p>Responsible Agency: DPSS</p> <p>Time Frame: Ongoing</p>	Both programs continue to be administered throughout the county.	Delete. Covered under new program H-5 and H-28.
3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	<p>Implementing Resources:</p> <p>Responsible Agency: County Executive Office</p> <p>Time Frame: Ongoing</p>	Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.	Delete. Mobile home rent stabilization is codified
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	<p>Implementing Resources: CDLAC</p> <p>Responsible Agency: Housing Authority/HHPWS</p> <p>Time Frame: Ongoing</p>	In 2019, the County assisted two households within the unincorporated areas of the county. In 2017-2018, the County did not assist any households in the unincorporated areas of the county.	Modify. Covered under new program H-29.
3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	<p>Implementing Resources: HOME</p> <p>Responsible Agency: Housing Authority/HHPWS</p> <p>Time Frame: Ongoing</p>	In 2019, the County assisted one household within the unincorporated area of the county. There were six participants assisted within incorporated cities of the County of Riverside. Funding for FTHB was exhausted for much of 2019 until funding was approved in October 2019. In 2017-2018, a total of five low-income first-time homebuyers received such assistance in unincorporated areas of the county.	Continue. Modify. Covered under new program H-30.
3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for	<p>Implementing Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD</p>	The County did not work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing in 2017 and 2019. Orange Blossom IV Apartments, located in the unincorporated community of Valle Vista, completed	Continue. Modify. Covered under new program H-31.

# Housing Background Report

# Appendix P

Program	Responsible Agency: <a href="#">EDAHPWS</a>	Implementation Status	Status
<p>households with incomes below 80 percent of the County median.</p>	<p>Responsible Agency: <a href="#">EDAHPWS</a></p> <p>Time Frame: Ongoing. Annually meet with interested developers.</p> <p>Implementing Resources: HUD, HCD</p> <p>Responsible Agency: DPSS, nonprofits</p> <p>Time Frame: Within six months of adoption of the Housing Element.</p>	<p>acquisition and rehabilitation restricted to very low- and low-income households in 2018.</p>	<p>Delete. Completed.</p>
<p>3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested.</p> <p>Assist with available housing for extremely low and lower income households by: (1) Process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit (2)Review Ordinance 348 to ensure consistency with state law concerning accessory dwelling units (AB2299 and SB 1069), including evaluating and addressing potential constraint such as lot sizes to ensure promoting the development of accessory dwelling units.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Annually</p> <p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p>	<p>In March 2021, the County adopted Ordinance No. 348.4950 allowing for single-room occupancy (SRO) units and addressing new state law concerning accessory dwelling units.</p>	<p>Delete. Completed.</p>
<p>4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Annually</p>	<p>Please see the implementation status for Program 1.1d. Regarding infrastructure fees, those are generally linked to project development if state and federal funding is unavailable. The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.</p>	<p>Continue. Covered under new program H-8.</p>
<p>4.1b: Continue to review the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p>	<p>A July 2016 amendment to Ordinance No. 348 removed limitations as to the number of persons constituting a family and removed a requirement for such members to be related by blood. The definition now reads "one or more persons living together as a single housekeeping unit in a single dwelling unit."</p>	<p>Delete. Completed.</p>



# Appendix P

## Housing Background Report

Program	Time Frame: Ongoing	Implementation Status	Status
<p>4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to:</p> <p>Establish housing goals beyond county lines that reflect housing markets.</p> <p>Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary.</p> <p>Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: <a href="#">EDAHPWS/Housing Authority</a> Executive Office/TLMA</p> <p>Time Frame: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.</p>	<p>The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to County priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.</p>	<p>Continue. Covered under new program H-32.</p>
<p>4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: <a href="#">EDAHPWS/TLMA</a></p> <p>Time Frame: Annually in April.</p>	<p>The County submits the Housing Element Annual Report annually on or before April 1.</p>	<p>Delete.</p>
<p>5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.</p>	<p>Implementing Resources: Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE).</p> <p>Responsible Agency: TLMA/Building and Safety</p> <p>Time Frame: Implement Climate Action Plan that will include incentives</p>	<p>All developers comply with the County's building codes, which are based on Title 24 of the CCR, also known as the Building Standards Code, and the energy efficiency requirements contained therein. The County does not impose separate or different requirements. The County adopted a Climate Action Plan on December 8, 2015 and completed the 2019 update to the Climate Action Plan in December 2019.</p>	<p>Modify. Covered under new program H-15.</p>

Program	Implementation Status	Status
<p>for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.</p> <p>Implementing Resources: California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds</p> <p>Responsible Agency: DCA</p> <p>Time Frame: Ongoing</p>	<p>5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.</p>	<p>The County continued to provide assistance to conserve existing single-family housing through weatherization programs using LIHEAP funds. All qualified applicant homes were assessed for weatherization. Once assessment was done, a variety of measures were installed, such as weather stripping of the doors and windows; door and window replacement; repair or replacement of different carbon monoxide appliances, such as the water heater, furnace, and stove; repair or replacement of refrigerator; and ceiling insulation and caulking. In 2019, a total of 376 dwelling units received such assistance. In 2018 and 2017, a total of 965 dwelling units received such assistance.</p>

## Community Profile

An accurate assessment of existing and future resident demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost.

Throughout the Housing Element Background Report there are references to eastern and western regions of the county. The following list explains which cities and Census Designated Places (CDP) fall into each region.

### Eastern Region

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

**Census Designated Places (CPDs):** Bermuda Dunes, Desert Center, Desert Edge, Desert Palms, Garnet, Indio Hills, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Sky Valley, Thermal, Thousand Palms, Vista Santa Rosa, Whitewater

### Western Region

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

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

## Data Sources

In preparing the Housing Element, various sources of information were used. The County relied on the US Census, American Community Survey (ACS), California Department of Finance, California Employment Development Department, Southern California Association of Governments (SCAG), and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Community Profile reflects the 2014–2018 ACS data.

The California Department of Finance (DOF) is another source of valuable data and is more current than the US Census but does not provide the depth of information as in the US Census Bureau reports. The California Employment Development Department (EDD) provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Community Profile to provide the most current information on unincorporated communities.

Due to the different in data sources used, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.



## Demographic Trends

### Regional Growth

Between January 1, 2015, and January 1, 2020, Riverside County's population as a whole grew by approximately 125,598 people or by approximately 5.5 percent (Table P-1). When looking at the unincorporated portion of the county, there was a similar increase in population of 5.3 percent, or approximately 19,523.

**Table P-1 Regional Population Growth Trends, 2015–2020**

Area	January 1, 2015	January 1, 2020	Change
Unincorporated	365,865	385,388	5.3%
Cities	1,949,841	2,056,916	5.5%
Riverside County	2,315,706	2,442,304	5.5%
California	38,870,150	39,782,870	2.3%

Source: California Department of Finance, City/County Population and Housing Estimates

Table P-2 presents the percentage change in population of the cities in Riverside County between 2010 and 2020. The fastest-growing cities during this period were Beaumont and Menifee, where the percentage changes in population were 39.6 percent and 25.3 percent, respectively. This is significantly different than the population change in the unincorporated county, which was a decrease of 23.6 percent, likely as a result of the incorporation of the cities of Eastvale in 2010 and Jurupa Valley in 2011.

**Table P-2 County/City Population Growth Trends, 2010–2020**

County/City	2010	2020	Percentage Change
Banning	29,603	31,125	5.1%
Beaumont	36,877	51,475	39.6%
Blythe	20,817	19,255	-7.5%
Calimesa	7,879	9,329	18.4%
Canyon Lake	10,561	11,000	4.2%
Cathedral City	51,200	53,580	4.6%
Coachella	40,704	47,186	15.9%
Corona	152,374	168,248	10.4%
Desert Hot Springs	25,938	29,660	14.3%
Eastvale*	-	66,413	-
Hemet	78,657	85,175	8.3%
Indian Wells	4,958	5,403	9.0%
Indio	76,036	90,751	19.4%
Jurupa Valley*	-	107,083	-
Lake Elsinore	51,821	63,453	22.4%
La Quinta	37,467	40,660	8.5%
Menifee	77,519	97,093	25.3%

## Appendix P Housing Background Report

County/City	2010	2020	Percentage Change
Moreno Valley	193,365	208,838	8.0%
Murrieta	103,466	115,561	11.7%
Norco	27,063	27,564	1.9%
Palm Desert	48,445	52,986	9.4%
Palm Springs	44,552	47,427	6.5%
Perris	68,386	80,201	17.3%
Rancho Mirage	17,218	19,114	11.0%
Riverside	303,871	328,155	8.0%
San Jacinto	44,199	51,028	15.5%
Temecula	100,097	111,970	11.9%
Wildomar	32,176	37,183	15.6%
Unincorporated County	504,392	385,388	-23.6%
<b>County Total</b>	<b>2,189,641</b>	<b>2,442,304</b>	<b>11.5%</b>

Source: California Department of Finance City/County Population and Housing Estimates

\* Cities incorporated after 2010

Table P-3 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2018. According to the ACS, unincorporated communities in western Riverside County account for 83 percent of the population of the unincorporated County overall. Additionally, western unincorporated communities account for 73 percent of the housing units, 78 percent of the households, and 84 percent of the employed population of the unincorporated County. As Table P-3 shows, there are estimated to be significantly fewer people and housing units in the unincorporated areas of eastern Riverside County.



Table P-3 Population, Households, and Employment Distribution, 2018

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employed Population	% of Total
<b>Unincorporated Communities in the Western County</b>								
Aguanga CDP	835	0.3%	554	0.5%	337	0.4%	411	0.3%
Anza CDP	3,151	1.0%	1,313	1.2%	1,041	1.2%	1,158	1.0%
Cabazon CDP	3,367	1.1%	1,030	1.0%	973	1.1%	1,286	1.1%
Cherry Valley CDP	7,755	2.5%	2,946	2.8%	2,836	3.1%	3,275	2.7%
Coronita CDP	3,138	1.0%	769	0.7%	738	0.8%	1,659	1.4%
East Hemet CDP	20,679	6.8%	6,269	5.9%	5,766	6.4%	8,509	7.1%
El Cerrito CDP	5,471	1.8%	1,524	1.4%	1,464	1.6%	2,345	2.0%
El Sobrante CDP	13,966	4.6%	4,055	3.8%	4,055	4.5%	6,908	5.8%
French Valley CDP	33,818	11.1%	8,808	8.3%	8,539	9.4%	14,877	12.4%
Good Hope CDP	9,173	3.0%	2,341	2.2%	1,977	2.2%	3,832	3.2%
Green Acres CDP	2,542	0.8%	728	0.7%	666	0.7%	1,017	0.8%
Highgrove CDP	4,986	1.6%	1,477	1.4%	1,382	1.5%	2,568	2.1%
Home Gardens CDP	11,442	3.7%	3,108	2.9%	3,059	3.4%	5,268	4.4%
Homeland CDP	7,326	2.4%	2,326	2.2%	2,100	2.3%	2,925	2.4%
Idyllwild-Pine Cove CDP	2,459	0.8%	4,142	3.9%	1,145	1.3%	1,271	1.1%
Lakeland Village CDP	13,170	4.3%	3,814	3.6%	3,558	3.9%	5,919	4.9%
Lake Mathews CDP	6,848	2.2%	1,977	1.9%	1,895	2.1%	3,363	2.8%
Lake Riverside CDP	1,049	0.3%	397	0.4%	317	0.4%	391	0.3%
Lakeview CDP	2,566	0.8%	590	0.6%	549	0.6%	1,174	1.0%
March ARB CDP	1,150	0.4%	755	0.7%	492	0.5%	272	0.2%
Meadowbrook CDP	3,033	1.0%	995	0.9%	888	1.0%	1,298	1.1%
Mead Valley CDP	19,925	6.5%	4,717	4.4%	4,382	4.8%	8,039	6.7%
Nuevo CDP	7,033	2.3%	1,954	1.8%	1,852	2.0%	1,954	1.6%
Romoland CDP	2,227	0.7%	543	0.5%	520	0.6%	543	0.5%
Temescal Valley CDP	26,709	8.7%	8,551	8.0%	8,084	8.9%	8,551	7.1%



## Appendix P Housing Background Report

Planning Area	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employed Population	% of Total
Valle Vista CDP	16,879	5.5%	6,287	5.9%	5,628	6.2%	6,287	5.2%
Warm Springs CDP	1,903	0.6%	580	0.5%	550	0.6%	580	0.5%
Winchester CDP	2,931	1.0%	721	0.7%	689	0.8%	721	0.6%
Woodcrest CDP	17,310	5.7%	4,960	4.7%	4,678	5.2%	4,960	4.1%
<i>Subtotal</i>	<i>252,841</i>	<i>82.7%</i>	<i>78,231</i>	<i>73.4%</i>	<i>70,160</i>	<i>77.6%</i>	<i>101,361</i>	<i>84.4%</i>
<b>Unincorporated Community in the Eastern County</b>								
Bermuda Dunes CDP	6,817	2.2%	3,746	3.5%	2,818	3.1%	3,746	3.1%
Desert Center CDP	264	0.1%	239	0.2%	95	0.1%	239	0.2%
Desert Edge CDP	3,343	1.1%	3,610	3.4%	1,795	2.0%	3,610	3.0%
Desert Palms CDP	6,947	2.3%	5,191	4.9%	4,010	4.4%	5,191	4.3%
Garnet CDP	5,057	1.7%	2,358	2.2%	1,705	1.9%	2,358	2.0%
Indio Hills CDP	708	0.2%	331	0.3%	230	0.3%	331	0.3%
Mecca CDP	7,174	2.3%	2,191	2.1%	1,955	2.2%	2,191	1.8%
Mesa Verde CDP	584	0.2%	247	0.2%	155	0.2%	247	0.2%
North Shore CDP	2,892	0.9%	915	0.9%	915	1.0%	915	0.8%
Oasis CDP	3,020	1.0%	1,340	1.3%	1,028	1.1%	1,340	1.1%
Ripley CDP	408	0.1%	342	0.3%	181	0.2%	342	0.3%
Sky Valley CDP	2,430	0.8%	1,901	1.8%	1,023	1.1%	1,901	1.6%
Thermal CDP	1,359	0.4%	693	0.7%	472	0.5%	693	0.6%
Thousand Palms CDP	7,814	2.6%	3,813	3.6%	2,728	3.0%	3,813	3.2%
Vista Santa Rosa CDP	2,967	1.0%	1,022	1.0%	855	0.9%	1,022	0.9%
Whitewater CDP	976	0.3%	388	0.4%	283	0.3%	388	0.3%
<i>Subtotal</i>	<i>52,760</i>	<i>17.3%</i>	<i>28,327</i>	<i>26.6%</i>	<i>20,248</i>	<i>22.4%</i>	<i>18,739</i>	<i>15.6%</i>
<b>Unincorporated Total</b>	<b>305,601</b>	<b>100.0%</b>	<b>106,558</b>	<b>100.0%</b>	<b>90,408</b>	<b>100.0%</b>	<b>120,100</b>	<b>100.0%</b>
Riverside County Total	1146792		2,470,546		857,222		718,349	

Source: 2014-2018 American Community Survey

**Age Composition**

The age distribution for the unincorporated areas of western and eastern Riverside County is presented in Table P-4. According to the 2014-2018 ACS, roughly 40 percent of unincorporated Riverside County’s population was prime working age, between 25 and 54 years of age. Another 22 percent of the population was school age, between 5 and 19 years of age. Roughly 26 percent of the population was over 55 years of age. The remaining 12 percent of the population is comprised of preschoolers and young adults. The unincorporated western and eastern county had slightly different age trends. The unincorporated areas of eastern Riverside County had a slightly lower working age population (33 percent) than unincorporated western county (41 percent), and unincorporated western county had a significantly lower population of retirement-aged individuals (12 percent) compared to unincorporated eastern county (28 percent).

**Table P-4 Age Distribution 2018**

Age Group	Western Unincorporated	Eastern Unincorporated	Unincorporated Total	County Total
Preschool (0–4)	17,516	2,273	19,789	157,599
School (5–19)	58,844	9,283	68,127	357,472
Young Adult (20–24)	16,792	2,100	18,892	168,426
Prime Working (25–54)	108,403	16,660	125,063	946,792
Mature (55–64)	28,670	6,319	34,989	272,502
Retirement (65+)	31,367	14,013	45,380	340,575
<b>Total</b>	<b>261,592</b>	<b>50,648</b>	<b>312,240</b>	<b>2,243,366</b>

Source: 2014–2018 American Community Survey

**Race and Ethnicity**

According to the 2014-2018 ACS, white residents represented the largest race group in the unincorporated county and Riverside County as a whole, accounting for 59.8 percent and 64.1 percent of residents, respectively. Persons of Hispanic origin, who may identify with any race, made up a significant portion of the population. Approximately 48.8 percent of residents were of Hispanic origin in the unincorporated county and 50.0 percent of the countywide population was Hispanic. Refer to Table P-5 for detailed figures on race and ethnicity in the unincorporated county and in Riverside County as a whole.

**Table P-5 Population by Race 2018**

Race/Ethnicity	Western Unincorporated		Eastern Unincorporated		Unincorporated Total		County Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White alone	165,161	63.7%	33,590	66.3%	198,751	64.1%	1,478,117	59.8%
Black of African American alone	14,227	5.5%	1,018	2.0%	15,245	4.9%	163,542	6.6%
American Indian and Alaska Native alone	2,861	1.1%	197	0.4%	3,058	1.0%	20,934	0.8%
Asian alone	14,814	5.7%	524	1.0%	15,338	4.9%	172,785	7.0%



Race/Ethnicity	Western Unincorporated		Eastern Unincorporated		Unincorporated Total		County Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Native Hawaiian and Other Pacific Islander alone	1,389	0.5%	0	0.0%	1,389	0.4%	8,695	0.4%
Some other race alone	50,976	19.7%	14,122	27.9%	65,098	21.0%	517,882	21.0%
Two or more races	9,853	3.8%	1,198	2.4%	11,051	3.6%	108,591	4.4%
<b>Total</b>	<b>259,281</b>	<b>100.0%</b>	<b>50,649</b>	<b>100.0%</b>	<b>309,930</b>	<b>100.0%</b>	<b>2,470,546</b>	<b>100.0%</b>
Hispanic or Latino	122,021	47.1%	29,275	57.8%	151,296	48.8%	1,236,032	50.0%

Source: 2014–2018 American Community Survey.

## Employment Trends

### Employment Characteristics

According to the 2014-2018 ACS, the estimated number of employed residents in the unincorporated portions of Riverside County for all industries was 151,325. Of this, 3.8 percent or 5,752 were farm jobs, while 96.2 percent or 145,573 were non-farm jobs. The largest job sectors in the county were educational and social services (19.2 percent), retail trade (11.6 percent), professional services (11.4 percent), and arts and entertainment (10.3 percent). A further breakdown is provided in Table P-6.

**Table P-6 Employment by Industry, 2018**

	Estimate	Percentage
Agriculture	5,752	3.8%
Construction	15,107	10.0%
Manufacturing	12,759	8.4%
Wholesale Trade	4,304	2.8%
Retail Trade	17,550	11.6%
Transportation	8,863	5.9%
Information	2,362	1.6%
Finance	7,722	5.1%
Professional Services	17,271	11.4%
Education & Social Services	29,115	19.2%
Arts, Entertainment, Recreation	15,623	10.3%
Public Administration	7,189	4.8%
Other	7,708	5.1%
<b>Total</b>	<b>151,325</b>	<b>100.0%</b>

Source: 2014-2018 American Community Survey; SCAG Local Housing Data



The California EDD projects the annual average employment by industry between 2016 and 2026 in the Riverside-San Bernardino-Ontario Metropolitan Statistical Areas, which includes Riverside and San Bernardino counties. By 2026, employment is expected to reach 1.63 million, or gain 228,200 jobs, for an annual growth rate 1.6 percent.

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 percent (71,000 unemployed) to 5.2 percent (36,500 unemployed) in 2000. By January 2020, the unemployment rate had dropped to 4.2 percent (46,000 unemployed), slightly higher than the statewide unemployment rate of 3.5 percent. While data is not yet available for late 2020 at the county level, the unemployment rate has likely increased due to the effects of the COVID-19 pandemic that resulted in job losses nationally; in November 2020 the statewide unemployment rate had increased to 8.2 percent.

**Large Employers**

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

**Table P-7 Riverside County’s Largest Employers (1,000–4,999 Employees)**

Employer Name	Location	Industry
Abbott Vascular Inc.	Temecula	Medical Equipment
Agua Caliente Casino Resort Spa	Rancho Mirage	Casinos
Amazon Fulfillment Center	Moreno Valley	Distribution Centers
Department-Corrections-Rehab	Norco	Government Offices-State
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr	Rancho Mirage	Hospitals
Fantasy Springs Resort Casino	Indio	Casinos
J Ginger Masonry LP	Riverside	Masonry Contractors
Kleinfelder Construction Svc	Riverside	Engineers-Structural
La Quinta Golf Course	La Quinta	Golf Courses
Parkview Community Hosp Med	Riverside	Hospitals
Pechanga Resort & Casino	Temecula	Casinos
Riverside Community Hospital	Riverside	Hospitals
Riverside County Public Health	Riverside	Government Offices-County
Riverside University Health	Moreno Valley	Hospitals
Southwest Healthcare System	Murrieta	Health Care Management
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	E-Commerce
Sun World Int'l LLC	Coachella	Fruits & Vegetables-Wholesale
Universal Protection Svc	Palm Desert	Security Control Equip & Systems-Mfrs

Employer Name	Location	Industry
US Air Force Dept	March ARB	Military Bases
Wachter Inc	Riverside	Electric Contractors

Source: California Employment Development Department 2020

### Jobs / Housing Balance

Government Code Section 65890.1 states that, “State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized.” This type of balance is normally measured by a jobs-to-housing ratio, which must consider the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. A jobs-to-housing ratio of 1.5:1 is considered “balanced” according to the State of California General Plan Guidelines prepared by the Governor’s Office of Planning and Research. Areas with ratios significantly different from this standard would be considered out of balance.

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Additionally, Riverside County also serves as a bedroom community for San Diego County. Between 2010 and 2018, the jobs-to-household ratio increased throughout the county, as shown in Table P-8.

**Table P-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2018**

	Total County		Western Unincorporated		Eastern Unincorporated		Unincorporated Total	
	2010	2018	2010	2018	2010	2018	2010	2018
Employment	700,266	1,120,366	47,339	115,751	20,116	20,175	67,455	135,962
Households	653,977	724,893	83,746	70,163	26,120	19,836	109,866	89,999
Jobs-Household Ratios	1.07	1.55	0.57	1.65	0.77	1.02	0.61	1.51

Source: 2014-2018 American Community Survey

### Household Characteristics

#### Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. The State defines a family as “one or more persons living together in a dwelling unit,” and the U.S. Census defines a family household as one that is “maintained by a householder that is in a family and includes any unrelated people who may be residing there.” In contrast, a non-family household is defined as one that “consists of a householder living alone or where the householder shares the home exclusively with people to whom he/she is not related.” Family households often prefer single-family homes or condominiums to accommodate children, and non-family households generally occupy smaller apartments or condominiums.

Table P-9 displays household composition as reported by the 2014-2018 ACS. In unincorporated Riverside County, families comprised 80.7 percent of all households in the unincorporated areas of western Riverside County, of which 33.6 percent of households were families with children under 18. In the unincorporated



areas of eastern Riverside County, families comprised 61.6 percent of all households, of which 38.5 percent were families with children under 18.

**Table P-9 Household Characteristics, 2018**

Jurisdiction	Households	Percentage of Households		
		Families	Families with Children Under 18	Non-family
Unincorporated Western	70,163	80.7%	33.6%	20.6%
Unincorporated Eastern	19,836	61.6%	38.5%	38.5%
Riverside County	724,893	72.7%	32.6%	27.3%

Source: 2014-2018 American Community Survey

**Persons per Household**

The distribution of household size for Riverside County is displayed in Table P-10. The data indicates that 51 percent of households in Riverside County contained one or two persons, 15 percent contained three persons, and 33 percent contained four or more persons. The unincorporated areas of eastern Riverside County had more one-person or two-person households and fewer households with three or more people. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the unincorporated areas of western Riverside County.

**Table P-10 Household Size Distribution, 2018**

Household Size	Western Unincorporated		Eastern Unincorporated		Riverside County	
	Total	Percentage	Total	Percentage	Total	Percentage
1-person	11,161	15.8%	6,748	34.0%	159,546	22.0%
2-person	20,175	28.5%	7,118	35.9%	213,352	29.4%
3-person	11,705	16.5%	2,222	11.2%	110,568	15.3%
4+ persons	27,842	39.3%	3,748	18.9%	241,427	33.3%
<b>Total</b>	<b>70,833</b>	<b>100.0%</b>	<b>19,836</b>	<b>100.0%</b>	<b>724,893</b>	<b>100.0%</b>

Source: 2014-2018 American Community Survey

**Overcrowding**

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

Overcrowding varies with tenure and income. Based on 2014-2018 ACS data provided by the US Census Bureau regarding overcrowding within the unincorporated area of Riverside County (Table P-11), approximately 13 percent of renter households were reported to be overcrowded or severely overcrowded.



## Appendix P Housing Background Report

Only 5 percent of owner-occupied units were overcrowded or severely overcrowded. These statistics indicate that overcrowding is more prevalent among renter households than owner households. These percentages are consistent within the unincorporated areas of both eastern and western Riverside County.

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 P-11 Overcrowding, 2018**

Persons per Room	Owner-Occupied		Renter-Occupied		Total	
	Households	Percentage	Households	Percentage	Households	Percentage
<b>Western Unincorporated Riverside County</b>						
1.00 or less (Not Overcrowded)	45,702	94.5%	15,411	87.0%	61,113	92.5%
1.01-1.50 (Overcrowded)	2,031	4.2%	1,736	9.8%	3,767	5.7%
1.51 or more (Severely Overcrowded)	641	1.3%	574	3.2%	1,215	1.8%
<b>Total</b>	<b>48,374</b>	<b>100.0%</b>	<b>17,721</b>	<b>100.0%</b>	<b>66,095</b>	<b>100.0%</b>
<b>Eastern Unincorporated Riverside County</b>						
1.00 or less (Not Overcrowded)	13,939	95.2%	4,453	85.9%	18392	92.7%
1.01-1.50 (Overcrowded)	530	3.6%	629	12.1%	1159	5.8%
1.51 or more (Severely Overcrowded)	181	1.2%	104	2.0%	285	1.4%
<b>Total</b>	<b>14,650</b>	<b>100.0%</b>	<b>5,186</b>	<b>100.0%</b>	<b>19836</b>	<b>100.0%</b>
<b>Total Unincorporated Riverside County</b>						
1.00 or less (Not Overcrowded)	59,641	94.6%	19,864	86.7%	79,505	92.5%
1.01-1.50 (Overcrowded)	2,561	4.1%	2,365	10.3%	4,926	5.7%
1.51 or more (Severely Overcrowded)	822	1.3%	678	3.0%	1,500	1.8%
<b>Total</b>	<b>63,024</b>	<b>100.0%</b>	<b>22,907</b>	<b>100.0%</b>	<b>85,931</b>	<b>100.0%</b>

Source: 2014-2018 American Community Survey

### Household Income

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

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

The California Department of Housing and Community Development (HCD) develops annual median household income estimates and income limits (as shown on Table P-12) for Riverside County. The median income for a family of four in 2020 was \$75,300.

**Table P-12 2020 Income Limits by Persons in Household**

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

Area Median Income: \$75,300

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

Table P-13 presents the distribution of households by income category in unincorporated Riverside County based on HCD State Income Limits. The largest number of households in Riverside County as a whole fell into the above-moderate-income category (greater than 120 percent of area median income [AMI]), with 37 percent of households in this category. The income distribution in the unincorporated areas of western Riverside County is similar to the county as a whole. However, in the unincorporated areas of eastern Riverside County, the largest number of households fall into the extremely low-income category (less than 30 percent of AMI), with approximately 34 percent of households.

**Table P-13 Households by Income Category**

Income Category	Western Unincorporated		Eastern Unincorporated		Riverside County Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low	12,175	17.0%	6,633	33.5%	135,700	18.7%
Very Low	5,967	8.3%	2,514	12.7%	69,204	9.6%
Low	11,331	15.8%	3,494	17.7%	120,652	16.6%
Moderate	13,061	18.2%	3,181	16.1%	131,440	18.1%
Above Moderate	29,158	40.7%	3,956	20.0%	267,891	37.0%
<b>Total Households</b>	<b>71,692</b>	<b>100.0%</b>	<b>19,778</b>	<b>100.0%</b>	<b>724,887</b>	<b>100.0%</b>

Note: Based on the area median income of \$75,300 for a 4-person household in Riverside County.

Source: 2014-2018 American Community Survey, California Department of Housing and Community Development: Official State Income Limits for 2020

## Extremely Low-Income Households

Extremely low-income households are those earning 30 percent or less of the area median income. In 2020, the upper limit of this income category was \$26,200 for a family of four in Riverside County. Those with the lowest incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on Social Security, individuals with



disabilities, single parents, farmworkers, and low-wage workers. Some extremely low-income individuals and households are homeless.

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

Approximately 21 percent (or 18,808 households) of households in unincorporated Riverside County fell into the extremely low-income range, according to the 2014-2018 ACS. Of those households, 35 percent were renters and 65 percent were homeowners. The County relied on ACS data rather than HUD's Comprehensive Housing Affordability Strategy (CHAS) to determine the number of extremely low-income households as CHAS data estimates this number of the whole of Riverside County while estimates for unincorporated Riverside County are available through ACS. Estimates for the County total are presented in Table P-14.

The County has included Actions H-11, H-12, H-16, H-17, H-18, and H-19 to provide the following that could assist extremely low-income households:

- Promote periodic outreach to housing developers, providing financial assistance (when feasible) or in-kind technical assistance, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding opportunities, and/or offering additional incentives beyond the density bonus
- Promote very low income and low-income housing requirements for multifamily projects exceeding five (5) dwelling units by negotiating for such units on a project-by-project basis, establishing inclusionary housing requirements, or by other means whichever is deemed most effective
- Provide financial assistance for extremely low-income mobile homeowners through the Mobile Home Tenant Loan Assistance Program.
- Assist prospective owners and renters to fund the purchase and/or installment of mobile home units.
- Simplify and expedite the permitting process for Polanco Parks.
- Support development of farmworker housing through coordination with Coachella Valley advocate groups to identify sites and assist with funding, where feasible.
- In cooperation with Rural Community Assistance Corporation (RCAC) and the County's Housing Authority, provide qualified owners of unpermitted Polanco Mobile Home Parks an opportunity to apply for and receive a construction loan for the rehabilitation of their unpermitted Polanco Mobile Home Park.

### **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 environments for Californians of all economic levels. Historically, the private sector generally responds to most 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 HUD’s definition, a household is considered to be overpaying when they “pay more than 30 percent of their income for housing.”

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

Overall, cost burden among both owner and renter households tends to be most prevalent among the lower-income households. Additionally, large families and elderly often overpay for housing. Large families, particularly lower-income households, often need to find larger homes, which cost more to accommodate their family, or live-in overcrowded housing. Elderly households often have fixed incomes, but housing costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forgo needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

A distinction between renter and owner housing overpayment is important—while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established by the market. The discrepancy in overpaying between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

According to HUD’s Comprehensive Housing Affordability Strategy (CHAS) data for 2013 to 2017, there were 86,275 lower-income, owner-occupied households overpaying for housing (18.6 percent of all owner-occupied households) and 111,470 lower-income, renter-occupied households overpaying for housing (44.8 percent of all renter-occupied households) in all of Riverside County—data is not available for just unincorporated areas of the county. Table P-14 presents the number of low-income households overpaying for housing.

**Table P-14 Housing Overpayment for Low Income Households in Riverside County**

Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	711,725	100.0%
Total renter households	248,935	35.0%
Total owner households	462,790	65.0%
Total lower income (0-80% of HAMFI) households	276,190	38.8%
Lower income renters (0-80%)	140,630	19.8%
Lower income owners (0-80%)	135,560	19.0%
Extremely low-income renters (0-30%)	48,385	6.8%
Extremely low-income owners (0-30%)	32,320	4.5%



## Appendix P Housing Background Report

Total Household Characteristics	Number	Percentage of Total Households
Lower income households paying more than 50%	123,650	17.4%
Lower income renter HH severely overpaying	68,795	9.7%
Lower income owner HH severely overpaying	54,850	7.7%
Extremely low-income (0-30%)	55,645	7.8%
ELI Renter HH severely overpaying	35,000	4.9%
ELI Owner HH severely overpaying	20,645	2.9%
Income between 30% and 50%	39,355	5.5%
Income between 50% and 80%	28,650	4.0%
Lower income households paying more than 30%	197,750	27.8%
Lower income renter HH overpaying	111,470	15.7%
Lower income owner HH overpaying	86,275	12.1%
Extremely low-income (0-30%)	62,610	8.8%
Income between 30%-50%	61,550	8.6%
Income between 50% -80%	73,590	10.3%
<b>Total Households Overpaying</b>	<b>287,355</b>	<b>40.4%</b>
<b>Total Renter Households Overpaying</b>	<b>135,620</b>	<b>19.1%</b>
<b>Total Owner Households Overpaying</b>	<b>151,620</b>	<b>21.3%</b>

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

Table P-14 shows that in Riverside County, about 79 percent of lower-income renters were estimated to be overpaying. Among lower-income owners, 64 percent were estimated to be overpaying. Of the 711,725 households in 2017, lower-income households who were overpaying (197,745) made up nearly 28 percent of all households in Riverside County.

To assist with the housing need for extremely low-income households, the County has included Action H-11 which encourages the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance.; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding opportunities at least twice in the planning period; and/or offer additional incentives beyond the density bonus.

**Housing Stock Characteristics**

**Housing Type**

Table P-15 summarizes the distribution of housing by type in both incorporated and unincorporated portions of Riverside County in 2020. Of the 143,000 units in the unincorporated county, approximately 72 percent were single-family homes, 23 percent were mobile homes, and 5 percent were multifamily homes. These percentages are identical to the 2014 data reported in the 2017-2021 Housing Element.

Second units and Accessory Dwelling Units (ADUs) are also a component of the housing stock in the unincorporated area of Riverside County. In 2018 and 2019, a total of 166 building permits were issued for second units in the county’s unincorporated area, a significant increase from the 60 permits that were issued between January 2013 and February 2017.

**Table P-15 Housing Inventory by Type, 2020**

Type	Riverside County Total		Unincorporated County	
	Estimate	Percentage	Estimate	Percentage
SF Detached	585,544	68.4%	101,081	70.7%
SF Attached	52,844	6.2%	2,493	1.7%
3-4 Units	39,044	4.6%	3,326	2.3%
5+ Units	98,023	11.5%	3,481	2.4%
Mobile Homes	80,669	9.4%	32,619	22.8%
<b>Total</b>	<b>856,124</b>	<b>100.0%</b>	<b>143,000</b>	<b>100.0%</b>

Source: California Department of Finance, 2020 Housing Estimates

**Vacancy Rates and Tenure**

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate an imbalance between household characteristics and the type of available units, an oversupply of housing units, or large numbers of homes that are for seasonal use, recreational use, or occasional use. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed previously (Table P-14).

Table P-16 provides occupancy and tenure characteristics for the unincorporated areas of Riverside County based on the 2014-2018 ACS. The data indicated a 42 percent vacancy rate in the unincorporated areas of eastern Riverside County and a 9 percent vacancy rate in the unincorporated areas of western Riverside County. These figures combine to give the entire unincorporated area of Riverside County a 16 percent vacancy rate in 2018.



In 2018, occupancy rates were higher in owned units (75 percent) than in rental units (25 percent). Owned units are more prevalent in both planning areas. The unusually high vacancy rate in the unincorporated areas of eastern Riverside County is due primarily to the large number of vacation homes.

**Table P-16 Housing Inventory by Tenure, 2018**

Planning Area	Total Units	Occupied Units		Vacant Units			
		Rental	Owner	For Rent	For Sale	Other*	Total
Western Unincorporated	70,618	17,546	52,726	597	992	4,623	6,212
		24.8%	74.7%	0.8%	1.4%	6.5%	8.8%
Eastern Unincorporated	19,836	5,186	14,640	370	586	7,310	8,266
		26.1%	73.8%	1.9%	3.0%	36.9%	41.7%
Total Unincorporated	90,454	22,732	67,366	967	1,578	11,933	14,478
		25.1%	74.5%	1.1%	1.7%	13.2%	16.0%

Source: 2014-2018 American Community Survey

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

### A<sub>[CW3]</sub>ge 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 more likely to be in need of rehabilitation. In addition, older houses may not be built to current standards for fire and earthquake safety.

Table P-17 shows that approximately 30 percent of the housing stock in unincorporated areas is relatively new, 20 years old or less. According to the 2014-2018 ACS, approximately 55 percent of the housing stock in the unincorporated areas of both eastern and western Riverside County were built before 1990 (30 years or older). Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation.

It should also be noted that approximately 22 percent of all housing units in the unincorporated county are manufactured homes (see Table P-15). Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes. The county has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. As of March 2021, according to Riverside County Code Enforcement, there are approximately 87 unpermitted and potentially substandard mobile home units in the unincorporated areas of eastern Riverside County and 215 unpermitted and potentially substandard mobile home units in the unincorporated areas of western Riverside County.

**Table P-17 Age of Housing Stock**

Year Structure Built	Western Unincorporated		Eastern Unincorporated		Total Unincorporated		Total County	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2014 or later	2,594	3.27%	82	0.29%	2,676	2.49%	19,154	2.28%
2010 to 2013	1,970	2.48%	515	1.83%	2,485	2.31%	21,819	2.60%
2000 to 2009	20,283	25.58%	7,026	25.00%	27,309	25.43%	218,763	26.03%
1990 to 1999	9,735	12.28%	6,119	21.77%	15,854	14.76%	132,893	15.81%
1980 to 1989	15,082	19.02%	5,956	21.19%	21,038	19.59%	178,975	21.29%
1970 to 1979	14,220	17.93%	4,606	16.39%	18,826	17.53%	121,586	14.47%
1960 to 1969	7,038	8.87%	1,908	6.79%	8,946	8.33%	64,405	7.66%
1950 to 1959	4,604	5.81%	1,433	5.10%	6,037	5.62%	50,018	5.95%
1949 or earlier	3,780	4.77%	457	1.63%	4,237	3.94%	32,888	3.91%
<b>Total</b>	<b>79,306</b>	<b>100.00%</b>	<b>28,102</b>	<b>100.00%</b>	<b>107,408</b>	<b>100.00%</b>	<b>840,501</b>	<b>100.00%</b>

Source: 2014-2018 American Community Survey

**Housing Costs and Rents**

**New Home Price Trends**

Table P-18 compares median sales prices by community for November 2019 and November 2020. Over this period, the median sales price for Riverside County increased from \$389,000 to \$442,000, an increase of 13.6 percent. The greatest increases in sales price were in Idyllwild (47.2 percent) and Indian Wells (55.6 percent), and the greatest drop in sales price was in Anza (25.5 percent).

**Table P-18 Riverside County Sale Activity, December 2019 and 2020**

County/City/Area	Median Sales Price November 2019	Median Sales Price November 2020	Percent Change Year-to-Year
Riverside County	\$389,000	\$442,000	13.6%
Aguanga	\$275,000	\$298,800	8.7%
Anza	\$349,000	\$260,000	-25.5%
Banning	\$255,000	\$275,000	7.8%
Beaumont	\$344,375	\$409,500	18.9%
Blythe	\$167,450	\$149,900	-10.5%
Cabazon	\$188,475	\$203,000	7.7%
Calimesa	\$375,117	\$390,000	4.0%
Cathedral City	\$332,000	\$376,000	13.3%
Coachella	\$293,000	\$280,000	-4.4%
Corona	\$495,000	\$544,500	10.0%
Desert Hot Springs	\$239,500	\$240,500	0.4%
Hemet	\$270,000	\$305,000	13.0%



County/City/Area	Median Sales Price November 2019	Median Sales Price November 2020	Percent Change Year-to-Year
Idyllwild	\$299,000	\$440,000	47.2%
Indian Wells	\$562,500	\$875,000	55.6%
Indio	\$344,000	\$367,600	6.9%
La Quinta	\$455,000	\$545,000	19.8%
Lake Elsinore	\$360,000	\$435,000	20.8%
Menifee	\$360,000	\$426,000	18.3%
Mira Loma	\$535,000	\$617,500	15.4%
Moreno Valley	\$338,000	\$389,999	15.4%
Mountain Center	\$525,000	\$500,000	-4.8%
Murrieta	\$439,900	\$505,000	14.8%
Norco	\$575,000	\$675,000	17.4%
Nuevo	\$324,000	\$447,000	38.0%
Palm Desert	\$369,000	\$399,000	8.1%
Palm Springs	\$347,000	\$378,000	8.9%
Perris	\$331,500	\$389,000	17.3%
Rancho Mirage	\$527,495	\$535,000	1.4%
Riverside	\$438,000	\$470,000	7.3%
San Jacinto	\$298,309	\$350,000	17.3%
Temecula	\$474,500	\$550,000	15.9%
Thermal	\$149,000	\$96,000	-35.6%
Thousand Palms	\$255,000	\$204,000	-20.0%
Wildomar	\$407,500	\$477,450	17.2%
Winchester	\$420,000	\$486,017	15.7%

Source: Realtor.com, 2021

### Manufactured Homes

According to Homes Direct, a provider of new manufactured and modular homes in western states, including the Riverside County region, new manufactured housing in April 2020, the most recent available data, ranged from \$64,500 to \$120,300, on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table P-20 shows that a four-person, extremely low-income household can afford a maximum sales price of \$163,536, a very low-income household can afford a maximum sales price of \$235,005, and a low-income household can afford a maximum sales price of \$376,070, meaning that manufactured housing is affordable to extremely low- to low-income households. A manufactured home may also be used as an Additional Residential Unit (i.e. accessory dwelling unit under Ordinance No. 348 (Land Use Ordinance)).

**Rental Prices**

According to apartment-listing websites, the average rent for housing units varies widely depending on location. Table P-19 identifies a sampling of rental listing prices for a variety of areas in Riverside County. Generally, the rental prices in eastern Riverside County are significantly lower than in western Riverside County, and available units in the unincorporated county will be slightly lower than those in the cities listed below. In June 2021, of the survey completed, there were only six units listed for rent in unincorporated areas of Riverside County. These included a 3-bedroom unit in Cabazon for \$1,395, a 3-bedroom unit in Homeland for \$2,100, a 5-bedroom unit in Winchester for \$4,000, a 4-bedroom unit in Winchester for \$2,900, a 3-bedroom unit in Idyllwild for \$1,900, and a 3-bedroom unit in Unincorporated Hemet for \$1,500. There were no units listed as available on Trulia.com or Zillow.com outside of these unincorporated communities.

**Table P-19 Average Rents by Unit Type, 2020**

Jurisdiction	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Blythe	\$610	\$679	\$975	\$939	-
Eastvale	\$2,727	\$2,920	\$2,550	\$2,998	\$3,933
Temecula	\$2,037	\$2,544	\$3,000	\$3,990	\$7,082
Indio	\$1,100	\$2,510	\$3,656	\$2,350	\$2,550

Source: Zillow.com, June 23, 2021

**Housing Affordability**

Table P-20 shows the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown, the maximum affordable rent for a four-person household is \$655 monthly for an extremely low-income; \$941 for a very low-income household; \$1,506 for a low-income household; and \$2,259 for a moderate-income household. The rental units in unincorporated communities listed above are unaffordable to extremely low- and very low-income households. Additionally, as shown in Table P-19, three-, four-, and five-bedroom units were renting for an average of \$975 to \$7,082, and therefore are out of the affordability range of all extremely low-income households and most very low-income households. However, one-bedroom units in the City of Blythe were affordable to extremely low-income households, two-bedroom units in the City of Blythe were affordable to very low-income households, and one-bedroom units in the City of Indio were affordable to low-income households. It is likely that the units in unincorporated communities near the cities of Indio and Blythe, and similar areas of the county, are equally affordable. Table P-

As of November 2020, the median sales price for all single-family homes in Riverside County was \$442,000 (Table P-18). The maximum affordable sales price for a four-person household is \$163,536 for an extremely low-income household, \$235,005 for a very low-income household, \$376,070 for a low-income household, and \$563,949 for a moderate-income household (Table P-20). When compared to Table P-18, the sales price in the cities and surrounding areas of Blythe and Thermal are affordable to extremely low-income households, Cabazon and the City of Thousand Palms and the surrounding area are affordable to very low-income households, and communities and cities of Aguanga, Anza, Banning, Cathedral City, Coachella, Desert Hot Springs, Hemet, Indio, and San Jacinto are affordable to low-income households. While there are areas of the County that have median sales prices unaffordable to lower income households, many areas, particularly in the Eastern Coachella Valley, are affordable to most households.



Table P-20 Housing Affordability by Income Level

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

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

1. Affordable cost 30 percent of gross household income spent on housing.

2. Affordable housing sales price is based on conventional 30-year loan at 3% interest and a 5% down payment.

### 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 seniors, persons with disabilities, persons with developmental disabilities, large families, female heads of household, the homeless population, 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 that severely limit remaining spendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segments with the greatest housing assistance needs are households earning less than 50 percent of the county median income.

### Seniors

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

It is estimated that in 2018, approximately 15 percent of the unincorporated area population was 65 years of age or older (45,380 persons). According to the 2014-2018 ACS, approximately 25,183 seniors were householders and represented 28 percent of all households in the unincorporated county. Of those households, approximately 21,909 were owner occupied and 3,274 were renter occupied. Table P-21 provides an additional breakdown for the unincorporated areas of both eastern and western Riverside County.

Table P-21 Householders by Age and Tenure

Householder Age	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Western Unincorporated Riverside County</b>						
Under 65 Years	38,452	72.9%	15,899	87.8%	54,351	76.7%
65-74 Years	8,287	15.7%	1,303	7.2%	9,590	13.5%
75+ Years	6,038	11.4%	904	5.0%	6,942	9.8%
<i>Subtotal</i>	52,777	100.0%	18,106	100.0%	70,883	100.0%
<b>Eastern Unincorporated Riverside County</b>						
Under 65 Years	7,066	48.2%	4,025	79.0%	11,091	56.2%
65-74 Years	3,304	22.6%	619	12.2%	3,923	19.9%
75+ Years	4,280	29.2%	448	8.8%	4,728	23.9%
<i>Subtotal</i>	14,650	100.0%	5,092	100.0%	19,742	100.0%
<b>Total Unincorporated Riverside County</b>						
Under 65 Years	45,518	67.5%	19,924	85.9%	65,442	72.2%
65-74 Years	11,591	17.2%	1,922	8.3%	13,513	14.9%
75+ Years	10,318	15.3%	1,352	5.8%	11,670	12.9%
<i>Subtotal</i>	67,427	100.0%	23,198	100.0%	90,625	100.0%

Source: 2014-2018 American Community Survey

**Large Households**

According to the 2014-2018 ACS, approximately 20,691 households had five or more persons, representing approximately 18 percent of all households in the unincorporated county. Of these, about 33 percent were renters and 67 percent were owners. [In \[CW4\] western unincorporated Riverside County, nearly 21 percent of all households had five or more persons \(19 percent of owners and 25 percent of renters\), compared to just 12 percent of households in eastern unincorporated Riverside County \(9 percent of owners and 19 percent of renters\).](#) Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households typically have the highest cost burdens. This is especially true for renter households, because multifamily rental units are typically smaller than single-family units.

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

The 2014-2018 ACS estimated that there were 74,668 housing units with three or more bedrooms in the unincorporated County, however, many of these units may be offered at rents that are only affordable to moderate-income households and above, with only a small proportion affordable to the upper income range of low-income households. This indicates that there are not enough units to accommodate the need, because the available units may be out of the price range for many large households, and larger units may be rented by smaller households who can afford the market rent.



### Female-Headed Households

Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the County to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2014-2018 ACS, there were 12,616 female-headed households (11 percent of all households) in unincorporated Riverside County. [\[cws\]n western unincorporated Riverside County, the percentage of female headed households is slightly higher at 12 percent, and in eastern unincorporated Riverside County it is slightly lower at 9 percent. Throughout unincorporated Riverside County, A](#)pproximately 51 percent of all female-headed households have children under 18 and 3 percent are below the poverty line. Among those below the poverty line, 78 percent have children under 18 and 27 percent have three or more children.

### 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 2014-2018 ACS, 75,799 individuals (25 percent) living in the unincorporated county reported a limitation. The breakdown in population by type of limitation for the unincorporated areas of eastern and western Riverside County is shown in Table P-22.

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

**Table P-22 Disabilities by Age**

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
<b>Western Unincorporated County</b>						
Hearing Difficulty	472	3,224	5,577	9,273	254,490	24.1%
Vision Difficulty	529	3,189	2,449	6,167		
Cognitive Difficulty	1,421	6,931	3,605	11,957		
Ambulatory Difficulty	271	7,836	7,914	16,021		
Self-Care Difficulty	362	3,046	2,747	6,155		
Independent Living Difficulty	-	6,264	5,511	11,775		
<b>Eastern Unincorporated County</b>						
Hearing Difficulty	21	430	2,173	2,624	50,666	28.5%
Vision Difficulty	96	713	813	1,622		

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
Cognitive Difficulty	172	1,104	651	1,927		
Ambulatory Difficulty	64	1,426	2,599	4,089		
Self-Care Difficulty	83	611	842	1,536		
Independent Living Difficulty	-	1,237	1,416	2,653		
<b>Total Unincorporated County</b>						
Hearing Difficulty	493	3,654	7,750	11,897	305,156	24.8%
Vision Difficulty	625	3,902	3,262	7,789		
Cognitive Difficulty	1,593	8,035	4,256	13,884		
Ambulatory Difficulty	335	9,262	10,513	20,110		
Self-Care Difficulty	445	3,657	3,589	7,691		
Independent Living Difficulty	-	7,501	6,927	14,428		

Source: 2014-2018 American Community Survey

**Persons with Developmental Disabilities**

Senate Bill 812 (SB 812, Ashburn, 2010) requires the County to include in its analysis of “Special Needs Groups” the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature.

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

The California Department of Developmental Services currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center is one of the regional centers in the state of California and provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The information in Table P-23 from the California Department of Developmental Services provides more details about the disabled population in unincorporated Riverside County. As shown in the table, approximately 3,863 persons in the listed zip codes are served by the Inland Regional Center. This is approximately 1 percent of the total population of the unincorporated areas of the county.



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

**Table P-23 Developmentally Disabled Residents, by Age**

Zip Code	0–17 years	18+ years	Total
92220	89	119	208
92230	<11	17	>17
92282	<11	13	>13
92518	<11	<11	>0
92530	255	206	461
92536	14	13	27
92539	19	<11	>19
92544	242	233	475
92545	164	221	385
92548	36	32	68
92549	<11	<11	>0
92561	<11	12	>12
92563	390	228	618
92567	42	20	62
92570	232	228	460
92585	126	102	228
92592	306	227	533
92883	167	110	277
<b>Totals</b>	<b>&lt;2,137</b>	<b>&lt;1,814</b>	<b>&gt;3,863</b>

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

### Homeless Population

Every January, Riverside County conducts a homeless count; the most recent available data is for the homeless count completed in January 2020. While the size of the homeless population may change throughout the year, the primary purpose of the count is to estimate how many homeless people are in Riverside County in general on any given day and gain demographic information about homelessness in Riverside County. An interview or observational survey, or both, could be chosen by surveyors, based on the situation during the counts. Ideally, every homeless person would be interviewed, but obviously this was not always possible because of safety concerns, language barriers, refusal, etc. Therefore, some counts also provided demographic information about the adults counted related to location (whether a person was counted on the streets or in a residential facility that serves homeless people), age, gender, ethnicity, and state of birth. The 2020 count revealed the following for unincorporated Riverside County:

- **Total Number of Unsheltered Homeless Persons**—There were approximately 202 unsheltered homeless adults and children on any day in unincorporated Riverside County, which is 23 percent fewer than in 2019 (261 persons).
- **Location**—Approximately 35 percent of homeless adults and children in unincorporated Riverside County live in a car; followed by 29 percent living in an encampment.
- **Gender**—Approximately 68 percent of homeless individuals were male (138 persons), and approximately 27 percent were female (55 persons) on any day in unincorporated Riverside County. The remaining 4 percent were an unknown or unreported gender.
- **Race and Ethnicity**—62 percent of homeless individuals identified as white; 12 percent as black or African American; 4 percent as American Indian; 3 percent as Native Hawaiian; 2 percent as multiple races. No individuals identified as Asian, and 17 percent did not report their race. Of those who responded, 38 percent identified as Hispanic.
- **Children:** The survey did not interview or observe any children under the age of 18.

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

The number 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 P-24 identifies the cities and communities in which homeless adults and their children were encountered during the January 2020 homeless count.

**Table P-24 Distribution of Unsheltered Homeless Population**

Location	Persons Counted	Percentage
Incorporated Cities	1,953	90.6%
Unincorporated Areas	205	9.4%
Eastern	58	2.7%
Western	144	6.7%
<b>Total Unsheltered</b>	<b>2,155</b>	<b>100.0%</b>

*Source: 2020 Riverside County Homeless Point-in-Time County and Survey Report*

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

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters



exist in unincorporated areas, the County recognizes the need for these facilities throughout the county and has passed local ordinances implementing SB 2. It has also targeted the eastern and mid-county areas due to lack of shelter services in those areas. SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. Through partnerships between the DPSS and nonprofits, programs such as the Supportive Housing Program, the Shelter Plus Care Program, the Emergency Shelter Grants Program (ESG), the Community Services Block Grant program, and the Emergency Food and Shelter Program are existing resources for the support and development of homeless facilities in Riverside County.

Table P-25 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 the facilities identified in the table are in cities where these other services are available. A complete list of these resources is in the Riverside County 2019-2024 Consolidated Plan.

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

**Table P-25 Homeless Shelter Resources, 2021**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds <sup>1</sup>
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women and children	15
Path of Life Ministries Family Shelter	Transitional	Riverside	General	135
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Operation SafeHouse	Transitional	Riverside	Ages 18–22 years	15
Project T.O.U.C.H.	Emergency	Temecula	General	215
Project T.O.U.C.H.	Transitional	Temecula	Winter shelter	25
Valley Restart Shelter	Emergency /Transitional	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
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
<b>Coachella Valley Association of Governments Area</b>				
ABC Recovery Center	Emergency	Indio	Adults	68
Coachella Valley Rescue Mission	Emergency	Indio	General	150

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds <sup>1</sup>
Coachella Valley Rescue Mission	Transitional	Indio	General	150
Nightingale Manor	Emergency	Palm Springs	Families	40
Shelter From the Storm	Emergency	Palm Springs	Women and children	60
ABC Recovery Center	Transitional	Indio	Substance abuse	40

1. Some of the beds are double-counted in this table because some shelters provide emergency, transitional, and/or permanent shelter beds.

Source: Riverside County Consolidated Plan 2009-2014

### Farm Workers

Agricultural production is an important component of Riverside County’s economy. According to the 2018 Agricultural Production Report prepared by the County’s Agricultural Commissioner’s Office, the total gross valuation of agricultural production in Riverside County was nearly \$1.3 billion. Agricultural activities, including direct and indirect employment and production, injected \$3.9 billion into the local economy. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 60 percent, or approximately \$624 million; the San Jacinto/Temecula Valley District produced 15 percent, or approximately \$154 million; the Riverside/Corona District produced 10 percent, or approximately \$106 million; and the Palo Verde District produced 15 percent, or approximately \$152 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 2019-2024.” To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the county’s most important agricultural areas, Riverside County commissioned a Coachella Valley Farm Worker Survey in 2007. The County has included Action H-18 to complete an updated survey to determine the needs of the farm worker population.

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

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that he/she is unable to return to his/her permanent residence within the same day.



The housing needs of farm workers differ depending on whether they are permanent, migrant, or seasonal workers. Suitable housing types would include manufactured homes as well as traditional single-family homes or multifamily apartments.

Farm worker housing is often substandard or nonexistent. Over the past decade, much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities. To address housing conditions for farmworkers, the County offers the Polanco Park Rehabilitation Loan Program and Mobile Home Tenant Loan Assistance program, in cooperation with the County's Housing Authority, to provide funding assistance for owners of mobile homes in making repairs to their unit or for tenants in an unpermitted mobile home park to purchase a unit in a permitted park. The County also provides qualified owners of unpermitted Polanco Mobile Home Parks an opportunity to apply for and receive a construction loan for the rehabilitation of their unpermitted Polanco Mobile Home Park with the dual intent of permitting unpermitted units and improving housing conditions for farmworkers.

According to the US Department of Agriculture's (USDA) 2017 Census of Agriculture, there were 11,365 farm workers in Riverside County (see Table P-26). Of those farm workers, the majority (8,469 or 75 percent) were seasonal employees, working less than 150 days per year. The remaining one-quarter of farmworkers (3,714 persons) were permanent employees.

**Table P-26 Farm Workers, 2017**

	Riverside County
Farms with Less than 10 Employees	2,321
Permanent Employees	1,503
Seasonal Employees (less than 150 days)	4,255
Farms with More than 10 Employees	9,044
Permanent	1,393
Seasonal Employees (less than 150 days)	4,214

Source: USDA 2017 Census of Agriculture

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.

## Preservation of Assisted Units at Risk of Conversion

### Overview

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2031) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

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

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

**Inventory of Assisted Units at Risk**

Table P-27 summarizes the assisted, multifamily rental units in the unincorporated communities of Riverside County. Included are all multifamily rental units in the unincorporated county that are 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.

The Housing Authority of the County of Riverside partnered with the Coachella Valley Housing Coalition (CVHC) to assist in writing down land costs and developing and constructing an 81-unit affordable multifamily farm worker housing project, Paseo de los Heroes III Apartments, in the unincorporated community of Mecca, restricting 13 units for extremely low-income households and 26 units for very low-income households. The project was completed and opened in 2020.

According to the California Housing Partnership Cooperation, the Paseo de los Poetas subsidy is set to expire in 2026; however, this project is considered at low risk of converting to market rate because it is owned and operated by the Coachella Valley Housing Coalition, a nonprofit developer. Nevertheless, the County maintains an active list of resources by which to preserve property (Action H-23) and will conduct the necessary outreach to the property owner to express interest in preserving the project’s affordability. The County conducts this outreach for any property becoming at risk of conversion.

**Table P-27 Inventory of Assisted Units**

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Paseo de los Poetas	Mecca	LIHTC	21	21	2026
Paseo de los Heroes III Apartments	Mecca	Housing Authority	81	81	--
Bermuda Park Apartments	Bermuda Dunes	LIHTC	90	89	2052
Lincoln Family Apartments	Mecca	LIHTC	57	56	2062
Clinton Family Apartments	Mecca	LIHTC	59	58	2063



Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Highgrove Workforce Apartments	Highgrove	LIHTC	89	87	2068
Legacy	Thousand Palms	LIHTC; CalHFA	81	80	2066
March Veterans Village	March ARB	LIHTC	138	136	2069
Nueva Vista Apts	Mecca	LIHTC	32	31	2049
Mecca Apartments II	Mecca	LIHTC	60	59	2049
Mecca III Apartments	Mecca	LIHTC; HUD	58	57	2059
Mecca Family Housing	Mecca	LIHTC; USDA	31	30	2057
Paseo de los Heroes III	Mecca	LIHTC; USDA	81	80	2071
Thunderbird/San Jacinto Vista Apartments (Site A)	Perris	LIHTC; USDA	102	100	2063
Villas Oscar Romero	Mecca	LIHTC; USDA	50	49	2058
Paseo de los Heroes II	Mecca	LIHTC; USDA	53	52	2064
Fred Young FLH c/o Hyder & Co	Unincorporated Indio	USDA	252	252	2041
Pie de La Cuesta c/o Hyder & Co	Mecca	USDA	68	68	2037
Tamarisk Villas Apartments	Ripley	USDA; HUD	50	50	2043
<b>Total Assisted Units</b>		LIHTC	<b>1,372</b>	<b>1,355</b>	

Source: California Housing Partnership Corporation 2021

### Resources for Preservation

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

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Riverside County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the County an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. The following qualified entities were listed as potential purchasers of at-risk units in Riverside County:

- Innovative Housing Opportunities, Inc.
- CSI Support & Development Services
- Keller & Company
- Orange Housing Development Corporation
- The East Los Angeles Community Union
- Anka Behavioral Health
- Coachella Valley Housing Coalition
- St. Vincent de Paul Village
- ROEM Development Corporation
- Coalition for Economic Survival
- Poker Flats LLC
- Nexus for Affordable Housing
- Southern California Presbyterian Homes
- Housing Corporation of America
- BUILD Leadership Development Inc.
- Neighborhood Housing Services of the Inland Empire, Inc.

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Housing Authority of the County of Riverside (HACR). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8-supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The HACR administers approximately 9,821 Tenant-Based Section 8 Vouchers, 1,025 Project-Based Section 8 Vouchers, 122 Shelter-Plus Care Vouchers, 135 Housing Opportunities for Persons with AIDS (HOPWA) units, and 301 Family Self Sufficiency (FSS) participants.

**Strategies for Preserving Affordable Housing**

**Acquisition** - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multi-family buildings throughout the County, prices ranged from \$97,813 per unit for a 16-unit building in Desert Hot Springs to \$265,000 per unit for a triplex in Cathedral City. While most units listed for sale in April 2021 were in incorporated jurisdictions of Riverside County, purchasing residential units in unincorporated Riverside County will likely have a similar price range depending on where in the county the units are located. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

**Preservation** - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD’s 2020 fair market rents, the total cost to subsidize rental costs for a very low-income household for 20 years would be \$23,760 for a two-bedroom home and \$134,160 for a three-bedroom home.

**Replacement with New Construction** – Another alternative to preserve the overall number of affordable housing units in the County is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same

Attachment: Attachment C Appendix P (Housing Element Background Report) (GPA Nos. 180002, 190006, 210109 6th Cycle



number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 60 assisted units and one manager's unit on 10 acres, the cost for land acquisition is approximately \$6,800 per unit, or \$415,000 total. In March 2020, the Turner Center reported that multi-family construction costs average approximately \$222 per square foot; therefore, the cost per unit for construction, for 800 square foot units, is \$177,600 per unit, for a total construction cost of \$10,833,600. Based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$184,403.

### *Cost of Preservation versus Replacement*

The cost to the County of preserving units projected to expire in 2031 is estimated to be less in most cases 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.

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

### *Funding Sources for Preservation*

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

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

### **Federal Programs**

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

**HOME Investment Partnerships**—HOME funding is a flexible grant program that is awarded to the County on a formula basis for housing activities that take into account local market conditions, inadequate

housing, poverty, and housing production costs. The formula for determining funding amount and eligibility is based on several factors including the number of units in a jurisdiction that are substandard or unaffordable, the age of a jurisdiction's housing, and the number of families living below the poverty line. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

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

**Section 811/202 Program**—Nonprofit organizations and consumer cooperatives are eligible to receive zero-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance, or capital advances, is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

**HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA)**—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. When an assisted housing project pays off the loan, they are then eligible to convert to market-rate, thus resulting in a loss of affordable housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure an 8 percent return for property owners on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair market rate (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 3 months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8 percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 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 the loan. First, the owner may prepay the property loan if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.



## State Programs

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

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

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

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

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

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

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

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

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

**Housing Corporation**—The Riverside Housing Development Corporation (RHDC) was established to develop and increase the supply of affordable housing. RHDC provides opportunities for home ownership as well as rental opportunities throughout the county, including both new and rehabilitated units.

### Assessment of Fair Housing

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

Under state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (Government Code Section 8899.50(a)(1)).

AB 686 requires the County and all jurisdictions in the state to complete three major requirements as part of the housing element update:

- Conduct an Assessment of Fair Housing that includes a summary of fair housing issues; an analysis of available federal, state, and local data to identify patterns of segregation or other barriers to fair housing; and a prioritization of contributing factors to fair housing issues.
- Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- Include a program in the Housing Element that affirmatively furthers fair housing; promotes housing opportunities throughout the community for protected classes; and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the County has completed the following outreach and analysis.

### Outreach

As discussed in the “Efforts to Achieve Citizen Participation” section and Appendix P-1 of the Housing Element, the County held 12 community meetings, 2 stakeholder workshops, 7 individual stakeholder consultations, and 2 virtual public workshops and conducted a public housing survey in addition to the



## Appendix P Housing Background Report

standard public hearing process. The County offered all presentations at public workshops and all flyers and surveys in both English and Spanish.

The 12 community meetings were regular meetings held by Municipal Advisory Councils and Community Councils between December 2020 and January 2021 in unincorporated communities across the county. The County provided notice of the Housing Element component of these meetings prior to each event through the standard outreach process each council has, including a public agenda. At these meetings, the County provided an overview of the Housing Element update process, site selection, and requirements before soliciting input from attendees. At each of the meetings, the primary concern raised by residents was regarding the capacity to support new housing due to constraints of public infrastructure and services. The County assured residents that the development process includes expansion of infrastructure, when needed, to maintain or improve the quality of service in the community.

In December 2020, the County reached out to 23 community organizations, fair housing advocates, service providers, and other stakeholder groups to solicit one-on-one feedback regarding housing needs in the county. Of these 23 organizations, 7 participated in an individual consultation. In these meetings, stakeholders expressed several common concerns regarding current barriers to housing in Riverside County, including the lack of affordable housing and poor housing conditions that put tenants at risk of displacement or unsafe living conditions. Stakeholders also identified a general lack of public infrastructure or investment in many rural communities, costs of development, the length and complexity of the permitting and development process, and lack of community support as barriers to construction of new housing. Overall, stakeholders identified housing condition and lack of a variety of housing types as the primary concerns but felt these could be addressed through targeted investment and incentives for development.

On January 11 and 14, 2021, the County hosted virtual stakeholder meetings to gather the input of key organizations and groups throughout the county regarding housing. These meetings provided a venue for stakeholders to participate in the program development and site selection process and emphasize the needs of the individuals and households they work with. The full description of comments and questions is available in Appendix P-1 of this Housing Element.

On February 16 and 18, 2021 the County held virtual public workshops that, like the community meetings, provided an overview of the Housing Element update requirements and process. The County distributed flyers in English and Spanish to stakeholder organizations, community groups, and affordable housing providers to inform residents of these workshops and encourage their participation. At each meeting, attendees had the option to join the English or Spanish presentation and discussion. The full description of comments and questions is available in Appendix P-1 of this Housing Element.

In addition to public and stakeholder meetings, the County developed a Housing Element Update website to provide residents with regularly updated information on the status of the Housing Element and outreach opportunities. All materials and virtual event recordings were made available on this website, and it included information on how to provide comments at any time. All information on this website was in English and Spanish. The County also hosted a survey—again in English and Spanish—that residents could take either online or on paper. No respondents elected to use the paper survey options. The survey was distributed through community groups, service providers, and housing providers. The full analysis of the results of this survey are discussed in the “Efforts to Achieve Citizen Participation” section.

### Assessment of Fair Housing Issues

State Government Code Section 65583 (10)(A)(ii) requires Riverside County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources—such as high paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators—in an effort to provide evidence for policy recommendations. This effort has been dubbed “opportunity mapping,” and it is available to all jurisdictions to evaluate access to opportunities within their communities. According to the 2021 HCD/TCAC Opportunity Areas Map, all of Riverside County between approximately the City of Indio and City of Blythe is a low resource area (Figure P-1). This portion of the county, however, also includes Joshua Tree National Park, which provides access to valuable environmental resources. This area is also dominated by dispersed industry such as agriculture. The western, more urbanized, portion of Riverside County has areas designated as more moderate to highest access to resources, and the tracts of low resource in the western areas are most commonly unincorporated communities. There is greater access to resources in the western portion of the county based on TCAC and HCD designations, but it varies by proximity to an urban area.

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

Agriculture has been an important part of Riverside County’s economy and culture since its beginning. Large-scale efforts from private investors using government resources in the early 20th century resulted in a stable water flow from the Colorado River to irrigate crops in eastern Riverside County. The crops produced were numerous and varied and covered the Coachella Valley and other areas of eastern Riverside County. The success of the agricultural industry resulted in the dispersed, rural population that exists today, with farm work being the dominant employment opportunity in this area. This typically low-wage industry and the need for both permanent and migrant workers inform the patterns of segregation this assessment identifies between eastern and western Riverside County. A real estate boom beginning in the 1970s brought dramatic population growth to Riverside County, with the county’s population increasing by over 76 percent between 1980 and 1990. With the population growth came the growing sprawl of new houses and businesses, particularly in western Riverside County. The combination of a strong agricultural economy and rapid population growth has resulted in the stark differences between eastern and western Riverside County that are identified throughout this assessment.

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

### Patterns of Integration and Segregation

As shown in Figure P-2, the majority of residents identify as Hispanic or Latino in more than half of the geographical area of Riverside County. This trend is dominant in the more rural areas of eastern Riverside



County, the City of Perris in the western county, and its surrounding neighborhoods. While the dominance of non-White, Hispanic residents is more common in SCAG jurisdictions than in many areas of the state, Riverside County has one of the largest areas in the SCAG region where the population predominantly identifies as Hispanic or Latino. This demographic make-up of the county has been prominent since the early 1900s when the agricultural economy began to grow in Riverside County. The geographic areas of Hispanic majority also have higher rates of non-English-speaking households. The unincorporated areas south of the City of Indio and west of the City of Blythe are the largest areas, and more than 80 percent of the population report that English is not the primary language spoken in their household, according to the California Office of Environmental Health Hazard Assessment's CalEnviroScreen tool.

As a result of the dominance of non-White speakers and households throughout the county, Riverside County scores a diversity index of over 85 in much of the county, with 100 being perfect diversity, as shown in Figure P-3. This level of diversity has remained steady in recent years. The few areas with lower levels of diversity, such as the area directly west of the City of Indio, are typically undevelopable mountainous areas where the data may not accurately represent the lack of residents in these areas. While most of the SCAG region has high levels of diversity, Riverside County represents a fairly even level of diversity across the county with few pockets with a low diversity score.

In addition to the patterns of racial and ethnic segregation that exist, particularly between the eastern and western areas of the county, there is also a notably higher rate of poverty in the eastern portion of Riverside County (Figure P-4). This discrepancy is also apparent in the differences in median income across the county (Figure P-5). According to the Riverside County 2018 Crop Report, approximately 75 percent of the county's agricultural crop value is in the Coachella Valley and Palo Verde Valley, or the eastern portion of Riverside County. This suggests that this area likely has a large share of agricultural workers, for which the mean annual wage falls into the low- and very low-income categories in Riverside County, according to the California Employment Development Department. The historical dominance of farm labor in the eastern areas of Riverside County have likely resulted in the racial, ethnic, and income segregation identified. These trends in Riverside County mirror those in San Bernardino and Imperial counties, where lower-income residents reside in eastern portions of the county near agricultural jobs and without immediate access to the variety of resources found in urbanized areas. While the geographies of eastern Riverside County are most conducive to agricultural work, the County will work with housing providers to encourage and incentivize construction of affordable and safe housing for farm workers and will seek funding to assist with the production of self-help housing and multifamily farmworker housing (Action H-18).

Riverside County also has several census tracts that are considered racially and ethnically concentrated areas of poverty (R/ECAP), as shown in Figure P-6. R/ECAPs, as defined by HUD, are areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. The R/ECAPs in Riverside County include the tracts immediately adjacent to the Salton Sea, the area near Desert Hot Springs, Meadowbrook, the neighborhoods southwest of Hemet, and portions of the cities of Riverside and Moreno Valley. The R/ECAPs in unincorporated Riverside County have a combined population of approximately 35,047 and the highest concentration of individuals that identify as Hispanic (Figure P-6). No public housing projects are located in the R/ECAPs, and there is not a greater concentration of Housing Choice Voucher holders in these areas than in other areas of the County. The County will actively seek funding for targeted rehabilitation efforts and investment in parks, transit, and housing creation to combat poverty and segregation in the unincorporated R/ECAPs (Action H-14).

Unlike R/ECAPs, there are no areas that meet the definition of a racially concentrated area of affluence (RCAA) in unincorporated Riverside County. A RCAA was defined in 2019 in the HUD's Cityscape periodical

by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. Using this definition, there are no census tracts in Riverside County that can be identified as a RCA. In the SCAG region, RCAs are located primarily in coastal communities and jurisdictions, with none in Imperial, Riverside, or San Bernardino counties.

In 2014, ACS reported that approximately 11 percent of the population of unincorporated Riverside County had a disability. By 2018, this had increased to 25 percent of unincorporated county residents. The rate is slightly higher in eastern Riverside County, at approximately 28 percent of residents, compared to 24 percent of residents in western Riverside County. As shown in Figure P-7, the unincorporated areas surrounding Anza, Aguanga, and Sky Valley have slightly higher percentages of residents with a disability than other areas of the county. However, Riverside County overall has a similar, or lower, rate of residents with a disability than most rural areas in the SCAG region. The rate of disability decreases in the westernmost portion of the county, similar to the trends in Los Angeles, Ventura, and San Bernardino counties. As discussed in the assessment of access to opportunity, there are several services in Riverside County to meet the needs of residents with disabilities. In addition to existing services, the County is committed to working with service providers to ensure all residents have accessible housing choices and access to services they need (Action H-30).

In most of the county, more than 60 percent of families with children were married-couple households. However, in the areas to the south and to the east of the City of Banning there is a higher rate of single-parent, female-headed households with children than most other areas of the county. Overall, there is a higher rate of single-parent, female-headed households in eastern Riverside County than in western, and Riverside County as a whole is similarly family oriented as other areas of the SCAG region—the more rural areas mirror rural areas of surrounding counties, and more urban areas mirror urban areas. San Bernardino County is the only outlier because it is not primarily married-couple households with children. Riverside County will encourage construction of affordable housing with 2 or more bedrooms to meet the needs of single-parent, female-headed households in this area (Action H-5).

## Access to Opportunity

### Environmental Health

A disadvantaged community or environmental justice community (“EJ Community”) is defined by the California Environmental Protection Agency (“Cal EPA”) as a “low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” The California Office of Environmental Health Hazard Assessment (OEHHA) Using an environmental health screening tool, CalEnviroScreen 4.0, Cal EPA was able to identify and designate EJ Communities throughout the state that are burdened by multiple sources of pollution. There are a number of EJ Communities located within the unincorporated areas of the County, including the communities of Thermal, Oasis, Home Garden, Highgrove, Mead Valley, Meadowbrook, Nuevo, and communities on the eastern shore of the Salton Sea. In an effort to collectively address environmental justice, the *Healthy Communities Element* of the Riverside County General Plan includes a section entitled, “Environmental Justice” where focused policies are found to improve public health and the environment within EJ Communities. Additionally, the Center for Community Action and Environmental Justice (CCA EJ) is a nonprofit that serves Riverside and San Bernardino counties by collaborating with communities to develop ways of addressing environmental concerns and facilitating social change. Resources such as CCA EJ provide another opportunity for residents to participate in decision-making processes to improve access to healthy environments



throughout the County, in addition to the steps the County is taking through the *Healthy Communities Element* policies.

### Educational Opportunities

In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASP) test scores listed on School-Ratings.com, of 16 ranked schools in the unincorporated areas of Riverside County, only one ranked in the 80th percentile or higher (James Monroe Elementary in Bermuda Dunes ranked in the 84th percentile), compared to similar schools in the state. Six more schools ranked between the 50th and 79th percentiles. Several other schools that were not included in the ranking system exist in unincorporated Riverside County; however, there are fewer educational facilities in eastern Riverside County than in western. In the eastern area, there are no schools in the communities of Desert Edge, Desert Palms, Garnet, Indio Hills, Mesa Verde, North Shore, Ripley, Sky Valley, and Whitewater, that is, in 9 of the 16 communities in this portion of the county. In contrast, only 3 out of 29 unincorporated communities in the western portion of the county lack schools in their communities—Green Acres, Lake Riverside, and Temescal Valley. Additionally, as shown in Figure P-8, TCAC and HCD determined that there are more indicators for positive educational outcomes for students in western Riverside County than in eastern, based on access to proficient schools. For communities without a school, students must commute to a neighboring community or jurisdiction or be home schooled, both of which put additional strain on their parent(s). To address the disparities in access to housing, the County will meet with transit agencies to determine if additional routes to connect students to schools are needed (Action H-28).

### Mobility

Three transit agencies operate in Riverside County to serve residents: Riverside Transit Agency (RTA) in the western county, SunLine Transit Agency in the Coachella Valley (SunLine), and Palo Verde Valley Transit Agency (PVVTA) in the Palo Verde Valley.

RTA provides several routes at a variety of intervals within and between communities in western Riverside County. RTA's northernmost service point is the City of Loma Linda in San Bernardino County, its southernmost is Temecula Ranchos, its easternmost is East Hemet, and its westernmost is the City of Corona with express bus service to Anaheim in Orange County. RTA also offers Dial-A-Ride, an origin-to-destination advanced reservation transit service for seniors and persons with disabilities. However, the service is only available for stops within three-quarters of a mile of a local fixed route, which may present limitations for residents of some unincorporated communities.

SunLine provides local connections in and between Desert Edge, Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, Bermuda Dunes, La Quinta, Oasis, Mecca, North Shore, Thermal, Coachella, Indio, and Thousand Palms. SunLine also operates a Commuter Link route on weekdays during commute hours between San Bernardino Transit Center and Indio, with stops at Cal State San Bernardino–Palm Desert Campus, Beaumont, and Cal State San Bernardino Main Campus. The SunDial Paratransit Service and SunRide are on-demand services to increase accessibility for residents. SunDial provides an origin-to-destination shared-ride transit service for people who are unable to use the fixed-route system as a result of a disability; the service also offers door-to-door assistance for riders in need of this support. Like RTA's Dial-A-Ride service, SunDial is only available within three-quarters of a mile of a local fixed route. SunRide is a weekday microtransit service that riders can use to call a vehicle to pick them up within designated zones and be connected to a fixed route or destination. This service helps close the gap

between the SunDial service area and residents farther than three-quarters of a mile from a fixed route. SunLine also offers taxi vouchers to seniors over the age of 60 and persons with disabilities and provides a free Travel Training Program for seniors, persons with disabilities, group homes, or other special needs persons interested in learning how to ride the bus system. These programs provide additional support for new and experienced riders.

PVFTA provides bus service within the City of Blythe as well as to Palo Verde College, Ehrenberg, Ripley, Mesa Verde, and the California State Prisons of Ironwood and Chuckawalla Valley. All routes allow for deviation requests, meaning that riders at a location within four blocks or three-quarters of a mile of a fixed-route bus stop may call PVFTA to request a pick-up or drop-off at that location for an extra charge of \$0.80. PVFTA also offers the Desert RoadTRIP Program, which provides transportation by volunteer drivers to seniors, persons with a disability, and low-income passengers in Desert Center, southern Palo Verde Valley, or resort communities along Highway 95 that do not live near public transit.

To address gaps in transportation that may exist, particularly in rural unincorporated communities, the Riverside County Transportation Department has prepared a Regional Mobility Plan for the Unincorporated Communities of the Eastern Coachella Valley, the Neighborhood Mobility Plan for the Communities of North Shore and Mecca, and the Neighborhood Mobility Plan for the Communities of Thermal and Oasis. The Riverside County Planning Department is also currently preparing the Highway 74 Multi-Modal Transit Plan. The mobility plans have the express goals of presenting a blueprint for future transportation planning in unincorporated communities, coordinating planning at a neighborhood and regional scale, increasing bicyclist and pedestrian safety, promoting shared mobility, and improving communication between stakeholders. The multi-modal transit plan will address barriers to mobility including limited transportation infrastructure, lack of pedestrian and bicycle access to transit and community resources, and limited transit.

The diverse range of the three transit agencies provides options to residents in most populated areas of Riverside County and the implementation of these plans will assist in addressing barriers to fair housing due to mobility and will improve access to jobs, services, and other resources. To ensure that the needs of residents continue to be met, the County will meet biannually with each of the transit agencies, individually or together, to determine whether transit demand is met by existing routes and frequency and, if needed, will assist in applying for additional funding to expand transit options (Action H-28).

### Services for Persons with Disabilities

To meet the needs of residents with disabilities, Riverside County Department of Public Social Services offers in-home supportive services (IHSS) for eligible seniors, dependent adults, and minors to live safely in their homes. There is also one residential care facility located in each of the communities of Thousand Palms, Cherry Valley Homeland, and Romoland; two located in each Whitewater and Cabazon; and eight residential care facilities in located in the community of Winchester. There is one assisted living facility in each of the communities of Bermuda Dunes, Sky Valley, Lakeview, Nuevo, and 10 located in Winchester. The County has included Action H-7 to expand where residential care facilities are allowed in compliance with Health and Safety Code Section 1267.8, 1566.3, and 1569.08.

### Employment Opportunities

According to HUD's Jobs Proximity Index for 2014 to 2017, eastern Riverside County had significantly less access to jobs than the western county (Figure P-9). This could suggest fewer job opportunities or longer



commutes to jobs. However, an analysis of commute times in the county found that the Jobs Proximity Index may not accurately reflect access to jobs in unincorporated areas of the county.

In the eastern portion of the county in 2019, the mean commute times for unincorporated communities ranged from 16.1 minutes in Desert Center to 46.7 minutes in Desert Palms, with an average of 25.3 minutes. Of the 16 communities in the eastern region, only 2 had a longer mean commute time than the county overall (34 minutes). Since 2010, 10 of the 16 communities in the eastern region experienced a decrease in their mean commute time, with the greatest decreases for residents of Desert Center, Sky Valley, and Desert Edge. Despite the average improvement in access to jobs, there were significant increases in mean commute time for residents of Desert Palm, Indio Hills, Whitewater, and Oasis. In the western portion of the county, the mean commute times for unincorporated communities ranged from 16 minutes at the March ARB to 52.8 minutes in Meadowbrook. Of the 29 communities in the western region, 21 had a longer mean commute time than the county overall. Between 2010 and 2019, 10 communities experienced a decrease in their mean commute time, the greatest being for residents of Aguanga and Romoland. The two greatest increases in mean commute time were experienced by residents of Nuevo and El Sobrante.

The changes in mean commute time and assumed access to jobs can be seen in Table P-28. While HUD's jobs proximity analysis suggests that residents in the eastern portion of unincorporated Riverside County have less access to jobs than residents of the western portion, commute data suggest otherwise. This may be due to the disbursement of agricultural jobs throughout eastern Riverside County, so that it does not appear as a job center, but it still offers employment opportunities to residents in rural communities. However, TCAC and HCD have identified that a less positive economic outcome is expected for households in the eastern portion of the county due to access to jobs, the wages offered at available jobs, median household income, and home values (Figure P-10). To assist residents of the county with accessing job opportunities and improving their economic mobility, the County will promote the CalWorks program in rural areas of the county to provide assistance for eligible low-income families with children to meet basic needs and enter or re-enter the workforce (Action H-28). The County will also use the meetings with transit agencies to identify any unmet transit demand for access to employment centers (Action H-28).

**Table P-28 Mean Commute Time**

Jurisdiction	Mean Commute Time (minutes)		Percent Change
	2010	2019	
Riverside County	31.7	34.0	7.3%
<b>Eastern Unincorporated Riverside County</b>			
Bermuda Dunes	18.6	20.0	7.5%
Desert Center	35.8	16.1	-55.0%
Desert Edge	37.1	26.5	-28.6%
Desert Palms	24.6	46.7	89.8%
Garnet	26.2	25.4	-3.1%
Indio Hills	14.8	24.5	65.5%
Mecca	24.9	22.9	-8.0%
Mesa Verde	22.1	20.6	-6.8%
North Shore	34.5	29.6	-14.2%
Oasis	21.7	21.0	-3.2%
Ripley	14.9	19.0	27.5%