LET'S TALK HOUSING, LAKE ELSINORE

Housing Element Update Community Workshop

June 17, 2021

www.Lake -Elsinore.org/Housing

WELCOME AND OPENING REMARKS

WORKSHOP GOALS

- Provide the community an understanding of the Housing Element
- Present an overview of the Draft Housing Element: focus on meeting housing needs through site identification and a housing plan
- Engage and gather input to guide the City's housing policies

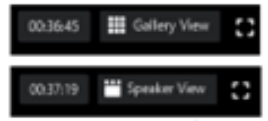
AGENDA

- Review Meeting Format and Guidelines
- Housing Element Overview
- Update Process and Timeline
- Share your thoughts:
  - What are the key housing issues in Lake Elsinore?
  - How can the City best address local housing needs?
  - What do you think of the City's strategy to meet the RHNA

MEETING FORMAT/ZOOM TOOLS

How to Use zoom Video Conferencing

Black menu bar at top or bottom of screen:



Audio
Please mute yourself when not speaking

Video

Participants
- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

Chat
Tap to make the chat appear. You can type your chat message and click Send

View
Gallery/Speaker View of videos and screen share can be changed in top right corner

MEETING GUIDELINES

- One person speaks at a time. Keep comments brief.
- Technology happens – Please be flexible and patient.
- Respect others' opinions.
- Please mute yourself when you're not speaking.
- Share your video so we can stay visually connected

HOUSING ELEMENT OVERVIEW

THE HOUSING ELEMENT

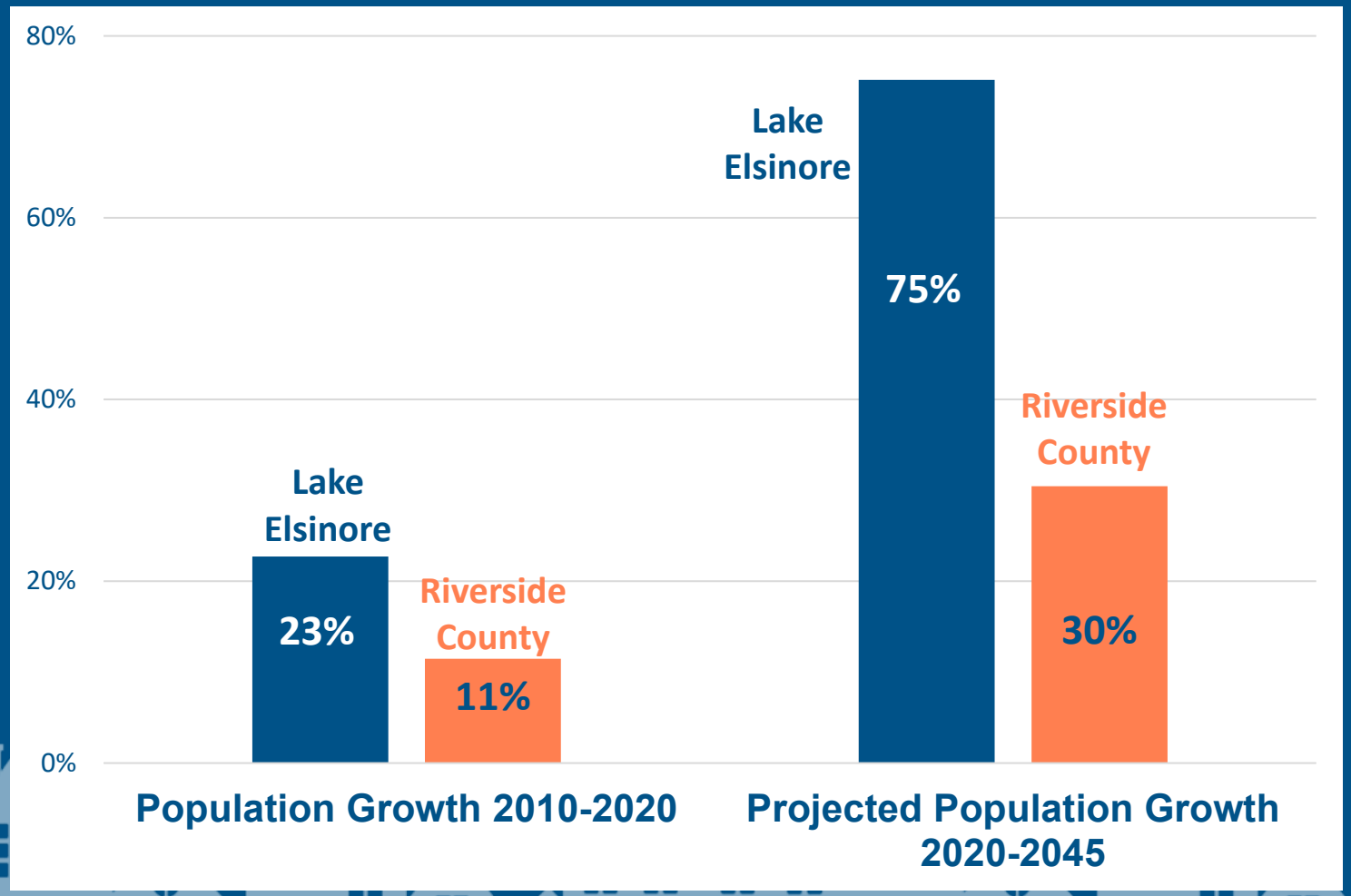
- One of seven State -Mandated Elements in City's General Plan.
- Provides goals, policies and actions to plan for existing and future housing needs for all segments of the population.
- In addition, identifies potential sites to accommodate the City's required Regional Housing Needs (RHNA) allocation.
- The current Housing Element covers the 2014 -2021 period, also known as the 5th cycle.

THE HOUSING ELEMENT

- State and City entering 6th cycle, covering a period between October 2021 and October 2029.
- Must be updated every 8 years by law to remain relevant and reflective of the community's changing housing needs.
- Must be reviewed and approved for compliance by the California Department of Housing and Community Development (HCD).
- Adoption is required by October 15, 2021.

WHAT IS IN A HOUSING ELEMENT?

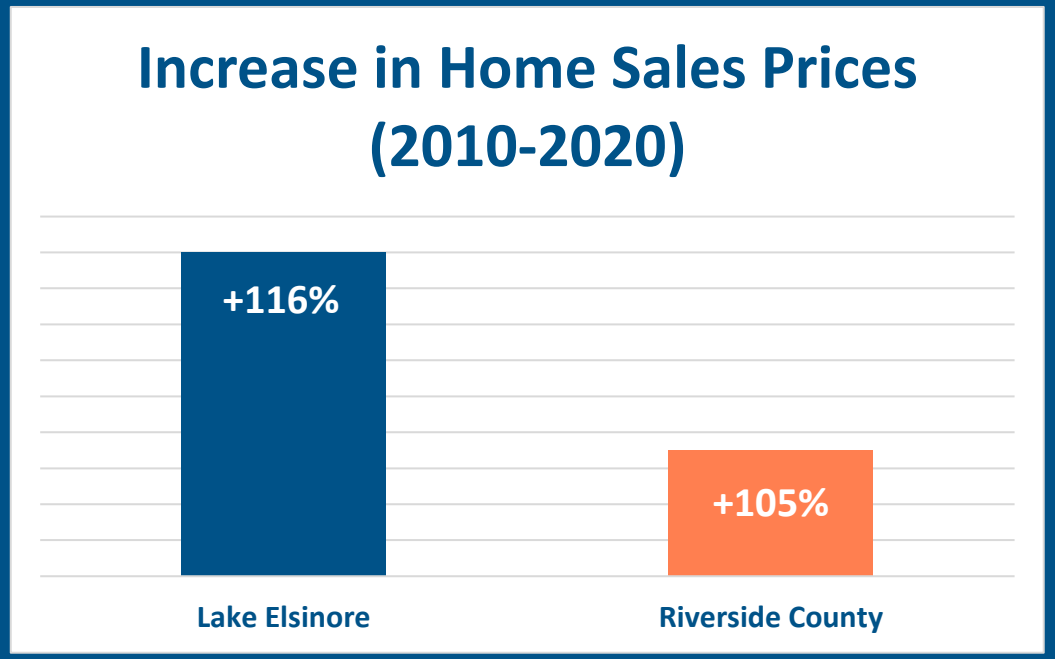
KEY FINDINGS



- City has and grown faster than County and is expected to continue to grow faster.

Source: CA Department of Finance E-5 Population and Housing Estimates, SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction

KEY FINDINGS

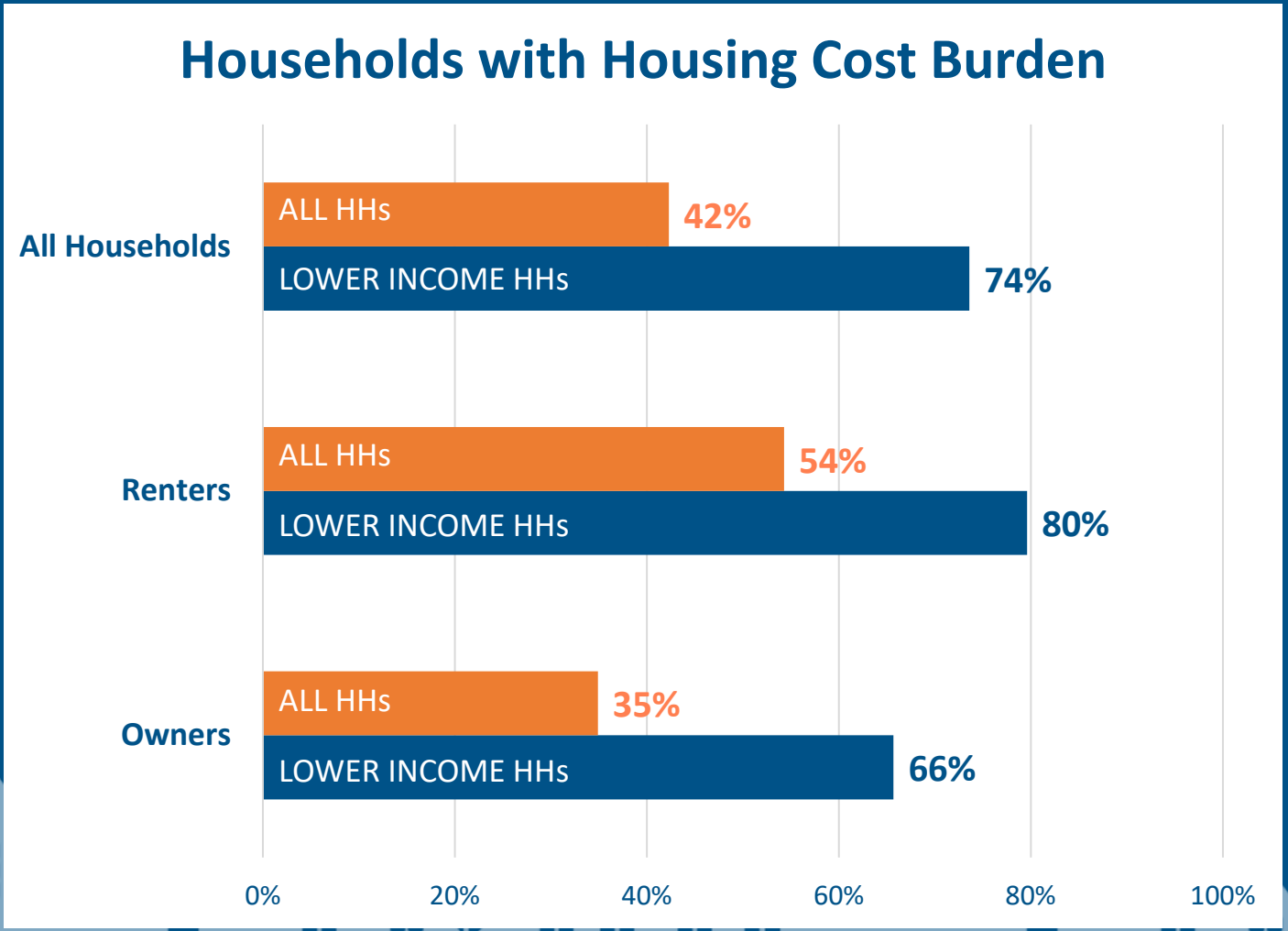


Source: City of Lake Elsinore 2014 -2021 Housing Element and CoreLogic 2020 data, not adjusted for inflation

Median Sales Prices:

- Lake Elsinore:
  - 2010: $189,500
  - 2020: $409,750
- Riverside County:
  - 2010: $200,000
  - 2020: $410,000

KEY FINDINGS



Source: U.S. Census Bureau Comprehensive Housing Affordability Strategy (CHAS) data 2012 -2016

- Cost burden: Spend >30% of income on housing costs.
- Lower Income HHs
  - Earn 80% or less the Area Median Income for Riverside County ($75,300 in 2020)

WHAT IS THE RHNA?

Regional Housing Needs Assessment

RHNA

- Regional Housing Needs Assessment

HCD determines RHNAs for each Council of Governments

→

RHNA for **SCAG region:**

1,341,827 housing units

→

RHNA for **Lake Elsinore:**

6,681 housing units

RHNA BY INCOME GROUP

- The RHNA is a goal for accommodating new housing need through land use policies and planning (zoning) –**it is not a construction obligation**

Income Category (AMI = Area Median Income*)	RHNA Allocation (Number of Units)	Percent of Total Allocation
Very Low Income (<50% of AMI)	1,878	28.1%
Low Income (50% to 80% of AMI)	1,099	16.4%
Moderate Income (80% to 120% of AMI)	1,134	17.0%
Above Moderate Income (>120% of AMI)	2,570	38.5%
Total	**6,681**	**100%**

"Area Median Income (AMI)" means the median household income based on household size of a geographic area of the state, as annually updated by HCD.

*Riverside County's AMI (Area Medium Income) for a family of four is $75,300

THE HOUSING ELEMENT DOES NOT…

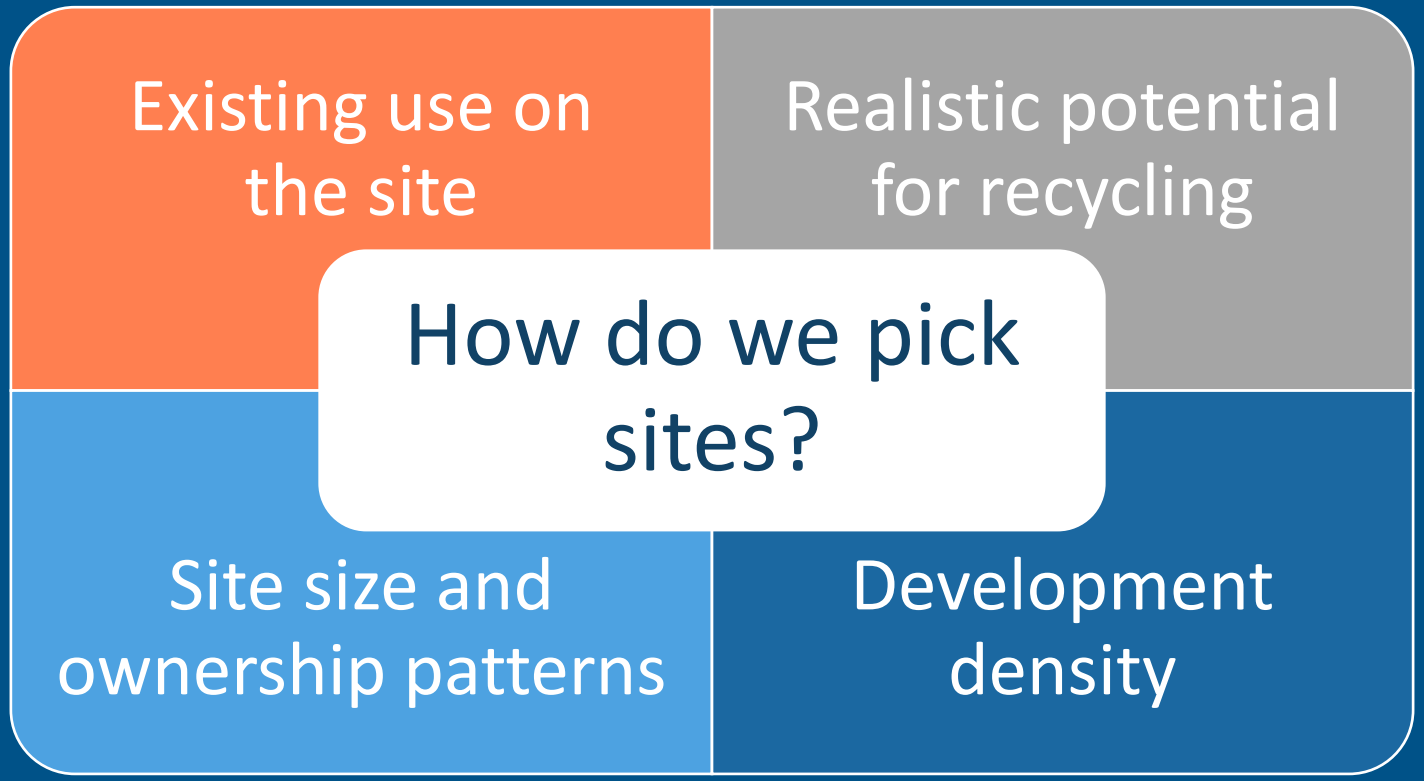
- Require the City to build any housing units.
- Provide funding to assist the City in meeting or implementing the programs, policies or housing mandates.
- Authorize construction of any housing.
    - Projects still need to go through the application and design review process

MEETING THE RHNA

1. **Approved housing projects**
2. **Projects in the development process**
3. **Potential sites for new housing:**

·Vacant sites · Underutilized sites · Accessory dwelling units

SITE SELECTION



HOW DO WE ASSIGN AFFORDABILITY?

Density = Affordability

30 units/ acre = affordable density

Higher Incomes → Moderate Incomes → Lower Incomes

Large Single-Family

Small Single-Family

Duplex/Triplex

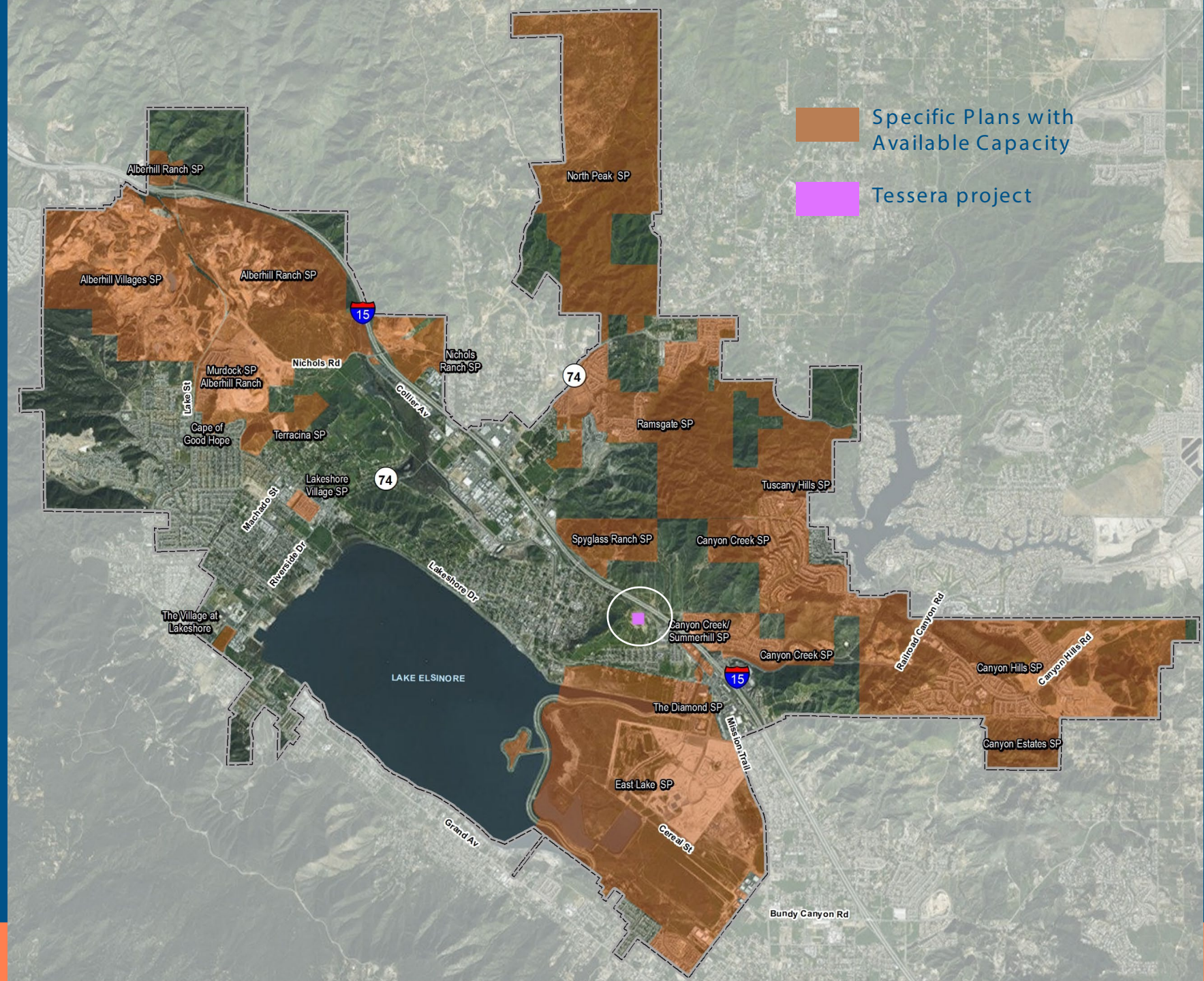
Accessory Dwelling - ADU

Multifamily Housing

SITES STRATEGY PART 1 and 2

- Approved Projects/ Projects Under Development
- Tessera
    - 90 Condominiums
    - South of I -15 on Franklin Street
  - Specific Plan Capacity
    - 17 Specific Plans
    - Total remining capacity of 18,403 units
    - Located throughout City
    - Affordability assumptions

Approved Projects Map



SITES STRATEGY PART 3

- Estimated Accessory Dwelling Unit (ADU) production
  - 2021-2029
- ADU: an accessory (or secondary) dwelling unit with complete independent living facilities for one or more persons
- Estimate: 10 -12 ADUs per year in Lake Elsinore based on recent trends

SITES STRATEGY PART 3

- Vacant land that can be developed with housing or mixed -use.
- Can use the allowed density to meet lower -income RHNA
  - High Density Residential (HDR) areas
  - Residential Mixed -Use (RMU) areas

SITES STRATEGY PART 3

- High Density Residential (HDR) areas
  - R-3 zoning allows residential development at 19 to 24 units per acre
  - Development examples:
    - Apartments
    - condominiums/townhomes

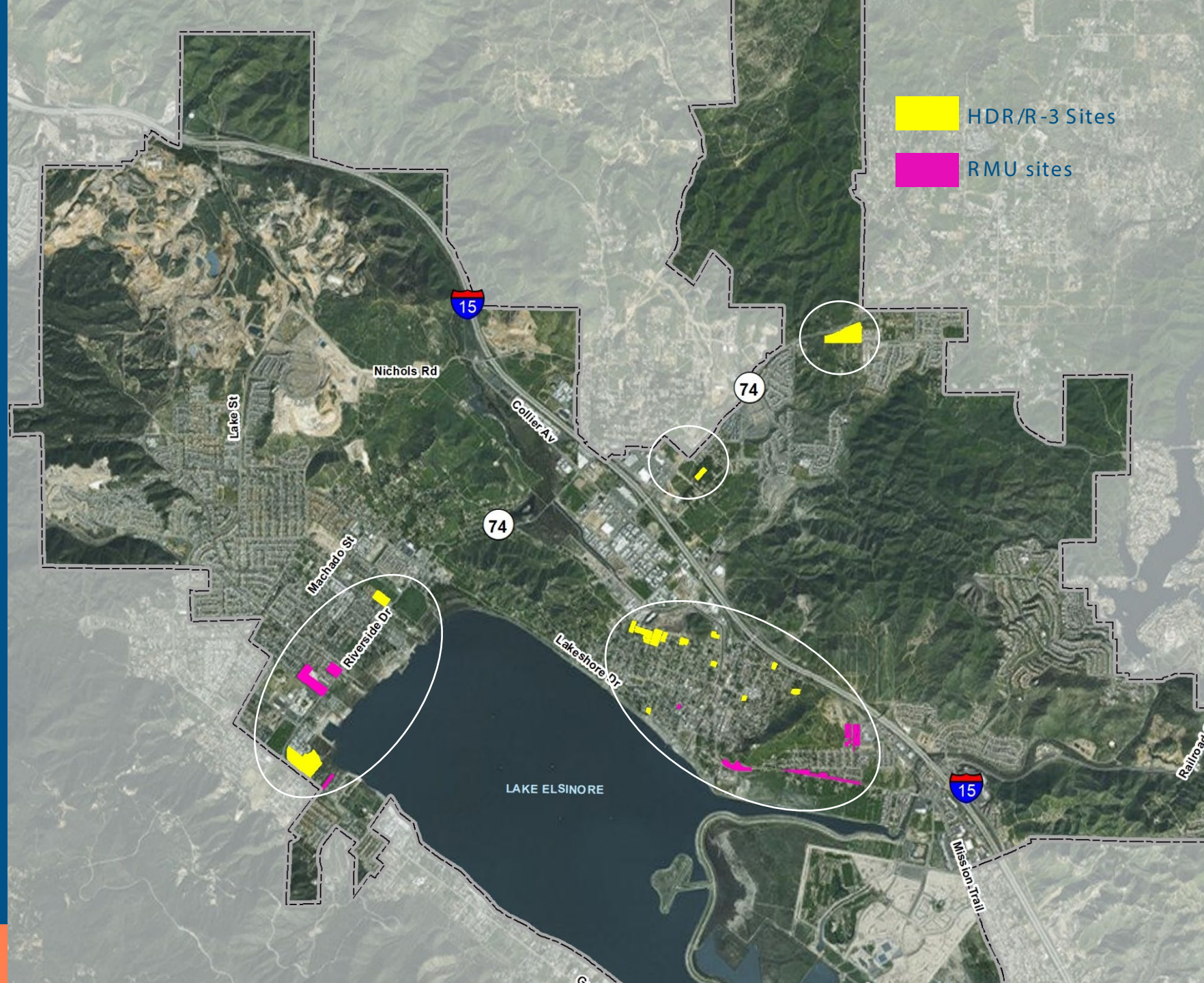
SITES STRATEGY PART 3

- Residential Mixed -Use (RMU) areas
  - RMU zoning
  - Allows residential development at 19 to 24 units per acre
  - Allows stand -alone residential, commercial, office development
  - Or a combination of allowed uses

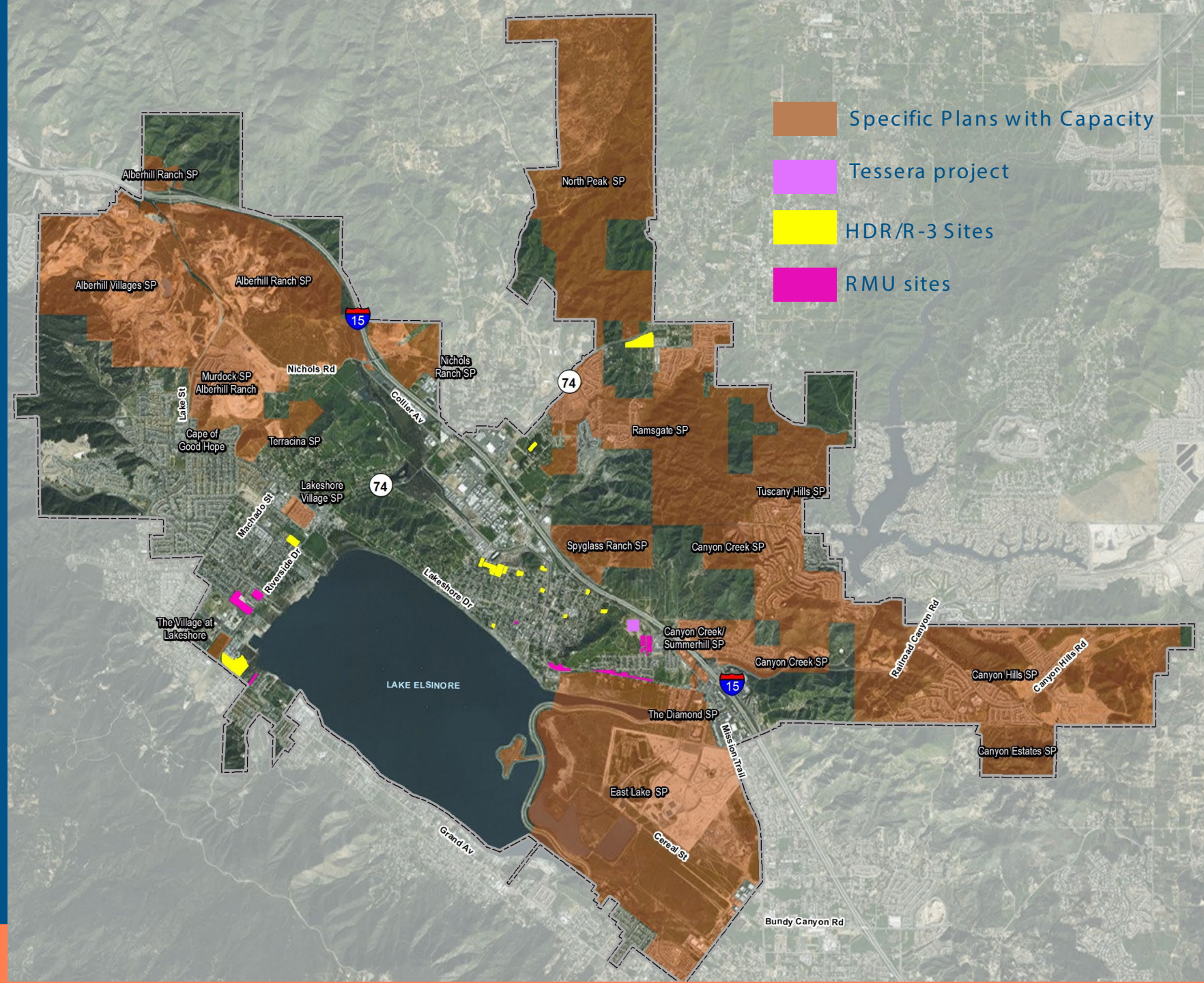
SITES STRATEGY PART 3

- Mixed -Use examples
- Property owners can develop stand -alone multi -family or non -residential uses or combine them

HDR/R-3 and RMU Sites Map



HDR/R-3 and RMU Sites Map



RHNA STATUS

Credit or Site Type	Ex./Very Low (0 - 50% AMI)	Low (50 - 80% AMI)	Moderate Income (80 -120% AMI)	Above Moderate Income (120%+ AMI)	Total
Approved Projects/Specific Plans	0	4,448	9,292	4,753	18,493
Estimated ADU production	23	35	34	8	100
High Density Residential (HDR) Sites	1,302	0	0	0	1,302
Residential Mixed -Use Sites (RMU) sites	1,090	0	0	0	1,090
Total Sites	2,415	4,483	9,326	4,761	20,987
2021-2029 RHNA	*1,878*	*1,099*	*1,134*	*2,570*	*6,681*
RHNA Surplus (+) or Deficit (-)	+537	+3,384	+8,192	+4,504	+14,306

HOUSING PLAN

HOUSING PLAN

- Goals, policies, programs must address:
  - How to help conserve/improve housing in Lake Elsinore
  - How to encourage development of housing for low - and moderate - income households
  - What actions need to be taken to make sure adequate land is available to meet the City's housing needs
  - Constraints on housing development (governmental and non - governmental)
  - Equal opportunities for all persons and fair housing

HOUSING PLAN

- Goals, policies, programs update:
  - Revise/update programs
  - Add programs that:
    - Address identified constraints or needs
    - Respond to new laws

PROGRAMS TO CONSERVE & IMPROVE HOUSING

- Code Enforcement
- Substandard and Abandoned Housing
- Housing Rehabilitation Programs
- Affordable Housing at Risk of Conversion

PROGRAMS TO ENCOURAGE HOUSING FOR ALL ECONCOMIC LEVELS

- Density Bonus
- Affordable Housing Development & Partnerships
- Downtown Lake Elsinore Residential Development
- Development Process Streamlining, Objective Design Standards
- Special Needs Housing

PROGRAMS FOR ADEQUATE SITES

- Programs to maintain adequate sites
- No Net Loss
- Promote the development of accessory dwelling units (ADUs)
- Development Agreements

PROGRAMS TO ADDRESS CONSTRAINTS

- Address new State Laws (Supportive Housing, Navigation Centers)
- Review developments standards

PROGRAMS FOR FAIR HOUSING

- Affirmatively Further Fair Housing
  - Meaningful actions to combat discrimination overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

HOUSING PLAN

- This Plan is the City's good faith effort to address housing need
- Limited by:
  - Funding & staffing level
  - Jurisdiction – some things are out of the City's control
- City can take additional actions if consistent with goals & policies

WHAT'S NEXT?

HOUSING ELEMENT UPDATE TIMELINE

Finalize Draft

June/July2021

State HCD Review

July - September 2021

Environmental Analysis

July-September 2021

Adoption

October 2021

Public Input

COMMENTS ON HOUSING ELEMENT

- Your thoughts, ideas and concerns are important
- Draft Housing Element will be released in a few weeks
- Available on City website
- Will include a form to submit comments
- Can contact City directly with comments or questions

HOUSING ELEMENT SURVEY

Take our online Housing Survey (available in English and Spanish)

- Tell us what you think about the future of housing in Lake Elsinore.
- Open since May 12, 2021
- Closes June 20, 2021
- Go to the City website
- Lookout for Facebook posts

Find More Information at www.Lake-Elsinore.org/Housing.

WAYS TO PARTICIPATE

Sign Up for Email Updates About Our Efforts

- The process continue through October 2021 sign up to receive updates and opportunities to provide additional input.

Contact the City

- Additional Information/Submittal of Comments and Suggestions:
- Call the City's Planning Division and speak to Richard J. MacHott , Planning Manager at (951) 674 -3124 Ext. 209, or email rmachott@lake -elsinore.org.

Find More Information at www.Lake-Elsinore.org/Housing.

SHARE YOUR THOUGHTS

YOUR IDEAS

- General Questions and Comments
- What are the major housing issues/challenges in Lake Elsinore? What types of housing are particularly needed in the community?
- Comments on
  - The proposed strategy to meet the RHNA
  - Programs to include in the Housing Element

THANK YOU!

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