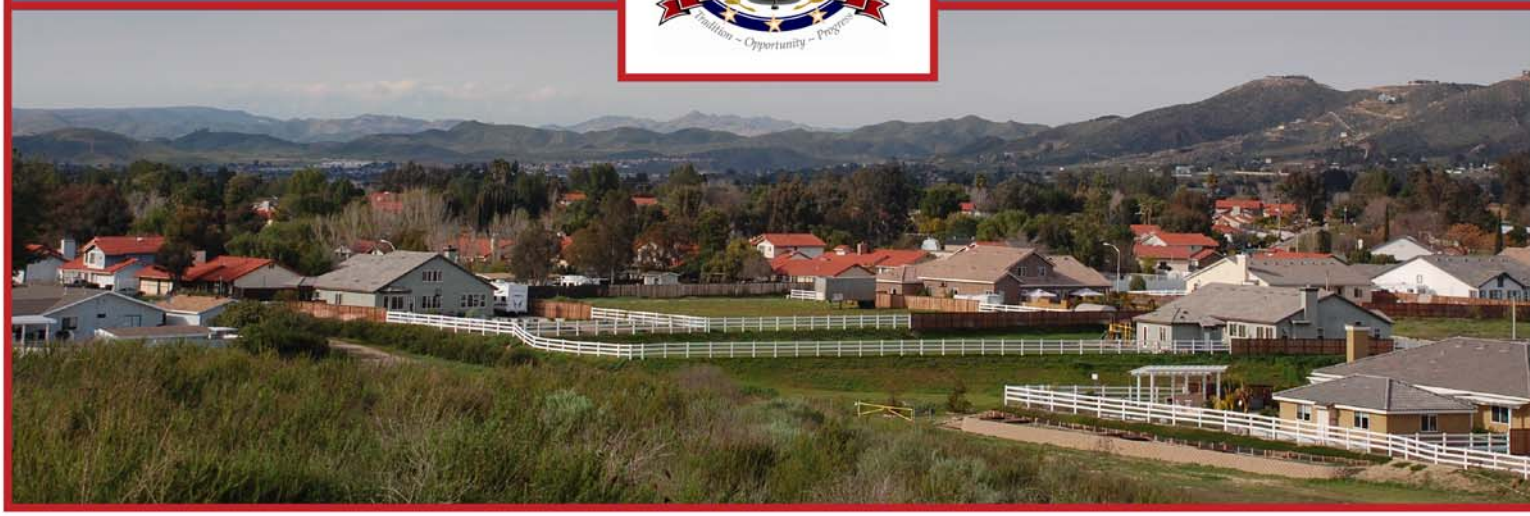
CITY OF WILDOMAR

HOUSING ELEMENT

FINAL DRAFT

NOVEMBER/DECEMBER 2013



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INTRODUCTION

The City of Wildomar's Housing Element identifies and establishes the City's policies with respect to meeting the needs of existing and future residents in the city. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goal of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Wildomar.

PURPOSE

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

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

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

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

GENERAL PLAN CONSISTENCY

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

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

REGIONAL HOUSING NEEDS ALLOCATION

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

The City of Wildomar incorporated on July 1, 2008, which was after the final RHNA had been distributed by SCAG, for the 2006-2014 planning period. Therefore, the City had to work with Riverside County, the Western Riverside Council of Governments, and SCAG to agree on an appropriate portion of the County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period, as shown in **Table H-1**.

The 1,471 units must be accommodated in this Housing Element in addition to the City's RHNA for the current planning period (2014-2021). Please refer to Table HNA-22 in the Housing Needs Assessment for a full analysis. **Table H-2** below shows the City's 5th round RHNA.

TABLE H-1: 2006–2014 REGIONAL HOUSING NEED

Income Category	Income Range*	2006–2014 RHNA
Extremely Low	$0–$20,000	174
Very Low	$20,001–$33,350	175
Low	$33,351–$53,350	241
Moderate	$53,351–$75,000	272
Above Moderate	$75,001 or more	609
Total	**–**	**1,471**

Source: SCAG, October 2011
**Based on a four-person household.*

TABLE H-2: 2014–2021 REGIONAL HOUSING NEED

Income Category	Income Range*	2014–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total	**--**	**2,535**

Source: SCAG, October 2012
**Based on a four-person household.*

HOUSING GOALS, POLICIES, AND PROGRAMS

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the City's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population.

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

ADEQUATE HOUSING

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

PROGRAM H-1.1: General Plan Land Use Change to Provide for Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income house holds, the City will amend its General Plan Land Use and Zoning m aps to redesignate and rezone sites 22, 23, 24, and 25 (see **Table HNA-25** in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R-4 zoning to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City's housing needs, with at least 50% of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and will re-zone 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling unit per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.

All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e. setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. In addition, the City is creating a mixed-use overlay zone to apply to 21 sites, totaling 122 acres within the inventory. The mixed-use overlay will have a 30% residential requirement.

Responsible Agency: Planning Department

Time Frame: By December 2013

Funding Source: General Fund

PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding Source: General Fund, developer fees

POLICY H-2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for developers, (for and non-profit) for projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.

Responsible Agency: Planning Department

Time Frame: Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance or other appropriate actions as projects are processed through the Planning Department

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

POLICY H-3: Establish and maintain accurate planning and demographic data using GIS (geographic information systems).

PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.

Responsible Agency: Planning Department

Time Frame: Update the Land Inventory on an annual basis

Funding Source: General Fund

PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.

Responsible Agency: Planning Department

Time Frame: Annually

Funding Source: General Fund

POLICY H-4: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing including persons with special needs and developmental disabilities. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.

Responsible Agency: Planning Department

Time Frame: Ongoing as projects are processed through the Planning Department

Funding Source: Utilize public financing tools when available, including but not limited to multi-family revenue bonds, the CDBG Housing Loan Fund, and HOME funds, to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the

developer (e.g., Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other available financing.

PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports.

Responsible Agency: Planning and Building Department

Time Frame: Ongoing, as developers approach the City for assistance

Funding Source: General Fund

PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).

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

Time Frame: Ongoing, as applications are processed through the Planning and Building and Safety Departments

Funding Source: General Fund

POLICY H-5: To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.

PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.

Responsible Agency: Planning Department

Time Frame: Apply for HOME funds annually

Funding Source: HOME funds, other funding sources

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

GOVERNMENTAL CONSTRAINTS

POLICY H-6: **Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.**

PROGRAM H-6.1: **Annual Review of the Housing Element.** The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).

Responsible Agency: Planning Department

Time Frame: Annually, starting in April 2014

Funding Source: General Fund

POLICY H-7: **Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.**

PROGRAM H-7.1: **Development Review and Processing Procedures.** The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Responsible Agency: Planning Department

Time Frame: Annually, starting December 2014

Funding Source: General Fund

PROGRAM H-7.2: **Building Code.** As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

Responsible Agency: Building and Safety Department

Time Frame: As new uniform codes are adopted

Funding Source: General Fund

POLICY H-8: **Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.**

PROGRAM H-8.1: **Incentives for Development of Housing.** The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities.

Responsible Agency: Planning and Public Works Departments

Time Frame: As projects are proposed to the Planning Department

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

POLICY H-9: **Grant density bonuses to encourage the development of affordable housing.**

PROGRAM H-9.1: **Density Bonus.** In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013

Funding Source: General Fund

POLICY H-10: **Allow for the development of secondary housing units as an affordable housing option.**

PROGRAM H-10.1: **Second Units.** In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department

Funding Source: General Fund

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

SPECIAL NEEDS GROUPS

POLICY H-11: **Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate-income households or special needs housing.**

PROGRAM H-11.1: **Priority for Affordable Projects.** Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups including persons with physical and developmental disabilities.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

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

POLICY H-12: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

Funding Source: General Fund

POLICY H-13: Promote the development of special housing needs, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.

PROGRAM H-13.1: Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers

Funding Source: General Fund

PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply by December 2013

Funding Source: General Fund

PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations). The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.

In addition, the City will encourage housing developers to include mobility-impaired accessibility in their project designs.

The City will include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical and developmental disabilities.

The City will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria:

1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws.

2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws.

3. The requested accommodation would not impose an undue financial or administrative burden on the City.

4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.

The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

POLICY H-14: Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit.

PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child care center with affordable, multi-family housing developments or nearby major residential subdivisions.

Responsible Agency: Planning Department

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-15: Participate regionally in addressing homeless issues.

PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Responsible Agency: Planning Department

Time Frame: Meet with neighboring cities and the County annually to discuss homeless issues

Funding Source: General Fund

POLICY H-16: Allow transitional and supportive housing and emergency/homeless shelters in appropriate zoning districts.

PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all zones allowing residential uses exclusively. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

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

CONSERVATION AND IMPROVEMENT OF HOUSING STOCK

POLICY H-17: Pursue all available federal and state funds to establish a housing rehabilitation program.

PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds.

Responsible Agency: Planning Department

Time Frame: Starting in 2014, annually apply for HOME funds as Notices of Funding Availability are released

Funding Source: HOME

POLICY H-18: Concentrate rehabilitation assistance and code enforcement efforts in areas which have a concentration of older and/or substandard residential structures.

PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.

Responsible Agency: Building and Safety and Code Enforcement Departments

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-19: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.

Responsible Agency: Planning Department

Time Frame: Annually monitor starting October 2014

Funding: General Fund

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

EQUAL HOUSING OPPORTUNITIES

POLICY H-20: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.

PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; assign a point person and post a link to the website by December 2013

Funding Source: General Fund

POLICY H-21: Support state and federal mandates for fair housing practices in both public and private housing developments.

PROGRAM H-21.1: Fair Housing Education. The City will make fair housing educational brochures available at City Hall, the City library, and will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; prepare brochures and post a link to the website by December 2013

Funding Source: General Fund

POLICY H-22: Support programs that offer low- and moderate-income households the opportunity for homeownership.

PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.

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

Time Frame: Ongoing

Funding Source: General Fund

PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.

Responsible Agency: Planning Department

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

Funding Source: HOME funds

PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.

Responsible Agency: Administration and Planning Departments

Time Frame: Annually or as funding is available; consider applying for funding to establish a program.

Funding Source: Neighborhood Stabilization Program funding

POLICY H-23: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.

Responsible Agency: Planning Department

Time Frame: Ongoing as opportunities arise

Funding Source: HOME, CDBG

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

ENERGY CONSERVATION

POLICY H-24: Encourage the use of energy conservation features in residential construction and remodeling.

PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.

Responsible Agency: Planning and Building Department, SCE, SoCalGas

Time Frame: Ongoing as programs are available

Funding Source: SCE and SoCalGas funding sources

PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state-mandated green building standards.

Responsible Agency: Building Department

Time Frame: Annually

Funding Source: General Fund

PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Responsible Agency: Building Department

Time Frame: Ongoing

Funding Source: General Fund

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level as illustrated in Table H-3.

- The **Construction** objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the Housing Element given the locality's land resources, constraints, and proposed programs. This objective includes both the 5th round RHNA allocation as well as the unaccommodated need for the 4th round housing element identified for the city. The 4th round unaccommodated need is described in further detail in the Housing Needs Assessment.

- The **Rehabilitation** objective refers to the number of existing units expected to be rehabilitated during the Housing Element planning period.

- The **Conservation/Preservation** objective refers to the preservation of the existing affordable housing stock throughout the Housing Element planning period.

TABLE H-3: QUANTIFIED OBJECTIVES SUMMARY

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (Fair Share Allocation)[1]	484	486	604	461	1,038	3,073
Rehabilitation[2]	0	3	3	0	0	6
Conservation/Preservation[3]	0	0	175	0	0	175
Total	**484**	**489**	**782**	**461**	**1,038**	**3,254**

Source: City of Wildomar, March 2013
1. Includes the 4th round unaccommodated need for each income category
[2] Based on the amount of CDBG funding the City anticipates obtaining over the next five years.
[3] There is currently one affordable project but it is not at risk of converting until August 2030.

APPENDIX A – HOUSING NEEDS ASSESSMENT

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PUBLIC PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at City Hall. The draft and final Housing Element were also provided to the California Department of Housing and Community Development for review and comment.

In an effort to reach all segments of the community, the City contacted the following organizations to gain feedback on the Housing Element:

- Riverside County Child Care Consortium
- Community Action Partnership of Riverside County
- Fair Housing Council of Riverside County, Inc.
- Affordable Housing Clearinghouse
- BRIDGE Housing Corporation
- Southern California Association of Non-Profit Housing

Joint City Council/Planning Commission Meetings

November 2, 2011 – City staff conducted a joint City Council/Planning Commission workshop on November 2, 2011. The housing element consultant made a presentation that included an overview of the update process, an outline of state housing law, and a description of the required components of the Housing Element. At the conclusion of the presentation, Council members and Commissioners discussed housing concerns in the city and potential changes or additions to policies and programs. General questions and comments about the Housing Element process were received and addressed at the meeting. Copies of the presentation were provided to city residents who requested copies.

December 7, 2011 – City staff presented the draft Housing Element to the City Council and Planning Commission on December 7, 2011, for input and approval to submit the Housing Element to the State for review. A copy of the Housing Element was made available on the City's website. Notice of all public workshops and hearings was provided to the City's list of interested parties, which included representatives of low-income and special needs groups, nonprofit and for-profit housing developers, community organizations, and other governmental agencies.

Planning Commission Study Session

April 17, 2013 – The City held a Planning Commission study session/Housing Element public workshop on April 17, 2013, at 6:30 p.m. at City Hall. The meeting was noticed in the paper and on the City's website. The Planning Commissioners and City staff, as well as several residents and landowners, attended. The meeting started with a brief presentation made by the consultant. The presentation included a summary of housing element state law requirements, identification of new laws that affect this Housing Element, a summary of demographic information from the 2010 Census, and a listing of the City's current Housing Element goals, policies, and programs.

Following the presentation was a question and answer session on the RHNA process and timelines for bringing the draft Housing Element forward as well as the rezone process. There were no comments from the residents and landowners in attendance.

Comments Received

The City has not received any comments to date.

Public Hearings

Language will be added once hearings have been held.

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The City of Wildomar incorporated July 1, 2008 and adopted the Riverside County Housing Element at that time. The City did not adopt a new 4th round Housing Element after incorporation and, therefore has not completed a review of previous.

COMMUNITY PROFILE

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

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2000 and 2010 Census, 2008–2010 American Community Survey, Department of Finance, Southern California Association of Governments, and Western Riverside Council of Governments, as well as from other sources.

POPULATION CHARACTERISTICS

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

POPULATION TRENDS

Between 2000 and 2010, Wildomar's population more than doubled in size, with population growth at 57.1%. Riverside County as a whole grew by about a third (29.4%) (see **Table HNA-1**).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2000	2010	Total	Percentage
Wildomar	13,810	32,176	18,366	57.1%
Riverside County	1,545,387	2,189,641	644,254	29.4%

Source: 2000 and 2010 Census

AGE CHARACTERISTICS

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

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

The age distribution for the City of Wildomar and Riverside County is presented in **Table HNA-2**. According to the 2010 Census, in the City of Wildomar a little more than half (53.9%) of the population is working age, between 20 and 59 years of age, and about one-third (31.1%) of the population is school age or below, between 0 and 19 years of age. The population 60 years and over represents the remaining percentage of 14.9%. When compared to Riverside County, the age distribution is similar, although Wildomar had a slightly lower percentage of persons over the age of 60.

TABLE HNA-2: AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups*								
		0–9	10–19	20–29	30–39	40–49	50–59	60–69	70–79	80 and over
Wildomar	34.6	14.5%	16.6%	13.4%	12.4%	14.7%	13.4%	7.6%	4.4%	2.9%
Riverside County	33.7	15.0%	16.7%	13.6%	12.9%	13.8%	11.6%	8.1%	5.1%	3.2%

Source: 2010 Census

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

RACE AND ETHNICITY

As shown in **Table HNA-3**, the largest racial group in Wildomar in 2010 identified themselves as white (53.6%). Riverside County as a whole had a significantly lower percentage, 39.7%, in the white racial group. There was about a 10% difference in the Hispanic population: 35.3% in Wildomar and 45.5% in Riverside County as a whole.

TABLE HNA-3: RACE AND ETHNICITY

Jurisdiction	Race/Ethnicity of Population						
	White	African American	American Indian/Alaska Native	Asian	Hawaiian/Pacific Islander	Other	Hispanic
Wildomar	53.6%	3.0%	0.6%	4.3%	0.2%	3.0%	35.3%
Riverside County	39.7%	6.0%	0.5%	5.8%	0.3%	2.4%	45.5%

Source: 2010 Census
** Due to rounding, totals may not equal 100%.*

HOUSEHOLD CHARACTERISTICS

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

HOUSEHOLDS TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table HNA-4 displays household composition as reported by the 2010 Census. In the City of Wildomar, families comprised 78.1% of all households, of which 37.7% have children under 18 years of age. Riverside County as a whole has a slightly lower percentage of families (74.4%) and almost the same percentage of families with children under 18 years of age (37.5%).

TABLE HNA-4: HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families With Children Under 18	Non-Family
Wildomar	9,992	3.22	78.1%	37.7%	21.9%
Riverside County	686,260	3.14	74.4%	37.5%	25.6%

Source: 2010 Census

OVERCROWDING

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

According to the 2008–2010 American Community Survey and as shown in **Table HNA-5**, 2.9% of Wildomar's owner-occupied households were overcrowded and 0.6% were severely overcrowded, as compared to the county as a whole with 4.4% of the households overcrowded and 1.1% severely overcrowded. In renter-occupied households, 4.8% of Wildomar households were overcrowded and 0.8% were severely overcrowded, as compared to the county with 13.1% overcrowded and 4.0% severely overcrowded.

TABLE HNA-5: OVERCROWDED HOUSEHOLDS

	Owner Households		Renter Households		Total Households	
Household Size	**Number**	**Percentage**	**Number**	**Percentage**	**Number**	**Percentage**
City of Wildomar						
Less than 1.00	7,031	97.1%	2,376	95.2%	9,407	96.6%
1.01–1.50	166	2.3%	100	4.0%	266	2.7%
1.51 or more	47	0.6%	21	0.8%	68	0.7%
Wildomar Total	***7,244***	***100.0%***	***2,497***	***100.0%***	***9,741***	***100.0%***
Riverside County						
Less than 1.00	436,707	95.5%	182,416	87.0%	619,123	92.8%
1.01–1.50	15,684	3.4%	19,048	9.1%	34,732	5.2%
1.51 or more	5,086	1.1%	8,292	4.0%	13,378	2.0%
Riverside County Total	***457,477***	**100.0%**	***209,756***	**100.0%**	***667,233***	**100.0%**

Source: 2008–2010 American Community Survey
** Based on occupied housing units.*

HOUSEHOLD INCOME

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

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Riverside County, the area median income (AMI) for a family of four in 2013 is $65,000.

- Extremely Low Income — Up to 30% of AMI ($0–$20,100)
- Very Low Income — 31–50% of AMI ($20,101–$33,500)
- Low Income — 51–80% of AMI ($33,501–$53,600)
- Moderate Income — 81–120% of AMI ($53,601–$78,000)
- Above Moderate Income — Above 120% of AMI ($78,001 or more)

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

TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2013

Income	Household Size							
Category	1	2	3	4	5	6	7	8
Extremely Low	$14,100	$16,100	$18,100	$20,100	$21,750	$23,350	$24,950	$26,550
Very Low	$23,450	$26,800	$30,150	$33,500	$36,200	$38,900	$41,550	$44,250
Low	$37,550	$42,900	$48,250	$53,600	$57,900	$62,200	$66,500	$70,800
Median	$45,500	$52,000	$58,500	**$65,000**	$70,200	$75,400	$80,600	$85,800
Moderate	$54,600	$62,400	$70,200	$78,000	$84,250	$90,500	$96,700	$102,950

Source: Department of Housing and Community Development 2013

HOUSEHOLD INCOME

Table HNA-7 provides a summary of households in Wildomar according to the 2008–2010 American Community Survey. The highest percentage of households (18.8%) earns between $50,000 and $74,999.

TABLE HNA-7: HOUSEHOLD INCOME, 2010

Annual Income	Number	Percentage
Less than $14,999	633	6.5%
$15,000 to $24,999	894	9.2%
$25,000 to $34,999	1,489	15.3%
$35,000 to $49,999	962	9.9%
$50,000 to $74,999	1,830	18.8%
$75,000 to $99,999	1,386	14.2%
$100,000 to $149,999	1,554	16.0%
$150,000 to $199,999	609	6.3%
$200,000 or more	384	3.9%

Source: 2008–2010 American Community Survey

EXTREMELY LOW-INCOME HOUSEHOLDS

In 2013, the median income for a household of four in Riverside County was $65,000. Households that earn 30% or less than the county's median income are considered "extremely low-income." To estimate the number of households in this income category, the City looked at the total number of households that fell into the extremely low-income range, which was $0–$20,100 (based on a household of four in 2013). Because the income ranges in the Census do not correspond identically with the extremely low-income range, the City looked at the number of households earning less than $24,999. Using data from the 2008–2010 American Community Survey, it was determined that there are approximately 1,527 (16% of all households) existing extremely low-income households in Wildomar. Of those, 802 (8% of all households) are owner-occupied households and 703 (7% of all households) are renter-occupied households.

OVERPAYMENT

State and federal housing law defines overpayment (or cost burdened) as a household paying more than 30% of gross income for housing expenses. Severe cost burden occurs when a household pays more than 50% of its income on housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

Table HNA-8 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying.

TABLE HNA-8: COST BURDENS FOR ALL HOUSEHOLDS, 2005–2009

	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	**280**	**385**	**665**
% Cost Burden >30%	67.9%	79.2%	74.4%
% Cost Burden >50%	58.9%	61.0%	60.2%
Household Income >30 to ≤50% MFI	**325**	**550**	**875**
% Cost Burden >30%	80.0%	55.3%	64.5%

Source: 2005–2009 Comprehensive Housing Affordability Survey

Table HNA-9 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category in the City of Wildomar. Lower-income residents (less than $19,999 a year) made up 6.5% and 15.2% of total owners and renters, respectively.

TABLE HNA-9: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2005-2009

Income Range	Owner-Occupied Housing	Renter-Occupied Housing	Total Occupied Housing
Less than $19,999	**300**	**190**	**490**
	78%	68%	74%
$20,000 to $34,999	**295**	**220**	**515**
	54%	68%	59%
$35,000 to $49,999	**625**	**330**	**955**
	56%	17.5%	32%
$50,000 to $74,999	**315**	**85**	**400**
	38%	23%	33%
$75,000 or more	**1,645**	**95**	**1,740**
	37%%	15%	34%

Source: 2005–2009 Comprehensive Housing Affordability Survey

EMPLOYMENT BY INDUSTRY

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Wildomar and how these patterns influence housing needs. **Table HNA-10** shows the types of industries for residents working in the City of Wildomar in 2010.

TABLE HNA-10: OCCUPATIONS BY INDUSTRY, 2010

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	76	0.5%
Construction	1,516	10.8%
Manufacturing	1,522	10.8%
Wholesale trade	446	3.2%
Retail trade	1,418	10.1%
Transportation and warehousing, and utilities	675	4.8%
Information	147	1.0%
Finance and insurance, real estate and rental and leasing	557	4.0%
Professional, scientific, management, administrative and waste management services	1,937	13.8%
Educational services, and health care and social assistance	2,499	17.8%
Arts, entertainment, recreation, accommodation, and food services	1,657	11.8%
Other services, except public administration	802	5.7%
Public administration	823	5.8%
Total civilian employed population 16 years and over	**14,075**	**100.0%**

Source: 2008–2010 American Community Survey

HOUSING STOCK CHARACTERISTICS

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

HOUSING TYPE

According to the 2008–2010 American Community Survey, 68.6% of the city's housing stock comprised single-family homes and 5.5% were multi-family units, with the remaining 25.9% mobile homes/other. Riverside County had almost the same proportion of single-family homes (68.0%) but had more than twice the number of multi-family units (16.5%) (**Table HNA-11**).

TABLE HNA-11: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family Detached	7,479	68.2%	544,728	68.0%
Single-Family Attached	46	0.4%	49,678	6.2%
Multi-Family 2–4 Units	46	0.4%	36,233	4.5%
Multi-Family 5+ Units	557	5.1%	95,805	12.0%
Mobile Homes/Other*	2,837	25.9%	74,880	9.3%
Total Housing Units	**10,965**	**100.0%**	**801,324**	**100.0%**

Source: 2008–2010 American Community Survey
**Other includes boats, RV, and vans*

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. **Table HNA-12** details housing tenure in Wildomar and Riverside County according to the 2010 Census. The City of Wildomar has a slightly higher owner-occupied household percentage (73.3%) than that of Riverside County (67.4%).

TABLE HNA-12: HOUSING TENURE

Housing Tenure	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	7,329	73.3%	462,212	67.4%
Renter-Occupied Households	2,663	26.7%	224,048	32.6%

Source: 2010 Census

VACANCY RATE

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HNA-13 shows the occupancy status of the housing stock according to the 2010 Census. The City of Wildomar had a total vacancy rate of 7.5% as compared to Riverside County as a whole, which had a vacancy rate of 14.3%. According to the 2008–2010 American Community Survey, the City of Wildomar homeowner vacancy rate was 2.7% and the rental vacancy rate was 5.1%. For the county as a whole, the homeowner vacancy rate was 3.8% and the rental vacancy rate was 9.5%.

TABLE HNA-13: OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	9,992	92.5%	686,260	85.7%
Vacant	814	7.5%	114,447	14.3%
For rent	143	17.6%	23,547	20.6%
For sale	204	25.1%	18,417	16.1%
Rented/sold, not occupied	57	7.0%	4,362	3.8%
For seasonal/recreational or occasional use	90	11.1%	50,538	44.2%
All other including for migrant workers	320	39.3%	17,583	15.4%
Total Housing Units	**10,806**	**100.0%**	**800,707**	**100.0%**

Source: 2010 Census

HOUSING CONDITIONS

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

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table HNA-14** displays the age of Wildomar's housing stock as of 2005. Among the housing stock, 51.1% of the housing units in Wildomar were built since 1990. Only 18.5% of the housing stock is over 30 years old, meaning rehabilitation needs could be relatively low. The City estimates that approximately 10% of the housing stock is in need of rehabilitation.

TABLE HNA-14: AGE OF HOUSING STOCK

Structure Built	Units	Percentage
2005 or later	1,605	14.6%
2000 to 2004	2,264	20.6%
1990 to 1999	1,740	15.9%
1980 to 1989	3,333	30.4%
1970 to 1979	1,256	11.5%
1960 to 1969	164	1.5%
1950 to 1959	329	3.0%
Prior to 1950	274	2.5%
Total Units	**10,965**	100.0%

Source: 2008–2010 American Community Survey

HOUSING COST AND AFFORDABILITY

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

Housing affordability is based on the relationship between household income and housing expenses. According to the US Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

Sales Prices

According to Trulia.com, the median sales price for homes in Wildomar as of March 2013 was $204,091 (**Table HNA-15**). This represents an increase of 2.0%, or $4,091, compared to the prior year.

TABLE HNA-15: MEDIAN SALES PRICES, 2013

Number of Bedrooms	Dec.–Feb. 2013	Year Over Year	1 Year Prior	5 Years Prior
2 bedrooms	$107,200	5.8%	$95,000	$207,000
3 bedrooms	$179,860	-3.8%	$171,500	$299,501
4 bedrooms	$238,520	+6.0%	$207,500	$337,500
All properties	**$204,091**	**+2.0%**	**$200,000**	**$335,500**

Source: Trulia.com, March 2013

Rental Prices

In March 2013, a rental survey was conducted to determine rent rates for residential units in Wildomar (**Table HNA-16**). Significantly more homes, which generally have more bedrooms, were available for rent compared to apartments. The overall average rental price at that time was $1,695. **Table HNA-16** illustrates the rental costs in Wildomar by the number of bedrooms.

TABLE HNA-16: MEDIAN RENTAL COST BY HOUSING TYPE, 2013

Housing Type	1 BR	2BR	3BR	4BR
Number of Listings	41	65	208	172
Median Price	$1,111	$1,374	$1,499	$1,795
Price Range	$670-$2,345	$975-$1,845	$1,150-$2,395	$1,595-$3,900

Source: PMC Rental Survey: hotpads.com, Trulia.com, March 2013

Housing Affordability

Table HNA-17 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in **Table HNA-17**, the maximum affordable rent is $838 monthly for a very low-income four-person household, $1,340 for a low-income household, and $1,950 for a moderate-income household. As shown in **Table HNA-16**, two- and three-bedroom units were renting at median prices of $1,374 to $1,499, respectively, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income households. As shown in **Table HNA-16**, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of February 2013, the median sales price for all single-family homes in the city was $204,091. When looking at properties by number of bedrooms, the median sales price for a four-bedroom home was $238,520; for a three-bedroom home, $179,860; and for a two-bedroom home, $107,200 (**Table HNA-15**). The maximum affordable sales price for a four-person household is $111,320 for a very low-income household, $178,590 for a low-income household, and $252,580 for a moderate-income household. This indicates that very low-, low-, and moderate-income households would be able to afford existing and newly constructed two-bedroom homes in Wildomar, but only moderate-income households would be able to afford three- and four- bedroom homes.

TABLE HNA-17: HOUSING AFFORDABILITY BY INCOME LEVEL (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level		
	Very Low	Low	Moderate
Annual Income	$33,500	$53,600	$78,000
Monthly Income	$2,792	$4,467	$6,500
Maximum Monthly Gross Rent[1]	$838	$1,340	$1,950
Maximum Purchase Price[2]	$111,320	$178,590	$252,580

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web

[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

[2] Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.6% annual interest rate.

SPECIAL NEEDS GROUPS

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

SENIORS

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

According to the 2010 Census, there were 3,414 seniors or 10.6% of the total population (age 65 and over) in the City of Wildomar. Riverside County as a whole had a slightly higher percentage of seniors with 13.0% of persons ages 65 and over.

Of the senior population, 2,034 seniors were householders in Wildomar, representing 20.4% of all households in the city. Of those households, approximately 22.0% were owner-occupied and 15.8% were renter-occupied. Riverside County's breakdown was similar with 26.9% and 13.9%, respectively.

PERSONS WITH DISABILITIES

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

The 2010 Census defines a disability as "a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business."

Based on the 2008–2010 American Community Survey, 3,235 (10.3%) persons in Wildomar and 219,271 (10.1%) persons in Riverside County had some form of disability.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within 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 where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table HNA-18**) from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

TABLE HNA-18: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
92595	72	35	48	2	0	157

Source: Inland Regional Center 2013.

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

LARGE HOUSEHOLDS

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

Based on estimates from the 2010 Census, 21.6% (2,155) of Wildomar's households were large households, including 5.7% (570) that had six or more persons and 4.8% (479) that had seven or more persons.

As previously mentioned, 2,155 households in Wildomar were occupied by five or more persons. Of those, 1,484 were owner-occupied households and 671 were renter-occupied households.

SINGLE-PARENT HOUSEHOLDS

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

According to the 2010 Census, 11.8% (1,178 households) of households in the city were single-parent households.

FARMWORKERS

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

Based on the 2008–2010 American Community Survey and as shown in **Table HNA-10**, it is estimated that there are approximately 76 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.5% of the total population. The demand for specific farmworker housing is estimated to be very minimal if at all and therefore housing is addressed through the current housing stock and through overall programs for affordability.

HOMELESS

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

The County of Riverside completed a Point-in-Time Homeless Count in January 2013. According to this data, there are approximately five unsheltered persons within the City of Wildomar. **Table HNA-19** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-19: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Valley Restart Shelter	Emergency	Hemet	Families	89
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Permanent	Hemet	Families	32
Friends of Jefferson House	Permanent	Riverside	Substance Abuse	30
Riverside Recovery Resources	Transitional	Hemet	Substance Abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
God's Helping Hand	Transitional	Perris	Substance Abuse	15
Friends of Jefferson House	Transitional	Riverside	Substance Abuse	30
Inland Aids Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Operation SafeHouse	Transitional	Riverside	Youth	20
Whiteside Manor	Transitional	Riverside	Dually Diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance Abuse	122
Whiteside Manor	Transitional	Riverside	Substance Abuse/Women	21

Source: Riverside County Consolidated Plan 2004–2009

ANALYSIS OF AT-RISK HOUSING

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

INVENTORY OF AFFORDABLE UNITS

An inventory of assisted units in the City of Wildomar was compiled based on information gathered from the California Housing Partnership Corporation (**Table HNA-20**). According to the California Housing Partnership Corporation, there is one assisted property in Wildomar. This property is not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2006–2014).

TABLE HNA-20: ASSISTED UNITS INVENTORY

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Wildomar Senior Leisure Living	176	175	Senior	LIHTC	8/5/2030

Source: California Housing Partnership Corporation 2013

Preservation Resources

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

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

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.

- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

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

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

HOUSING OPPORTUNITIES AND RESOURCES

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

REGIONAL HOUSING NEED

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

During the previous (4th) Housing Element cycle, the City of Wildomar incorporated in July of 2008 and worked with Riverside County, the Western Riverside Council of Governments (WRCOG), and SCAG to agree on the appropriate portion of Riverside County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period. Building permits issued since July 2008 (month of incorporation) and one approved affordable project were credited toward the City's RHNA for the 2006–2014 planning period. In October 2012, the SCAG Regional Council adopted the 5th Cycle RHNA, which assigned 2,535 units across all income categories for the City of Wildomar, as shown in **Table HNA-21.**

TABLE HNA-21: REGIONAL HOUSING NEED, 2014–2021

Income Category	2014–2021 RHNA
Extremely Low	310
Very Low	311
Low	415
Moderate	461
Above Moderate	1,038
Total	**2,535**

Source: City of Wildomar, SCAG, October 2012

AVAILABILITY OF LAND

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. The sites listed in **Table HNA-25** are currently available and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2014–2021 planning period.

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

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity for residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 80% of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100% density. For mixed-use sites, the City requires both residential and commercial uses to be developed on each site and requires that a minimum of 30% of the site capacity be utilized for residential uses. The City took a very conservative approach and assumed the minimum capacity of 30% for the purposes of determining the number of housing units that could be developed to meet the City's RHNA.

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

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

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

Land use designations of Highest Density Residential (HHDR) and Mixed Use Planning Area (MUPA) both allow at least 30 units per acre. HHDR allows for 20–40 units per acre and MUPA allows for at least 30 units per acre. The City currently has 119.6 acres of MUPA designated land but does not currently have any land designated as HHDR.

UNACCOMMODATED NEED

In the 2006–2014 planning period, the City of Wildomar drafted a 4th round Housing Element but the document was never adopted. In the draft document, the City completed a land analysis that included a program (Program H-1.1), to amend its Land Use Map to redesignate approximately 16 acres of land from Medium High Density Residential (MHDR) to highest density residential (HHDR), which would allow for additional capacity to meet the Wildomar's lower-income RHNA.

Table HNA-22 compares the City's RHNA for the 4th round planning period to the 4th round site capacity. Because the redesignation of land from MHDR to HHDR was not completed, the City now has an unaccommodated need of 538 units for the lower-income category that will be carried over to the City's 5th cycle RHNA.

TABLE HNA-22: UNACCOMMODATED NEED FROM THE 2006–2014 PLANNING PERIOD

Income Category	4th Round RHNA	Built/Approved Credits	Remaining Allocations	4th Round Site Capacity	4th Round Unaccommodated Need
Extremely Low	174	0	174	0	174
Very Low	175	0	175	0	175
Low	241	52	189	0	189
Moderate	272	157	115	1,000	0
Above Moderate	609	78	531	5,079	0
Total	**1,297**	**287**	**1,010**	**6,079**	**538**

Source: SCAG, City of Wildomar, 2012.

REZONE/REDESIGNATION OF SITES

To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22 through 25 (sites are included in **Table HNA-23** and in **Table HNA-24** in bold), a total of 25.96 acres to the HHDR designation and with compatible zoning (R-4, R-5, or R-6) to allow for at least 30 units to the acre by right (**Program H-1.1**). If it is determined that redesignation and rezone of any of the identified sites is not feasible, the City will identify another site or group of sites for the development of housing affordable to lower-income households.

TABLE HNA-23: SITES FOR REDESIGNATION

Site #	APN	Acreage	Zoning	New Zoning[1]	GP Designation	New GP Designation	New Capacity
22	380220002	5.06	R-R	R-4	MHDR	HHDR	**121**
23	370400009	4.99	R-R	R-4	MHDR	HHDR	**120**
24	380270013	5.91	R-R	R-4	MHDR	HHDR	**142**
25	380250003	10.00	R-R	R-4	BP	HHDR	**240**
Assuming 25.96 acres are rezoned/redesignated to allow 20-40 du/acre							

Source: City of Wildomar, December 2013
[1] These sites will be rezoned R-4 which is compatible with the HHDR designation.

SITE INVENTORY

Table HNA-23 compares the City of Wildomar's RHNA to the site inventory capacity. **Table HNA-24** provides the characteristics of the available sites for the development of single-family homes and multi-family units. **Figure HNA-1** provides a Land Inventory Map showing all the available sites within the city. **Figures HNA-2** through **HNA-5** provide a close-up of each of the four quadrants of the city, again showing the available sites. The city has many sites available for the development of housing affordable to all income levels (**Table HNA-25**). Although some of the sites listed do not include parcel-specific information, the sites with parcel-specific data provide enough capacity to meet the above moderate RHNA.

Large Sites

To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the City has the ability to provide adequate sites to accommodate its share of the region's housing needs (**Program H-1.2**).

TABLE HNA-24: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2014–2021 RHNA	4th Round Unaccommodated Need	Total Need 2014–2021	Site Inventory Capacity	(Surplus) of Potential Units
Extremely Low	310	174	484	1,721	(147)
Very Low	311	175	486		
Low	415	189	604		
Moderate	461	0	461	1,011	(550)
Above Moderate	1,038	0	1,038	5,073	(4,035)
Total	**2,535**	**538**	**3,073**	**7,805**	**(4,732)**

Source: City of Wildomar, SCAG, and WRCOG, 2013

TABLE HNA-25: LAND INVENTORY

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
Mixed Use Planning Area (mixed use 30 du/acre)							
1	376190001	R-R	MUPA	2.99	30	27	no constraints
2	380160005	C-1/C-P	MUPA	1.74	30	16	Flood zone (self mitigated by development)
3	380160009	C-1/C-P	MUPA	3.48	30	31	Flood zone (self mitigated by development)
4	376410021	C-P-S	MUPA	1.60	30	14	no constraints
5	380160006	C-1/C-P	MUPA	1.54	30	14	Flood zone (self mitigated by development)
6	362250027	C-P-S	MUPA	4.98	30	45	no constraints
7	380160004	C-1/C-P	MUPA	3.73	30	34	Flood zone (self mitigated by development)
8	376410017	C-P-S	MUPA	2.40	30	22	no constraints
9	362250001	R-R	MUPA	5.84	30	53	no constraints
10	376190002	C-P-S	MUPA	23.92	30	215	no constraints
11	380160007	C-1/C-P	MUPA	4.46	30	40	Flood zone (self mitigated by development)
12	376180006	C-P-S	MUPA	1.36	30	12	no constraints
13	367050068	R-R	MUPA	6.48	30	58	no constraints
14	380160003	C-1/C-P	MUPA	4.83	30	44	Flood zone (self mitigated by development)
15	367180015	C-P-S	MUPA	19.40	30	175	no constraints
16	367180043	C-P-S	MUPA	16.14	30	145	no constraints

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
17	376410016	C-P-S	MUPA	2.51	30	23	no constraints
18	362250029	R-R	MUPA	2.63	30	24	no constraints
19	380160008	C-1/C-P	MUPA	3.65	30	33	Flood zone (self mitigated by development)
20	367050064	R-R	MUPA	5.84	30	53	no constraints
21	376410015	C-P-S	MUPA	2.46	30	22	no constraints
				122		**1,098**	
Highest Density Residential (20–40 du/acre) [3]							
22	380220002	R-4	HHDR	5.06	30	121	no constraints
23	370400009	R-4	HHDR	4.99	30	120	no constraints
24	380270013	R-4	HHDR	5.91	30	142	no constraints
25	380250003	R-4	HHDR	10.00	30	240	no constraints
				25.96		**623**	
Very High Density Residential (14–20 du/acre)							
26	380250033	SP ZONE	VHDR	21.15	20	338	no constraints
27	365113013	R-R	VHDR	0.12	20	2	no constraints
28	365052020	R-R	VHDR	0.20	20	4	no constraints
29	365052019	R-R	VHDR	0.25	20	5	no constraints
30	365093001	R-R	VHDR	0.10	20	2	no constraints
31	365113014	R-R	VHDR	0.14	20	3	no constraints
32	365052021	R-R	VHDR	0.20	20	4	no constraints
33	365092029	R-R	VHDR	0.17	20	3	no constraints
34	365142007	R-R	VHDR	0.15	20	3	no constraints
35	365062011	R-R	VHDR	0.83	20	17	no constraints
36	365053017	R-R	VHDR	0.16	20	3	no constraints
37	365053009	R-R	VHDR	0.20	20	4	no constraints
				24		**389**	
Medium High Density Residential (5–8 du/acre)							
38	380170012	R-R	MHDR	1.19	8	8	no constraints
39	380290017	R-R	MHDR	2.59	8	17	no constraints
40	380160002	R-R	MHDR	1.94	8	12	no constraints
41	380270015	R-R	MHDR	1.32	8	8	no constraints
42	380280009	R-R	MHDR	2.39	8	15	no constraints
43	365161005	R-R	MHDR	0.14	8	1	no constraints
44	380170005	R-R	MHDR	5.14	8	33	no constraints
45	380250034	SP	MHDR	12.61	8	81	no constraints
46	380280010	R-R	MHDR	2.38	8	15	no constraints
47	376060028	R-R	MHDR	3.75	8	24	no constraints
48	380170008	R-R	MHDR	2.2	8	14	no constraints
49	380270017	R-R	MHDR	1.2	8	8	no constraints
50	380220003	R-R	MHDR	25.9	8	166	no constraints
51	380290026	R-R	MHDR	2.75	8	18	no constraints
52	380170004	R-R	MHDR	1.05	8	7	no constraints
53	366330009	R-T	MHDR	8.01	8	51	no constraints
54	380170003	R-R	MHDR	1.25	8	8	no constraints
55	380290016	R-R	MHDR	1.98	8	13	no constraints

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
56	367110007	R-3	MHDR	7.16	8	46	no constraints
57	367110007	R-1	MHDR	1.93	8	12	no constraints
58	367110008	R-3	MHDR	6.27	8	40	no constraints
59	367110008	R-1	MHDR	1.16	8	7	no constraints
60	367110008	R-5	MHDR	1.2	8	8	no constraints
61	366024010	R-R	MHDR	1.5	8	10	no constraints
				97		**622**	
Medium Density Residential (2–5 du/acre)							
62	376410002	R-R	MDR	9.76	5	39	no constraints
63	362070018	R-1	MDR	7.47	5	30	no constraints
64	380110006	R-1	MDR	5.6	5	22	no constraints
65	376471009	R-1	MDR	2.71	5	11	no constraints
66	362100046	R-T	MDR	2.09	5	8	no constraints
67	366120041	R-R	MDR	1.22	5	5	no constraints
68	380032038	R-1	MDR	2.46	5	10	no constraints
69	380110005	R-1	MDR	4.63	5	19	no constraints
70	380032037	R-1	MDR	1.38	5	6	no constraints
71	380080009	R-1	MDR	5.43	5	22	no constraints
72	380050002	R-R	MDR	9.98	5	40	no constraints
73	380210006	M-SC	MDR	4.79	5	19	no constraints
74	376350007	R-R	MDR	2.51	5	10	no constraints
75	362130002	R-T	MDR	53.16	5	213	no constraints
76	380080008	R-1	MDR	5.27	5	21	no constraints
77	362090015	R-1	MDR	15.6	5	62	no constraints
78	366050003	R-R	MDR	3.79	5	15	no constraints
79	362070001	R-1	MDR	38.29	5	153	no constraints
80	380050011	R-1	MDR	3.23	5	13	no constraints
81	380050012	R-R	MDR	2.77	5	11	no constraints
82	380200001	R-R	MDR	7.5	5	30	no constraints
83	380100006	R-1	MDR	3.33	5	13	no constraints
84	380210015	R-1	MDR	4.85	5	19	no constraints
85	362090009	R-1	MDR	1.14	5	5	no constraints
86	362070013	R-1	MDR	8.98	5	36	no constraints
87	362561045	R-1	MDR	1.44	5	6	no constraints
88	380080015	R-R	MDR	8.26	5	33	no constraints
89	380130002	R-1	MDR	4.15	5	17	no constraints
90	376410003	R-R	MDR	10.05	5	40	no constraints
91	380060008	R-5	MDR	3.45	5	14	no constraints
92	380060008	R-1	MDR	14.34	5	57	no constraints
93	368030043	C-1/C-P	MDR	1.35	5	5	no constraints
94	362671036	R-1	MDR	1.16	5	5	no constraints
95	366320028	R-R	MDR	1.37	5	5	no constraints
96	380390040	R-1	MDR	3.26	5	13	no constraints
97	366280032	R-R	MDR	0.56	5	2	no constraints
98	380120002	R-1	MDR	1.96	5	8	no constraints
99	380040025	R-R	MDR	6.67	5	27	no constraints
100	376350005	R-R	MDR	1.9	5	8	Underutilized – accessory structures

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
							(valuation less than $10,000)
101	382320019	R-1	MDR	4.7	5	19	Underutilized – accessory structures (valuation less than $10,000)
102	368030033	R-R	MDR	1.03	5	4	no constraints
103	380050001	R-R	MDR	9.29	5	37	no constraints
104	376350019	R-R	MDR	2.79	5	11	no constraints
105	380040012	R-R	MDR	5.51	5	22	no constraints
106	380210004	R-1	MDR	5.25	5	21	no constraints
107	380050006	R-R	MDR	1.52	5	6	no constraints
108	362581030	R-1	MDR	1.3	5	5	no constraints
109	362240033	R-R	MDR	3.64	5	15	no constraints
110	380191022	R-1	MDR	3.48	5	14	no constraints
111	366070007	R-R	MDR	1.86	5	7	no constraints
112	362570052	R-1	MDR	8.65	5	35	no constraints
113	366050002	R-R	MDR	4.65	5	19	no constraints
114	380100004	R-1	MDR	2.15	5	9	no constraints
115	380370034	R-1	MDR	6.93	5	28	no constraints
116	376330017	R-R	MDR	3.3	5	13	no constraints
117	380130009	R-R	MDR	1.99	5	8	no constraints
118	380080013	R-1	MDR	10.5	5	42	no constraints
119	362140040	R-T	MDR	36.62	5	146	no constraints
120	362080009	R-1	MDR	2.65	5	11	no constraints
121	362080004	R-1	MDR	14.23	5	57	no constraints
122	380080014	R-1	MDR	18.85	5	75	no constraints
123	362393011	R-T	MDR	1.02	5	4	no constraints
124	380341049	R-5	MDR	1.76	5	7	no constraints
125	367210018	R-R	MDR	15.34	5	61	no constraints
126	376330003	R-R	MDR	1.37	5	5	no constraints
127	362651038	R-T	MDR	1.88	5	8	no constraints
128	380120001	R-1	MDR	1.81	5	7	no constraints
129	362690022	R-5	MDR	2.31	5	9	no constraints
130	362681040	R-1	MDR	7.82	5	31	no constraints
131	366380016	R-R	MDR	1.19	5	5	no constraints
132	380140001	R-1	MDR	3.54	5	14	no constraints
133	366060029	R-R	MDR	1.24	5	5	no constraints
134	376170001	R-R	MDR	1.07	5	4	no constraints
135	362240005	R-R	MDR	6.58	5	26	no constraints
136	362330024	R-T	MDR	1.21	5	5	no constraints
137	380160018	R-1	MDR	11.28	5	45	no constraints
138	380160018	W-1	MDR	3.61	5	14	no constraints
139	376043027	R-R	MDR	4.04	5	16	no constraints
140	362240031	R-1	MDR	2.53	5	10	no constraints
141	376350017	R-R	MDR	6.89	5	28	no constraints
142	380350035	R-1	MDR	10.3	5	41	no constraints
143	382320017	R-R	MDR	3.73	5	15	no constraints
144	362130015	R-T	MDR	24.34	5	97	no constraints

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
145	362661021	R-T	MDR	1.09	5	4	no constraints
146	362080012	R-1	MDR	23.21	5	93	no constraints
147	362240032	R-1	MDR	2.57	5	10	no constraints
148	380060007	R-5	MDR	1.59	5	6	no constraints
149	380060007	R-1	MDR	16.62	5	66	no constraints
150	362080007	R-1	MDR	1.12	5	4	no constraints
151	362610027	R-1	MDR	2.08	5	8	no constraints
152	380200002	R-R	MDR	3.62	5	14	no constraints
153	362211029	R-T	MDR	1.82	5	7	no constraints
154	376350010	R-R	MDR	3.22	5	13	no constraints
155	366300001	R-R	MDR	2.98	5	12	no constraints
156	362100056	R-T	MDR	3.59	5	14	no constraints
157	366280022	R-1	MDR	2.34	5	9	no constraints
158	382320018	R-1	MDR	4.31	5	17	no constraints
159	370330017	R-R	MDR	1.03	5	4	no constraints
160	376410020	R-R	MDR	9.06	5	36	no constraints
161	362720048	R-1	MDR	1.82	5	7	no constraints
162	380080006	R-R	MDR	1.57	5	6	no constraints
163	367140007	R-1	MDR	9.93	5	40	no constraints
164	362180043	R-5	MDR	18.83	5	75	no constraints
165	380040003	R-R	MDR	2.75	5	11	no constraints
166	362140038	R-T	MDR	5.77	5	23	no constraints
167	380210008	R-1	MDR	9.33	5	37	no constraints
168	380210008	W-1	MDR	1.22	5	5	no constraints
169	367140008	R-R	MDR	10.19	5	41	no constraints
170	362190008	R-T	MDR	1.97	5	8	no constraints
171	362240029	R-1	MDR	4.92	5	20	no constraints
172	362140032	R-T	MDR	6.78	5	27	no constraints
173	366260012	R-R	MDR	1.25	5	5	no constraints
174	376470010	R-1	MDR	1.74	5	7	no constraints
175	362080008	R-1	MDR	4.76	5	19	no constraints
176	362600050	R-1	MDR	1.32	5	5	no constraints
177	362240008	R-R	MDR	6.96	5	28	no constraints
178	367250008	R-R	MDR	29.4	5	118	no constraints
179	380040007	R-R	MDR	5.68	5	23	no constraints
180	362341019	R-T	MDR	1.94	5	8	no constraints
181	376132001	R-R	MDR	1.41	5	6	no constraints
182	362070024	R-1	MDR	4.83	5	19	no constraints
183	362070023	R-1	MDR	8.69	5	35	no constraints
184	368080032	R-1-11000	MDR	3.03	5	12	no constraints
185	368080032	R-A-20000	MDR	5.19	5	21	no constraints
186	368080032	R-1-8000	MDR	9.98	5	40	no constraints
187	367140011	R-1	MDR	9.51	5	38	no constraints
188	362713001	R-5	MDR	5.36	5	21	no constraints
189	362100048	R-T	MDR	1.01	5	4	no constraints
190	362620022	R-1	MDR	4.49	5	18	no constraints
191	362240020	R-1	MDR	2.43	5	10	no constraints
192	376350009	R-R	MDR	19.8	5	79	no constraints
193	380182003	R-1	MDR	1.96	5	8	no constraints

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Site Conditions [2]
194	362080005	R-1	MDR	14.25	5	57	no constraints
195	362502032	R-T	MDR	1.76	5	7	no constraints
196	366380017	R-R	MDR	1.21	5	5	no constraints
197	366060027	R-R	MDR	1.33	5	5	no constraints
198	366060028	R-R	MDR	1.25	5	5	no constraints
199	380210003	R-1	MDR	4.83	5	19	no constraints
200	368030057	C-1/C-P	MDR	3.13	5	13	no constraints
201	376462035	R-1	MDR	1.73	5	7	no constraints
202	362240023	R-1	MDR	2.43	5	10	no constraints
203	380100005	R-1	MDR	3.26	5	13	no constraints
204	368030030	R-R	MDR	2.62	5	10	no constraints
				857		**3,425**	
Rural Mountainous							
–	Various	various	RM	2,793.14	0.05	110	no constraints
Rural Residential							
–	Various	various	RR	169.51	0.02	26	no constraints
Estate Density Residential							
–	Various	various	EDR	126.76	0.5	219	no constraints
Estate Density Residential – Rural Community							
–	Various	various	EDR-RC	634.22	0.5	253	no constraints
Very Low Density Residential							
–	Various	various	VLDR	231.48	1	185	no constraints
Very Low Density Residential – Rural Community							
–	Various	various	VLD-RC	9.13	1	7	no constraints
Low Density Residential							
–	Various	various	LDR	459.64	2	735	no constraints
Low Density Residential – Rural Community							
–	Various	various	LDR-RC	71.43	2	113	no constraints

Source: City of Wildomar 2013

[1] 80% capacity is assumed for residential sites; 30% capacity is assumed for mixed-use sites.

[2.] All sites included in the land inventory have water and sewer available and unless a site constraint is listed, all sites are vacant with no existing constraints that won't be mitigated with development.

[3] Sites have been included in this table as their proposed zoning, as noted in Table HNA-23 and Program H-1.1.

FIGURE HNA-1: LAND INVENTORY MAP

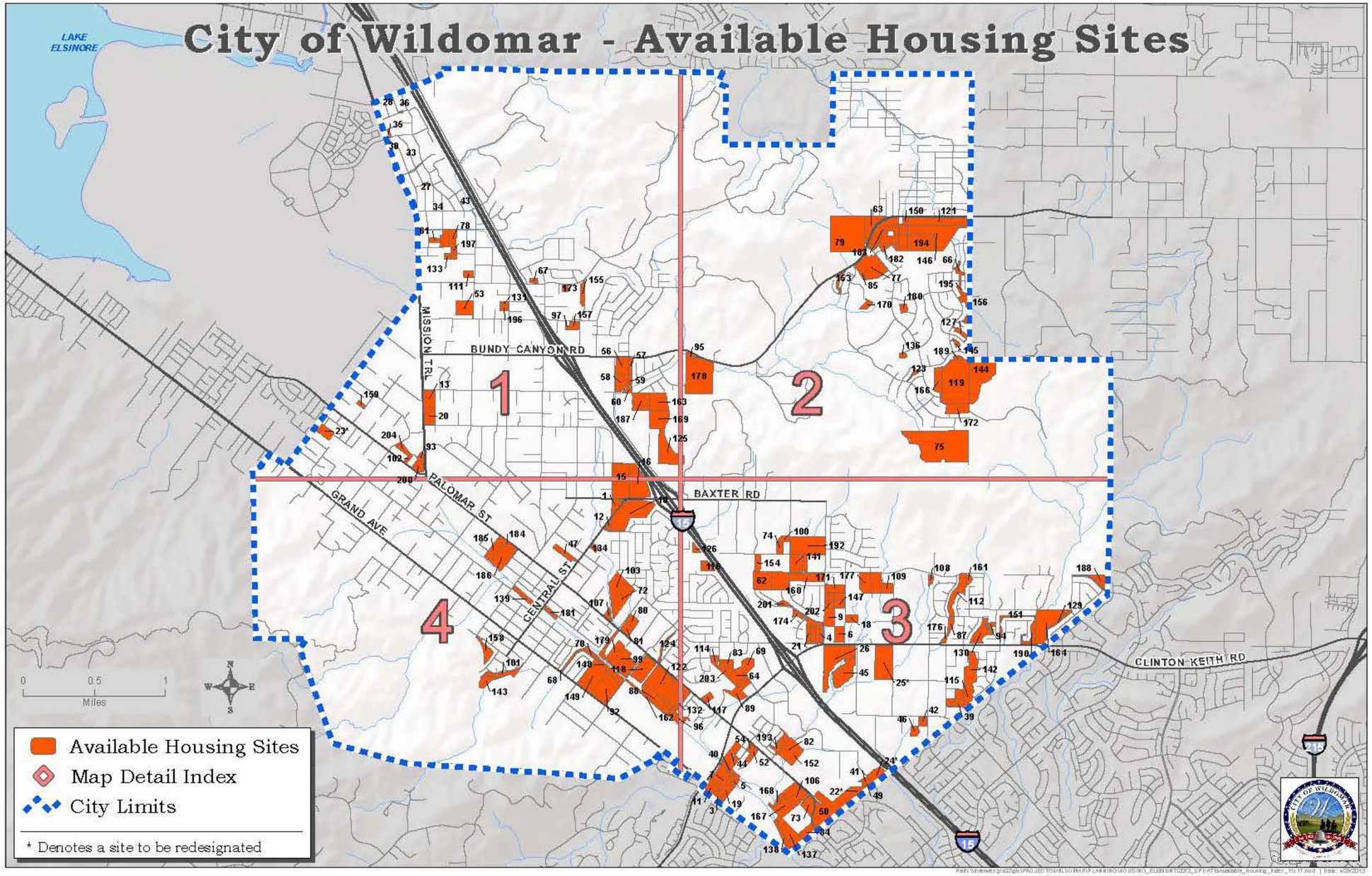

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FIGURE HNA-2: LAND INVENTORY, DETAIL 1

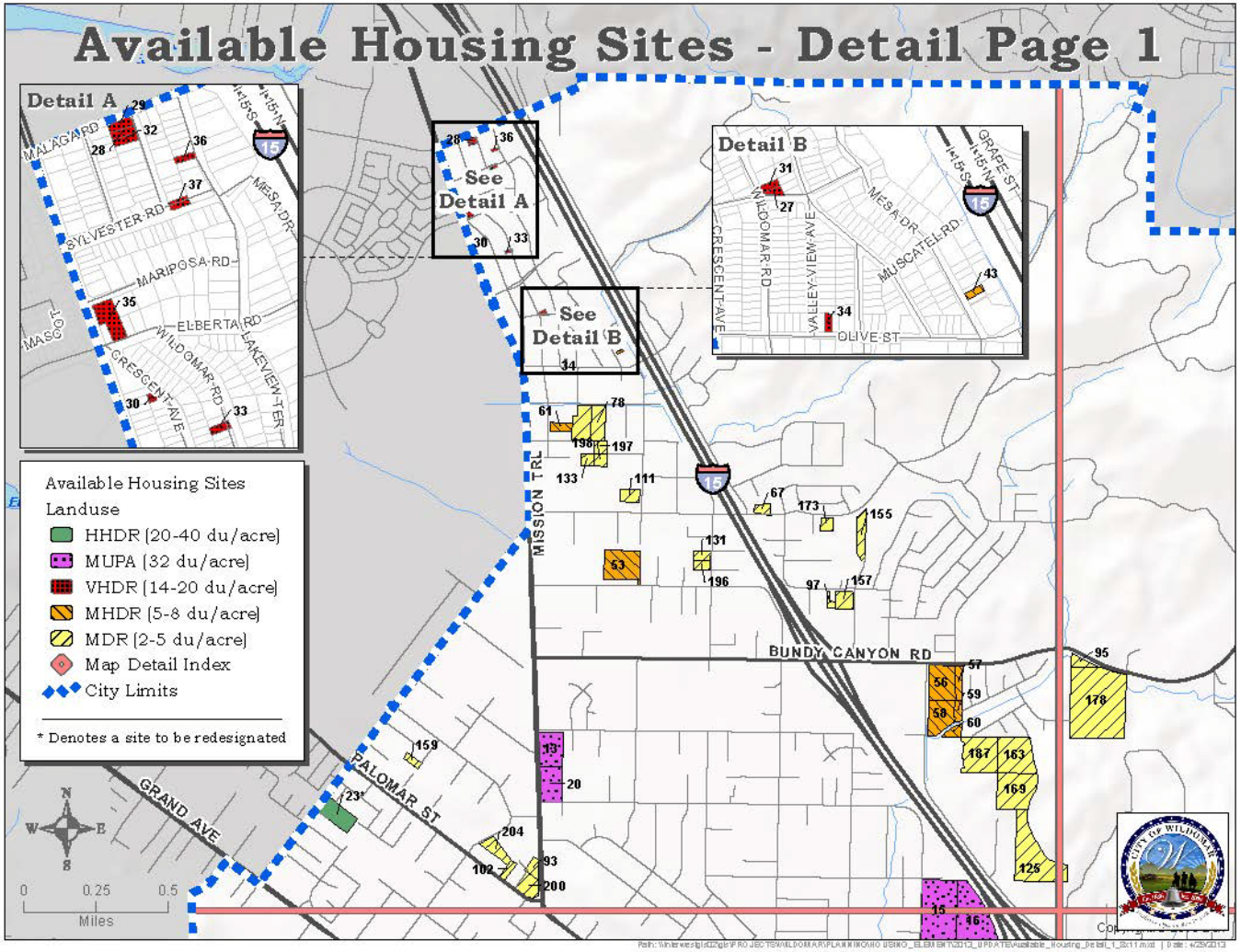


FIGURE HNA-3: LAND INVENTORY, DETAIL 2

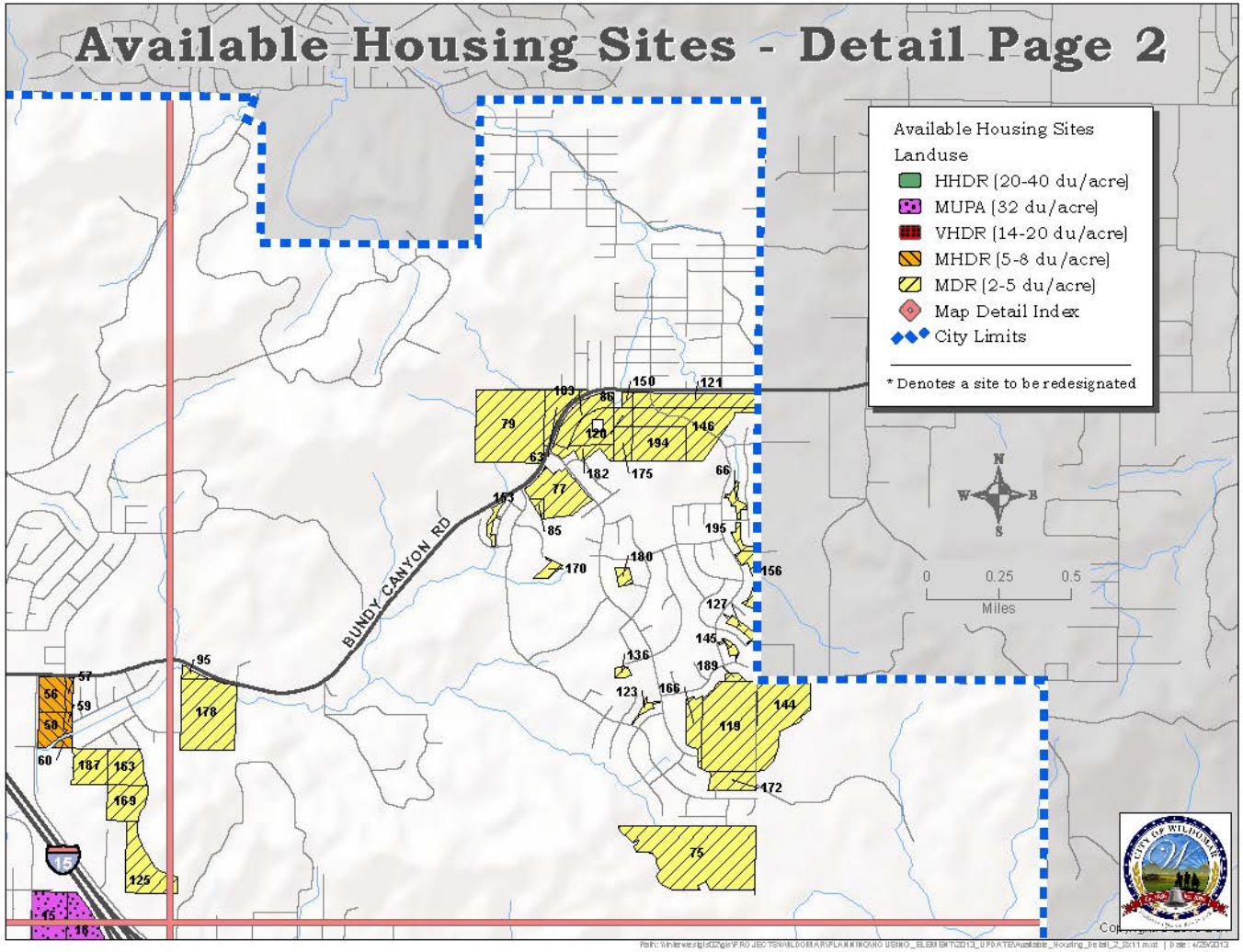


FIGURE HNA-4: LAND INVENTORY, DETAIL 3

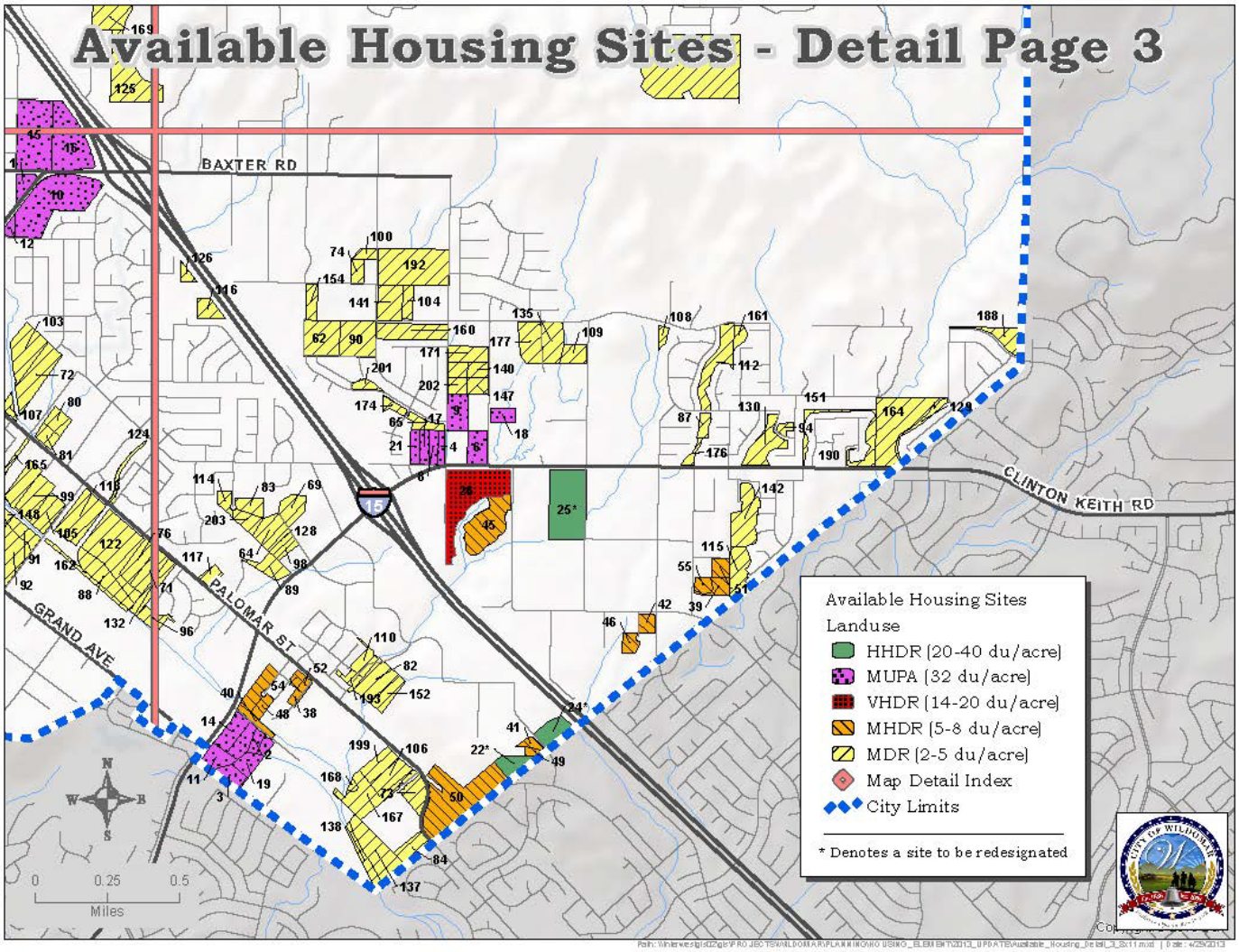
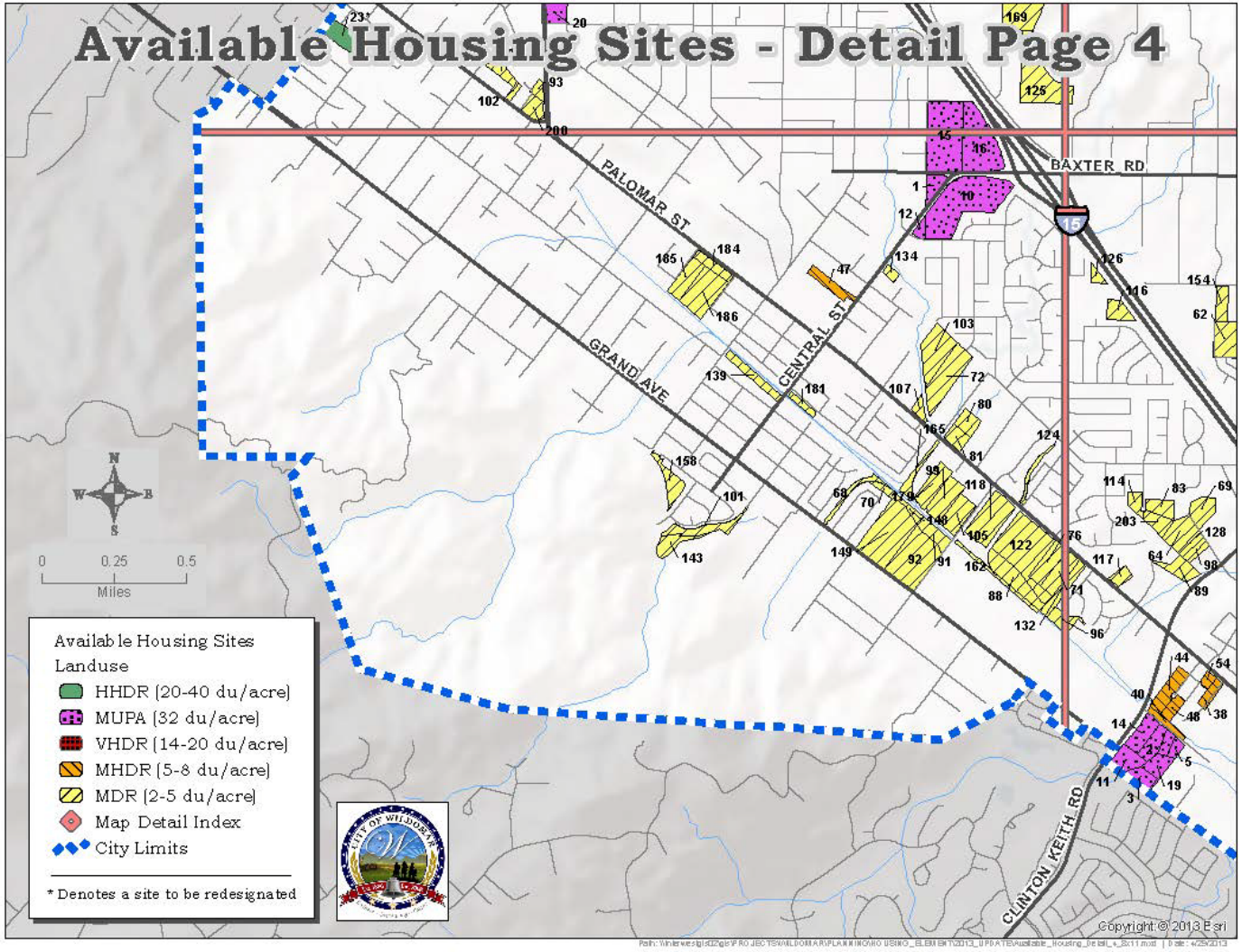


FIGURE HNA-5: LAND INVENTORY, DETAIL 4



FINANCIAL RESOURCES

The following is a list of federal programs the City is looking to explore.

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the county area median income. The City of Wildomar is now an entitlement city and receives an annual allocation of funding.

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

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

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

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

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

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

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

STATE PROGRAMS

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

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

California Community Reinvestment Corporation – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

LOCAL PROGRAMS

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

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

OPPORTUNITIES FOR ENERGY CONSERVATION

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 they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. **Table HNA-26** summarizes available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

TABLE HNA-26: ENERGY CONSERVATION PROGRAMS

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.		
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	Energy conservation Multi-family rehabilitation	HUD
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.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Community Facilities Loans	Provides loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities.	Community facilities Infrastructure/public works	Rural Housing Service
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.	Rehabilitation Construction Preservation of affordable housing Energy conservation	Rural Housing Service
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.	Acquisition Energy conservation Infrastructure development New construction single-family	HCD

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
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.	Energy conservation Rehabilitation and repair	California Department of Community Services and Development
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) The Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weatherstripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	Financial assistance Energy conservation	California Department of Community Services and Development
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. Neighborhood Reinvestment Group provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	Rehabilitation Energy conservation Community services/facilities	Neighborhood Reinvestment Group
Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weatherstripping, water heater wrap, insulation of various home components, and financial assistance.	Weatherization rehabilitation	Southern California Gas, DOE, WEER, LIHEAP

Source: City of Wildomar 2011

CONSTRAINTS

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

GOVERNMENTAL CONSTRAINTS

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

LAND USE CONTROLS

General Plan Land Use Designations

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

Table HNA-27 shows the residential General Plan land use designations for the City of Wildomar. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family development.

TABLE HNA-27: GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses One single-family residence allowed
RR	Rural Residential	5 ac min.	Single-family residences Allows limited animal-keeping and agricultural uses
RM	Rural Mountainous	10 ac min.	Single-family residential uses Allows limited animal-keeping, agriculture, recreational uses
RD	Rural Desert	10 ac min.	Single-family residential Allows limited animal-keeping, agriculture, recreational uses
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
MDR	Medium Density Residential	2–5 du/ac	Single-family detached and attached residences Limited agriculture and animal-keeping is permitted
MHDR	Medium High Density Residential	5–8 du/ac	Single-family attached and detached residences
HDR	High Density Residential	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes
VHDR	Very High Density Residential	14–20 du/ac	Single-family attached residences and multi-family dwellings
HHDR	Highest Density Residential	20–40 du/ac	Multi-family dwellings, includes apartments and condominiums; multi-storied (3+) structures are allowed.
MUPA	Mixed Use Planning Area	32 du/are	The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: City of Wildomar 2011

Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HNA-28**).

TABLE HNA-28: RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
R-1	One-Family Dwelling	One-family dwellings, mobile homes on permanent foundations, mobile home parks
R-1A	One-Family Dwelling Mountain Resort	One-family dwellings, mobile home parks, planned residential developments
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-2A	Limited Multiple Family Dwelling	One-family dwelling, multiple-family dwellings, two-family dwellings, mobile home parks, apartment houses, planned residential developments
R-3	General Residential	One-family dwellings, multiple-family dwellings, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-3A	Village Tourist Residential	One-family dwellings, apartments, hotels, RV parks, bungalow courts, planned residential developments
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, mobile home parks, multiple-family dwellings, planned residential developments, apartments
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, labor camps
R-A	Residential Agriculture	One-family dwellings, mobile homes on permanent foundations, agricultural mobile homes, mobile home parks
R-D	Regulated Development Areas	One-family dwellings, apartment houses and hotels, mobile home parks, two-family dwellings, multiple-family dwellings, bungalow courts, boarding and rooming houses, congregate care facilities, RV parks, agricultural mobile homes
R-R R-R-O	Rural Residential	One-family dwellings, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential developments
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, mobile homes, mobile home parks, mobile home subdivisions
R-T-R	Mobile Home Subdivision – Rural	One-family dwellings, mobile homes
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses

Source: City of Wildomar Zoning Ordinance
Note: Density established by the Wildomar General Plan Land Use Map

Table HNA-29 shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Wildomar is determined by the land use designation and not the zoning.

TABLE HNA-29: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District
LDR	R-R
MDR	R-1, R-2, R-3, R-4
MHDR	R-2, R-3, R-4, R-6
HDR	R-3, R-4, R-6
VHDR	R-3, R-4, R-6
HHDR	R-3, R-4, R-6

Source: City of Wildomar 2011

DEVELOPMENT STANDARDS

The City of Wildomar regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards summarized in **Table HNA-30**.

TABLE HNA-30: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	–	5,000
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft		60 ft	40 ft	–	–
Frontage					60 ft				–	–
Minimum Lot Depth	150 ft	150 ft	150 ft		100 ft		100 ft	80 ft	–	–
Setbacks										
Front	20 ft	20 ft	20 ft		20 ft	20 ft	10 ft	20 ft	50 ft	
Side – Interior	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Side – Street	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Rear	10 ft	10 ft			10 ft	10 ft		10 ft	50 ft	–
Separation	–	–	–	–	–	15 ft/20 ft	–	–	2 0ft	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/3 stories	40 ft/3 stories	50 ft	40 ft	50 ft	35 ft

Source: Wildomar Zoning Ordinance
Note: Please see the Zoning Ordinance for specific footnotes regarding this table. Also, a blank in the table means there is no specified standard. There are no minimum lot coverage requirements.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Ordinance establishes residential parking standards as summarized in **Table HNA-31**.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Program H-4.3**)

TABLE HNA-31: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit
Multi-Family	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit
Planned Residential Development	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit
Senior Housing	Same as single- and multi-family requirements
Mobile Home Parks	2 spaces/unit*

Source: City of Wildomar 2011
**Spaces may be tandem but must provide one guest space for every eight mobile home spaces.*

Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City of Wildomar has included **Program H-9.1** to comply with state law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-32** below summarizes the permitted housing types by zone.

TABLE HNA-32: HOUSING TYPES PERMITTED BY ZONE

Land Use	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RTR	R-4	R-5	R-6	R-D	SP	A-1	A-P	A-2	A-D
Apartment Houses						PP	PP	PP	CUP			P		PP	PP	A				
Boarding, Rooming, Lodging Houses						PP		PP	PP						PP	A				
Congregate Care/Residential Facility	PUP	PUP	PUP	PUP	PUP	PP/ CUP	PP	PUP	PUP	PUP	PUP		PUP	PP	A	PUP	PUP	PUP	PUP	
Dwellings – Agricultural Mobile Home	PP	PP			P										P	A	PP	PP	PP	PP
Dwellings – Multiple, Apartment						PP	PP	PP	CUP			P		PP	PP	A				
Dwellings – One Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Farm Labor Camp	CUP	CUP														A	CUP		CUP	
Migrant Agricultural Workers Mobile Home Park	CUP	CUP														A				
Mobile Home – Single Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	A	CUP			
Planned Residential Development	P	P	P	P	P	P	P	P	P			P		PP		A				
Second Dwelling Units	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			SUP	A	SUP	SUP	SUP	SUP

Source: City of Wildomar Zoning Ordinance
CUP = conditional use permit, P = permitted, PP = plot plan, PUP = public use permit, SUP = second dwelling unit permit, A = allowed

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."

New legislation (SB 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City's Zoning Ordinance currently classifies emergency/transitional shelters with more than six beds as a congregate or group facility, and they are implicitly included as such in the Zoning Ordinance. Shelters or transitional housing with more than six beds are subject to a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

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

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Program H-16.1 states that the City will amend the Zoning Ordinance to allow for emergency shelters by right in the Industrial Park (I-P) zone. Currently there are approximately 83.38 acres (16 parcels ranging in size from 2 to 20 acres with a majority of the parcels being 2–5 acres) of vacant land available which would allow adequate capacity for the provision of an emergency shelter.

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

Supportive and Transitional Housing

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

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

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, the City will (1) add the current definition of transitional housing and supportive housing as stated in this document, and (2) list these as permitted uses within residential zones.

Program H-16.2 will address the changes to the City's Zoning Ordinance required to be in compliance with the legislation regarding supportive and transitional housing.

Extremely Low-Income Households

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

Program H-13.1 states that the City will update its Zoning Ordinance to define and allow for single-room occupancy units in the Planned Residential (R-4) and Residential Incentive (R-6) zones. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.

Congregate Care Residential Facilities

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

Currently, congregate care residential facilities are allowable uses in most zones with a public use permit. The City has included **Program H-13.4** to allow for group homes (six or fewer persons) no differently than other by-right single-family homes and for residential care facilities (seven or more persons) with a conditional use permit in the R-2 and R-3 zones.

Housing for Persons with Disabilities

The City of Wildomar incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, **Programs H-13.3** and **H-13.4** have been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations** – Currently the City's Zoning Ordinance does not contain a reasonable accommodations ordinance. **Program H-13.3** states that the City will amend the Zoning Ordinance to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Separation requirements** – The City's Zoning Ordinance does not impose any separation requirements between group homes or residential care facilities.

- **Site planning requirements** – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

- **Definition of "family"** – The City has included **Program H-13.4** to include an updated definition of family that is consistent with current housing law.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table HNA-33,** processing times for Wildomar are relatively quick: single-family projects require three months, while multi-family projects typically require two to three months (see **Table HNA-34**). Note: Review times differ on a case-by-case basis depending on the type and the complexity of the project.

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

TABLE HNA-33: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	4–6 months
Plot Plan	2–3 months
Specific Plan/Specific Plan Amendment	9–12 months
Tentative Tract Map/Parcel Map/Subdivision	4–6 months
Variance	2–3 months
Zone Change	4–6 months
General Plan Amendment	4–6 months
Environmental Documentation (EIR)	12–18 months

Source: City of Wildomar 2013

TABLE HNA-34: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Single-Family Process	Time to Complete (days or months)
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	2 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**1.5–2 months**
Multi-Family Process	**Time to Complete (days or months)**
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	3–4 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**2–3 months**

Source: City of Wildomar 2011

Design Guidelines

The City of Wildomar adopted Riverside County's design guidelines upon incorporation. The purpose of design guidelines is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the character of the community. The goals and purposes of these procedures and requirements are to:

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

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 City Council.

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

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

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

These discussions have revealed the following information:

- Market-rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. Consequently, this requirement results in no added cost to market-rate housing, and, as stated above, does not apply to affordable housing.
- The interior masonry walls do add some additional cost to market-rate units. However, interior masonry walls have not been required on affordable housing. The builders in several situations involving market-rate housing have also had the requirement waived upon request. This added cost is not seen as an undue constraint.
- The decorative masonry return walls also add some additional cost to market-rate housing, depending on the length of the wall (which should be as little as five feet) and the type of gate material used on one side. This added cost is not seen as an undue constraint.

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

CONDITIONAL USE PERMIT PROCESS

The conditional use permit process is not required for multi-family development in the R-3, R-4, or R-6 zones.

Applicability

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

Application

Every application for a conditional use permit shall be made in writing to the planning director on the forms provided by the planning department, shall be accompanied by the filing fee as set forth in the Municipal Code.

- Name and address of the applicant.
- Evidence that he or she is the owner of the premises involved or that he or she has written permission of the owner to make such application.
- A plot and development plan drawn in sufficient detail to clearly describe the following:
  - Physical dimensions of property and structures
  - Location of existing and proposed structures
  - Setbacks
  - Methods of circulation
  - Ingress and egress
  - Utilization of property under the requested permit
- Such additional information as shall be required by the application form.
- Dimensioned elevations, including details of proposed materials for elevations.

Public Hearing

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Chapter 17.192 of the Municipal Code, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 17.08.050,

17.08.060, or 17.280.040 of the Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth shall govern the hearing.

Conditions

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

Use of Permit

Any conditional use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. If a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the City Council, on forms provided by the Planning Department, and shall be filed with the Planning Director. Within 30 days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation, and forward the matter to the clerk, who shall place the matter on the regular agenda. An extension of time may be granted upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192 of the Municipal Code.

Revocation of Permit

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

BUILDING CODES AND ENFORCEMENT

The City of Wildomar uses the 2010 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City has made one amendment to the local code, which was the inclusion of the Green Building Code in January 2011.

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

DEVELOPMENT FEES

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

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

As a means of assessing the cost that fees contribute to development in Wildomar, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table HNA-35**, development fees for a 2,000-square-foot residential project run approximately $34,426 (making up 17% of the total unit cost), and development fees for a two-unit multi-family project run approximately $57,180 for two units (making up 10.0% of the total unit cost). A full list of fees applicable to residential development is provided in **Appendix A-1**. The fees are not considered a constraint to the development of housing.

TABLE HNA-35: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family[1]	Multi-Family[2]
Total estimated fees per unit	$34,426	$57,180
Typical estimated cost of development per unit	$202,700	$284,584
Proportion of estimated fee cost to estimated overall development cost per unit	17%	20% (10% per unit)

Source: City of Wildomar 2013; Building-cost.net 2013
Note: Fees include planning, development impact, and school fees.
[1] Assumes a 2,000-square-foot home.
[2] Assumes two units, each 800 square feet.

ON- AND OFF-SITE IMPROVEMENTS

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

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

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

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

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

The data indicates that in Wildomar the cost for a 7,200-square-foot lot of raw land ranges from $6,800 to $40,100 (Landwatch.com 2013), while a finished lot is valued from $42,420 to $86,500.

CONSTRUCTION COSTS

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in the Riverside County region would be calculated as follows:

Item	**Cost**
Materials	$117,583
Labor	$82,155
Equipment	$2,962
Per Home Costs, Total	**$202,700**

(Source: Building-cost.net 2013)

AVAILABILITY OF FINANCING

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

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

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

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 4.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

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

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

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

Environmental

Earthquake risk is high in western Riverside County (which includes Wildomar), due to the presence of two of California's most active faults, the San Andreas and San Jacinto faults.

Environmental constraints were taken into account with determining the realistic capacity for sites listed in **Table HNA-23**.

Infrastructure

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

Primary water and sewer providers include Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has enough capacity to meet the 2014–2021 regional housing need.

To comply with SB 1087, the City 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.

Senate Bill 244

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

APPENDIX A-1 – FEE SCHEDULE

City of Wildomar
PLANNING DEPARTMENT

APPLICATION DEPOSIT FEE SCHEDULE

SPECIAL INSTRUCTIONS:

1. When two (2) or more permits are filed concurrently, only one environmental fee is required.
2. No environmental fee is required of a project is exempt for the City of Wildomar "rules to Implement the California Environmental Quality Act (CEQA).
3. All per acre fees are based on the gross acreage for the project site.
4. Where a maximum fee is indicated, the maximum fee refers to the base fee added to any additional per lot, per acre, or other fee.
5. The "Asterisk" (*) symbol in the column indicates that an Environmental Assessment may be required for the project application (See CEQA fees).

REFUND OF FEES: NON-DEPOSIT CASES:

- Whenever an application is terminated for any reason, the Planning Department may, in accordance with the Refund Policy statement adopted by the City Council, refund unused fees paid, upon the written request of the applicant.
- If any portion of the application fees have been paid by the Planning Department to another jurisdiction, agency, or department for the performance of services related to the application, the Planning Department with bit refund any such portion of fees until the other jurisdiction, agency or department authorizes the Planning Department to do so. In the absence of such authorization, it will be the applicant's responsibility to contact the other jurisdiction, agency or department for a refund of the fees paid to it, in accordance with the Refund Policy Statement.
- The Planning Department shall retain a processing fee of $82.00 from the total amount refunded.

REFUND OF FEES: DEPOSIT-BASED CASES:

- Within 45 days of the final closure of any deposit-based case, a full refund will be processed for those cases with a balance greater than $5.00.

ABANDONED AND EXPIRED APPLICATIONS:

- In accordance wit the policy adopted by the City Council of the City of Wildomar upon incorporation, if there is no activity by an applicant on an application for more than one year and less than two years, the application is abandoned and any deposit fees remaining will be refunded.

PLANNING APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE)	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
PRE-APPLICATION REVIEW (PAR)			500				DEPOSIT BASED FEE (NOTES 8) ($2,500 submittal typical)
APPEALS (ORD. 348)	APPEAL TO: PLANNING COMMISSION OR CITY COUNCIL		964				$224 IF FIRE CONDITION APPEALED $177 IF B&S CONDITIONS APPEALED $313 IF FLOOD CONDITIONS APPEALED $565 IF TRANS. CONDITIONS APPEALED
CHANGE OF ZONE	ALL	*	3,577				DEPOSIT BASED FEE (NOTES 2, 3, 5 8)
CONDITIONAL USE PERMIT	GENERAL	*	9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	MOBILE HOME PARK	*	8,516	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	R.V. PARK	*	6,904	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
EXTENSION OF TIME	COMMERCIAL WECS VARIANCE		494				SEE NOTE 5
	CUP'S & PLOT PLANS		685				
	PUBLIC USE PERMITS		632				
GENERAL PLAN AMENDMENT	GENERAL	*	7,333				DEPOSIT BASED FEE (SEE NOTE 8)
	CIRCULATION SECTION	*	8,160				DEPOSIT BASED + $250 PER RD. SEGMENT (NOTE 7
REVISED PERMITS	CUP GENERAL	*	3,806				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP MOBILE HOME PARK	*	2,791				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP RV PARK	*	2,578				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN W/PUBLIC HEARING	*	1,831				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/TRANSMITTED	*	1,374				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/KENNEL- CATTERY	*	928				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP GENERAL	*	2,594				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP LARGE FAMILY DAY CARE	*	746				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	VARIANCE	*	1,635				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	ACCESSORY WECS	*	1,085				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	COMMERCIAL WECS	*	2,573				DEPOSIT BASED FEE (SEE NOTE 5, 8)
CERTIFICATE OF ZONING COMPLIANCE	OUTDOOR ADVERTISING		657				DEPOSIT BASED FEE (SEE NOTE 8)
PLOT PLANS	EXEMPT FROM CEQA/GOVERNMENT		3,945				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	EXEMPT FROM CEQA/PLANNING		500				DEPOSIT BASED FEE (NOTES 5, 8)
	NOT EXEMPT FROM CEQA	*	4,698				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
PUBLIC USE PERMIT		*	7,522				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
SECOND UNIT PERMIT	GENERAL		2,975				DEPOSIT BASED FEE (NOTE 8)
	RENEWAL		26				
SETBACK ADJUSTMENT			300				DEPOSIT BASED FEE (NOTE 8)

SPECIFIC PLAN		*	18,327				DEPOSIT BASED FEE (NOTES 2, 3 8)
AMENDMENT TO SPECIFIC PLAN		*	9,164				DEPOSIT BASED FEE (NOTES 2, 3 8)
SUBSTANTIAL CONFORMANCE	ORD. 348, SEC. 18.43 CIRC.		1,116				DEPOSIT BASED FEE (NOTE 8)
	ORD. 348, SEC 18.43 UNCIRCULATED		389				DEPOSIT BASED FEE (NOTE 8)
	SPECIFIC PLANS		2,400				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL ACCESSORY WECS		568				DEPOSIT BASED FEE (NOTE 8)
TEMPORARY USE PERMIT		*	2,649				DEPOSIT BASED FEE (NOTE 8)
VARIANCE	FILED WITH CUP, PLOT PLAN	*	1,349				DEPOSIT BASED FEE (NOTE 8)
	FILED ALONE		2,574				DEPOSIT BASED FEE (NOTE 8)
WIND ENERGY CONVERSION SYSTEMS (WECS)	ACCESSORY – CEQA EXEMPT	*	1,100				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL WECS PERMIT	*	5,637				DEPOSIT BASED FEE (NOTE 4, 8)
	NOISE STUDY		500				(DEPOSIT $500 W/ENV HEALTH)
LARGE FAMILY DAY CARE			250				ADDITIONAL $1,000 - HEARING REQ.
HAZARDOUS WASTE FACILITY SITING PERMIT		*	16,451			43	DEPOSIT BASED FEE (NOTES 5, 8)
KENNELS & CATTERIES	CLASS I		500				DEPOSIT BASED FEE (NOTE 8)
	CLASS II	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS III	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS IV	*	9,547				DEPOSIT BASED FEE (NOTE 8)
CROWING FOWL PERMIT		*	213				DEPOSIT BASED FEE (NOTE 8)
TEMP. OUTDOOR EVENT	EXEMPT FROM CEQA		378				DEPOSIT BASED FEE (NOTE 8)
	NOT EXEMPT FROM CEQA	*	854				DEPOSIT BASED FEE (NOTE 8)
PRE-EXISTING NONCONFORMING USE	VERIFICATION		213				DEPOSIT BASED FEE (NOTE 8)
	EXTENSION		9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTE 8)

SUBDIVISION APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
CERTIFICATE OF LAND DIVISION COMPLIANCE	FEE PER PARCEL		500				DEPOSIT BASED FEE (NOTE 8)
	IF CONDITIONED		900				DEPOSIT BASED FEE (NOTE 8)
	WITH WAIVER OF FINAL PM		311				DEPOSIT BASED FEE (NOTE 8)
LAND DIVISION MAP	PM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	PM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
MULTI-FAMILY TRACTS	RESIDENTIAL/CONDOS (Sewered)	*	8,698		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL/CONDOS (Unsewered)	*	8,718		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (Within 2 Years)	*	6,044		243	20	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (After 2 Years)	*	6,362		77	20	DEPOSIT BASED FEE (NOTES 5, 8)
PARCEL MAPS	COMMERCIAL/INDUSTRIAL (sewered)	*	8,259	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	COMMERCIAL/INDUSTRIAL (unsewered)	*	8,155	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (with waiver of final map)	*	5,629	96			DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (w/out waiver of final map)	*	5,511	102			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind within 2 years)	*	1,397	77			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential within 2 years)	*	1,397	90			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind after 2 years)	*	1,516	41			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential after 2 years)	*	1,547	104			DEPOSIT BASED FEE (NOTES 5, 8)
SINGLE FAMILY TRACTS	NOT IN R-2, R-4, R-6 ZONES (sewered)	*	8,931	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	IN R-2, R-4, R-6 ZONES	*	11,146	100		19	DEPOSIT BASED FEE (NOTES 5, 8)
	NOT IN R-2, R-4, R-6 ZONES (unsewered)	*	8,827	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (within 2 years)	*	5,702	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (within 2 years)	*	3,880	70		18	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (after 2 years)	*	5,722	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (after 2 years)	*	3,900	75		18	DEPOSIT BASED FEE (NOTES 5, 8)
VESTING MAPS	STATUTORY CONDO MAPS	*	581				$224 IF FIRE CONDITION APPEALED
	APPEALS DUE TO EXTENSION OF TIME		117				$165 IF ROAD CONDITIONS APPEALED
EXTENSION OF TIME	TRACT MAPS		332				
	PARCEL MAPS		333				
LOT LINE ADJUSTMENT			670				DEPOSIT BASED FEE (NOTE 8)
MINOR CHANGE	TRACT MAPS/TRACTS		1,084				DEPOSIT BASED FEE (NOTES 5, 8)
	PARCEL MAPS		1,046				DEPOSIT BASED FEE (NOTES 5, 8)
MERGER OF CONTIGUOUS PARCELS			400				DEPOSIT BASED FEE (NOTES 8)
REVERSION TO ACREAGE			977				DEPOSIT BASED FEE (NOTES 8)
AMENDMENT TO FINAL MAP	CONDOS/SINGLE FAMILY RES. TRACTS	*	3,052	16		9	DEPOSIT BASED FEE (NOTES 8)
	PARCEL MAPS		2,882	15		9	DEPOSIT BASED FEE (NOTES 8)
EXPIRED RECORDABLE TRACT MAPS	SINGLE FAMILY RES TRACTS	*	3,911	23		18	DEPOSIT BASED FEE (NOTES 8)
	MULTI-FAMILY RES TRACTS	*	4,094		5	19	DEPOSIT BASED FEE (NOTES 8)

	FINAL TRACT MAP	*	1,652	6			
	FINAL CONDO MAP	*	895	1		25	(MAXIMUM $2,250 PER ACRE)

OTHER APPLICATIONS/CEQA

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
HOG RANCHES	NEW APPLICATION	*	2,014				DEPOSIT BASED FEE (NOTES 8)
	INSPECTION FEES (Less than 788 Hogs)		150				FOR 788 HOGS OR LESS
	INSPECTION FEES (More than 789 Hogs)						$19 PER 100 HOGS OVER 789
	LATE FEE		27%		19		OF INSPECTION FEE
	AMEND PERMIT - Change # of hogs/10 (A)		36				SECTION 10 (A)
	AMEND PERMIT – Increase # of hogs/10 (B)		202				SECTION 10 (B)
ALQUIST PRIOLO ACT							DEPOSIT BASED FEE (Both)
	GEOLOGIC REPT APPROVAL – ORD 547		1,200				+ $22/ACRE OVER 10 ($823 Max/acre)
	WAIVER GEOLOGIC REPT – ORD 547		140				+ $372 IF SUBMITTED TO THE STATE
ORDINANCE NO. 555	SURFACE MINING PERMIT	*	9,360				DEPOSIT BASED FEE (NOTES 5, 8)
	RECLAMATION PLANS		3,587				DEPOSIT BASED FEE (NOTES 5, 8)
	APPEAL OF PC DECISION ON SMP		398				+ $81 IF ROAD COND. ARE APPEALED
	SUBSTANTIAL CONFORMANCE		723				DEPOSIT BASED FEE (NOTE 8)
	REVISED PERMIT	*	3,231				DEPOSIT BASED FEE (NOTES 5, 8)
ORDINANCE NO. 559	TREE REMOVAL APPLICATION		260				DEPOSIT BASED FEE (NOTE 8)
ORDINANCE NO. 578	CERTIFICATE OF HISTORIC APPROPRIATENESS APPEALS		705 129				DEPOSIT BASED FEE (NOTE 8)
ARCHIVAL SEARCH FOR PLANNING INFORMATION			63/hr				$15.75 PER 1/4 HR
RESEARCH FEE FRO PLANNING INFORMATION			72/hr				$18 PER 1/4 HR
PROFESSIONAL PLANNER SERVICES			172/hr				$43 PER 1/4 HR
PROFESSIONAL GEOLOGIST SERVICES							$46 PER 1/4 HR
REVIEW OF CC&R's BY CITY ATTORNEY			418/hr				DEPOSIT BASED FEE (NOTE 8)
REVIEW OF SPECIFIC PLAN ZONING ORD BY CITY ATTORNEY			2,092				DEPOSIT BASED FEE (NOTE 8)
AGRICULTURAL PRESERVES	ESTABLISHMENT/ENLARGEMENT (APPLICANT INITIATED)		1,640				DEPOSIT BASED FEE + NON-REFUNDABLE $138 PER OWNERS PETITION $138 PER EACH CONTRACT APPROVAL
	DISESTABLISHMENT/ENLARGEMENT AG PRESERVE PURSUANT TO NOTICE OF NON-RENEWAL		1,550				DEPOSIT BASED FEE (NOTE 8)
	ESTABLISHMENT/ENLARGEMENT (CITY COUNCIL INITIATED)		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CONTRACT WITHIN ESTABLISHED PRESERVE		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (APPLICANT INITIATED)	*	1,550				DEPOSIT BASED FEE (NOTE 8)
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (CITY COUNCIL INITIATED)		N/C				
	NOTICE OF NON-RENEWAL		252				DEPOSIT BASED FEE (NOTE 8)
CALIFORNIA DEPT FISH & GAME FEE	RIVERSIDE COUNTY CLERK FEE		64				
	NEGATIVE DECLARATION & MND		2,044				REQUIRES COUNTY CLERK FEE
	ENVIRONMENTAL IMPACT REPORT		2,839.25				REQUIRES COUNTY CLERK FEE
RULES TO IMPLEMENT CEQA	APPLICATION FOR GRADING PERMIT		951			6	DEPOSIT BASED FEE (NOTE 8) MAX $2,729
	APPLICATION FOR COMM. WECS		507			6	DEPOSIT BASED FEE (MAX AC. $2.201) PLUS $329 PER MW – NOTE 8)

	APPLICATION FOR TREE REMOVAL ALL OTHER APPLICATIONS		259 472			 6	DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
ENVIRONMENTAL IMPACT REPORT	SPONSOR PREPARED EIR PREVIOUSLY PREPARED EIR	*	8,439 1,936				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
LAFCO	CATEGORICAL EXEMPTION REVIEW INITIAL STUDY	 *	80 N/C 562				
GEOLOGY CEQA	FAULT HAZARD REPORT REVIEW GEOLOGIC WAIVER LIQUEFACTION REPORT		1,200 140 1,200				DEPOSIT BASED FEE ALL (NOTE 8) PLUS $22 PER ACRE OVER 10 ACRES (MAXIMUM COMPONENT OF $823)
DEVELOPMENT AGREEMENTS		*	5,000				DEPOSIT FEE BASED + ADDITIONAL $$
SCHOOL MITIGATION PLANS	APPEALS		743				DEPOSIT BASED FEE (NOTE 8)
EXCEPTIONS TO NOISE ORD 847	EXEMPT FROM CEQA NOT EXEMPT FROM CEQA	* *	378 854				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)

NOTES:

1. WHEN APPLICABLE, FLOOD CONTROL PLAN CHECK FEE - PAYABLE DIRECTLY TO FLOOD CONTROL DISTRICT.
2. WHEN APPLICABLE, ADD $750 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE – PAYABLE DIRECTLY TO RCFCD.
3. WHEN APPLICABLE, ADD $3,000 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE - PAYABLE DIRECTLY TO RCFCD.
4. WHEN APPLICABLE, ADD $250 IF TRANSPORTATION PLAN CHECK (INITIAL DEPOSIT) – PAYABLE DIRECTLY TO TRANS. DEPT.
5. WHEN APPLICABLE, ADD $1,252 OR $1,811 IF TRAFFIC STUDY REQUIRED - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
6. ADD $26 PER TRACT OR UNIT NO. - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
7. MAXIMUM TOTAL OF $14,711.
8. DEPOSIT BASED FEES ARE SUBJECT TO ADDITIONAL CHARGES IF NECESSARY.

FEE CALCULATION METHODOLOGY

_____		_____		_____		_____		_____		_____
BASE FEE	+	[PER LOT FEE X # OF LOTS]	+	[ACREAGE FEE X # OF ACRES]	=	SUBTOTAL	X	1.020	=	TOTAL FEE

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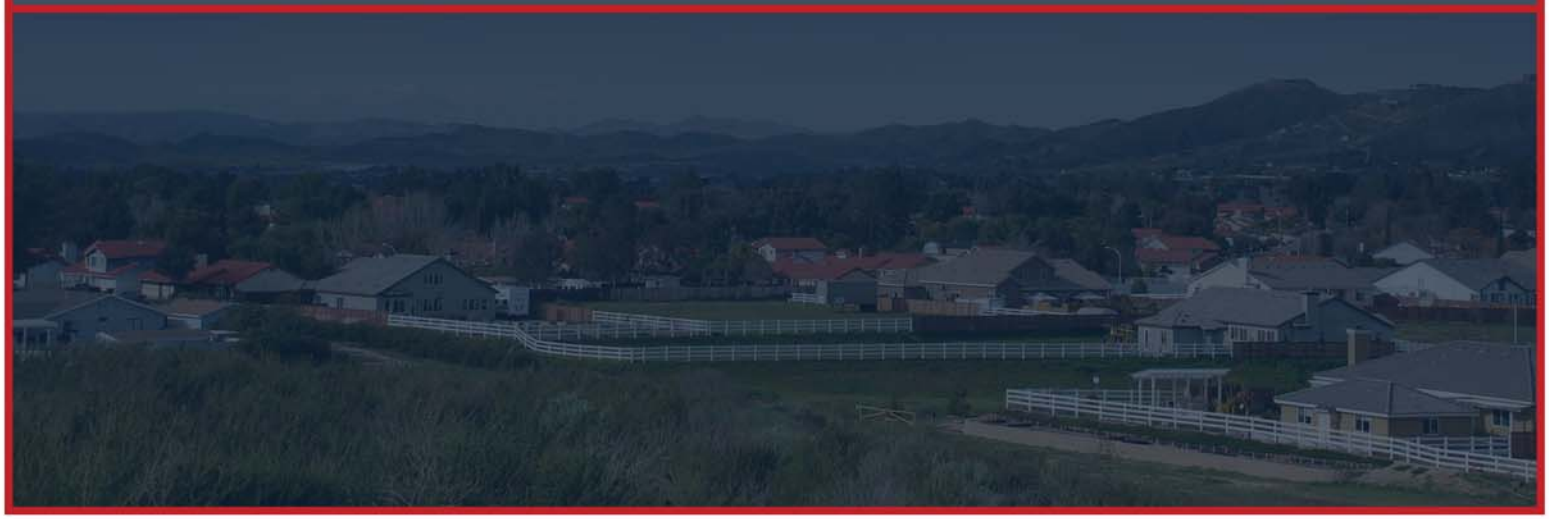
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