

APPENDIX P

Housing Background Report

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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. The County proactively released the revised Housing Element for public review on September 13, 2021, two weeks prior to the anticipated Board of Supervisors adoption hearing. This provided the public with the opportunity to review the revised draft Housing Element prior to adoption. The revised draft Housing Element considered public comments from several advocate groups, including but not limited to, Leadership Counsel of Justice and Accountability, Public Interest Law Project, California Rural Legal Assistance, California Institute for Rural Studies, Consejo de Federaciones Mexicanas, and Pueblo Unido CDC, as well as comments from HCD.

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-7, 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.

Program		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>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: 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: 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: EDA/Housing Authority</p> <p>Time Frame: EDA/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>	<p>Modified. New program H-17.</p>

Program		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.</p> <p>Responsible Agency: EDA/TLMA</p> <p>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.</p> <p>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	Implementation Status	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>Implementing Resources: HOME and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: HHPWS/Housing Authority, TLMA</p> <p>Time Frame: Review resources on an annual basis through 2021.</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</p> <p>Responsible Agency: TLMA</p> <p>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)</p> <p>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>

Program		Implementation Status	Status
	<p>Time Frame: Ongoing. Within 6 months of adoption of the Housing Element</p>	<p>provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. Nevertheless, staff has completed drafting an amendment to Ordinance No. 348 that establishes requirements for providing a residential and special-needs housing density bonus or other incentives pursuant to Government Code Section 65915. However, the adoption of a density bonus ordinance has now been linked to a number of other ordinance amendments being prepared in response to the state’s focus on new housing and housing-related legislation during the 2018 and 2019 legislative sessions, including new density bonus legislation. The best estimate for an adoption timeframe is the first half of calendar year 2020.</p>	
<p>1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.</p>	<p>Implementing Resources: HOME</p> <p>Responsible Agency: HHPWS</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. 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/HHPWS</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. Covered under new program H-11.</p>

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<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>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>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: SERAF, property transfer tax, commercial linkage and boomerang funds Responsible Agency: Housing Authority Time Frame: Annually</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 (MPRRP), 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>Delete. Covered under new program H-21.</p>
<p>1.2a: To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit</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>To facilitate the development of affordable housing, the County has established the Highest-Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre, and 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.</p>	<p>Modify. Covered under new program H-1.</p>

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<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>review of the inventory will be done with the 2017 Housing Element update.</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>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/HHPWS</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>	<p>Modify. Covered under new program H-5.</p>

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<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 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>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"> - 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. - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. - Standards for “shared parking” when uses with different parking characteristics (such as offices and apartments) are combined in a single structure. - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). 	<p>Implementing Resources: General Fund Responsible Agency: TLMA 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>

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<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>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department.</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. 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>

Program	Implementation Status	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</p> <p>Responsible Agency: TLMA</p> <p>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 rezone, 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"> - allow affordable projects to exceed the maximum height limits, - lessen set-backs, and/or - reduce parking requirements. - The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of 	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA</p> <p>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>

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>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.</p> <p>Continue to coordinate with service providers to assess the needs for infrastructure and services and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends.</p> <p>As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.</p>	<p>Implementing Resources: General Fund</p> <p>Responsible Agency: TLMA/EDA</p> <p>Time Frame: Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.</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, multijurisdictional 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>Modify. Covered under new program H-2.</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 groundwater 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/HHPWS</p> <p>Time Frame: HOME entitled, annually apply for HUD and HCD grants.</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.</p> <p>The project was completed and opened in 2019.</p>	<p>Continue as 1.3a has been modified.</p>

Program	Implementation Status	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</p> <p>Responsible Agency: TLMA</p> <p>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</p> <p>Responsible Agency: HHPWS/Housing Authority</p> <p>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.</p> <p>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.</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</p>	<p>Continue. Covered under new program H-17.</p>

Program		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>HOME funds</p> <p>Responsible Agency: Housing Authority/HHPWS</p> <p>Time Frame: As loans are processed. Based on HOME funds availability at the time of application.</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>Implementing Resources:</p> <p>Responsible Agency: Department of Mental Health</p> <p>Time Frame: Ongoing</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.</p> <p>This effort is managed by an administrative services manager through the Homeless Housing Opportunities Partnerships and Education program (HHOPE).</p>	<p>Delete.</p>
<p>1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.</p>	<p>Implementing Resources: HUD Supportive Housing Program, Shelter Plus Care</p> <p>Responsible Agency: Department of Public Social Services</p> <p>Time Frame: Meet annually with County legislative advocates to address implications of new legislation.</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.</p> <p>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>	<p>Modify. Covered under new program H-28.</p>

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		at least annually, and more frequently as needed to address impacts on the County.	
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>Implementing Resources:</p> <p>Responsible Agency: RUHS/Behavioral Health and Mental Health in conjunction with the Housing Authority</p> <p>Time Frame: Ongoing</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>	Modify. Covered under new program H-5.

Program	Implementation Resources	Implementation Status	Status
<p>1.4d: Promote the integration of special needs housing into affordable housing communities.</p>	<p>Implementing Resources:</p> <p>Responsible Agency: Department of Mental Health</p> <p>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</p> <p>Responsible Agency: RUHS/Behavioral Health</p> <p>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.</p> <p>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>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 MSHA supportive permanent housing. The department allocated MSHA 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 MSHA funds to date. Therefore, no additional project activity occurred in 2017. No additional MSHA 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>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>Implementing Resources: HUD</p> <p>Responsible Agency: Department of Social Services</p> <p>Time Frame: Ongoing as funding is available.</p>	<p>No new transitional housing facilities were developed from 2017 to 2019.</p>	<p>Delete</p>

Program		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 supportive and transitional ordinance amendments were adopted in March 2021.</p>	<p>Delete. Completed.</p>

Program	Implementation Status	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>Implementing Resources: HOME, HUD, Rural Development Self Help Program</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Establish an annual meeting with CHDOs to provide policy direction.</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:</p> <p>Responsible Agency: TLMA/Building and Safety</p> <p>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>

Program		Implementation Status	Status
waive the fees (when funding is available) as an incentive.	Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.	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.	
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.	Implementing Resources: Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed.	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.	Delete. Standard operating procedures.
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.	Implementing Resources: General Fund Responsible Agency: Housing Authority/TLMA Time Frame: Consider adopting provisions within three years. Continue to pursue on an ongoing basis.	The County continues to support private-sector residential Specific Plans and has zoning provisions allowing for clustering of development through a 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	Modify. Covered under new program H-12.

Program		Implementation Status	Status
		<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>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</p> <p>Responsible Agency: TLMA and Housing Authority</p> <p>Time Frame: Explore alternatives within 3 years; adopt program before end of 6th Cycle Housing Element.</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.</p> <p>Responsible Agency: Housing Authority/HHPWS</p> <p>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>

Program	Implementation Status		Status
	Entitled, apply annually HCD and HUD.	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.	
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>Implementing Resources: HUD Capital funds</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing, throughout the planning period.</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.	Continue. Covered under new program H-25.
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	<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>	The County did not issue and use tax-exempt private activity bonds to finance rehabilitation of multifamily housing between 2017 and 2019.	Modify. Covered under new program H-14.

Program		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</p> <p>Responsible Agency: Housing Authority</p> <p>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.</p> <p>Responsible Agency: Community Action Partnership (CAP)</p> <p>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</p> <p>Responsible Agency: Housing Authority</p> <p>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>

Program	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: HHPWS 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. CBDG 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 on-going 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. The Housing Authority of Riverside County regularly addressed complaints about poor housing conditions; 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.</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>

Program		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: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing as funds are available and units 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: CDBG and other HUD and HCD grants as they become available.</p> <p>Responsible Agency: Housing Authority</p> <p>Time Frame: Ongoing as funds are available and units or parks are identified.</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:</p> <p>Responsible Agency: EDA</p> <p>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>

Program		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>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: HHPWS</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: HHPWS/Housing Authority</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>
<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</p>	<p>Implementing Resources: 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</p>	<p>Modify. Covered under new program H-26.</p>

Program		Implementation Status	Status
<p>mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.</p>	<p>Responsible Agency: HHPWS</p> <p>Time Frame: Ongoing, as funding permits.</p>	<p>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>3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following:</p> <p>Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities.</p> <p>Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.</p> <p>Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.</p> <p>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:</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.</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.</p> <p>Additionally, the County's Building Code provides accessibility criteria for disabled persons. The Building Code does not include any separate design criteria.</p> <p>The County provides personal and website assistance to persons with disabilities and therefore requiring special</p>	<p>Modify. Covered under new program H-20.</p>

Program		Implementation Status	Status
		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>3.3b: Continue to utilize the following programs to assist special needs households:</p> <ol style="list-style-type: none"> 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran’s Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program. 	<p>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>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), & 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 supportive services provided by the VA Loma Linda Healthcare System.</p>	<p>Continue. Covered under new program H-21.</p>

Program	Implementation Status	Status
	<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 homeless 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> <p>ESG Housing First Program: The ESG Program provided an average of 11 households experiencing homelessness</p>	

Program		Implementation Status	Status
		<p>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>	
3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program,	Implementing Resources: HUD	Please see the implementation status for Program 3.3b.	Continue. Covered under

Program		Implementation Status	Status
previously known as Section 8 Rental Assistance Program).	Responsible Agency: Housing Authority Time Frame: Ongoing as interested persons contact the Housing Authority.		new program H-26.
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.	Implementing Resources: HUD Shelter Plus Care Responsible Agency: Housing Authority/ DPSS Time Frame: Ongoing, throughout the planning period.	The County continues to administer the Shelter Plus Care Program throughout the county, including in western Riverside County.	Modify. Covered under new program H-5 and H-28.
3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Implementing Resources: HUD Housing Choice Voucher Program Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.	Modify. Covered under new program H-22.
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Implementing Resources: FEMA, ESG, EHAP Responsible Agency: DPSS Time Frame: Ongoing, throughout the planning period.	Please see the implementation status for Program 3.3b.	Delete. Covered under new program H-29.
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Implementing Resources: HUD Supportive Housing program, Shelter Plus Care	Both programs continue to be administered throughout the county.	Delete. Covered under new

Program		Implementation Status	Status
	Responsible Agency: DPSS Time Frame: Ongoing		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.	Implementing Resources: Responsible Agency: County Executive Office Time Frame: Ongoing	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.	Implementing Resources: CDLAC Responsible Agency: Housing Authority/HHPWS Time Frame: Ongoing.	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.	Implementing Resources: HOME Responsible Agency: Housing Authority/HHPWS Time Frame: Ongoing.	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 households with incomes below 80 percent of the County median.	Implementing Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD Responsible Agency: HHPWS	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 acquisition and rehabilitation restricted to very low- and low-income households in 2018.	Continue. Modify. Covered under new program H-31.

Program		Implementation Status	Status
	Time Frame: Ongoing. Annually meet with interested developers.		
<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: HUD, HCD</p> <p>Responsible Agency: DPSS, nonprofits</p> <p>Time Frame: Within six months of adoption of the Housing Element.</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>Time Frame: Ongoing</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>

Program	Implementation Status	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: HHPWS/ Housing Authority 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: HHPWS/TLMA</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 for production of renewable energy</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>resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.</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>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>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>	<p>Modify. Covered under new program H-15.</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%

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%
County Total	2,189,641	2,442,304	11.5%

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
Unincorporated Communities in the Western County								
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%

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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>
Unincorporated Community in the Eastern County								
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>
Unincorporated Total	305,601	100.0%	106,558	100.0%	90,408	100.0%	120,100	100.0%
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
Total	261,592	50,648	312,240	2,243,366

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%
Total	259,281	100.0%	50,649	100.0%	309,930	100.0%	2,470,546	100.0%
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%
Total	151,325	100.0%

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%
Total	70,833	100.0%	19,836	100.0%	724,893	100.0%

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.

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
Western Unincorporated Riverside County						
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%
Total	48,374	100.0%	17,721	100.0%	66,095	100.0%
Eastern Unincorporated Riverside County						
1.00 or less (Not Overcrowded)	13,939	95.2%	4,453	85.9%	18,392	92.7%
1.01-1.50 (Overcrowded)	530	3.6%	629	12.1%	1,159	5.8%
1.51 or more (Severely Overcrowded)	181	1.2%	104	2.0%	285	1.4%
Total	14,650	100.0%	5,186	100.0%	19,836	100.0%
Total Unincorporated Riverside County						
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%
Total	63,024	100.0%	22,907	100.0%	85,931	100.0%

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%
Total Households	71,692	100.0%	19,778	100.0%	724,887	100.0%

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%

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%
Total Households Overpaying	287,355	40.4%
Total Renter Households Overpaying	135,620	19.1%
Total Owner Households Overpaying	151,620	21.3%

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%
Total	856,124	100.0%	143,000	100.0%

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 0.8 percent vacancy rate for rental units in western unincorporated Riverside County and 1.9 percent vacancy rate for rental units in eastern Riverside County. Ownership vacancy rates were 1.4 percent and 3.0 percent for western and eastern unincorporated areas, respectively. In addition to units on the market, 36.9 percent of housing units in eastern unincorporated County are estimated to be used for seasonal and recreational use, compared to 6.5 percent of these units in western unincorporated 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*
Western Unincorporated	70,618	17,546	52,726	597	992	4,623
		24.8%	74.7%	0.8%	1.4%	6.5%
Eastern Unincorporated	19,836	5,186	14,640	370	586	7,310
		26.1%	73.8%	1.9%	3.0%	36.9%
Total Unincorporated	90,454	22,732	67,366	967	1,578	11,933
		25.1%	74.5%	1.1%	1.7%	13.2%

Source: 2014-2018 American Community Survey

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

Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years old or older are 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. Through the senior home repair program, the County has rehabilitated a total of 29 homes, 6 of those homes were from in Eastern 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%
Total	79,306	100.00%	28,102	100.00%	107,408	100.00%	840,501	100.00%

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 ¹	\$655	\$941	\$1,506	\$2,259
Maximum Purchase Price ²	\$163,536	\$235,005	\$376,070	\$563,949

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

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
Western Unincorporated Riverside County						
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%
Eastern Unincorporated Riverside County						
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%
Total Unincorporated Riverside County						
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 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. In 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, approximately 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			
Western Unincorporated County						
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		
Eastern Unincorporated County						
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	305,156	24.8%
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		
Total Unincorporated County						
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
Totals	<2,137	<1,814	>3,863

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%
Total Unsheltered	2,155	100.0%

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 ¹
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
Coachella Valley Association of Governments Area				
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 ¹
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 that surveyed 525 year-round and seasonal farm workers. While the survey was conducted almost 15 years ago, it is safe to assume that the needs identified are still relevant. The top three findings were:

The need for medical services, transportation, and education.

- 87% of survey respondents stated that they do not have private medical/health insurance
- 42% of survey respondents stated that they “miss work due to lack of transportation.”
- 40% of survey respondents noted that they “have trouble getting to other locations and places” due to lack of transportation.
- 71% of farm workers stated that they could not communicate in English and nearly two-thirds (65%) of them were interested in learning English

To assist with some of these identified needs, 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
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
Total Assisted Units		LIHTC	1,372	1,355	

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 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 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

Racial and Ethnic Characteristics

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.

Racially Concentrated Areas of Poverty

Riverside County 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 only R/ECAPs located entirely within the unincorporated County are located in Meadowbrook and the communities of Thermal, Mecca, Oasis, North Shore, and other areas around the Salton Sea. Meadowbrook is located in western Riverside County, between the cities of Perris and Lake Elsinore and is a dispersed community comprised primarily of single-family homes and mobile and manufactured homes. The community is predominantly Hispanic, similar to the surrounding areas, and its diversity has remained relatively stable

since 2010. While this community was designated as a R/ECAP in 2013 by HUD, the rate of poverty has decreased from 42.5 percent in 2014 to 18.9 percent in 2019, indicating that Meadowbrook is no longer a racially concentrated area of poverty. Similar to Meadowbrook, the unincorporated communities around the Salton Sea have experienced a decrease in poverty rates as well, though not as significantly. In 2014, poverty rates in the Salton Sea communities ranged from approximately 42.0 to 46.7 percent and had decreased to 34.9 to 38.2 percent in 2019 with the greatest decrease in Thermal. These communities have small populations and their housing is almost entirely mobile and manufactured homes. The primary employment opportunities are agricultural, which typically offer low wages and may explain the concentration of poverty. While none of the R/ECAPs in unincorporated Riverside County have a history of redlining, the dominance of agriculture and limited transit opportunities may have resulted in the current status of each community. In order to address the discrepancy in housing types, access to resources, and poor housing conditions reported by stakeholders, 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).

Racially Concentrated Area of Affluence

A racially concentrated area of affluence (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. While there are no census tracts that have been identified as a RCAA by this definition, the block group west of Thousand Palms north of, and encompassing, the Mission Hills Country Club has a median income of \$135,000 and 84 percent of residents within the block group identify as White. However, the only area in this block group that is populated is located within the City of Rancho Mirage, there is no development in unincorporated areas. This portion of the block group within Ranch Mirage, adjacent to the country club, is likely the area that resulted in the potential RCAA designation of this region, rather than any indicators in the unincorporated county. Additional analysis of patterns and trends related to household income and the distribution of affluence and poverty is included in the Distribution of Income analysis below. In the SCAG region, RCAAs are located primarily in coastal communities and jurisdictions, with none in Imperial, Riverside, or San Bernardino counties. While there are small concentrations of affluence in predominantly White neighborhoods throughout the region, full census tracts that may be identified as RCAAs are most often coastal where median incomes and housing costs are typically highest.

Distribution of Income

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 concentrations identified in this assessment. The persistence of this industry in eastern Riverside County may also be a contributing factor when considering historical income trends in the county. According to ACS estimates, the median income in western Riverside County has typically increased since 2014, while it has remained stable or decreased in communities in eastern Riverside County. The concentration of affluence in western Riverside County may

indicate discrepancies in the ability of households to obtain or maintain their housing situation between eastern and western Riverside County based on lower wages available. The dominance of the agricultural industry and associated development patterns may have influenced the patterns of income distribution seen in the county today.

As shown in Figure P-5, the median income in western communities and jurisdictions throughout the SCAG region is higher than in eastern portions of the region. The range in median incomes in highly urbanized counties, such as Los Angeles, Orange, and Ventura, is significant, with block groups with extremely high median incomes in coastal communities, while there are more block groups with median incomes less than the state median in more inland communities. Eastern Imperial County and San Bernardino County reflect the income patterns found in Riverside County, with higher rates of poverty in rural and agricultural communities without immediate access to the variety of resources found in urbanized area to the west. The stark contrast between eastern and western SCAG communities and jurisdictions has persisted throughout recent history and is tied to patterns of development and the dominant industries. Rural areas in the region have extensive desert and have not typically been conducive to dense urban development and, instead, have smaller communities with lower median incomes due to proximity to jobs and economic opportunities. Riverside County is reflective of the eastern SCAG trends.

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).

Persons with Disabilities

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. 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. This may be due to the larger populations in these areas, increasing the number of residents without a disability, or increased number of young persons living near urban centers, which is a population that typically has fewer disabilities than seniors. The areas with higher rates of persons with disabilities, the areas further from incorporated and urban centers, tend to be those areas with heavy industries such as agriculture, mining, and other industries that have higher injury rates than a standard office job might. This may contribute to the trend seen throughout the SCAG region with higher rates of disabilities in more rural, and typically less affluent, areas. This trend has remained steady in the last decade, with few shifts in concentrations of persons with disabilities. In contrast, Riverside County overall has a similar, or lower, rate of residents with a disability than most unincorporated areas in the SCAG region. 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).

Familial Status

In most of the county, more than 60 percent of families with children were married-couple households, rather than single-parent. However, in Cabazon and the surrounding areas there is a higher rate of single-parent, female-headed households with children than most other areas of the county. Familial trends in unincorporated Riverside County reflect the SCAG region closely, with higher rates of families with children located within the spheres of influence of incorporated jurisdictions and higher rates of single-adult households in rural areas. While generally the urban areas of the SCAG jurisdictions the patterns seen in other urban areas, and rural areas reflect rural areas, the concentration of single-parent female-headed households in the Cabazon area is relatively unique, reflecting only unincorporated San Bernardino County east of Twentynine Palms. San Bernardino County is an outlier in the SCAG region because it is not primarily married-couple households with children, which is the dominant family type throughout most of Riverside County and the remainder of the SCAG region. While the trends found in Riverside County do not differ significantly from trends seen throughout the region, the concentration of single-parent, female-headed households may indicate a need for different housing types than married-couple households need. Therefore, 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. These communities are generally located in areas with heavy industrial activities that produce emissions thus reducing environmental quality and have more limited access to healthy outdoor recreation opportunities such as parks and trails. EJ communities have a disproportionate access to healthy environmental opportunities compared to other communities in unincorporated Riverside County. 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 increase access to environmentally healthy neighborhoods throughout the county. These policies include, but are not limited to:

- Policy HC 1.2: Promote an understanding of the connections between the built environment and the on-going health challenges in Riverside County.
- Policy HC 4.1b: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.
- Policy HC 10.1: Provide residents of all ages and income levels with convenient and safe opportunities for recreation and physical activities.

- Policy HC 10.2b: Facilitate the location of additional transportation routes to existing recreational facilities.
- Policy HC 10.2b Require that development of parks, trails, and open space facilities occur concurrently with other area development.
- Policy HC 14.1: When feasible, avoid siting homes and other sensitive receptors near known or anticipated sources of air pollution.
- Policy HC 14.3: When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.

Concurrently with the Housing Element update, the County will begin implementation of its environmental justice (SB1000) policies contained in the Healthy Communities Element of the General Plan. The implementation tool is the Environmental Justice Implementation Plan which is an appendix to the Healthy Communities Element. The purpose of the Implementation Plan is to evaluate and remediate environmental constraints affecting the population of the identified environmental justice 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) and present disproportionate access to an education for students in these areas.

Lack of access to schools in rural and unincorporated communities reflects the trends seen in San Bernardino and Imperial Counties. For example, San Bernardino and Imperial Counties have low expected educational outcomes in eastern portions of these counties and areas with lower median incomes, similar to Riverside County. Throughout the SCAG region, higher educational outcomes are often expected in areas with higher

median incomes, though not exclusively. 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.

PVVTA 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 PVVTA to request a pick-up or drop-off at that location for an extra charge of \$0.80. PVVTA 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.

Despite the far reaches of these transit agencies, there is still a discrepancy in access to transit for many small unincorporated communities. According to All Transit, a data tool that measures access to transit, connectivity, and service availability, Riverside County has a transit performance score of 3.3 for Riverside County, compared to 5.5 for the SCAG region as a whole. The score in Riverside County far exceeds that of Imperial

County (0.1) but is lower than San Bernardino County (4.4), Los Angeles County (6.8), and Orange County (4.2). To address gaps in transportation that may exist within Riverside County, 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. While residents in communities that do not have residential care facilities or assisted living facilities may have disproportionate access to a housing situation that would allow them to move while remaining in their community, the IHSS services provided by the County remedy this by bringing services into the homes of those in need to allow them to remain in place. 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%
Eastern Unincorporated Riverside County			
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%
Sky Valley	45.0	29.9	-33.6%
Thermal	22.4	26.0	16.1%
Thousand Palms	20.1	19.3	-4.0%
Vista Santa Rosa	27.1	23.2	-14.4%
Whitewater	26.5	34.2	29.1%
Western Unincorporated Riverside County			
Aguanga	49.0	28.8	-41.2%
Anza	42.9	35.8	-16.6%

Jurisdiction	Mean Commute Time (minutes)		Percent Change
	2010	2019	
Cabazon	31.2	25.7	-17.6%
Cherry Valley	31.4	34.5	9.9%
Coronita	33.0	32.2	-2.4%
East Hemet	30.7	35.7	16.3%
El Cerrito	30.5	35.5	16.4%
El Sobrante	36.2	45.5	25.7%
French Valley	42.0	46.1	9.8%
Good Hope	33.5	33.1	-1.2%
Green Acres	46.0	39.4	-14.3%
Highgrove	23.5	28.6	21.7%
Home Gardens	30.9	32.2	4.2%
Homeland	35.1	34.6	-1.4%
Idyllwild-Pine Cove	25.0	27.7	10.8%
Lakeland Village	39.6	43.8	10.6%
Lake Mathews	41.0	42.0	2.4%
Lake Riverside	47.2	49.4	4.7%
Lakeview	37.2	42.0	12.9%
March ARB	18.3	16.0	-12.6%
Meadowbrook	45.7	52.8	15.5%
Mead Valley	41.4	38.6	-6.8%
Nuevo	31.8	44.7	40.6%
Romoland	46.2	32.9	-28.8%
Temescal Valley	44.6	49.8	11.7%
Valle Vista	32.5	39.6	21.8%
Warm Springs	37.7	41.9	11.1%
Winchester	43.7	40.4	-7.6%
Woodcrest	33.0	35.1	6.4%

Source: 2006-2010 ACS, 2015-2019 ACS

Disproportionate Housing Need and Displacement Risk

Overcrowding

As discussed in the Community Profile, overcrowding is a more significant issue among renters in unincorporated Riverside County than among homeowners. Approximately 13.1 percent of renters in the eastern county and 13.0 percent of renters in the western county live in an overcrowded household, compared to 4.8 percent of owners in the eastern portion and 5.5 percent of owners in the western portion. The highest rates of overcrowding among all households is in the communities south of the City of Coachella, including Thermal, Mecca, North Shore, and Oasis. In these communities, the rate of overcrowding ranges from approximately 15 to 22 percent of all households. The trends of overcrowding in Riverside County reflect the

region, with higher concentrations of overcrowding in areas with higher poverty. Overcrowding is more prevalent in most urban and suburban centers in SCAG than in rural areas, with most of these in western SCAG. This includes cities of Los Angeles, Santa Ana, Anaheim, Ontario, Riverside, Perris, San Bernardino, Oxnard, and more. In these areas, more than 20% of residents in most of these cities are living in overcrowded situations. Overcrowding in these areas is much more significant than anywhere in Riverside County, even considering the increased rates in the communities near the Salton Sea. The higher rate of overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the community's need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in these areas. In order to address the issue of overcrowding, particularly among renters, the County will encourage the construction of both affordable and market-rate housing units with three or more bedrooms (Action H-5).

Overpayment

Similar to overcrowding, while overpayment is an issue for both renters and homeowners, it is significantly more common among renters. Approximately 45 percent of renters and 19 percent of owners in Riverside County are overpaying for housing. Among lower-income households, the issue is more extreme for both tenures, with 79 percent of lower-income renters and 64 percent of lower-income owners overpaying for housing. As shown in Figures H-11 and H-12, overpayment among renters is greatest in the western portion of the county, though it has decreased slightly since 2014 while increasing slightly in the eastern portion of the county. Overpayment among owners, in contrast, has decreased in the eastern portion of the county while remaining relatively stable in the west (Figures H-13 and H-14). The areas with the highest concentration of renters overpaying for housing is the area surrounding Whitewater and Desert Hot Springs and the area southeast of the City of Indio. In these areas, more than 80 percent of renters are overpaying for housing. While the distribution of overpayment in neighboring counties is mixed, many rural communities located outside of incorporated jurisdictions in San Bernardino County and Imperial County see similar levels of overpayment. One of the most common comments the County heard during consultations with fair housing advocates, stakeholder organizations, and public workshops was regarding the availability of affordable housing for a variety of household types. This highlights the importance of developing more affordable housing throughout the county in order to provide more housing opportunities for residents in lower-income households and tenants using Section 8 vouchers and reduce the risk of these residents being displaced due to inability to afford their home (Actions H-5, H-9, H-10, H-11, H-12, and H-22).

Substandard Housing

Housing condition presents another issue in Riverside County that may increase displacement risk for residents. Approximately 55 percent of housing in the unincorporated areas of the county are older than 30 years, which is typically the age at which housing units begin to need repairs or rehabilitation to meet current standards or fix features that have begun to degrade. Additionally, 22 percent of the housing stock in Riverside County is manufactured homes, which often need more frequent maintenance to remain in good condition or may be unpermitted and in substandard condition (see "Housing Stock Conditions" of the Community Profile). California Rural Legal Assistance and other stakeholders also emphasized the poor conditions of housing for farm workers, including many occupied units that do not have access to running water or other basic features. To better understand the extent of substandard living conditions for farmworkers, the County will complete a farm working survey of existing living conditions and needs (Action H-18). Given the state of existing housing, especially for lower-income households, the County is committed to working with owners of unpermitted manufactured homes to bring them up to current standards, seeking funding to support

construction of complete units for farm workers, and targeting rehabilitation efforts in areas of high need (Actions H-14 and H-16).

Homelessness

As discussed in the Special Needs Group section of the Community Profile, there are approximately 205 homeless persons living in unincorporated areas of Riverside County, according to the 2020 Riverside County Homeless Point-in-Time Survey. Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there are higher rates of poverty in the eastern portion of unincorporated Riverside County, the housing costs are also typically lower and more attainable for these households. This may explain why approximately 70 percent of the homeless population of unincorporated Riverside County is in the western portion, where housing costs typically are higher and may increase displacement risk due to overpayment for lower-income households (see **Table P-24**). The homeless population in unincorporated Riverside County is one of the largest in the SCAG region, second only to Los Angeles County with a unincorporated homeless population of approximately 319 in 2020. However, Riverside County has a significantly larger unincorporated geographic region than Ventura, Orange, or Los Angeles counties so comparing the size of homeless populations may not be a clear indicator of whether homelessness is a more significant problem in Riverside County.

While there are several shelters and homeless resources in Riverside County (**Table P-25**), there are limited services available outside of incorporated jurisdictions, particularly in eastern Riverside County. To increase the availability of land suitable to support homeless resources, the County will allow the development of low-barrier navigation centers by-right in zones where mixed-uses are allowed and in non-residential zones where multifamily housing is permitted, in compliance with Government Code Section 65662 (Action H-7). The County will also promote inter-jurisdictional planning to address homelessness at a community-wide scale, per Action H-28.

Displacement Risk

Displacement occurs when a household is no longer able to remain in their home for any number reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increases that are less than home price increases.

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the County may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the median home value in Riverside County has increased 12 percent annually since 2011. While data is not available for all unincorporated communities housing costs have increased rapidly, wages have not kept pace. The median income in Riverside County has increased by less than 2 percent annually, from \$58,365 in 2011 to \$67,005 in 2019 according to the American Community Survey. The difference in these trends indicates growing unaffordability of housing in Riverside County that may prevent low-income households from remaining in their homes over time. In order to address affordability challenges, the County will take a variety of actions to encourage and incentivize development of affordable housing units, particularly in high opportunity areas (see **Table P-30**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Riverside County, overpayment is a more pressing problem in the western portion of unincorporated Riverside County (**Figures P-12** and **P-14**). While there are slightly higher rates of poverty the Eastern Coachella Valley than in western portions of the County (**Figure P-4**), housing in this area tends to be more affordable due to its location and condition. However, while there is not an exact correlation between areas with the lowest median income and highest rates of overcrowding, overcrowding still increases displacement risk for households.

Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed in the Community Profile of this Housing Element, vacancy rates in unincorporated Riverside County are low for both rental and ownership units (see **Table P-16**). Low vacancy rates may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing being unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community due to lack of housing options.

In order to address these indicators of displacement risk, the County has included Action H-31 included to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; Actions H-17 through H-19 to provide assistance to farmworkers and lower-income households to secure affordable housing, and Action H-5 to provide technical assistance and to work with developers to increase the supply of affordable housing in unincorporated Riverside County.

Other Relevant Factors

Loan Denial Rates

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Riverside County includes census tracts in both incorporated and unincorporated areas.

In 2020, White applicants accounted for 27 percent of all mortgage loan applications for home purchase and 35 percent of all originated loans in Riverside County. Hispanic and Latino applicants comprised 25 percent of loan applications and 29 percent of originated loans. Hispanic residents make up approximately half of Riverside County's ethnic composition; however, Hispanic applicants (applicants of any race indicating their ethnicity as "Hispanic or Latino") comprised only 25 percent of loan applications and 29 percent of total applications originated. Black applicants represented 3 percent of loan applications and 4 percent of originated loans, Asian applicants represented 5 percent of loan applications and 6 percent of originated loans, and American Indian, Alaskan Native, Native Hawaiian, and other Pacific Islander applicants each represented less than one percent of loan applications and originated loans, reflecting a similar representation in Riverside County's population. However, the low rate of applications from these groups may indicate difficulty building capital necessary to pursue home ownership. In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loan. In 2020, Hawaiian and other Pacific Islander applicants had the lowest denial rate across all loan types. These applicants primarily applied for conventional loans; of 107 complete applications made by Hawaiian and Pacific

Islander applicants, just four were denied (four percent). White applicants had the highest participation in each of the loan types and similar success rate across the three loans, with a denial rate of 8 percent for conventional, 7 percent for FHA, and 6 percent for VA, indicating relative ease for white applicants to purchase a home with any loan type. Hispanic and Latino applicants also had high participation rates in each loan type, though denial rates were higher for conventional and VA loans. Twelve percent of conventional loan applicants who identified as Hispanic or Latino were denied, zero percent of Hispanic or Latino applicants for FHA loans, but 34 percent were denied for VA loans. The denial rate Hispanic applicants for VA loans is over five times the White applicant denial rate, suggesting that Hispanic applicants have less success originating VA loans, which can deny access to securing housing in high resource areas. Homeownership is a primary means of building equity and intergenerational wealth. Overall, White households experience low barriers to homeownership in Riverside County utilizing all loan types and Hawaiian and Pacific Islander households, though a smaller share of the applicant pool, have the most success in originating all loan types, allowing for economic mobility home ownership. To address this disparity in access to financial resources for Hispanic and Latino residents, and other persons of color, Riverside County will coordinate with the Fair Housing Council of Riverside County to provide education to lending institutions on preventing discriminatory lending practices while providing equal opportunity access. (Action H-26).

History of Development Patterns

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.

Specific plans have also played a significant role in the development of unincorporated Riverside County. As described in the Housing Resources section of this Housing Element, over 300 specific plans have been processed during the county's history. Each of these identifies the number of dwelling units it will accommodate, the variety of housing types it will include, and reserves space for open space and, in some cases, non-residential complimentary uses to promote a mixed-use community. Specific plans are a useful tool in affirmatively furthering fair housing by requiring that infrastructure be available for the entire development and facilitating the development of a variety of housing types and uses within a connected neighborhood rather than isolating uses. As described in the Housing Resources section, specific plans continue to be an integral part of development in Riverside County and will be used to facilitate the development of high-density housing to accommodate lower-income households near services and in areas with adequate infrastructure.

Current and past practice in Riverside County has been to prioritize investment based on need, rather than location. HUD HOME and California Permanent Local Housing Allocation funds are awarded on a competitive basis to increase the supply of affordable housing and target projects that will bring construction

within one year of receiving the award to ensure housing is actually built. At the time of this writing, the County has 760 affordable housing units under construction, with 556 of those in eastern Riverside County. Within the last year, 40 affordable units were completed in the eastern portion of the county and 126 in western Riverside County. For affordable housing developments, project readiness is a primary consideration in providing financial assistance to ensure affordable housing units are constructed in a timely manner. While this process removes any bias based on location, the need for affordable housing is greater in eastern unincorporated areas, as demonstrated in this Assessment. Therefore, in order to facilitate development in that region of the county, the County will meet with developers to identify sites for affordable housing and will provide technical assistance to ensure project readiness for competitive funding applications (Action H-27).

Enforcement and Outreach Capacity

The most recent zoning code amendment was adopted in March 2021. It included direction for facilitating the placement of transitional and supportive uses as well as permitting container and tiny homes. The County continues the practice of an ongoing assessment of land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Periodic reviews of the zoning code and policies confirm that, as Riverside County grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing.

In addition to assessing fair housing issues related to development standards, fair housing issues can include housing conditions and discriminatory behaviors by landlords. Riverside County complies with fair housing law regarding complaints by referring fair housing cases to the Fair Housing Council of Riverside County, using their services to complete audits of lenders and rental establishments, and attending the council's annual housing conference to stay current on fair housing issues and practices. Residents of Riverside County also have access to services provided by the California Rural Legal Assistance (CRLA), HUD's Department of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH).

The Fair Housing Council of Riverside County (FHCRC) provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the county regarding discrimination complaints and housing disputes. Between January and September 2020, FHCRC received 1,125 complaints from residents of the eastern county and 1,559 complaints from residents of the western county. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations; however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of vectors and cases of mold. FHCRC confirmed that these issues are not isolated to specific communities and are experienced by residents across their service area.

CRLA serves low-income individuals and provides services for farm workers in Riverside County. In December 2020, CRLA shared that complaints they receive regarding fair housing can range from housing discrimination against farm workers, issues with landlords, to administrative complaints. They emphasized that housing issues such as discrimination by landlords or land use compatibility issues have resulted in undesirable housing conditions for farm workers and substandard housing conditions due to lack of access to water or basic infrastructure for some low-income residents. The shortage of housing for extremely low-income

individuals and short-term housing for migrant workers are two of the largest barriers to fair housing for residents that CRLA works with in Riverside County. In order to address the housing condition concerns, the County will promote the availability of rehabilitation and repair funding for homeowners and will survey farmworker housing conditions (Actions H-14 and H-18).

During the public review period, the County received comments from local and regional organizations regarding fair housing concerns and the assessment. Comments were received from the Leadership Council for Justice and Accountability, Consejo de Federaciones Mexicanas, California Institute for Rural Studies, and Pueblo Unido CDC. Comments emphasized the need for further investigation into fair housing issues identified in this assessment to understand the full extent of existing issues. These include researching the range of possible causes of displacement, housing conditions, access to a healthy environment, and more. The assessment of fair housing uncovered several possible discrepancies in access to opportunity, concentrations of poverty, and disproportionate housing needs that the County will conduct a survey of farmworker conditions (Action H-18), work with local transit agencies to increase mobility and will promote community services in low resource areas (H-27), and will work with the County of Riverside Continuum of Care and other service providers for special needs groups to address existing and future needs.

In its 2019 Annual Report, the DFEH reported that it received 36 housing complaints from residents of all Riverside County, not just unincorporated areas. This was nearly 4 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHAE), which is able to identify the specific jurisdiction from which a complaint originates. According to HUD's Region IX FHAE, 15 fair housing discrimination cases were filed with and accepted by HUD from unincorporated areas of Riverside County from January 1, 2013, through February 8, 2021. As shown in Table P-29, the most common reason for the alleged discrimination was retaliation. The percentages total more than 100 percent because some cases claimed multiple reasons. In addition to these cases, 38 inquiries with known and unknown reasons for the alleged discrimination were sent to HUD to determine their validity. In reviewing these cases, one claimant decided not to pursue the case, 14 failed to respond to HUD's follow up, 20 were found to not have a valid basis, 1 had an information resolution, and 2 had some other disposition. Of these inquiries, 12 were inquiries against a housing authority or the County.

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

Reason for Alleged Discrimination	Case Count	Percentage of Cases
Race	3	20.0%
Disability	2	13.3%
Familial Status	3	20.0%
Retaliation	12	80%
Total Cases	15	--*

Source: HUD FHAE, 2021

*As some cases alleged multiple bases of discrimination, the total reports of each form of discrimination total more than 100%.

FHCRC, CRLA, and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the County was unable to conduct a complete spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the county. Action H-27 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the county.

Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of all sites identified to meet the County's RHNA in relation to areas of high opportunity. The California Tax Credit Allocation Committee (TCAC) and HCD prepared opportunity maps that identify resource areas. Areas of high or highest resource have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy).

Potential Effect on Patterns of Integration and Segregation

Figure P-1 shows the distribution of resource categorization throughout the County, as defined by the TCAC/HCD Opportunity Maps. The sites identified to accommodate the lower-income housing need are distributed throughout the County, as shown in Figures 15 through 30. The communities in which sites are located, identified in Table P-33 through H-41, range in location from being immediately adjacent to or between high resource incorporated cities, and thus have higher access to resources themselves, such as Lee Lake Community and Winchester Town Center, to more rural areas, such as the Rushmore Kimdale Community and Cabazon Town Center. Approximately 30 percent of the projected lower-income units are located in high resource areas, approximately 12 percent are in moderate resource areas, 35 percent are in low resource areas, and 15 percent are in areas of high segregation and poverty. These areas of high segregation and poverty align with the R/ECAPs analyzed in this assessment of fair housing and many residents in these areas face chronic overpayment due to a shortage of affordable housing. The County aims to alleviate this issue by planning for low-income units in these areas to increase housing opportunities.

In order to combat potential segregation based on income by increasing the supply of affordable housing in low resource areas and R/ECAPs, the County has identified several Specific Plans for moderate and above moderate housing that are also located in low resource and high segregation and poverty areas, near low-income sites, to promote mixed income communities and encourage the addition of new resources through specific plan development that would be available to the nearby housing for lower-income units. These specific plans include Kohl Ranch, Desert Dunes, Northstar, Valante, Panorama, Thermal 551, and Travertine Point. Additionally, Travertine Point has a requirement to ensure 10 percent of its units are affordable to low- and moderate-income households, which affirmatively furthers fair housing by providing lower-income households equal access to opportunities as households with higher income levels.

Many of the sites identified in low resource and R/ECAP areas are larger than 5 acres in size and are prime for mixed use development, to encourage construction of services and retail adjacent to high density housing. The County has included Action H-3 to facilitate large lot development to accommodate a mixed-use product to meet the needs of residents in unincorporated communities. The Oasis Villas project is an example of an affordable housing project on acreage to incorporate retail and medical clinics for tenants.

Potential Effect on Access to Opportunity

Due to the predominantly rural nature of much of eastern unincorporated Riverside County, where there is a high rate of poverty, many unincorporated communities tend to have relatively longer distances between housing and jobs than western unincorporated Riverside County. However, these areas have a great demand

for an increase in the supply of affordable housing, including multi-family, ADUs, and manufactured homes. Therefore, the County identified sites in the rural, low resource areas to meet this demand. In order to improve access to resources and encourage economic mobility for residents of these areas, the County has included Action H-2 to expand public water and sewer capacity in unincorporated areas, Action H-3 to encourage large lot development, Action H-12 to adopt an inclusionary housing program, and Action H-14 to assist with rehabilitation and repair of housing for low-income households. Additionally, the County will work with transit agencies to assess demand to expand their routes to connect residents to resources (Action H-28). Sites to meet the moderate- and above moderate-income RHNA are located throughout the County in specific plans which often include some higher density areas as well. Development of specific plans with moderate- and above moderate-income units often includes, or encourages, development of employment opportunities and services nearby, which will increase access to opportunity for all households in the vicinity. Integration of moderate- and above moderate-units with lower-income units ensures that neighborhoods are mixed-income with access to opportunities that may be lacking in areas of concentrated poverty.

The County's strategies to expand infrastructure and services into underserved unincorporated communities will affirmatively further fair housing by addressing both housing need and improving access to resources.

Potential Effect on Displacement Risk

As discussed above, overpayment is a chronic problem in Riverside County for all households regardless of income category, though is particularly significant among lower-income renters. Overpayment rates are highest in the western county, where housing prices are typically higher. Therefore, the County is actively combating this issue by identifying sites for affordable housing in several western Riverside County neighborhoods including Home Gardens, Lee Lake, Highgrove Town Center, Good Hope, Mead Valley, Meadowbrook Town Center, and others as well as in the western Coachella Valley where overpayment rates increase. Housing Element sites were selected throughout unincorporated communities in an effort to increase the supply of affordable units in areas of concentrated overpayment and address the shortage of vacant units. Additionally, the Valante and Travertine Specific Plans are anticipated to provide affordable housing units in areas of high overpayment to further reduce displacement risk in these areas. Increasing the supply of affordable housing throughout unincorporated Riverside County at the identified sites will reduce displacement risk for lower-income households. Additionally, future development of sites identified for lower-, moderate-, and above moderate-income units will all ease pressure on the housing stock, thus potentially reducing displacement risk due to overcrowding for all households as more units become available.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Riverside County, as shown in Table P-30. While there are several strategies identified to address the fair housing issues, the most pressing barriers are the limited economic mobility opportunities and access to resources, particularly in the Eastern Coachella Valley, that may prevent lower-income households from securing safe and stable housing. Therefore, the County has identified the factors that contribute to the presence of R/ECAPs and increase displacement risk due to economic pressures as priorities to combat fair housing issues in Riverside County.

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

AFH-Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of farm workers	<p>Shortage of extremely low-income rental units.</p> <p>Shortage of short-term rental units for migrant workers.</p> <p>Length of the permitting process for manufactured homes.</p> <p>Poor housing conditions in affordable units.</p>	<p>Provide rehabilitation and repair funding (Action H-14).</p> <p>Assist prospective owners and renters of mobile homes to purchase the unit (Action H-17).</p> <p>Work with advocacy groups to identify sites for farm worker housing (Action H-18).</p> <p>Expedite permitting process for Polanco Parks (Action H-19).</p>
Presence of R/ECAPs	<p>Limited economic mobility opportunities.</p> <p>Concentration of non-English-speaking households.</p> <p>Shortage of affordable housing options.</p> <p>Proximity to jobs.</p>	<p>Incentivize development of affordable housing (Action H-5).</p> <p>Promote construction of ADUs and alternative housing types (Actions H-9 and H-10).</p> <p>Provide financial and technical assistance for the development of housing for extremely low-income households (Action H-11).</p> <p>Proactively address substandard housing conditions through code enforcement and rehabilitation and repair assistance (Actions H-13 and H-14).</p> <p>Assist prospective owners and renters of mobile homes to purchase the unit (Action H-17).</p> <p>Work with advocacy groups to identify sites for farm worker housing (Action H-18).</p> <p>Work with the Fair Housing Council to provide outreach in both English and Spanish (Action H-28).</p> <p>Improve access to employment centers and training (Action H-28).</p>
Displacement of residents due to economic pressures.	<p>Shortage of affordable rental housing.</p> <p>Lack of a variety of housing types at affordable prices.</p> <p>Dominance of manufactured homes as the affordable option, which does not provide much opportunity for economic mobility.</p>	<p>Incentivize construction of affordable housing (Action H-5).</p> <p>Encourage the construction of a variety of housing types (Action H-10).</p> <p>Work with the Housing Authority to increase facilitate mobility between high and low resource areas (Action H-22).</p>
Access to proficient educational opportunities.	<p>Lack of high-performing schools in unincorporated areas of the county.</p> <p>Size of student body needed to support construction of a school.</p>	<p>Work with transit agencies to increase routes from unincorporated communities to schools during the school year, as needed (Action H-28).</p>
Disproportionate housing need among renters.	<p>Shortage of affordable rental housing.</p> <p>Shortage of appropriately sized housing units, resulting in overcrowding.</p>	<p>Incentivize the construction of larger housing units (Action H-5).</p> <p>Encourage the construction of a variety of housing types (Action H-10).</p> <p>Work with the Housing Authority to increase facilitate mobility between high and low resource areas (Action H-22).</p>
Discriminatory practices by landlords.	<p>Supply of affordable housing that does not meet demand.</p>	<p>Incentivize construction of affordable housing (Action H-5).</p>

AFH-Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
	Lack of knowledge of fair housing issues.	Work with FHCRC to provide training to landlords and mortgage lenders on fair housing laws (Action H-27).
Concentration of low-income housing in low resource areas	Lower property values Concentration of manufactured housing and mobile homes Proximity to agricultural jobs	Facilitate large lot development in low resource areas to encourage larger mixed-use developments (Action H-3) Coordinate with transit providers to increase mobility for residents (Action H-28). Allow employment centers to be located near housing developments (Action H-28). Work with developers to integrate affordable housing into mixed income settings in new specific plan areas (Action H-28).

Areas with limited access to services and education or with poor housing conditions are most likely to experience fair housing issues. Given that these issues are present throughout Riverside County, the County has identified the above as contributing factors and barriers to fair housing and has included implementation strategies throughout the goals, policies, and actions in this Housing Element to further fair housing and address historical patterns of segregation and poverty beyond just the program required to satisfy AB 686.

Housing Resources

Overview of the Regional Housing Needs Assessment

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

Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts, and other factors. Based on statewide projections, HCD allocates regional housing need to individual jurisdictions. These regional housing need assessment (RHNA) allocations are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, SCAG is the agency responsible for assigning fair share need “targets” to each jurisdiction. While jurisdictions are not expected to construct a specific number of units each city or county must be responsive to private, public/private, and non-profit efforts requesting to produce dwelling units in furtherance of the RHNA.

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

2021-2029 Riverside County Regional Housing Needs Allocation (RHNA)

Table P-31 presents the RHNA allocation for Riverside County for the eight-year planning period from 2021 to 2029 as adopted by SCAG in March 2021. The unincorporated county was allocated 40,647 housing units for the 2021-2029 planning period. This allocation represents an increase of 10,465 units as compared to the 2014-2021 RHNA planning period. This increase was based upon the reexamination of growth trends in unincorporated areas of the County.

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

Income Category	Allocation
Extremely Low	5,185
Very Low	5,186
Low	6,627
Moderate	7,347
Above Moderate	16,302
Total	40,647

Source: SCAG 6th Cycle Final RHNA Allocation Plan, 2021

Approved Housing Units

Table P-32 provides approved and entitled units that could be developed during the 6th cycle planning period (2021-2029). In January 2021, Riverside County approved Oasis Villas, a 100 percent affordable 160-unit project for farmworker housing located in the Oasis community. In addition to housing, the project will include a medical clinic, a day care, general retail, and recreation facilities to provide access to resources for tenants. In February 2021, the County approved a Vista Santa Rosa mixed use project that will include 128-units for market-rate senior housing. Specific Plans, described in more detail below, propose a total of 60,135 housing units anticipated to be constructed during the planning period to meet the needs of a range of incomes.

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

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	60,135	0	1,368	10,384	48,355	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan (refer to Table P-43)
Oasis Villas	160	0	160	0	0	HCD Farmworker Housing Grant Program
Vista Santa Rosa	128				128	Market Rate
Total	60,423	0	1,528	10,384	48,483	

Source: Riverside County Planning Department, 2021

Availability of Sites for Housing

The RHNA process assigned unincorporated Riverside County 40,647 units in new housing need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which specific plans or tract maps have been prepared. These properties include vacant and underutilized lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, thereby minimizing development pressures on vacant land on the urban fringe.

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

Land Analysis

For the 2021-2029 Housing Element update, the County prepared a site inventory using the County's geographical information system to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of vacant and underutilized properties. The discussion below describes how the parcels were chosen and discusses how the County can meet its RHNA.

Area Plans

The County is relying on sites located across 9 area plans, which include 21 communities, to meet its regional housing need. Within each community, different neighborhoods are identified as appropriate for higher-density development.

Site Selection Criteria

The sites identified during the 6th Cycle Housing Element update were selected based on the following evaluation criteria:

1. Land use designation of HHDR/MUA
2. Availability of local community-supportive facilities and services
3. Availability of intra- and interregional transportation facilities
4. Availability of supportive on-site and site-edge land use and environmental characteristics
5. Availability of primary on-site infrastructure (roads, sewer, and water)
6. Flexibility in individual site development options

Determining Capacity

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

Underutilized sites make up approximately 3 percent of the total Highest Density Residential (HHDR) and Mixed Use Area (MUA) sites that the County is relying on to meet a portion of its lower-income RHNA. After each area plan in the tables following this discussion, there is further analysis on each underutilized site.

All sites identified in the inventory allow the required default density for Riverside County of 30 dwelling units to the acre. The County determined that the potential for higher density development is more likely on sites located within a sphere of influence of an incorporated jurisdiction due to proximity to jobs, infrastructure, and other resources. Therefore, the County has assumed a realistic capacity of 30 dwelling units per acre on sites within a sphere of influence, and conservatively assumed that sites outside of a sphere of influence the realistic capacity is 17 dwelling units per acre, based on development trends.

Approximately 83 percent of the identified sites have the MUA land use, the remaining are HHDR. The MUA land use designation includes a HHDR requirement at a varying percentage of the site depending on its location within the County. As shown in Tables H-34 through H-42, HHDR percentage requirements on the identified MUA sites ranges from 25 to 75 percent. The County relied on the HHDR requirement for each site to determine the realistic residential capacity on these sites.

For the HHDR designated sites, the allowable density is 20-40 units per acre. The County relied on the default density of 30 units per acre per Government Code Section 65583.2(c)(3)(B) as one factor in determining the realistic capacity on the HHDR sites. Thirty units per acre shows a 75 percent realistic capacity.

The County also considered the following projects to determine a realistic capacity for each site.

- Oasis Villa (Approved in 2021): 160 affordable units on approximately 19 acres --60 percent realistic capacity
- Paseo de Los Heroes, Mecca (2017) – 81 units on approximately 8.82 acres -- 115 percent realistic capacity

Area Plan Capacity

Table P-33 summarizes the area plans based on the capacity. Please refer to Appendix P-2 – Housing Element Maps for maps of all sites included in the inventory.

Within the area plans, many of the sites identified as appropriate to accommodate the County's lower-income RHNA are large sites, allowing for more than 150 units per parcel. As discussed below, it was determined that larger sites were more appropriate to select because they offered both flexibility in development options, as well as, in the case of MUAs, reasonable opportunities for walkable, mixed-use communities to be developed, preferably in the context of urban infill development. The realistic capacity on large sites makes up approximately 13 percent of the total inventory. To assist in facilitating the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely give high priority and fast track authorization to processing subdivision maps that include affordable housing units. Also, the County will expedite the review process for the subdivisions of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable specific plan, and Program Environmental Impact Report 548. Through adoption of these mechanisms, the County can provide adequate sites to accommodate its share of the region's housing needs (Action H-1).

Tables H-34 through H-42 shows the capacity for each site in each area plan broken down by community. All sites in these tables are identified to meet the County's lower-income RHNA. None of the sites identified have been included in the previous two housing elements.

Table P-33 Area Plan Capacity Summary

Area Plan	Vacant – HHDR Units	Vacant – MUA Units	Total Units
Eastern Coachella Valley	164	988	1,152
Elsinore	0	466	446
Harvest Valley/Winchester	929	2,686	3,615
Highgrove	818	1,673	2,491
Lakeview/Nuevo	394	2,482	2,876
Mead Valley	507	955	1,462
Temescal Canyon	0	233	233
The Pass	709	1,484	2,193
Western Coachella Valley	247	2,301	2,548
Total	3,768	13,248	17,016

Source: Riverside County, September 2021

Large Sites

The County’s Highest Density Residential (HHDR) General Plan Land Use Designation allows for residential uses with a density range of 20 to 40 units per acre. The Mixed-Use Area (MUA) Land Use Designation allows for flexibility in land usage and is intended to provide greater density for affordable housing. The percent of residential required on each MUA site is specified in Tables H-34 through H-42 in the column labeled HHDR Percentage. The County is relying on 15 sites that are larger than 10 acres in size, with the largest being 15.29 acres.

While during the previous Housing Element cycle not much large site development occurred, however, as of 2021, the County has worked with affordable housing providers to approve two 100 percent affordable projects on sites larger than 10 acres, Oasis Villa, a farm worker housing project, and a senior housing project in Vista Santa Rosa, both processed in early 2021. These proposals for farm worker and senior housing on large sites demonstrates that affordable housing is feasible. Based on these recent projects, the County assumes larger sites are appropriate to meet a portion of the lower income RHNA. Additionally, Action H-3 has been included to further assist with large site development.

Oasis Villa

The County worked with the Coachella Valley Housing Coalition (CVHC), an affordable housing developer, to process entitlements including a General Plan Amendment, Change of Zone, Tentative Parcel Map, and Plot Plan to facilitate a mixed-use development including 160 multi-family affordable housing units in the community of Oasis. The housing units will be 100 percent affordable to low-income households with units ranging from one- to four-bedrooms with the intent to serve local farmworkers and their families. The project includes a commercial component consisting of a medical clinic, a market, childcare facility, and retail spaces as well as open space for recreation and retention. The 26-acre site will have approximately 3.57 acres of commercial uses and 19.06 acres of residential and open space uses. The average density of the multi-family development is approximately 8.4 dwelling units per acre.

Vista Santa Rosa

A mixed-use project in the Vista Santa Rosa community proposed the consolidation of 12 parcels for a gross acreage of 26.81 for the project. The County worked with the developer to process a General Plan Amendment, Change of Zone, and Tentative Parcel Map and ensured the project's compliance with the Vista Santa Rosa Design Guidelines. Additionally, as the project site is located within the sphere of influence for the City of La Quinta, County staff coordinated with City staff regarding the project from the time of its submittal and provided documents and exhibits, the mitigated negative declaration, and staff report for their review and comments. The site currently accommodates a variety of commercial buildings, most of which will be demolished to allow for the new commercial uses, which include a gas station, retail, and a pharmacy uses, as well as a multi-unit senior housing assisted living facility. The assisted living facility will have 128 total dwelling units, comprised of one- and two-bedroom units, for a density of approximately 9 dwelling units per acre.

Eastern Coachella Valley Area Plan

Table P-34 Eastern Coachella Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Mecca Town Center										
727100007	Vacant	12.43	MUA	MIXED USE	30	50%	186		Yes – CVWD	Lower
727271005	Vacant	3.25	MUA	MIXED USE	30	75%	73		Yes – CVWD	Lower
SUBTOTAL (VACANT)							259	0		
North Shore Town Center										
723143003* Bermejo	Vacant	0.62	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723143004* Bermejo	Vacant	0.49	HHDR	R-7	17	100%		8	Yes – CVWD	Lower
723162015	Vacant	0.59	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723174017	Vacant	0.6	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723162013	Vacant	0.59	HHDR	R-7	17	100%		10	Yes – CVWD	Lower
723174021	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723174020	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723174013	Vacant	0.88	HHDR	R-7	17	100%		14	Yes – CVWD	Lower
725160014	Vacant	3.36	HHDR	R-7	17	100%		57	Yes – CVWD	Lower
723124004	Vacant	0.55	HHDR	R-7	17	100%		9	Yes – CVWD	Lower
723141001	Vacant	1.08	HHDR	R-7	17	100%		18	Yes – CVWD	Lower
725150008	Vacant	2.17	MUA	MIXED USE	17	35%	12		Yes – CVWD	Lower
725160003	Vacant	2.58	MUA	MIXED USE	17	35%	15		Yes – CVWD	Lower
725160002	Vacant	12.26	MUA	MIXED USE	17	35%	72		Yes – CVWD	Lower
725160010	Vacant	2.15	MUA	MIXED USE	17	35%	12		Yes – CVWD	Lower
725160004	Vacant	8.47	MUA	MIXED USE	17	35%	50		Yes – CVWD	Lower
723240002	Vacant	4.71	MUA	MIXED USE	17	35%	28		Yes – CVWD	Lower
725210012	Vacant	11.86	MUA	MIXED USE	17	35%	70		Yes – CVWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
725160001	Vacant	15.29	MUA	MIXED USE	17	35%	90		Yes – CVWD	Lower
725150007	Vacant	5.23	MUA	MIXED USE	17	35%	31		Yes – CVWD	Lower
<i>SUBTOTAL (VACANT)</i>							380	164		
Oasis Town Center										
755162011	Vacant	4.77	MUA	MIXED USE	17	50%	40		Yes – CVWD	Lower
755162001	Vacant	5.07	MUA	MIXED USE	17	50%	43		Yes – CVWD	Lower
755162004	Vacant	8.2	MUA	MIXED USE	17	50%	69		Yes – CVWD	Lower
755162003	Vacant	8.75	MUA	MIXED USE	17	50%	74		Yes – CVWD	Lower
<i>SUBTOTAL (VACANT)</i>							267	0		
Thermal Town Center										
757090027	Vacant	8.21	MUA	MIXED USE	30	50%	123		Yes – CVWD	Lower
<i>SUBTOTAL (VACANT)</i>							123	0		
Eastern Coachella Area Plan Total							988	164		

Elsinore Area Plan

Table P-35 Elsinore Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Lee Lake Community										
393070012* Corona Canyon	Vacant	4.03	MUA	MIXED USE	30	30%	36		Yes – WMWD	Lower
393070015* Chase	Vacant	11.53	MUA	MIXED USE	30	30%	103		Yes – WMWD	Lower
393070008* Sycamore Creek Marketplace	Vacant	2.17	MUA	MIXED USE	30	30%	19		Yes – WMWD	Lower
393070009* Sycamore Creek Marketplace	Vacant	2.24	MUA	MIXED USE	30	30%	20		Yes – WMWD	Lower
393070010* Sycamore Creek Marketplace	Vacant	5.91	MUA	MIXED USE	30	30%	53		Yes – WMWD	Lower
393070007* Sycamore Creek Marketplace	Vacant	1.00	MUA	MIXED USE	30	30%	9		Yes – WMWD	Lower
SUBTOTAL (VACANT)							240	0		
Meadowbrook Town Center										
345220085	Vacant	7.28	MUA	MIXED USE	30	50%	109		Yes – WMWD	Lower
349080070	Vacant	1.4	MUA	MIXED USE	30	50%	21		Yes – WMWD	Lower
349100008	Vacant	2.15	MUA	MIXED USE	30	50%	32		Yes – WMWD	Lower
349342018	Vacant	1.31	MUA	MIXED USE	30	50%	19		Yes – WMWD	Lower
349080077	Vacant	1.67	MUA	MIXED USE	30	50%	125		Yes – WMWD	Lower
SUBTOTAL (VACANT)							206	0		
Elsinore Area Plan Total							446	0		

Harvest Valley/Winchester Area Plan

Table P-36 Harvest Valley/Winchester Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Winchester Town Center (Western Area)										
462080006	Vacant	9.64	MUA	MIXED USE	30	25%	72		Yes – EMWD	Lower
462080009	Vacant	8.75	MUA	MIXED USE	30	25%	65		Yes – EMWD	Lower
462080012	Vacant	8.36	MUA	MIXED USE	30	25%	62		Yes – EMWD	Lower
462080007	Vacant	9.53	MUA	MIXED USE	30	25%	71		Yes – EMWD	Lower
462080008	Vacant	8.63	MUA	MIXED USE	30	25%	64		Yes – EMWD	Lower
462080010	Vacant	8.33	MUA	MIXED USE	30	25%	62		Yes – EMWD	Lower
462080005	Vacant	5.18	MUA	MIXED USE	30	25%	38		Yes – EMWD	Lower
SUBTOTAL (VACANT)							434	0		
Winchester Town Center										
462100037	Vacant	0.59	HHDR	R-7	30	100%		17	Yes – EMWD	Lower
462100041	Vacant	4.74	HHDR	R-7	30	100%		142	Yes – EMWD	Lower
462100005	Vacant	1.93	HHDR	R-7	30	100%		57	Yes – EMWD	Lower
462100007	Vacant	3.83	HHDR	R-7	30	100%		114	Yes – EMWD	Lower
462100012	Vacant	0.81	HHDR	R-7	30	100%		24	Yes – EMWD	Lower
462100014	Vacant	4.14	HHDR	R-7	30	100%		124	Yes – EMWD	Lower
462100015	Vacant	5.22	HHDR	R-7	30	100%		156	Yes – EMWD	Lower
462100042	Vacant	3.64	HHDR	R-7	30	100%		109	Yes – EMWD	Lower
462100010	Vacant	1.75	HHDR	R-7	30	100%		52	Yes – EMWD	Lower
462100011	Vacant	1.73	HHDR	R-7	30	100%		51	Yes – EMWD	Lower
462100008	Vacant	1.03	HHDR	R-7	30	100%		30	Yes – EMWD	Lower
462140012	Vacant	4.67	MUA	MIXED USE	30	50%	70		Yes – EMWD	Lower
462140015	Vacant	2.89	MUA	MIXED USE	30	50%	43		Yes – EMWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
462151001	Vacant	4.05	MUA	MIXED USE	30	50%	60		Yes – EMWD	Lower
463060002	Vacant	2.98	MUA	MIXED USE	30	50%	44		Yes – EMWD	Lower
463080003	Vacant	2.4	MUA	MIXED USE	30	25%	18		Yes – EMWD	Lower
463100006	Vacant	2.14	MUA	MIXED USE	30	25%	16		Yes – EMWD	Lower
463100002	Vacant	4.67	MUA	MIXED USE	30	25%	35		Yes – EMWD	Lower
462100020	Vacant	2.71	MUA	MIXED USE	30	35%	28		Yes – EMWD	Lower
462100019	Vacant	4.62	MUA	MIXED USE	30	35%	48		Yes – EMWD	Lower
462100021	Vacant	1.96	MUA	MIXED USE	30	35%	20		Yes – EMWD	Lower
462100025	Vacant	2.42	MUA	MIXED USE	30	35%	25		Yes – EMWD	Lower
462110002	Vacant	1.85	MUA	MIXED USE	30	35%	19		Yes – EMWD	Lower
462110008	Vacant	4.18	MUA	MIXED USE	30	35%	43		Yes – EMWD	Lower
462110001	Vacant	2.72	MUA	MIXED USE	30	35%	28		Yes – EMWD	Lower
462110004	Vacant	4.74	MUA	MIXED USE	30	35%	49		Yes – EMWD	Lower
462110005	Vacant	2.69	MUA	MIXED USE	30	35%	28		Yes – EMWD	Lower
462174001	Vacant	3.18	MUA	MIXED USE	30	35%	33		Yes – EMWD	Lower
462110013	Vacant	4.33	MUA	MIXED USE	30	35%	45		Yes – EMWD	Lower
462110012	Vacant	2.56	MUA	MIXED USE	30	35%	26		Yes – EMWD	Lower
462164001	Vacant	2.75	MUA	MIXED USE	30	35%	28		Yes – EMWD	Lower
462110003	Vacant	4.27	MUA	MIXED USE	30	35%	44		Yes – EMWD	Lower
463118030	Vacant	1.75	MUA	MIXED USE	30	50%	26		Yes – EMWD	Lower
463142007	Vacant	1.11	MUA	MIXED USE	30	50%	16		Yes – EMWD	Lower
462120001	Vacant	1.77	MUA	MIXED USE	30	50%	26		Yes – EMWD	Lower
462120003	Vacant	2.74	MUA	MIXED USE	30	50%	41		Yes – EMWD	Lower
462120002	Vacant	4.91	MUA	MIXED USE	30	50%	73		Yes – EMWD	Lower
462120005	Vacant	3.57	MUA	MIXED USE	30	50%	53		Yes – EMWD	Lower

APN	Status	Acreeage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
462120016	Vacant	4.32	MUA	MIXED USE	30	50%	64		Yes – EMWD	Lower
462120004	Vacant	4.93	MUA	MIXED USE	30	50%	73		Yes – EMWD	Lower
462120015	Vacant	1.8	MUA	MIXED USE	30	50%	27		Yes – EMWD	Lower
463160011	Vacant	4.35	MUA	MIXED USE	30	35%	45		Yes – EMWD	Lower
463160010	Vacant	4.77	MUA	MIXED USE	30	35%	50		Yes – EMWD	Lower
463160009	Vacant	4.7	MUA	MIXED USE	30	35%	49		Yes – EMWD	Lower
463160012	Vacant	4.27	MUA	MIXED USE	30	35%	44		Yes – EMWD	Lower
463160021	Vacant	1.72	MUA	MIXED USE	30	35%	18		Yes – EMWD	Lower
463160014	Vacant	4.78	MUA	MIXED USE	30	35%	50		Yes – EMWD	Lower
463120013	Vacant	4.29	MUA	MIXED USE	30	35%	45		Yes – EMWD	Lower
463160023	Vacant	4.78	MUA	MIXED USE	30	35%	50		Yes – EMWD	Lower
463160013	Vacant	3.97	MUA	MIXED USE	30	35%	41		Yes – EMWD	Lower
463160017	Vacant	4.39	MUA	MIXED USE	30	50%	65		Yes – EMWD	Lower
463160015	Vacant	2.94	MUA	MIXED USE	30	50%	44		Yes – EMWD	Lower
463160018	Vacant	2.45	MUA	MIXED USE	30	50%	36		Yes – EMWD	Lower
463160019	Vacant	2.45	MUA	MIXED USE	30	50%	36		Yes – EMWD	Lower
463160020	Vacant	4.33	MUA	MIXED USE	30	50%	64		Yes – EMWD	Lower
463130005	Vacant	2.6	MUA	MIXED USE	30	50%	39		Yes – EMWD	Lower
463130001	Vacant	4.45	MUA	MIXED USE	30	50%	66		Yes – EMWD	Lower
463130008	Vacant	4.32	MUA	MIXED USE	30	50%	64		Yes – EMWD	Lower
463160016	Vacant	1.94	MUA	MIXED USE	30	50%	29		Yes – EMWD	Lower
463160022	Vacant	2.45	MUA	MIXED USE	30	35%	25		Yes – EMWD	Lower
463160048	Vacant	2.27	MUA	MIXED USE	30	35%	23		Yes – EMWD	Lower
463080009	Vacant	2.73	MUA	MIXED USE	30	25%	20		Yes – EMWD	Lower
463130007	Vacant	2.05	MUA	MIXED USE	30	50%	30		Yes – EMWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Realistic Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability	
463160031	Vacant	4.86	MUA	MIXED USE	30	35%	51		Yes – EMWD	Lower	
463100003	Vacant	4.59	MUA	MIXED USE	30	25%	34		Yes – EMWD	Lower	
463130012	Vacant	2.03	MUA	MIXED USE	30	50%	30		Yes – EMWD	Lower	
463130013	Vacant	2.03	MUA	MIXED USE	30	50%	30		Yes – EMWD	Lower	
462140018	Vacant	1.73	MUA	MIXED USE	30	50%	25		Yes – EMWD	Lower	
462100047	Vacant	1.80	HHDR	R-7	30	100%		53	Yes – EMWD	Lower	
<i>SUBTOTAL (VACANT)</i>							2,252	929			
Harvest Valley/Winchester Area Plan Total							2,686	929			

Highgrove Area Plan

Table P-37 Highgrove Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Highgrove Town Center										
255060029	Vacant	7.95	MUA	MIXED USE	30	75%		178	Yes – WMWD	Lower
255060022	Vacant	6.32	MUA	MIXED USE	30	75%		142	Yes – WMWD	Lower
255060016	Vacant	12.87	MUA	MIXED USE	30	75%	289		Yes – WMWD	Lower
255060015	Vacant	8.09	MUA	MIXED USE	30	75%	182		Yes – WMWD	Lower
255060017	Vacant	6.54	MUA	MIXED USE	30	75%	147		Yes – WMWD	Lower
255060018	Vacant	10.8	MUA	MIXED USE	30	75%	243		Yes – WMWD	Lower
255110015	Vacant	7.39	MUA	MIXED USE	30	75%	166		Yes – WMWD	Lower
255040010	Vacant	8.55	MUA	MIXED USE	30	50%	128		Yes – WMWD	Lower
255110003	Vacant	4.9	MUA	MIXED USE	30	75%	110		Yes – WMWD	Lower
255110005	Vacant	4.93	MUA	MIXED USE	30	75%	110		Yes – WMWD	Lower
255110006	Vacant	4.84	MUA	MIXED USE	30	75%	108		Yes – WMWD	Lower
255110004	Vacant	4.87	MUA	MIXED USE	30	75%	109		Yes – WMWD	Lower
255040017	Vacant	1.79	MUA	MIXED USE	30	50%	26		Yes – WMWD	Lower
255170012	Vacant	0.56	HHDR	R-7	30	100%		16	Yes – WMWD	Lower
255170014	Vacant	8.93	HHDR	R-7	30	100%		267	Yes – WMWD	Lower
255170005	Vacant	2.19	HHDR	R-7	30	100%		65	Yes – WMWD	Lower
255170011	Vacant	5.02	HHDR	R-7	30	100%		150	Yes – WMWD	Lower
255040014	Vacant	0.69	MUA	MIXED USE	30	50%	10		Yes – WMWD	Lower
255040015	Vacant	3.01	MUA	MIXED USE	30	50%	45		Yes – WMWD	Lower
SUBTOTAL (VACANT)							1,673	818		
Highgrove Area Plan Total							1,673	818		

Lakeview/Nuevo Area Plan

Table P-38 Lakeview/Nuevo Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Lakeview Town Center										
308150003	Vacant	5.14	MUA	MIXED USE	30	25%	38		Yes – EMWD	Lower
426060004	Vacant	3.78	MUA	MIXED USE	30	50%	56		Yes – EMWD	Lower
426060005	Vacant	10.52	MUA	MIXED USE	30	50%	157		Yes – EMWD	Lower
426440007	Vacant	5.63	MUA	MIXED USE	30	50%	84		Yes – EMWD	Lower
426060007	Vacant	2.18	MUA	MIXED USE	30	50%	32		Yes – EMWD	Lower
426440006	Vacant	2.48	MUA	MIXED USE	30	50%	37		Yes – EMWD	Lower
426440008	Vacant	3.51	MUA	MIXED USE	30	50%	52		Yes – EMWD	Lower
426060020	Vacant	1.78	HHDR	R-7	30	100%		53	Yes – EMWD	Lower
426060002	Vacant	0.64	HHDR	R-7	30	100%		19	Yes – EMWD	Lower
426060003	Vacant	4.9	HHDR	R-7	30	100%		147	Yes – EMWD	Lower
426091001	Vacant	2.33	MUA	MIXED USE	30	50%	34		Yes – EMWD	Lower
426073008	Vacant	1.23	MUA	MIXED USE	30	50%	18		Yes – EMWD	Lower
426073009	Vacant	1.31	MUA	MIXED USE	30	50%	19		Yes – EMWD	Lower
426101004	Vacant	1.11	HHDR	R-7	30	100%		33	Yes – EMWD	Lower
426101003	Vacant	1.52	HHDR	R-7	30	100%		45	Yes – EMWD	Lower
426083007	Vacant	1.5	HHDR	R-7	30	100%		45	Yes – EMWD	Lower
426060006	Vacant	4.84	MUA	MIXED USE	30	50%	72		Yes – EMWD	Lower
426060012	Vacant	1.75	HHDR	R-7	30	100%		52	Yes – EMWD	Lower
SUBTOTAL (VACANT)							599	394		
Nuevo Community (Western Area)										
307240004	Vacant	9.61	MUA	MIXED USE	30	50%	144		Yes – EMWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
307240007	Vacant	9.56	MUA	MIXED USE	30	50%	143		Yes – EMWD	Lower
307240060	Vacant	9.79	MUA	MIXED USE	30	50%	146		Yes – EMWD	Lower
307240008	Vacant	9.29	MUA	MIXED USE	30	50%	139		Yes – EMWD	Lower
307240006	Vacant	9.42	MUA	MIXED USE	30	50%	141		Yes – EMWD	Lower
307270026	Vacant	0.88	MUA	MIXED USE	30	75%	19		Yes – EMWD	Lower
307270027	Vacant	0.76	MUA	MIXED USE	30	75%	17		Yes – EMWD	Lower
307270025	Vacant	1.12	MUA	MIXED USE	30	75%	25		Yes – EMWD	Lower
310270012	Vacant	1.81	MUA	MIXED USE	30	75%	40		Yes – EMWD	Lower
310270014	Vacant	15.09	MUA	MIXED USE	30	75%	339		Yes – EMWD	Lower
310270006	Vacant	4.73	MUA	MIXED USE	30	75%	106		Yes – EMWD	Lower
310230027	Vacant	9.67	MUA	MIXED USE	30	75%	217		Yes – EMWD	Lower
310270011	Vacant	1.88	MUA	MIXED USE	30	75%	42		Yes – EMWD	Lower
310270013	Vacant	2.17	MUA	MIXED USE	30	75%	48		Yes – EMWD	Lower
307270029	Vacant	1.75	MUA	MIXED USE	30	75%	39		Yes – EMWD	Lower
307270012	Vacant	1.05	MUA	MIXED USE	30	75%	23		Yes – EMWD	Lower
307270023	Vacant	6.55	MUA	MIXED USE	30	75%	147		Yes – EMWD	Lower
307270019	Vacant	4.83	MUA	MIXED USE	30	75%	108		Yes – EMWD	Lower
SUBTOTAL (VACANT)							1,883	0		
Lakeview/Nuevo Area Plan Total							2,482	394		

Mead Valley Area Plan

Table P-39 Mead Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Good Hope Community										
326240061	Vacant	2.20	HHDR	R-7	30	100%		66	Yes – EMWD	Lower
326250039	Vacant	3.65	MUA	MIXED USE	30	30%	32		Yes – EMWD	Lower
326250029	Vacant	1.33	MUA	MIXED USE	30	30%	11		Yes – EMWD	Lower
326250037	Vacant	4.25	MUA	MIXED USE	30	30%	38		Yes – EMWD	Lower
326250043	Vacant	4.34	MUA	MIXED USE	30	30%	39		Yes – EMWD	Lower
326250011	Vacant	9.96	HHDR	R-7	30	100%		298	Yes – EMWD	Lower
326240077	Vacant	2.70	MUA	MIXED USE	30	30%	24		Yes – EMWD	Lower
326240079	Vacant	5.91	MUA	MIXED USE	30	30%	53		Yes – EMWD	Lower
326250040	Vacant	9.57	MUA	MIXED USE	30	30%	86		Yes – EMWD	Lower
326250038	Vacant	1.86	MUA	MIXED USE	30	30%	16		Yes – EMWD	Lower
326250001	Vacant	4.77	HHDR	R-7	30	100%		143	Yes – EMWD	Lower
326240085	Vacant	1.64	MUA	MIXED USE	30	30%	14		Yes – EMWD	Lower
SUBTOTAL (VACANT)							313	507		
Mead Valley Community (I-215/Nuevo Road Vicinity)										
305270030	Vacant	1.62	MUA	MIXED USE	30	50%	24		Yes – EMWD	Lower
305270031	Vacant	1.42	MUA	MIXED USE	30	50%	21		Yes – EMWD	Lower
305270032	Vacant	2.3	MUA	MIXED USE	30	50%	34		Yes – EMWD	Lower
SUBTOTAL (VACANT)							79	0		
Mead Valley Town Center										
318160045	Vacant	1.97	MUA	MIXED USE	30	50%	29		Yes – EMWD	Lower
318160047	Vacant	0.07	MUA	MIXED USE	30	50%	1		Yes – EMWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
318160046	Vacant	2.22	MUA	MIXED USE	30	50%	33		Yes – EMWD	Lower
318160032	Vacant	0.91	MUA	MIXED USE	30	50%	13		Yes – EMWD	Lower
318130005	Vacant	1.13	MUA	MIXED USE	30	50%	16		Yes – EMWD	Lower
318160001	Vacant	2.04	MUA	MIXED USE	30	50%	30		Yes – EMWD	Lower
318160002	Vacant	2.25	MUA	MIXED USE	30	50%	33		Yes – EMWD	Lower
318140007	Vacant	1.13	MUA	MIXED USE	30	50%	16		Yes – EMWD	Lower
318130001	Vacant	2.05	MUA	MIXED USE	30	50%	30		Yes – EMWD	Lower
318160004	Vacant	1.2	MUA	MIXED USE	30	50%	18		Yes – EMWD	Lower
318070005	Vacant	1.3	MUA	MIXED USE	30	50%	19		Yes – EMWD	Lower
318130002	Vacant	1.13	MUA	MIXED USE	30	50%	16		Yes – EMWD	Lower
318070006	Vacant	1.3	MUA	MIXED USE	30	50%	19		Yes – EMWD	Lower
318070010	Vacant	1.16	MUA	MIXED USE	30	50%	17		Yes – EMWD	Lower
318100011	Vacant	13.96	MUA	MIXED USE	30	50%	209		Yes – EMWD	Lower
318160003	Vacant	1.13	MUA	MIXED USE	30	50%	16		Yes – EMWD	Lower
318130012	Vacant	3.2	MUA	MIXED USE	30	50%	48		Yes – EMWD	Lower
SUBTOTAL (VACANT)							563	0		
Mead Valley Area Plan Total							955	507		

The Pass Area Plan

Table P-40 The Pass Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Cabazon Town Center										
519180018	Vacant	14.32	HHDR	R-7	17	100%		243	TBD – CCWD	Lower
519330001	Vacant	1.97	MUA	MIXED USE	17	35%	11		TBD – CCWD	Lower
519180014	Vacant	9.30	MUA	MIXED USE	17	35%	55		TBD – CCWD	Lower
519330010	Vacant	1.77	MUA	MIXED USE	17	35%	10		TBD – CCWD	Lower
519330007	Vacant	2.49	MUA	MIXED USE	17	35%	14		TBD – CCWD	Lower
519330008	Vacant	4.78	MUA	MIXED USE	17	35%	28		TBD – CCWD	Lower
526023016	Vacant	1.87	MUA	MIXED USE	17	35%	11		TBD – CCWD	Lower
526021008	Vacant	2.53	MUA	MIXED USE	17	35%	15		TBD – CCWD	Lower
519240009	Vacant	9.96	MUA	MIXED USE	17	35%	59		TBD – CCWD	Lower
519340002	Vacant	9.61	MUA	MIXED USE	17	35%	57		TBD – CCWD	Lower
519260003	Vacant	2.5	MUA	MIXED USE	17	35%	14		TBD – CCWD	Lower
519350001	Vacant	8.90	MUA	MIXED USE	17	35%	52		TBD – CCWD	Lower
519250006	Vacant	4.85	MUA	MIXED USE	17	35%	28		TBD – CCWD	Lower
519320012	Vacant	2.74	MUA	MIXED USE	17	35%	16		TBD – CCWD	Lower
519260006	Vacant	2.39	MUA	MIXED USE	17	35%	14		TBD – CCWD	Lower
519270008	Vacant	3.28	MUA	MIXED USE	17	35%	19		TBD – CCWD	Lower
526040008	Vacant	6.71	MUA	MIXED USE	17	50%	57		TBD – CCWD	Lower
526050001	Vacant	5.88	MUA	MIXED USE	17	50%	49		TBD – CCWD	Lower
526131002	Vacant	4.46	HHDR	R-7	17	100%		75	TBD – CCWD	Lower
526131004	Vacant	4.81	HHDR	R-7	17	100%		81	TBD – CCWD	Lower
526160009	Vacant	4.38	HHDR	R-7	17	100%		74	TBD – CCWD	Lower

APN	Status	Acreeage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
526160008	Vacant	9.23	HHDR	R-7	17	100%		156	TBD – CCWD	Lower
526080002	Vacant	9.69	MUA	MIXED USE	17	50%	82		TBD – CCWD	Lower
526070001	Vacant	1.07	MUA	MIXED USE	17	50%	9		TBD – CCWD	Lower
526060006	Vacant	3.81	MUA	MIXED USE	17	50%	32		TBD – CCWD	Lower
526060005	Vacant	1.14	MUA	MIXED USE	17	50%	9		TBD – CCWD	Lower
526050013	Vacant	9.08	MUA	MIXED USE	17	50%	77		TBD – CCWD	Lower
526080001	Vacant	9.72	MUA	MIXED USE	17	50%	82		TBD – CCWD	Lower
526123001	Vacant	9.18	MUA	MIXED USE	17	50%	78		TBD – CCWD	Lower
526143023	Vacant	1.18	MUA	MIXED USE	17	50%	10		TBD – CCWD	Lower
526132022	Vacant	2.81	MUA	MIXED USE	17	50%	23		TBD – CCWD	Lower
526132025	Vacant	1.50	MUA	MIXED USE	17	50%	12		TBD – CCWD	Lower
526132003	Vacant	1.04	MUA	MIXED USE	17	50%	8		TBD – CCWD	Lower
526150011	Vacant	2.33	MUA	MIXED USE	17	50%	19		TBD – CCWD	Lower
526142043	Vacant	1.80	MUA	MIXED USE	17	50%	15		TBD – CCWD	Lower
526150015	Vacant	9.52	MUA	MIXED USE	17	50%	80		TBD – CCWD	Lower
526150010	Vacant	4.85	MUA	MIXED USE	17	50%	41		TBD – CCWD	Lower
526143025	Vacant	1.55	MUA	MIXED USE	17	50%	13		TBD – CCWD	Lower
526150001	Vacant	9.70	MUA	MIXED USE	17	50%	82		TBD – CCWD	Lower
526150002	Vacant	9.31	MUA	MIXED USE	17	50%	79		TBD – CCWD	Lower
526180006	Vacant	4.71	HHDR	R-7	17	100%		80	TBD – CCWD	Lower
519250007	Vacant	6.00	MUA	MIXED USE	17	35%	35		TBD – CCWD	Lower
519340001	Vacant	9.60	MUA	MIXED USE	17	35%	57		TBD – CCWD	Lower
519240010	Vacant	1.85	MUA	MIXED USE	17	35%	11		TBD – CCWD	Lower
519260007	Vacant	4.76	MUA	MIXED USE	17	35%	28		TBD – CCWD	Lower
519240005	Vacant	6.76	MUA	MIXED USE	17	35%	40		TBD – CCWD	Lower

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability	
526090001	Vacant	6.32	MUA	MIXED USE	17	50%	53		TBD – CCWD	Lower	
<i>SUBTOTAL (VACANT)</i>							1,484	709			
The Pass Area Plan Total							1,484	709			

Temescal Canyon Area Plan

Table P-41 Temescal Canyon Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Temescal Canyon Area Plan										
115300049	Vacant	2.16	MUA	MIXED USE	30	50%	32		Yes – TVWD	Lower
115300052	Vacant	1.21	MUA	MIXED USE	30	50%	18		Yes – TVWD	Lower
135061020	Vacant	0.66	MUA	MIXED USE	30	50%	10		Yes – TVWD	Lower
135063020	Vacant	1.31	MUA	MIXED USE	30	50%	20		Yes – TVWD	Lower
135061022	Vacant	0.53	MUA	MIXED USE	30	50%	8		Yes – TVWD	Lower
135103005	Vacant	2.22	MUA	MIXED USE	30	50%	33		Yes – TVWD	Lower
115300051	Vacant	0.56	MUA	MIXED USE	30	50%	8		Yes – TVWD	Lower
115300050	Vacant	2.23	MUA	MIXED USE	30	50%	33		Yes – TVWD	Lower
135151021	Vacant	2.67	MUA	MIXED USE	30	50%	40		Yes – TVWD	Lower
135151023	Vacant	2.04	MUA	MIXED USE	30	50%	31		Yes – TVWD	Lower
SUBTOTAL (VACANT)							233	0		
Temescal Canyon Area Plan Total							233	0		

Western Coachella Valley Area Plan

Table P-42 Western Coachella Valley Area Plan

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Thousand Palms Town Center										
650282013	Vacant	0.66	MUA	CD	30	25%	4		Yes – CVWD	Lower
693040023	Vacant	2.96	MUA	MIXED USE	30	50%	44		Yes – CVWD	Lower
650300011	Vacant	2.31	MUA	MIXED USE	30	25%	17		Yes – CVWD	Lower
650300017	Vacant	9.42	MUA	MIXED USE	30	25%	70		Yes – CVWD	Lower
650290001	Vacant	4.83	MUA	MIXED USE	30	25%	36		Yes – CVWD	Lower
650300013	Vacant	5.00	MUA	MIXED USE	30	25%	37		Yes – CVWD	Lower
650290002	Vacant	4.88	MUA	MIXED USE	30	25%	36		Yes – CVWD	Lower
651140008	Vacant	2.07	MUA	MIXED USE	30	50%	31		Yes – CVWD	Lower
694071017	Vacant	1.18	MUA	MIXED USE	30	50%	17		Yes – CVWD	Lower
694060003	Vacant	2.49	MUA	MIXED USE	17	50%	21		Yes – CVWD	Lower
694060002	Vacant	2.7	MUA	MIXED USE	17	50%	22		Yes – CVWD	Lower
693230019	Vacant	4.83	MUA	MIXED USE	30	50%	72		Yes – CVWD	Lower
693230013	Vacant	11.51	MUA	MIXED USE	30	50%	172		Yes – CVWD	Lower
693230010	Vacant	8.77	MUA	MIXED USE	17	50%	74		Yes – CVWD	Lower
693230011	Vacant	5.92	MUA	MIXED USE	30	50%	88		Yes – CVWD	Lower
694060033	Vacant	12.2	MUA	MIXED USE	30	50%	183		Yes – CVWD	Lower
SUBTOTAL (VACANT)							924	0		
Desert Edge/Southeast Desert Hot Springs Community										
657260008	Vacant	8.98	MUA	MIXED USE	30	50%	134		Yes – CVWD	Lower
656330015	Vacant	8.84	MUA	MIXED USE	30	50%	132		Yes – CVWD	Lower
SUBTOTAL (VACANT)							266	0		

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
Rushmore Kimdale Community										
520080017* SCE	Vacant	2.85	HHDR	R-7	17	100%		48	Yes – DWA	Lower
520080016* SCE	Vacant	7.52	HHDR	R-7	17	100%		127	Yes – DWA	Lower
520110006	Vacant	0.95	HHDR	R-7	17	100%		16	Yes – DWA	Lower
520110013	Vacant	0.99	HHDR	R-7	17	100%		16	Yes – DWA	Lower
520080001	Vacant	2.41	HHDR	R-7	17	100%		40	Yes – DWA	Lower
SUBTOTAL (VACANT)							0	247		
I-10 Haugen/Lehmann Ave Community										
517300019	Vacant	6.38	MUA	MIXED USE	17	75%	81		Yes – DWA	Lower
517290016	Vacant	2.57	MUA	MIXED USE	17	75%	32		Yes – DWA	Lower
SUBTOTAL (VACANT)							113	0		
North Palm Springs Community										
664200011	Vacant	2.26	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200001	Vacant	2.29	MUA	MIXED USE	30	50%	34		Yes – DWA	Lower
664200004	Vacant	2.18	MUA	MIXED USE	30	50%	32		Yes – DWA	Lower
664200012	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200002	Vacant	2.25	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200030	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200014	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200015	Vacant	2.46	MUA	MIXED USE	30	50%	36		Yes – DWA	Lower
664200025	Vacant	2.56	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200027	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200033	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200016	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower

APN	Status	Acreage	GP Land Use	Zoning	Allowed Density	HHDR Percentage	MU Site Capacity (Units)	HHDR Site Capacity (Units)	Available/Water District	Assumed Affordability
664200017	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200031	Vacant	2.51	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200022	Vacant	2.55	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200023	Vacant	2.52	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200036	Vacant	2.56	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200003	Vacant	2.23	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200005	Vacant	2.26	MUA	MIXED USE	30	50%	33		Yes – DWA	Lower
664200037	Vacant	2.11	MUA	MIXED USE	30	50%	31		Yes – DWA	Lower
664200013	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200024	Vacant	2.48	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200026	Vacant	2.53	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200028	Vacant	2.57	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200032	Vacant	2.48	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200034	Vacant	2.53	MUA	MIXED USE	30	50%	37		Yes – DWA	Lower
664200020	Vacant	2.54	MUA	MIXED USE	30	50%	38		Yes – DWA	Lower
664200018	Vacant	1.27	MUA	MIXED USE	30	50%	19		Yes – DWA	Lower
SUBTOTAL (VACANT)							998	0		
Western Coachella Valley Area Plan Total							2,301	247		

Projected Housing Units

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

Accessory Dwelling Unit Capacity

Accessory Dwelling Units (ADUs) are seen as an appropriate housing type for low-income households as either a primary residence or as farm worker housing. Currently, data for ADU rental rates in the County is not readily available and therefore, the County relied on rental rates for one-bedroom units identified in Table P-19 as a proxy for ADU rental rates. As shown in the table, the average monthly rent for a one-bedroom unit in Riverside County varies significantly depending on its location within the County, with lower rents typically available in eastern Riverside County. Low-income households can afford between \$1,055 (one-person) and \$1,506 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates, particularly in eastern Riverside County, with the affordability of low-income households shows that ADUs are appropriate to credit toward the County's lower-income RHNA.

Between 2018 and 2020, the County permitted an average of 50 ADUs per year. The County projects that the annual average will double during the 2021-2029 planning period as a result of increased efforts to promote and encourage construction of ADUs. Therefore, the County projects that 1,99 ADUs annually, or a minimum of 795 will be constructed over the course of the planning period. According to SCAG's Regional Accessory Dwelling Unit Affordability Analysis released in December 2020, approximately 15.0 percent of ADUs in Riverside County are affordable to extremely low-income households, 7.7 percent are affordable to very low-income households, 34.8 percent are affordable to low-income households, 34.8 percent are affordable to moderate-income households, and 7.7 percent are affordable to above moderate-income households. Using this analysis of affordability, the County projects that 57.5 percent of ADUs, or 457 units, will be affordable to lower income households.

Manufactured Home Capacity

As discussed in the "Community Profile" section of the Housing Element, Homes Direct reported that new manufactured housing in April 2020, the most recent available data, ranged in price from \$64,500 to \$120,300, on average.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs as well ability to secure financing and rescale affordability. As identified in Table P-55, the average price per acre in unincorporated Riverside County varies significantly depending on location. In the communities of Aguanga, Homeland, Anza, Desert Center, Sky Valley, Mecca, and North Shore the cost of land is less than \$50,000 per acre, and in some cases less than \$15,000 per acre. In these communities, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks. In other communities, land costs may present a barrier to this type of housing. The County recently acquired 107 mobile homes to be placed at Mt. View Mobile Home Park in Oasis. The cost of purchasing, installation, and fees totaled approximately \$105,000 per unit. The following costs were included in the total:

Item	Cost
Home	\$69,733.00
Installation	\$4,795.37
Foundation and Skirting	\$7,723.29
Steps	\$1,130.00
A/C	\$2,360.00
Awning 11 ft. x 40 ft.	\$1,700.00
Transportation	\$1,600.00
Fees and Permits	\$8,640.00
Driveway	\$2,227.50
Fence and Gates	\$4,020.00
Landscape	\$1,263.00
Total	\$105,192.16

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table P-20 in the “Community Profile” 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 can be used as a second housing unit under Ordinance No. 348 (Land Use Ordinance).

When comparing the price, including installation of a new mobile home, mobilehomes are an affordable option to extremely low-, very low-, and low- income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (Action H-29). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between 2014 and 2020, there was an average of 163 mobile/manufactured homes added to the County’s housing stock per year. Projecting these 163 units over the RHNA period (eight years) gives the County a projected capacity of 1,301 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on SCAG’s Regional Accessory Dwelling Unit Affordability Analysis to provide the affordability breakdown.

Assuming the SCAG affordability analysis, the County assumes 748 homes will be affordable to lower income households, 453 homes will be affordable to moderate- income households and 100 will be affordable to above moderate- income households.

Progress Towards Meeting the RHNA

Based on the land analysis, the County has sufficient land to accommodate 6th Cycle RHNA, shown in Table P-43. Moderate- and above moderate-income unit allocations are met through specific plans, projected ADUs, and project manufactured homes. As shown in Table P-43, the County has a capacity of 3,768 HHDR units, 13,248 MUA units, 1,118 units approved within Specific Plans and approved projects, 457 ADUs, and 748 manufactured homes to meet the lower-income RHNA. This gives the County a total lower-income unit capacity of 19,338, resulting in a surplus of 2,340 units for the lower-income category.

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

Income Category	RHNA	Vacant HHDR	Vacant MUA	Specific Plans/Approved Projects	Projected ADUs	Projected Manufactured Homes	RHNA Surplus
Very Low	10,371	3,768	13,248	1,118	457	748	2,340
Low	6,627						
Moderate	7,347	--	--	7,269	277	453	651
Above Moderate	16,302	--	--	33,868	61	100	17,727
Total	40,647	3,768	13,248	42,383	795	1,301	20,847

Source: Riverside County, September 2021

Specific Plans in the County

Over 300 specific plans have been processed in the County since 1973. A residential specific plan is an important planning tool as it establishes the permitted number of dwelling units; accommodates a variety of housing types including attached and multifamily uses; and fosters clustering concepts, leaving room for open space and other amenities, and often including complementary uses and services. Additionally, specific plan requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved specific plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the specific plan. Other specific plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result, they no longer offer potential for additional units within the unincorporated area. The County understands that several of the specific plan can reasonably be built in the planning period, but also understands that some specific plans have an anticipated horizon longer than the 8-year planning period. As a result, the County has adjusted the anticipated number of units to be 70 percent of the total build out.

Specific Plans with Densities to Meet Lower-Income Housing Needs

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

Valante Specific Plan

Valante is an approved plan that will allow for 460 units. Of those units, 243 are planned for very high-density residential development allowing up to 30 dwelling units per acre. In order for this project to move forward, a subdivision map will need to be filed and a public hearing for approval by the Planning Commission. Once the hearing has been held, development can occur through building permits. It is estimated that it would take approximately 15 months for this project to break ground once the plot plan is initiated.

Table P-44 Valante Specific Plan Land Use Designations

Land Use Designation	Density Range (units per acre)	Acres	Units Planned
High Density Residential	8-14	17.2	217
Very High Density Residential	16-30	9.3	243
Total Units			460

Phasing Plan

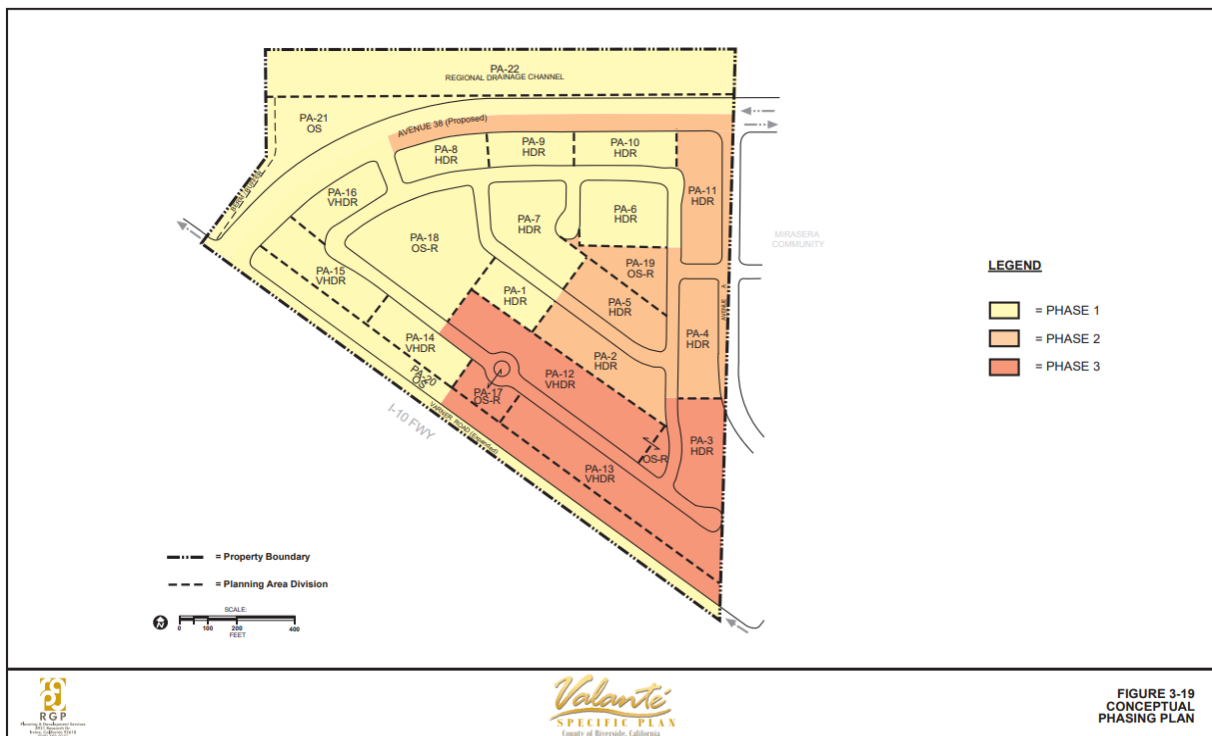
The Valante Specific Plan identifies a possibility of phasing, in 3 stages, over a 2-to-3-year period, dependent on market demand and absorption rates. The phases are identified conceptually as such:

Phase 1 to occur in Year 1 and include the construction of 191 units.

Phase 2 to occur in Year 2 and include the construction of 99 units.

Phase 3 to occur in Year 3 and include the construction of 170 units.

In each phase, the developer will widen roads, improve onsite streets, and construct open spaces as parks as identified in the Specific Plan.



Travertine Specific Plan

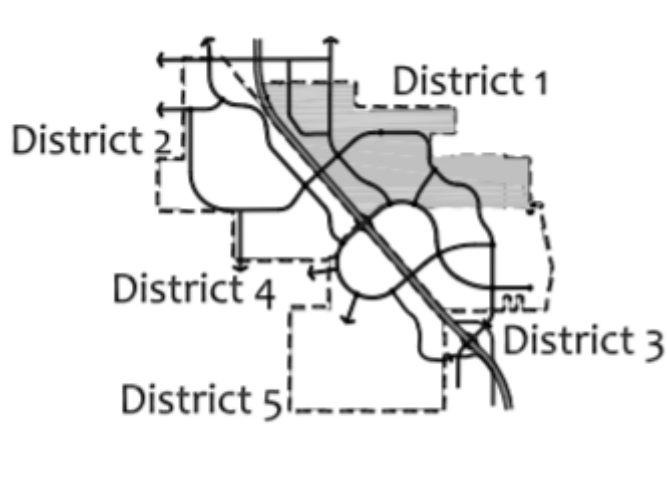
Travertine is an approved plan that will allow for 16,655 units with densities ranging from 2–20 or more units per acre. The plan has an affordability requirement of 10 percent of the total units, or 1,666 units that must fall between 35–120 percent of the area median income and shall require a minimum of 167 units to be affordable to very low-income households. To determine the affordability breakdown, the County assumed that 50 percent of the remaining affordable unit requirements would be affordable to very low- and low-income households and 50 percent would be affordable to moderate income households. This breaks down to 916 units allocated toward moderate income, and 750 allocated toward very low- and low- income (which includes the 167 required affordable units). It is estimated that it would take approximately 15 months for this project to break ground once the plot plan is initiated.

Table P-45 Travertine Specific Plan Land Use Designations

Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Medium Density Residential	2-5	1,197	4,800
Medium High Density Residential	5-8	878	5,646
High Density Residential	8-14	266	2,206
Highest Density Residential	>20	45	1,125
Mixed Use	8-20+	467	2,778
Total Units			16,655

Subareas

Travertine Point Specific Plan has been divided into five Districts for more manageable planning.



District 1 is the northeast portion of the Specific Plan area and will include 1,106 medium density residential units, 2,208 medium high density residential units, 1,735 high density residential units, and 150 mixed use residential units.

District 2 is the northwest portion of the Specific Plan area and will include 1,210 medium density residential units, 2,158 medium high density residential units, 471 high density residential units, and 555 mixed use residential units.

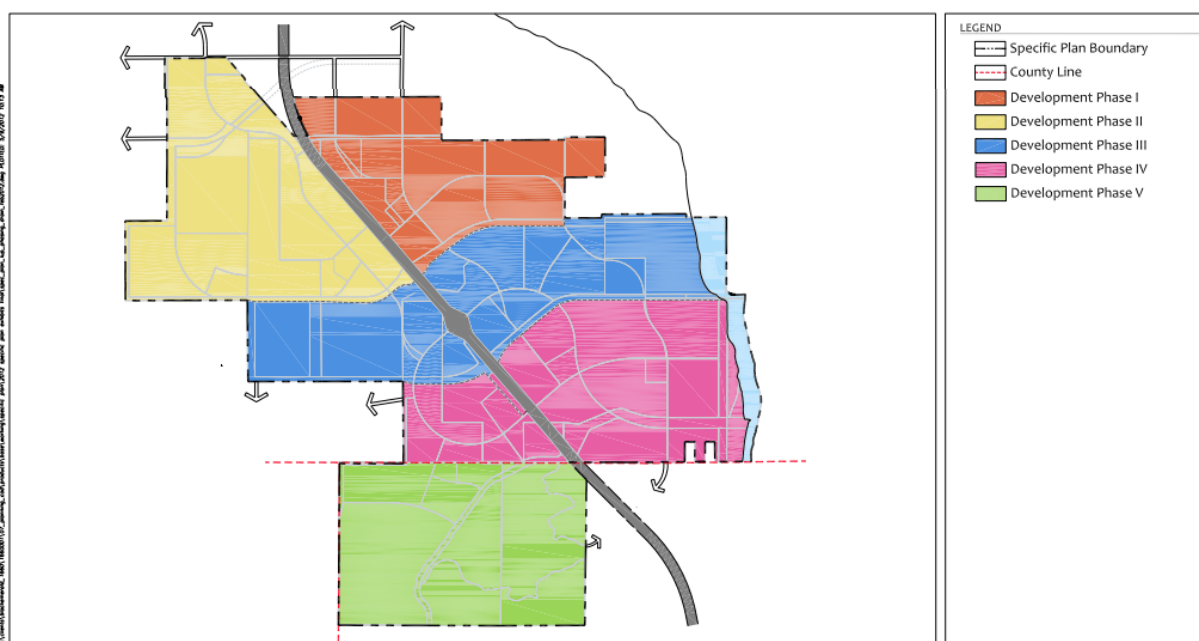
District 3 is the southeast portion of the Specific Plan area and will include 1,095 medium density residential units, 1,280 medium high density residential units, and 1,125 highest density residential units.

District 4 is the central portion of the Specific Plan area and will include 2,073 mixed use residential units.

District 5 is the southerly portion of the Specific Plan area and will include 1,389 medium density residential units.

Development Phasing Plan

The Specific Plan will be phased over approximately 5 years and has identified 5 phases of development. The intention of phasing is to ensure there is sufficient infrastructure to support development and respond to market demand for new units. Each of the five phases may be developed independently and in any order.



Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-39a
Development Phasing Plan



Phase I includes 1,000 medium density residential units, 1,497 medium high density residential units, 602 high density residential units, and 150 residential units in mixed use areas. During this phase, the developer will connect to CVWD 30' Main for potable water and will install a wastewater package plant prior to issuance of the first building permit. The wastewater package plant will serve up to 2,500 residential units.

Phase II includes 1,210 medium density residential units, 1,522 medium high density residential units, 471 high density residential units, and 405 residential units in mixed use areas. After a total of 2,500 residential units have been built between Phase I and II, the developer will facilitate the first phase of a permanent wastewater treatment plant for CVWD prior to the issuance of the 2,501st building permit.

Phase III includes 106 medium density residential units, 1,347 medium high density residential units, 1,133 high density residential units, and 700 residential units in mixed use areas.

Appendix P Housing Background Report

Phase IV includes 1,238 medium density residential units, 1,280 medium high density residential units, 1,125 high density residential units, and 1,523 residential units in mixed use areas.

Phase V includes 1,246 medium density residential units.

Table P-44 provides a list of the Specific Plans the County is relying on to meet a portion of the RHNA. Table P-46 further breaks down the Specific Plans on which the County is relying on to meet the moderate income RHNA. For all Specific Plans listed, with the exception of Valante and Travertine Point, affordability for the projects listed in Table P-44 has not yet been determined and therefore, affordability is based on Zoning and the General Plan allowable density.

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

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
183	Rancho Nuevo	508	505			505
198	Belle Meadows	440	440			440
212	Mesa Grande	200	200			200
239	Stoneridge	2236	2,236			2236
246	McCanna Hills	3210	3,210			3210
250	Gateway Center	553	553			553
251A1	Lakeview Nuevo Village	315	314			314
260	Menifee North	2025	1,825			1825
284	Quinta Do Lago	1284	523			523
286	Winchester 1800	4720	2,362			2362
288	The Crossroads in Winchester	925	926			926
293	Winchester Hills	5354	4,728			4728
303	Kohl Ranch	7,171	7,171			7171
310	Domenigoni/Barton Properties	4,186	4,186			4186
312	French Valley	1817	450			450
313	Morgan Hill	1,221	394			394
317	The Retreat	540	50			50
322	BSA Properties	421	421			421
323	Spring Mountain Ranches	1,461	889			889
325	Citrus Heights	343	148			148
327	Terramor	1,443	827			827
330	Springbrook Estates	650	650			650

Number	Name	Max Units	Remaining Units	Income Group		
				Lower	Moderate	Above Moderate
333	Renaissance Ranch	355	355			355
336	Desert Dunes	1850	1,850			1850
343	Northstar	970	970			970
360	Valante	460	460	243	217	
362	Panorama	2717	2,717			2,717
369	Thermal 551	2,354	2,354			2,354
375	Travertine Point	16,655	16,655			
	<i>MDR 2-5 du/acre</i>	4800				4,800
	<i>MHDR 5-8 du/acre</i>	5646			5,646	
	<i>HDR 8-14 du/acre</i>	2206			2,206	
	<i>HHDR 20+ du/acre</i>	1125		1,125		
	<i>MU 8-20 du/acre</i>	2878			1,439	1,439
	<i>10% affordable requirement</i>	1666		916	750	
380	Keller Crossing	320	320			
	<i>MU 6.4 du/acre</i>	250			250	
	<i>VLDR 0.3 du/ac</i>	3				3
	<i>LDR 1.4 du/ac</i>	25				25
	<i>MDR 3.0 du/ac</i>	42			42	
382	Belle Terre	856	856			
	<i>MDR 2-5 du/acre</i>	272				272
	<i>MHDR 5-8 du/acre</i>	421			421	
	<i>HDR 8-14 du/acre</i>	163			163	
386	Thousand Palms 278	590	590			
	<i>5-8 du/acre</i>	590				590
Total Units		69,816	60,135	1,368	10,384	48,383
Total Units – 70% Capacity		48,871	42,095	958	7,269	33,868

Housing Constraints

Governmental Constraints

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

Land Use Controls

General Plan

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

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

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

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

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

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters is coordinated by the County Office of

Economic Development. The primary streamlining process provided by the County remains the FastTrack Program, in which processing time are expedited and, in some cases, exempted for eligible projects.

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

Table P-47 Land Use Designations Summary*

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a Surface Mining Permit (SMP)) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
	Conservation Habitat (CH)	N/A	Applies to public and private lands conserved and managed in accordance with adopted Multi-Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed, and long-term habitat and riparian values are maintained.
	Recreation (R)	N/A	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged.
	Medium Density Residential (MDR)	2–5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping are permitted; however, intensive animal-keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5–8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14–20 du/ac	Single-family attached residences and multifamily dwellings.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3}	Notes
	Highest Density Residential (HHDR)	20-40 du/ac	Multifamily dwellings, includes apartments and condominium. Multistoried (3+) structures are allowed.
	Commercial Retail (CR)	0.20–0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds the amount anticipated to be necessary to serve the county's population at buildout. Once buildout of Commercial Retail reaches the 40% level within any area plan, additional studies will be required before CR development beyond that 40% will be permitted.
	Commercial Tourist (CT)	0.20–0.35 FAR	Tourist-related commercial, including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35–1.0 FAR	Variety of office-related uses, including financial, legal, insurance, and other office services.
	Light Industrial (LI)	0.25–0.60 FAR	Industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15–0.50 FAR	More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25–0.60 FAR	Employee-intensive uses, including research and development, technology centers, corporate offices, “clean” industry, and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5–40 du/ac 0.10–0.3 FAR	Includes combination of small-lot single family-residences, multifamily residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

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

Community Development Overlay (CDO)	Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are in the appropriate area plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3}	Notes
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)			<p>The Rural Village Overlay allows a concentration of residential and local serving commercial uses within areas of rural character.</p> <p>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</p> <p>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted General Plan.)</p>
Historic District Overlay (HDO)			<p>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</p>
Specific Community Development Designation Overlay			<p>Permits flexibility in land use designations to account for local conditions. Consult the applicable area plan text for details.</p>
Policy Areas			<p>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the area plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable area plan text for details.</p>

*Table LU-4 governs over this table, in case of conflict or inconsistencies.

Source: Riverside County General Plan.

Notes:

1. FAR = Floor area ratio, which is the measurement of the amount of nonresidential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the number of residential units in a given acre.
2. The building intensity range noted is exclusive, that is, the range noted provides a minimum and maximum building intensity.
3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

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

and commercial developments, accommodate the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses in areas where the overall density typically would not accommodate housing products affordable to low- and moderate-income households.

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

Typical Densities for Development

Riverside County encompasses approximately 7,400 square miles and extends westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is a family of special communities in a remarkable environmental setting. The eastern and western halves of the county have distinctly different physical characteristics as well as historical growth patterns. The western portion of the county contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula. The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the county is distinguished from the western portion of the county by its desert terrain and less-populated, less-congested communities. The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts.

Much of the unincorporated portions of Riverside County are divided into 19 area plans. As discussed in the Land Use Element of the County's General Plan, unincorporated Riverside County has 109,540 acres available for community development designation, which accounts for 4 percent of available land. Of available land, 9 percent in the western county area plans is designated community development, and 2 percent in the eastern county area plans is designated for community development. With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit, and employment also occurs there. As noted in the Riverside County General Plan Land Use Element, in the western county, a building capacity of 328,304 dwelling units is available, compared to 259,822 dwelling units in the eastern county.

According to the Coachella Valley Housing Coalition, the most appropriate type of housing density for this region is medium density with 1- to 3-story buildings that range from 40 to 60 dwelling units per acre. These numbers are based on the need for affordable housing. Assumptions include that there is no underground parking, and parking reductions have been provided, especially for senior living development and low-income housing. Typical single-family densities range from one to eight homes per acre. Multifamily densities are typically eight to forty units per acre. In the previous planning period, the County did receive requests for development at densities lower than those listed in the sites inventory during the last planning period. However, the County was able to maintain sufficient sites and was not subject to identifying new sites to ensure there was no net loss due to the approval of lower densities.

Land Use Ordinance No. 348

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

Ordinance No. 348 lists the zoning classifications (zones). Table P-49 summarizes residential uses allowed within these zones.

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

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

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

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

The R-7 zone provides increasingly flexible site development standards to facilitate higher residential densities. As discussed above, higher densities allow for reduced construction costs and efficient allocation of utilities and infrastructure. Requirements for the R-7 zone are provided in Table P-47. The R-7 zone allows for multiple family dwellings and apartment houses by-right and has no lot area, lot width, or lot coverage for any project in this zone. Additionally, buildings that do not exceed 35 feet in height have no setback requirement; any portion of the building greater than 35 feet in height has gradual setback requirements. The flexibility of development standards in this zone makes it feasible for affordable housing developers to use the lot to its full capacity to provide as many affordable units as possible.

Development Standards

Table P-48 Summary of Residential Zoning Requirements

Development Standards	R-1, R-1A, R-2	R-2A	R-3	R-3A	R-4	R-6 ¹	R-7 (attached)	R-7 (detached)	R-A	R-R	R-R-O	R-T ²	R-T-R	R-D	A-1, A-2	A-P	A-P (Operations)	A-D	A-D (Operations)	MU
Lot Dimensions																				
Minimum Lot Size (sf)	7,200	7,200	7,200	9,000	3,500	5,000	None	None	20,000	0.5 acres	0.5 acres	7200	40000	20,000	20,000	5 ac	5 ac	20 ac	20 ac	None
Minimum Lot Width (ft)	60	60	60	60	40	30	None	None	100	80	80	60	100	100	100	200	200	x	x	None
Depth (ft)	100	100	100	100	80	n/a	None	None	150	150	150	100	100	150	150	x		x	x	None
Setbacks																				
Front (ft)	50	20	10 ¹⁰	10 ¹⁰	10	10	None ³	n/a	20	20	20	20	20	20	20	20	50	20	50	None ³
Side (ft)	5 ⁴	5 ⁴	5 ¹⁰	5 ⁵	5 ⁶	Varies	None ⁷	n/a	5	5	5	5	5	10	5	10	25	10	25	None ⁷
Rear (ft)	10	10	10 ¹⁰	10 ¹⁰	10	10	None ⁸	n/a	10	10	10	5	5	5	10	10	25	10	25	None ⁸
Height																				
Feet	40	30	50–75	50–75	40–50	35–50	75	40	40	40	40	40	40	50–75	40	40	50–105	40	50–105	75
Floors	3	2	n/a	n/a	n/a	n/a	n/a	n/a	3	3	3	3	3	n/a	n/a	n/a	n/a	n/a	n/a	11 ⁹

Source: Riverside County, April 2021

Notes: This is a summary table. Refer to Ordinance No. 348 (Land Use Ordinance) for specifics regarding development standards. If there is any inconsistency between this Table P-48 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.

¹Additional setbacks may be required depending on height and adjacent land uses.

²Minimum size of mobile home shall be 450 square feet. Minimum size of conventional one-family house shall be 750 square feet. Mobile home front setbacks may be reduced to 10 feet if community recreational facilities exist in tract. Minimum frontage of 30 feet. If Community Recreation/Open Space is developed as part of the subdivision: (a) A minimum of 500 square feet for each residential lot shall be usable recreational area. (b) Combined square footage of community area and lot area, excluding street right-of-way, shall total no less than 6,000 square feet for each residential lot. The minimum size site that may be developed for a mobile home park shall be 5 acres gross.

³ There is no front setback requirement, except for one-family dwellings or associated structure(s), which shall have a minimum front setback of no less than 25 feet.

⁴10-foot setback on corner lots.

⁵20-foot front setback for single-family. Setbacks are for buildings not over 35 feet in height. See Section 18.18 of Ordinance 348.4913 for detached accessory building setbacks.

⁶Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side, or rear yard except as provided in Section 18.19 of Ordinance 348.4913.

⁷There is no side setback requirement except for one-family dwellings or associated structure(s) shall have a minimum side setback of no less than 5 feet or for lots zoned MU that abut lots zoned R-R, R-A, R-1-A, on which the minimum side setback shall be no less than 5 feet.

⁸There is no rear setback requirement except for one family dwellings or associated structure(s) shall have a minimum side setback of no less than 15 feet or for lots zoned MU that abut lots zoned R-R, R-A, R-1-A, on which the minimum side setback shall be no less than 15 feet.

⁹Minimum floor-to-ceiling height, not number of floors.

¹⁰Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet

Zoning for a Variety of Housing Types¹³

Table P-49 Zoning Use Index Summary

Use Description	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	R-T-R	R-4	R-6	R-7 ¹	R-D	MU	SP	A-1	A-P	A-2	A-D	N-A	C-V	W-1	W-2	W-2-M
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Apartment Houses						PP	PP	PP	CUP			P	PP		PP		A									
Boarding, Rooming, Lodging Houses ²						PP		PP	PP					PP	PP		A						PP		PP	PP
Residential Care Facility (6 or fewer persons) ³	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P		P	P
Residential Care Facility (7 or more persons) ³	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP					CUP	CUP	CUP	CUP		CUP		CUP	CUP
Employee Housing (6 or fewer persons)																										
Employee Housing (up to 36 beds or 12 units)	P	P			P													P		P	P		P			
Dwellings - Multiple, Apartment ⁵						PP	PP	PP	CUP			P	PP	P	PP	P	A									
Dwellings - One Family ⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P		P	P
Mobile Home Parks ⁷	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP	A	CUP							CUP	CUP
Mobile Home - Single Family ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	A	P	P	P	P	P	P		P	P
Planned Residential Development ⁹	P	P	P	P	P	P	P	PP	P			P	PP				A									
Transitional and Supportive Housing ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P		P	P
Single Room Occupancy Units ¹¹																CUP										
Emergency Shelter	Permitted in the I-P Zone																									

Source: Riverside County Planning Department – Ordinance No. 348 (Land Use Ordinance); Ordinance 348, April 2021

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

Note: Please refer to Ordinance No. 348 (Land Use Ordinance) or the respective specific plan for allowable uses and development requirements. If there is any inconsistency between this Table P-49 and the requirements provided for these zones in Ordinance No. 348, the zoning in Ordinance No. 348 shall apply.

- Any use not specifically listed may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. (Amended March 2021)
- A residence or dwelling unit, or part thereof, where a room or rooms are rented under two or more separate written or oral rental agreements, leases, subleases or combination thereof, whether or not the owner, agent, or rental manager resides within the residence, on a monthly or greater basis. A boarding, rooming or lodging house does not include sober living homes or residential facilities, residential care facilities, residential care facilities for the elderly, and alcohol or drug abuse treatment facilities serving six or fewer persons.
- Requirements for establishing these uses and their subcategories are provided in Article XIXe of Ordinance 348.
- One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.
- A building or portion thereof used to house two or more families, including domestic employees of each such family, living independently of each other, and doing their own cooking.
- A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one family.
- A mobile home park is any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Notwithstanding the foregoing definition, any person, not including a mobile home park operator, who owns a mobile home and owns, rents, or leases the land upon which the mobile home is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobile home and the land upon which the mobile home is located, without obtaining a permit to construct or operate a mobile home park.
- Any building or group of buildings where five or more farm employees are housed.
- A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that is permitted reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities in the development, which may include recreational and public buildings intended primarily for the use of the residents of the project.
- Supportive and transitional housing are permitted in all zones where single family, multifamily, and mixed uses are allowed.
- Single Room Occupancy Units are allowed with an approved CUP and in accordance with Section 18.28 of the County's Land Use Ordinance in the C-1/C-P zone districts, in addition to the MU zone district.

Mobile Homes and Manufactured Homes

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

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

Manufactured homes provide an additional opportunity for affordable housing in the county. Section 65852.7 of the California Government Code requires that the County permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (see Table P-46). In all zones where manufactured homes are permitted by right, there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are reasonable because they are similar to requirements of surrounding cities and counties.

Accessory Dwelling Units

Accessory Dwelling Units (ADU) provide opportunities for affordable units. ADUs are currently permitted by right on lots zoned for one-family or multi-family dwellings as a permitted use and where sufficient water and sewage capacity is available. On lots zoned for one-family dwellings, one attached or detached accessory dwelling unit is permitted; on lots zoned for multi-family dwellings, two detached ADUs are permitted or one interior ADU, or a quantity of interior ADUs that is equal to or less than 25 percent of the existing units, whichever is greater. ADUs offer an opportunity for homeowners to earn additional income and provide an opportunity for affordable housing units. Property owners shall not be required to occupy, or live within, the primary dwelling or ADU located on the same lot, if the ADU is permitted between January 1, 2020, and June 1, 2025. For any ADU permitted after June 1, 2025, the property owner will be required occupy, or live within, the primary dwelling or ADU located on the same lot.

In August 2020, the County adopted an amendment to Ordinance 348 to address new State law concerning accessory dwelling units and addresses barriers to the development of ADUs.

Second Units, Ranchets, MOGs

The County permits second units differently than from ADUs. Second units require that property owners occupy, or live within, the primary dwelling existing on the same lots as the second unit and are permitted in addition to ADUs and JADUs on lots zoned for one family dwellings and are greater than 7,200 square feet. Second units are allowed in any zone that allows one-family dwellings and provide an additional opportunity for a residential unit.

Ranchet units are any type of state-licensed mobilehome or manufactured home that complies with Health and Safety Code section 18214(c) installed on lots larger than or equal to 2 gross acres located in the Eastern Coachella Valley. Multiple Owner Group (MOG) units are any type of state-licensed mobilehome or manufactured home installed on or before May 14, 2013 and were permitted on lots zoned for nonresidential uses in the Eastern Coachella Valley. The first MOG or ranchet installed on a lot is designated as the primary dwelling; a maximum of 12 detached MOGs or four detached ranchets are permitted per lot. The permitted ranchets are in addition to the primary dwelling while MOGs include the primary dwelling.

Farm Worker Housing

Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Employee housing is allowed by right in the R-A, A-1, A-2, A-D, C/V, WC-W, WC-WE, WC-E, and WC-R zone districts as long as the housing meets the requirements set forth in Health and Safety Code section 17021.8 or consisting of no more than 36 beds in group quarters or 12 units. Employee housing not meeting these requirements is allowed with a conditional use permit in all of the same zones with the exception of the WC-WE, WC-E, and WC-R zone districts. The County amended Ordinance No 348 in March 2021 to include employee housing, which, as defined in Health and Safety Code section 17008, consists of housing accommodations provided by an employer for five or more employees that are maintained or connected with any work or place that work is performed. Employee housing also includes housing accommodations provided by someone other than an agricultural employer for five or more agricultural employees that are not maintained or connected with work or a workplace. Housing accommodations may consist of any living quarter, dwelling, boarding house, mobile home, manufactured home, or other accommodations maintained in one or more sites.

To ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Section 17021.5, the County will review and amend Ordinance 348 as needed (Action H-7).

Polanco mobile home parks have 14 units or less and are intended to serve as agricultural worker employee housing. The County permits Polanco Parks in the same manner as Employee Housing. The County has included Program H-19 to review and evaluate the Polanco Park permitting process with the intent of simplifying and expediting the process for new and existing parks to ensure health and safety concerns are addressed. Additionally, in coordination with RCAC, the County provides qualified owners of unpermitted Polanco Mobile Home Parks with an opportunity to apply for and receive a construction loan for the rehabilitation of the unpermitted park. The Polanco Park Rehabilitation Loan Program, provided in cooperation with the county's Housing Authority, provides a second opportunity to ensure farmworkers have access to safe and sanitary housing.

Additionally, the County promotes a fast-track status for farm worker housing and other types of special needs and affordable housing and authorizes projects receiving fast track status to be scheduled for public hearing

within 90 days of application submittal. This is a significant cost savings compared to the average time frame of 9 to 12 months for the average CUP application and an average cost of \$30,000 (Action H-18)

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Government Code Section 65583(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

Shelters may be subject only to development and management standards that apply to residential or commercial development in the same zone.

The County permits emergency shelters by right, without discretionary review, in the Industrial Park (I-P) zone. The I-P zone is appropriate for an emergency shelter because of its close proximity to municipal services, the uses in the zone are compatible (the main use is service commercial, and there are no manufacturing or industrial uses), and there is sufficient land available in the form of vacant lots. Currently the county has 817 vacant acres in the I-P zone available for an emergency shelter. The parcels range in size from less than an acre to 278 acres, with an average parcel size of 8.2 acres.

The County has objective development and management standards that are designed to encourage and facilitate the development of or conversion to an emergency shelter. These include:

- A minimum of 125 square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One bed shall be provided for each client sleeping at the emergency shelter.
- A minimum interior waiting and client intake area of 125 square feet for a shelter with 14 or fewer beds, a minimum interior waiting of 200 square feet for a shelter with 15 or more beds.
- A minimum exterior waiting and client intake area of 450 square feet for a shelter with 14 or fewer beds; a minimum exterior waiting and client intake area of 900 square feet for a shelter with 15 or more beds.
- One off-street parking space each for the maximum number of employees who will be present on the site at the same time and one space for each six client beds in the shelter, rounded up to the nearest whole number.
- Outdoor lighting in all parking areas, exterior waiting and client intake areas, and outdoor common areas.

- If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
- An emergency shelter shall have a manager and at least one other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
- No client shall be allowed to stay more than 300 total days within any 12-month period or more than 180 consecutive days.
- No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.
- No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport if the runway is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport if the runway is 6,000 feet or more in length but less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is 12,000 feet or more in length.
- The maximum number of beds in an emergency shelter shall be 11 when the emergency shelter is located within 21,500 feet of any point on the centerline of a runway of a public-use airport or located within 43,300 feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be 75.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered “low barrier”, its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Action H-7 has been included to comply with State Law.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The County permits transitional and supportive housing in all zones where one family or multi-family dwellings are allowed, including mixed use zones, and nonresidential zones that allow residential, subject only to the same regulations as similar uses in the same zone, consistent with Health and Safety Code Sections 50675.14 and 50675.2.

Community Care Facilities

As provided in California Health and Safety Code section 1566.3, residents and operators of a Residential Facility that serves six or fewer persons shall be considered a family and the Residential Facility shall be considered a residential use of property. A Residential Facility that serves six or fewer persons shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.

The Land Use Ordinance also addresses special needs groups. It provides for congregate living health facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, community care facilities are a housing arrangement that provide nonmedical care and supervision; meals; and social, recreational, homemaking, and security services. Community care facilities with six or fewer persons are permitted “by right” in all residential zones that permit single-family or multi-family dwellings. Community care facilities with seven or more persons currently require a CUP in the C-1/C-P, C-P-S, C-R, and C-O zone districts. The County has included Action H-7 to allow care facilities for seven or more persons as a residential use subject only to those restrictions that apply to other residential uses in the same zone.

Housing for Persons with Disabilities

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

In compliance with Government Code Section 65583(a)(5), the County’s zoning laws, practices, and policies were comprehensively evaluated as part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Action H-7 has been incorporated

into the Housing Element to review the County's reasonable accommodation and group home requirements to remove constraints and ensure compliance with State law.

- **Reasonable accommodations**— Ordinance 348 includes a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. A determination to approve, conditionally approve, or deny a request shall be based on the following:
 - Whether the housing in the request will be used by an individual considered disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
 - Whether the request for reasonable accommodations is necessary to make specific housing available to an individual considered disabled.
 - Whether the request would impose an undue financial or administrative burden on the county.
 - Whether the request would require a fundamental alteration in the nature of a county program or law; including but not limited to land use and zoning.
 - Potential impact on surrounding uses.
 - Physical attributes of the property and structures.
 - Other reasonable accommodations that may provide an equivalent level of benefit.
- **Separation requirements for congregate care facilities**—The County's ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in areas that offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Separation requirements for parolee-probationer homes**—The County requires a 2,000-foot separation between parolee-probationer homes.
- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family**—The County's definition of family in the Land Use Ordinance states: "One or more persons living together as a single housekeeping unit in a single dwelling unit."

The County has included Action H-7 to review the findings of approval for reasonable accommodation requests to ensure they do not present a barrier to housing.

Extremely Low-Income Households

Extremely low-income households typically have persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and

farm workers. Section 65583 of the Government Code requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

The County amended the Land Use Ordinance to allow SRO units and to encourage and facilitate the development of housing affordable to extremely low-, very-low-, lower, and low-income households. SROs are allowed in the C-1/C-P and MU zones with a conditional use permit. At a minimum, one disabled accessible SRO unit is required for every twenty SRO units. Action H-11 states that the County will encourage the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land write-downs; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the 2021-2029 planning period; and/or offering additional incentives beyond the density bonus. The Riverside County Department of Mental Health has taken steps to hire a mental health housing coordinator, whose responsibilities will include the development of design criteria for housing suitable for the homeless who are mentally disabled. The development standards for shelters are the same as for other structures in the applicable zoning designation.

Parking Requirements

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

Residential parking standards are not deemed a constraint to the development, improvement, and maintenance of housing. The current standards, inclusive of guest parking, (see Table P-50) are similar to other counties, match current vehicle ownership patterns of residents, and do not have an impact on the cost or supply of housing. To ensure that the County's parking are consistent with statutory requirements, Action H-7 has been included.

Table P-50 Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	Comments
Single Family:	2 spaces/unit	
Second Units:	1 space for one-bedroom units; or 2 spaces for units with two or more units	May have a carport depending upon compatibility with surrounding uses.
Multifamily: Single bedroom or studio Two bedrooms/unit Three or more bedrooms/unit	1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit	In addition, 1 space/employee ¹
Planned Residential Development: Single bedroom dwelling unit	1.5 spaces/unit	Senior (parking spaces shall be located no more than 150 feet from the unit they serve)

Type of Residential Development	Required Parking Spaces	Comments
Two or more bedrooms dwelling unit Senior	2.5 spaces/unit Same as single- and multifamily requirements	
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces
Emergency Shelters	One space for each employee + one space for each six client beds	

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel. If there is any inconsistency between this Table P-50 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.

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

Source: Riverside County Ordinance No. 348 (Land Use Ordinance).

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

Density Bonus

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

The County amended the Land Use Ordinance in March 2021 to include and define density bonuses and to comply with Government Code Section 65915. A density bonus is defined in the Land Use Ordinance as an increase over the otherwise maximum density allowed for a housing development. The density bonus for which a development project may be eligible is calculated in accordance with Government Code Sections 65915(f) and 65915(i), as may be amended, or in accordance with Government Code Section 65917.2 as may be amended.

In addition to the density bonus, a developer may also request incentives that result in identifiable and actual cost reductions to provide affordable housing. Incentive examples include, but are not limited to, modifications to site development standards and architectural design requirements.

The R-6 zone is a specialized zone to facilitate the construction of affordable housing. Flexible development standards and affordability requirements make it so that all developers in this zone have the opportunity to take advantage of the County's density bonus.

Design Standards

In 2014, the County amended the Countywide Design Standards and Guidelines, which was development to supplant design guidelines created for the Second, Third, and Fifth Supervisorial Districts, with the exception of commercial development.

The countywide guidelines were adopted and amended to advance several specific development goals of the districts, including:

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

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

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the Board of Supervisors. However, the County offers pre-application reviews (PAR) as an optional procedure for development proposals to provide direction for applicants by assessing whether a prospective proposal is consistent with County standards and requirements before a formal application submittal. PARs also aid in shortening processing time for development proposals once they are submitted by limiting requests to those findings made in the PAR letter. Request forms for a pre-application review are available on the County's website.

Generally, affordable housing approved in the unincorporated county has been multiple family in nature. Mecca Design Guidelines for multiple-family homes encourage techniques that reduce the perceived size and scale of these larger buildings and incorporate features that enliven wall surfaces and facades, preventing

monotonous and blank elevations. The cost of these exterior enhancements may be offset by durable, cost-conscious, interior treatments.

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

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

Building Codes

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance. However, any increased cost is justified by the corresponding protection of public health and safety. The County complies with the 2019 California Building Code. Through the periodic amendment of Ordinance No. 457 (Building Codes and Fees), Riverside County establishes its local building codes, based on international and state standards with minor modifications to fit local conditions. The County's building codes are based on regulations necessary to protect public health, safety, and welfare. The County adopts updates as the code is amended. Residential code enforcement in Riverside County is performed on a complaint basis. A review of all applicable building code amendments approved by the County Board of Supervisors during the previous housing cycle showed that none have impacted the development process, cost, or timing or in any way increased the burden or constraint of government controls on the production of housing. The County has made amendments, listed below, to the local code. These amendments have been made to ensure public health and safety and do not pose a constraint to the development of housing.

Building Code Amendments

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

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical

assistance costs are usually included with site improvements because these services are required to ensure that development is constructed according to established codes and standards.

The County sets varying levels of improvement standards that are dependent upon the lot size and density of a particular development. Improvement specifications were approved under Ordinance 461, amended in 2007. Typical site improvements for high-density development include half-width street improvements for all frontage streets, built to General Plan standards. A typical local street width is 56 feet with 32 feet of pavement (two lanes). In addition, the appropriate level of right-of-way landscaping, 8-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage.

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

The parcels identified to meet the County's RHNA are located within several County specific plans and along major transportation corridors which currently provide master planned opportunities for higher densities to occur as well as infrastructure opportunities to facilitate this development.

Development Fees

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

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities, as well as road fees, can be particularly significant. Most agencies involved in the County's development review process obtain a majority of their operating revenues through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee modifications as an incentive to produce affordable housing could adversely affect the General Fund. In the past, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process; however, this method can no longer be used, since redevelopment funds are no longer available for any purpose except for continuing legally mandated obligations.

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

The County's development standards and fees are available on the County's website.

Planning, Surveyor, and Building Fees

The County has an established fee schedule, effective as of May 7, 2019, based on the permits and requirements of Ordinance 348, Ordinance 460, and other ordinances and the California Environmental Quality Act

(CEQA). These fees are presented in Table P-51. Development standards and fees are available on the County’s website.

Fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit based. If a lower-than-average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If a higher-than-average number of person-hours is required to process the application, additional funds are typically required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Housing Authority or a nonprofit entity such as the Coachella Valley Housing Coalition).

Development fees range from \$3,598 to \$6,982 per single-family unit and \$3,039 to \$5,566 per multifamily unit. According to a DQ News and Core Logic report on home sales in Riverside County in January 2021, the median sales price for single-family homes was \$465,500. Therefore, the fees represent 0.7 percent to 1.5 percent of the per-unit development costs for a single-family unit. In terms of multifamily homes, DQ News and Core Logic reported a median sales price for multifamily units of \$355,000 per unit. The fees represent 0.9 percent to 1.6 percent of the per-unit development costs for a multifamily unit.

In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$254.39 (Repeat Garden Wall-Tract) to \$673.59 (Residential Water Tank). Deposits for residential building permits are valuation based, and the permits range from items such as single-family attached permits and multifamily permits and include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from \$391.48 (Residential Retaining Wall) to \$6,263.00 (Single Family Residential Attached), depending on permit type. Mobile/manufactured home permit fees can either be fixed or deposit-based depending on the type of permit. Mobile/manufactured home (commercial or residential) fixed-fee permits range from \$246.22 (residential-rehabilitate factory built) to \$350.78 (commercial-low profile manufactured building). Mobile/manufactured home deposit-based fee permits range from residential site preparation permits to commercial site preparation built permits, which range from \$583.64 to \$861.22, respectively. Refer to Riverside County Ordinance 671 for further information.

Table P-51 Planning Department Residential Fees

Application or Permit Type		Initial Deposit	Average Cost
Ordinance No. 348 Fees			
Ord. No. 348 Appeal		\$983.28	Flat Fee
Change of Zone		\$3,648.54	\$5,000 to \$9,000
Conditional Use Permit	General	\$9,646.14 + \$5.10 per lot site	\$15,000 to \$30,000
	Mobilehome Park	\$8,686.32 + \$7.14 per lot site	
	RV Park	\$7,042.08 + \$7.14 per lot site	
Extension of Time		\$698.70	Flat Fee
General Plan Amendment (General)		\$7,479.66	\$15,000 to \$20,000
Revised Permit	Conditional Use Permit (General)	\$3,882.12	\$15,000 to \$30,000

Application or Permit Type		Initial Deposit	Average Cost
	Conditional Use Permit (Mobilehome Park)	\$2,846.82	
	Conditional Use Permit (RV Park)	\$2,629.56	
	Plot Plan with Public Hearing	\$1,867.62	
	Administrative Plot Plan	\$217.26	
	Public Use Permit	\$2,645.88	
	Large Family Day Care	\$250.00	
	Variance, Filed Alone	\$2,625.48	
	Variance, Filed with Subdivision, CUP, Commercial WECS or Plot Plan	\$1,375.98	
Certificate of Zoning Compliance		\$670.14	
Plot Plan	CEQA Exempt/Planning Review	\$510.00	\$2,500
	CEQA Exempt/Govt. Agency Review	\$4,023.90	\$15,000 to \$30,000
	Not CEQA Exempt	\$4,791.96	
Public Use Permit		\$7,672.44	\$15,000 to \$30,000
Setback Adjustment		\$245.82	\$1,250.00
Specific Plan		\$18,694.56	\$100,000 to \$300,000
Amendment to Specific Plan		\$9,347.28	\$30,000 to \$50,000
Substantial Conformance	Ord. No. 348 Section 18.43 Circulated	\$1,138.32	\$3,000 to \$4,000
	Ord. No. 348 Section 18.43 Uncirculated	\$771.12	\$3,000 to \$4,000
	Specific Plan	\$2,448.00	\$7,000 to \$8,000
Temporary Use Permit		\$2,701.98	\$9,500
Large Family Day Care Home		\$250.00	\$1,300
Variance, filed w/ Land Division, CUP, PUP, or Plot Plan		\$1,375.98	\$3,000
Variance, filed alone		\$2,625.48	\$7,500
Ordinance No. 460 Fees			
Land Division Unit Map	Tentative Parcel Map, Sewered	\$310.08	Unavailable
	Tentative Parcel Map, Unsewered	\$392.70	

Application or Permit Type		Initial Deposit	Average Cost
	Tentative Tract Map, Sewered	\$392.70	
	Tentative Tract Map, Unsewered	\$310.08	
Tentative Tract Map - Multi-Family	Residential Condominium, Sewered	\$9,147.36 + \$78.54 per unit + \$19.38 per acre	\$40,000 to \$80,000
	Residential Condominium, Unsewered	\$8,892.36 + \$78.54 per unit + \$19.38 per acre	
	Revised Statutory Condo Map (w/in 2 years)	\$6,164.88 + \$247.86 per additional unit + \$20.40 per additional acre	Unavailable
	Revised Statutory Condo Map (after 2 years)	\$6,482.88 + 78.54 per additional unit + \$20.40 per additional unit	
Tentative Parcel Map	Residential (w/ waiver of Final Parcel Map)	\$5,741.58 + \$97.92 per parcel	\$10,000 to \$30,000
	Residential (w/o waiver of Final Parcel Map)	\$5,622.24 + \$104.04 per parcel	
	Revised Tentative Parcel Map (Residential – w/in 2 years)	\$1,424.94 + \$91.80 per additional parcel	Unavailable
	Revised Tentative Parcel Map (Residential – after 2 years)	\$1,577.94 + \$41.84 per additional parcel	
Tentative Tract Map - Residential	Not in R-2, R-4, R-6 Zones, Sewered	\$9,109.62 + \$94.86 per lot + \$19.38 per acre	\$50,000 to \$75,000
	In R-2, R-4, or R-6 Zones	\$11,368.92 + \$102.00 per lot + \$19.38 per acre	\$25,000 to \$40,000
	Not in R-2, R-4, R-6 Zones, Unsewered	\$9,003.54 + \$94.86 per lot + \$19.38 per acre	
Revised Tentative Tract Map	In the R-2, R-4, or R-6 Zone (w/in 2 years)	\$5,816.04 + \$76.50 per additional lot + \$23.46 per additional acre	Unavailable
	Not in R-2, R-4, R-6 Zones (w/in 2 years)	\$3,978.00 + \$71.40 per additional lot + \$18.36 per additional acre	
	In the R-2, R-4, or R-6 Zone (after 2 years)	\$5,836.44 + \$76.50 per additional lot + \$23.46 per additional acre	
	Not in R-2, R-4, R-6 Zones (after 2 years)	\$3,978.00 + \$76.50 per additional lot + \$18.36 per additional acre	
Vesting Tentative Map	Statutory Condominium Tract Map	\$10,827.30 + \$100.98 per lot + \$19.38 per acre	Unavailable
	Tentative Parcel Map	\$11,063.94 + \$99.96 per lot + \$19.38 per acre	\$12,000

Application or Permit Type		Initial Deposit	Average Cost
	Single Family Residential Map	\$10,954.80 + \$99.96 per lot + \$19.38 per acre	Unavailable
Ord. N. 460 Appeal	Tentative Tract Map ¹	\$592.62	Flat Fee
	Extension of Time ¹	\$119.34	
Tentative Tract or Parcel Map Extension of Time		\$338.64	Flat Fee
Minor Change	Tentative Tract Map	\$1,105.68	\$10,000 to \$20,000
	Tentative Parcel Map, Residential	\$10,622.92	
Reversion to Acreage		\$996.54	Unavailable
Amendments to Final Map	Condominiums/Single Family Residential Tract Map	\$3,113.04 + \$16.32 per lot + \$9.18 per acre + Recordation Fee	\$10,000
	Parcel Map	\$2,939.64 + \$15.30 per parcel + 9.18 per acre + Recordation Fee	Unavailable
Expired Recordable Tract Map	Single Family Residential Tract	\$3,989.22 + \$36.72 per lot + \$18.36 per acre	Unavailable
	Multi-Family Residential Tract	\$4,175.88 + \$36.72 per lot + \$19.38 per acre	
	Schedule "E" Parcel Map	\$1,675.86 + \$6.12 per lot	
Other Application/CEQA Fees			
Pre-Application Review (PAR)		\$1,501.44	\$3,000 to \$5,000
Removal of Trees		\$265.20	Unavailable
Historic District Alteration Permit		\$719.10	Unavailable
Appeal for Historic District Alteration Permit		\$131.58	Unavailable
Professional Services	Archival Search for Planning Information	\$92.00/hour	Unavailable
	Research Fee for Planning Information	\$92.00/hour	
	Professional Planner	\$179.00/Hour	
County Counsel Services	Review of Covenants, Codes, & Restrictions	\$489.00	Unavailable
	Review of Specific Plan Land Use Ordinance	\$2,445.00	

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

The Building and Safety Department has divided its fee schedule into three different categories: 1) fixed permit fees, 2) deposit-based fees, and 3) commercial and residential mobile home fees. Building and Safety permit fees vary by the specific type of permit. In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from \$254.39 (Repeat Garden Wall-Tract) to \$673.59 (Residential Water Tank). Deposits for residential building permits are valuation based and also include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from \$391.48 (Res. Retaining Wall) to \$6,263.00 (Single Family Residential Attached) depending on permit type. Last, mobile/manufactured home permit fees can either be fixed or deposit based depending on the type of permit. Mobile/manufactured home (commercial or residential) fixed-fee permits range from \$246.22 (residential-rehabilitate factory built) to \$350.78 (commercial-low profile manufactured building). Mobile/manufactured home, deposit-based, fee permits range from residential site preparation permits to commercial site preparation built permits, which range from \$583.64 to \$861.22, respectively. Refer to Riverside County Ordinance 671 for further information.

County Mitigation Fees

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

Development Impact Fee (Ordinance No. 659)— One of the primary purposes of the Development Impact Fee is to alleviate the impacts created by new residential development in unincorporated areas of the county for the following three basic types of facilities: public facilities, regional parkland and recreational trails, and habitat conservation and open space. Specific facilities impacted include communication facilities, hospital facilities, health services, mental health facilities, libraries, regional parks, juvenile detention facilities, public social service facilities, transportation, sheriff and jail facilities, courts, County government facilities, and habitat conservation and open space. The Public Facilities Fee 659 was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated to be served. Overall, the combined Development Mitigation Fees range from \$2,670 to \$3,249 per unit for multi-family construction and \$3,648 to \$4,473 per unit for single family residential construction, depending on location, physical terrain, level of service currently in the area, etc. Refer to Riverside County Ordinance No. 659 for further information.

Transportation Uniform Mitigation Fee (Ordinance No. 673)—The County established the Transportation Uniform Mitigation Fee (TUMF) program for funding the engineering, purchasing right-of-way, and constructing transportation improvements required by the year 2030 in the Coachella Valley. This fee is only required of land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates are calculated at \$245 per average daily trip for all residential developments. Refer to Riverside County Ordinance No. 673 for further information.

Western Riverside County Transportation Uniform Mitigation Fee (Ordinance No. 824)—Fees collected pursuant to Ordinance No. 824 shall be used to help pay for the construction and acquisition of land

associated with enlarging the capacity of the Regional System of Highways and Urban Arterials in Western Riverside County. Such improvements have been identified in the 2016 Nexus Study. The fee is imposed on new developments that create impacts on traffic and the need for improvements. TUMF fees range from \$9,418 per single-family residential unit to \$6,134 per multifamily residential unit beginning January 1, 2021. Refer to Riverside County Ordinance No. 824 for further information.

Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)—The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee was established in order to implement the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to mitigate the impacts caused by new developments in western Riverside County. The fee will supplement financing for the acquisition of lands supporting species covered by the MSHCP and to pay for new development’s share of this cost. The fee, commonly referred to as the “Open Space” fee, was revised during the 2020 Nexus Study and, beginning July 1, 2021, will range from \$670 per dwelling unit for residential developments with a density greater than 14 dwelling units per acre to \$2,935 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. The fee for residential developments with a density greater than 14 dwelling units per acre marks a \$491 reduction from the previous fee rate in an effort to support and encourage multi-family development and address housing shortages. Refer to Riverside County Ordinance No. 810 for further information.

Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 875)—The fee was established in order to acquire and conserve lands necessary to implement the MSHCP. The fee shall be paid for each residential unit, development project, or portion thereof to be constructed within the county that is within the boundaries of the Coachella Valley MSHCP. Three categories of the fee are defined for residential development and range from \$254 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and \$1,371 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 875 for further information.

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

Road and Bridge Benefit District Fee—The County created a program establishing areas of benefit and for determining RBBB fees to be collected to finance the construction and project development (preliminary and final design, environmental, right-of-way acquisition and contract administration) costs of major thoroughfares and bridges to serve each designated area. Residential developments within an established area of benefit pay the residential RBBB fee per dwelling unit. Additionally, commercial developments pay the RBBB fee per acre or per square foot, depending on classification. There are currently four Road and Bridge Benefit Districts established for Riverside County: Southwest; Mira Loma; Menifee Valley; and Scott Road. Each district is divided into various zones in which the fee amounts are determined. RBBB fee amounts are adjusted for any TUMF credits that may be eligible for development projects that are included in certain Community Facilities Districts (CFD), which fall within the RBBB boundaries. In addition, development projects that construct RBBB facilities may be eligible to receive RBBB credits/reimbursements. Examples of residential fee amounts include: Menifee Valley RBBB, ranging from \$4,616/unit in Zone E4 to \$4,656//unit in Zone E1; Southwest

RBBB ranging from \$1,248/unit in Zone C to \$2,197/unit in Zone D; and Scott Road RBBB, ranging from \$727/unit in Zone A1 to \$1,047/unit in Zone B1. These fee rates are subject to change. The County no longer collects RBBB fees in the Mira Loma District because the boundaries of this district now fall within the jurisdictions of the City of Eastvale and the City of Jurupa Valley. These cities now collect the RBBB fees in their respective jurisdictions. Refer to Riverside County Ordinance No. 460, Section 10.30, for further information regarding major thoroughfares and bridges fees.

Other Mitigation Fees—In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table P-52.

Table P-52 Other Mitigation Fees

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Library Fees	County of Riverside Planning Department	Fee amount based on location	Construction and book purchases for a public library in Temecula.
School District	Each of Riverside County's 23 School Districts	Fee amount based on square footage of structures—varies district to district	Construction and improvement of school facilities.
Quimby Act/Park Fees	Riverside County Regional Park and Open Space District County Service Area (CSA)	Fees vary by County Service Area (CSA) region and Park District	Purchase or improvement of recreation and park service lands for area residents. Fees can be paid in lieu of the dedication of land for parks.
Development Agreement	Contractual agreement conditioned by Planning Department	Based on contractual agreement between the developer and the County	Fee intended to pay for unfunded portions of public facilities, public services, parks, and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	\$13.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General Plan and implementing ordinances.

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

Infrastructure Fees

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

There are numerous water and sewer providers in Riverside County, the largest being the Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per-unit fee. A complete inventory of fees by individual agency is simply too large to itemize in this document. As an example, however, EMWD,

which serves a large portion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$5,224 per unit. Coachella Valley Water District typically assesses \$3,600 (service size of 1 inch) to \$4,940 (service size of 2 inches) for residential connection and meter installation.

Development Impact Fees

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

The County of Riverside completed a 2010–2020 Development Impact Fee Nexus study, which was approved by the Board of Supervisors on January 13, 2015, amending Ordinance 659. The Development Impact Fee Nexus study and fee exemptions under Ordinance No. 659, including Table P-52, Other Mitigation Fees, center only on fees and exactions that are imposed and collected by the County's Planning Department for new construction in unincorporated areas. The ordinance contains exemptions for the following residential uses: a) reconstruction of a residential unit damaged or destroyed by fire or other natural causes; b) rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building; c) the location or installation of a mobile home, without a permanent foundation, on any site; d) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); e) detached second unit or guest quarters; and f) construction of a single-family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989. In addition, the fees would be reduced by 33.3 percent for senior citizens' residential units.

Table P-53 summarizes the total fees (described above) imposed on residential development by the County. An analysis of developer impact fees charged under Ordinance No. 659, when applied to the county's 19 area plans, indicates that developer impact fees average \$80 more for single-family residential and \$51 more for multifamily residential in the western county area plans than the eastern county area plans. This is due in part to the different population densities of the two regions, but also reflects the countywide effects of Proposition 13, which limited property taxes to 1 percent, resulting in more of the infrastructure costs being borne by the developer. Impact fees remain the same and have not been updated since 2015.

Table P-53 Developer Impact Fee Summary by Area Plan

Developer Impact Fee by Area Plans Commencing 1-13-15	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
Eastern County		
Western Coachella Valley	\$3,669	\$2,704
Desert Center	\$3,648	\$2,670
Palo Verde Valley	\$3,705	\$2,710
Eastern Coachella Valley	\$4,385	\$3,187
Western County		
Jurupa	\$3,669	\$2,685

Developer Impact Fee by Area Plans Commencing 1-13-15	Single-Family Residential (\$ per dwelling unit)	Multifamily Residential (\$ per dwelling unit)
Highgrove	\$4320	\$3,142
Reche Canyon/Badlands	\$4,234	\$3,081
Eastvale	\$3,669	\$2,685
Temescal Canyon	\$4,281	\$3,115
Lake Mathews / Woodcrest	\$4,473	\$3,249
March Air-Force Base*	\$3,669	\$2,685
San Jacinto Valley	\$4,059	\$2,957
Riverside Extended Mountain (REMAP)	\$3,851	\$2,813
Lakeview / Nuevo	\$3,698	\$2,705
Mead Valley	\$4,159	\$3,029
Elsinore	\$3,832	\$2,799
Harvest Valley / Winchester	\$3,669	\$2,685
Sun City / Menifee Valley	\$3,669	\$2,685
Southwest (SWAP)	\$3,669	\$2,685
The Pass	\$3,985	\$2,907

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

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

Local Processing and Permit Procedures

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

Approval for an individual single-family home can usually be processed within months of submittal to the County; however, timing may vary depending on the complexity of the review. Developments requiring CUPs, general plan amendments, specific plans, planned development approvals, and other discretionary actions require more in-depth review, resulting in a longer processing time, particularly if environmental impact reports are required.

Permit and Entitlement (Development) Processing

Permit and entitlement processing procedures and timelines are often cited by the development community as a primary contributor to housing costs. However, the County has taken several steps to streamline the

development review approval process. The County's Planning Department processes all planning and entitlement applications and requests, including design reviews, development and use permits, variances, change of zones, and general plan amendments in accordance with state law (i.e., permit streamlining act). Particularly, Design Reviews were created to expedite approval of multi-family developments. The County requires that construction-level drawings be submitted to the Planning Department for project review. Plans are reviewed to ensure that the project meets County requirements outlined in the Land Use Ordinance and other relevant ordinances. If such requirements are not met, County staff initially notifies the applicant of the necessary revisions within 30 days, and the applicant must re-submit for subsequent review(s); the County does not control the timeline between notification of corrections and resubmittal, which may delay development. Once all entitlement requirements are met and the project is approved, the applicant must apply for any necessary construction permits to ensure that all Building Codes requirements are being met, after which the County may issue a building permit and construction can begin. The County has created an opportunity for concurrent processing of entitlements and building permits to streamline the development process.

Land Use Approval to Building Permit

After a project is approved by the Planning Commission and/or Board of Supervisors, it becomes the applicant's responsibility to initiate the steps to secure building permits and approvals and begin construction in accordance with the approved planning/entitlement plans. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions for the applicant may include:

- Completing construction drawings after project approval (County does not control this timeline)
- Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
- Obtaining utility approvals (not owned by the County); and obtaining required easements and rights of entry

The length of time between a project's entitlement application and building permit issuance in many cases is determined by the applicant. Much of the makeup of a project's timeline includes applicant driven delays with providing the County necessary documentation, plans, or information, etc. The following general timelines can be achieved with responsive applicants:

- Certain Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (mainly projects requiring CEQA compliance), the process could take 9 – 18 months, mainly due to CEQA delays.
- Building permit approval timelines generally take 1-2 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.). Initial corrections and plans reviews are often provided to applicants no later than 10 days after a complete building permit application is submitted.

Table 54 below shows the typical process and timeframe associated with single and multifamily developments.

Table P-54 Typical Processing Timeline by Project Type

Type of Approval or Permit	Typical Processing Time*				
	Single-Family (1 - 4 units)	Single-Family (Tract Map)	Multifamily (Not by-right)	Multifamily (By-right)	Planned Development
Step 1a: Entitlement	N/A	9-12 months	6-9 months	N/A	6-12 months
Step 1b: Design Review	N/A	N/A	N/A	60-90 days	N/A
Step 2: Site Design Plan	N/A	4 weeks	N/A	N/A	4 weeks
Step 3: Building Permit**	14 days	30 days	30 days	30 days	30 days
Estimated Total Processing Time	14 days	11-14 months	7-10 months	3-4 months	8-14 months

Source: Riverside County Planning Department, September 2021

*Approximate times, depends on applicant responsiveness

**May be longer if revisions are required

Table P-55 lists the average processing times for various procedures—from application to the consideration of a project and approval.

Table P-55 Local Development Processing Timelines

Item	Approximate Length of Time from Submittal to First Public Hearing	Approval Body
Conditional Use Permit	9–12 months	Planning Commission
Plot Plan	9–12 months	Director’s Hearing
Specific Plan	12–15 months	Board of Supervisors
Tentative Tract Map	9–12 months	Board of Supervisors
Parcel Maps	6 months	Planning Commission / Director’s Hearing /Director
Variance	6 months	Planning Commission / Director’s Hearing
Zone Change	9–12 months	Board of Supervisors
General Plan Amendment	9–15 months	Board of Supervisors
Environmental Documentation (EIR)	12–15 months	Board of Supervisors / Planning Commission / Director’s Hearing
Design Review	2–3 months	Director

Source: Riverside County Planning Department, April 2021

Approval Findings

The County’s plot plan review shall be approved once it complies with the following standards:

1. The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the

present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

To ensure compliance with State Law, the County has included Action H-8 to review and revise approval findings, as appropriate.

Senate Bill 330 Processing Procedure

Senate Bill 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan, zoning standards and SB 330 requirements are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Riverside County offers pre-applications meetings with applicants of projects prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and County departments. The County currently defers to HCD for the required application process but will consider creating a County specific process during the planning period.

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

A single-family residential unit with the correct zoning and general plan designation does not require a six- to nine-month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about two to three weeks at the maximum. However, as described previously in our responses, the County's Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that qualify as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing approximately 90 days from the date of application. For building permit applications, the permits should be

issued within two to three weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety.

Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Riverside County has a SB 35 application available to developers that includes specific requirements for the streamlining procedure. The application is available on the County's website for developers interested in pursuing the streamlined process. This procedure aids in minimizing the review time required for development processes and, in turn, reducing costs to developers that may increase the housing production in the County.

Standard Permit Process and Procedures for Septic Systems

A standard single-family residential home that requires subsurface wastewater disposal is required to conform to this process. An on-site wastewater treatment system (OWTS) report is required for design of an OWTS for all single-lot developments (except for specified areas in the Coachella Valley).

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

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

The report must include the necessary property and technical information as specified on pages 13 to 17 of the County's 2016 "Local Agency Management Program for Onsite Wastewater Treatment Systems".

A Land Use Application for a New Conventional OWTS (Onsite Wastewater Treatment System—Septic) with associated documents must be submitted to the County Department of Environmental Health with a \$764.00 fee for review and approval.

Review of Local Ordinances

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

Non-Governmental Constraints

Environmental Constraints

The physical environment can place numerous constraints on just about all types of development, including housing. Development activities both impact the environment and are impacted by it. For example, a housing development may destroy habitat or increase water runoff on neighboring property. Conversely, a housing development built too close to a fault line may suffer damage in an earthquake. Large portions of the county have one or more environmental constraints—floods; potential seismic hazards; excessive slopes; conservation areas; Native American, historic, and/or archaeological resources; inappropriate conditions for septic tanks; and other environmental issues. These problems may reduce the density allowed or bring into play mitigation measures, tribal consultations, or other requirements. Though mitigation measures and other requirements may add to the initial cost of the project, they often reduce the overall cost of the project to the local community. The County Planning Department has developed an environmental database with an extensive mapping system as part of the general plan to facilitate a timely identification of environmental hazards and resources.

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

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

The environmental review process facilitates housing by:

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

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

- Environmental assessment fees (with initial case submittal).
- Environmental impact report review fees.
- Consultant costs for preparing preliminary studies.

- Consultant costs for preparing environmental impact report or other technical studies, if required.
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs.
- Costs of mitigation of potential environmental impacts.

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

Environmental Constraints on the Housing Sites Inventory

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

Water and Sewer Availability

Availability for Specific Plans

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

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements, and fire protection. The HHDR density exceeds two units per acres; therefore, all sites identified with this land use will have available infrastructure.

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

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

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

As previously indicated, all parcels listed in the site inventory are located within water districts, which provide the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table P-43 have the appropriate infrastructure available for development.

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

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

Infrastructure Availability

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

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

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

There are a number of water and wastewater facilities located throughout the county, allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New state water quality requirements and wastewater treatment limitations may have impacts on development

potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional, and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of state, regional, and local agencies and independent districts involved.

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

The following sections summarize the service providers in various subareas of the county.

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

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

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

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

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

condition. Additionally, EVMWD has plans to expand a wastewater treatment plant to increase capacity by 4 million gallons per day, with expected completion of the expansion by 2026.

Central Riverside County—The Central Riverside County Analysis Area covers the western portion of the county from the Lakeview/Nuevo communities on the west and southwest to the cities of San Jacinto and Hemet on the north and east. Significant unincorporated areas include Winchester and Lakeview/Nuevo.

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

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

Each of the water agencies serving the Pass Area currently has or is projected to have adequate capacity to meet current and future demand (distribution and storage facilities are proposed but not yet constructed for the San Gorgonio Pass Water Agency). The Cabazon Water District recently incorporated with another water agency with facilities that are less than adequate (sewer service is currently unavailable), and will require upgrading and improvement in the future, however the facilities previously used by the Cabazon Water District remain adequate to support development.

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

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

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

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

In May 2021, the County Planning Commission approved a General Plan amendment and change of zone for a proposed American Hockey League arena in the community of Thousand Palms. The arena is part of the NorthStar Specific Plan which proposes approximately 455 acres of mixed commercial, retail, and office development including a golf course, a retail village, industrial park, and the arena and event center. Construction of the arena and other uses will require the developer to expand capacity of the water and sewer infrastructure to accommodate the extent of commercial uses and associated growth in the community. CVWD is planning to absorb the NorthStar project into expansion plans for water and sewer capacity to increase the capacity to the region; therefore, while CVWD reports that there is not currently capacity for new development in most of the district, the introduction of the RHNA will support development in Thousand Palms.

Eastern Desert and the Palo Verde Valley—The Eastern Desert and the Palo Verde Valley areas encompass lands east of the Coachella Valley. The only city in this area is Blythe. The City of Blythe provides domestic water and wastewater collection and treatment services for the city residents and surrounding unincorporated areas.

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

Adequacy of Current Facilities—With the majority of growth projected for western Riverside County and the Coachella Valley region, the greatest increases in demands on water and sewer infrastructure will be in these areas. For the most part, these areas can meet current demands and are prepared to expand to meet future needs. However, three areas may require infrastructure improvements. Though water demands are currently being met, the Eastern Desert and Palo Verde Valley areas are in need of more centralized facilities before additional development can occur. Sewer infrastructure here is also less developed. The San Gorgonio Pass Area and the Mountains Area currently rely solely on septic tanks, and the Eastern Desert and Palo Verde Valley areas are, again, in need of a centralized collection facility. The San Gorgonio Pass Area and the Mountains Area are projected to experience low to moderate rates of growth and will need to develop adequate sewer infrastructure to meet the projected demand. These infrastructure conditions may pose a constraint to

housing development. The Housing Element includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements.

Conclusion

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

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

The County identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure in the county. In Table P-53, the County has summarized the capacity of each water district providing services to the unincorporated county compared to the units assumed for each area plan to meet the County's RHNA. Though full capacity is difficult to quantify, the County believes that, based on current development trends and its plans for the need of future water and wastewater capacity as development increases, there is sufficient water and wastewater capacity to meet the current RHNA.

All sites identified in the inventory are located within districts that have capacity to serve future development or have plans to expand infrastructure in the short term. While the County was unable to determine the current capacity for the Cabazon County Water District (CCWD), the County does have a surplus of sites outside of the CCWD that are available to meet the RHNA. Therefore, the sites identified within CCWD (1,484 units); could be used as additional capacity, should expansions be completed during the planning period. Based on the numbers shown in Table P-56, the County has sufficient sites with available water and sewer capacity to meet the RHNA.

It is also safe to assume that affordable housing projects are typically built where public services are available, thus, also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not

a constraint to development, the County has included Action H-2 to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

Table P-56 Water and Sewer Providers, 2021

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District	0	20,588	3,080
Blythe Water Agency	0	1,200	1,300
Temescal Valley Water District	329	3,184	3,184
Coachella Valley Water District	2,513	1	1
Mission Springs Water District	1,377	<i>Pending</i> ²	<i>Pending</i> ²
Western Municipal Water District	2,074	34,325	15,930
Desert Water Agency	0	3	3
Yucaipa Valley Water District	0	<i>Pending</i> ²	<i>Pending</i> ²
Elsinore Valley Water District	467	46,346	37,190
Rubidoux Community Services District	0	12,600	6,300
Beaumont Cherry Valley Water District	0	7,000	N/A ⁴
Pine Cove Water District	0	500	-
Lake Hemet Municipal Water District	0	5	5
Eastern Municipal Water District	6,672	320,000	320,000
Cabazon County Water District	2,261	<i>Pending</i> ⁶	<i>Pending</i> ⁶

Source: Riverside County 2021

1. CVWD plans to utilize water and sewer expansions as part of NorthStar Specific Plan in Thousand Palms to increase capacity to serve this region during the planning period.
2. Available capacity was not available for MSWD or YVWD, however no sites identified in the inventory are located within these service districts.
3. New developments pay a fee to DWA to expand system capacity as needed to prevent a shortage of available service.
4. Service provided by City of Beaumont and individual septic systems.
5. While a specific number of available connections is unavailable, LHMWD confirmed sufficient capacity to accommodate the proposed area plan units.
6. Available capacity was not determined for the CCWD; however, the County has sufficient sites to provide a surplus of units beyond those identified in CCWD's service area. Therefore, should expansions be required by CCWD, there is still a sufficient supply of sites with water and sewer capacity to meet the RHNA.

Water and Sewer Priority

Government Code Section 65589.7 requires that upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. To comply with Government Code Section 65589.7 the County of Riverside will immediately forward its adopted Housing

Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

- Electricity: Southern California Edison, Imperial Irrigation District, Anza Electric Cooperative Inc.
- Telephone: AT&T, Spectrum, Verizon, Comcast, Optimum, and Cox
- Fiber Cable: AT&T, DISH, DirectTV, HughesNet, Spectrum, Frontier, Viasat, Ultimate, SoCalTelCo

Drainage

The Riverside County Flood Control and Water Conservation District has established 18 area drainage plans (ADP) to collect fees as a condition of subdivision to finance flood control and drainage facilities as authorized by Ordinance No. 460. Flood control and drainage facilities are under the direct control of either the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District (CVWD). ADP fees are levied on a per acre basis and are paid when a grading permit is issued, or a building permit if no grading permit is necessary. In addition, some of the agencies providing water and sewer system services, listed above, also provide for drainage systems. In more rural areas, drainage is primarily provided by surface systems, and improvements are not warranted.

On-site drainage facilities can range from 24 inches to 72 inches in diameter depending upon site conditions, although the Riverside County Flood Control and Water Conservation District typically does not have drain inlets or pipes smaller than 36 inches in diameter. These and other site improvement costs are typical of unincorporated jurisdictions in California and do not impose a significant constraint on housing development in the unincorporated areas of Riverside County. The County does not impose any unusual requirements as conditions of approval for new development.

Land Costs

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

Land costs in the unincorporated county typically reflect their location within the western or eastern part of the county, availability or presence of infrastructure, and are similar to incorporated jurisdictions within the same area. Table P-57 shows average land costs in unincorporated communities of Riverside County where

land is listed for sale as of March 2021. Residential land prices ranged from \$281 per acre for a site in Desert Center to \$725,000 per acre for a site in Bermuda Dunes.

Table P-57 Land Costs in Unincorporated Riverside County

Jurisdiction	Average Price per Acre	Number of Sites Surveyed
Aguanga	\$14,640	52
Homeland	\$47,779	43
Cabazon	\$93,991	41
Anza	\$26,030	38
Thermal	\$67,538	57
Idyllwild	\$190,723	21
Desert Center	\$11,786	15
Sky Valley	\$15,393	11
Mecca	\$31,288	10
Thousand Palms	\$164,597	10
Cherry Valley	\$127,004	10
Winchester	\$122,494	9
Bermuda Dunes	\$407,660	6
North Shore	\$47,766	5
Pine Cove	\$89,093	6
Lakeview	\$95,382	8
Woodcrest	\$151,358	4
Romoland	\$107,279	4

Source: Landwatch.com, March 2021

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the county has been attributed to its lower land costs compared to surrounding Orange, Los Angeles, and San Diego counties. Though land prices increased rapidly during the last planning period through 2020, current land prices have declined during the economic recession that affected housing and building nationwide as a result of the COVID-19 pandemic. However, as of May 2021 this trend has begun to reverse. Land costs in the next several years may actually help to keep the cost of some new housing affordable. Though rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and the quality of the product being produced. Labor-saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on numerous factors, including housing demand, the number of contractors in the area, and the unionization of workers. The typical construction costs for wood frame, single-family construction of average to good quality is approximately \$140 per square foot, and custom homes and units with extra amenities may run higher. Using current pricing sources, the average cost for a newly constructed 2,000-square-foot single-family home (not including land) in the Riverside County region

would be \$281,671. Table P-58 summarizes the construction costs for a single-family home in Riverside County.

Table P-58 Construction Costs

Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$111,420	\$5,096	\$229,691
Indirect Job Costs (e.g., insurance, plans and specifications)	\$18,054	\$1,769	-	\$19,823
Contractor Markup	\$32,157	-	-	\$32,157
Total Cost	\$163,386	\$113,189	\$5,096	\$281,671

Source: Building-Cost.net, accessed September 2020

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

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

Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

Table P-59 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans in Riverside County in 2019. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete. An originated application is one that is approved by lender and accepted by the applicant.

Table P-59 Disposition of Home Loans, Riverside County, 2019

Disposition	Home Purchase				Refinance		Home Improvement	
	Government-Backed		Conventional		Number	Percentage	Number	Percentage
	Number	Percentage	Number	Percentage				
Approved, Originated	12,168	73%	22,475	69%	45,185	56%	2,704	36%
Approved, Not Accepted	442	3%	1,052	3%	2,319	3%	136	2%
Denied	1,398	8%	3,038	9%	12,085	15%	3,735	49%
Withdrawn	2,128	13%	4,338	13%	14,164	18%	658	9%
Incomplete	504	3%	1,436	4%	6,678	8%	376	5%
Total	16,640	100%	32,339	100%	80,431	100%	7,609	100%

Source: Home Mortgage Disclosure Act (HMDA) data, accessed March 2021

Conclusion

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

Energy Conservation

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

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building “affordable” homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, “utility bills burden the poor and can cause homelessness.” Table P-60 summarizes the County’s programs related to energy conservation that can be considered and used in the production of affordable housing.

Table P-60 Energy Conservation Programs Summary

Housing Program	Program Intent/Description	Sponsor
Neighborhood Housing Services (NHS)	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. NRG provides direct	Applied for by others

Housing Program	Program Intent/Description	Sponsor
	technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Applied for by others
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to a population.	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Applied for by others
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Applied for by others
Community Facilities Loans	To provide loans and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities up to a population of 20,000.	Applied for by others, including community-based non-profit organizations and tribes
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural, substandard housing.	Applied for by others, including nonprofit organizations, tribes, and state and local governments
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Applied for by owners of multifamily projects of facilities already subject to a mortgage insured by or held by HUD
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	County Housing, Homelessness Prevention and Workforce Solutions (HHPWS) Department, or applied for by nonprofit agencies
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	County HHPWS, or applied for by nonprofit agencies
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	County of Riverside
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.	County of Riverside Department of Community Action

Housing Program	Program Intent/Description	Sponsor
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is a federally funded assistance program overseen by the California Department of Community Services and Development funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)the Weatherization Program, which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program, which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program, which provides payments for weather-related emergencies.	County of Riverside Department of Community Action
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	County of Riverside Department of Community Action
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	County of Riverside HHPWS
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Department of Community Action

Housing Program	Program Intent/Description	Sponsor
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.	Department of Community Action
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Department of Community Action
Energy Assistance Fund	Provides \$300 to eligible Southern California Edison customers once per year to assist with energy costs.	Southern California Edison
Energy Savings Assistance	Provides energy efficient appliances to low-income Southern California Edison customers.	Southern California Edison
Energy Assistance Fund	Provides \$300 to eligible Southern California Edison customers once per year to assist with energy costs	Southern California Edison
Energy Savings Assistance	Provides energy efficient appliances to low-income Southern California Edison customers to	Southern California Edison
Energy Savings Assistance Program	Provides energy efficient home improvement services at no cost to eligible customers of Southern California Gas.	Southern California Gas
Energy Savings Assistance Program	Provides energy efficient home improvement services at no cost to eligible customers of Southern California Gas	Southern California Gas

