



lake elsinore general plan

2021-2029 housing element
HOUSING ELEMENT
APPENDIX

City of Lake Elsinore

Adopted
August 23, 2022





City of Lake Elsinore, California

2021 to 2029 Housing Element

APPENDICES

Prepared by

MIG and the City of Lake Elsinore Planning Division

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APPENDIX A

Public Outreach

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LET'S TALK HOUSING, LAKE ELSINORE

The City of Lake Elsinore is updating its Housing Element. The Housing Element is one of nine state-mandated elements of the City's General Plan. It provides goals, policies, and actions that help the City plan for existing and future housing needs for all segments of the population and expresses community goals about housing in Lake Elsinore.

The updated Housing Element will cover an eight-year planning period from 2021 through 2029. The City is expected to finalize the plan by October 2021.

HOW TO PARTICIPATE IN THE CITY'S HOUSING ELEMENT UPDATE 2021

TAKE OUR ONLINE HOUSING SURVEY

Tell us what you think about the future of housing in Lake Elsinore by taking our online survey available in English and Spanish.

ATTEND OUR VIRTUAL WEBINAR ON JUNE 17 AT 6 P.M.

The City is hosting a "Let's Talk Housing, Lake Elsinore" webinar to discuss the purpose of the Housing Element 2021 Update. Join us to learn more about this process and the community's role. The webinar will be conducted via Zoom from 6:00 p.m. to 8:00 p.m. You must register to attend in advance.

SIGN UP FOR EMAIL UPDATES

Sign up to receive email updates about our efforts to update our Housing Element. The process is expected to last until October 2021 and the City will be seeking feedback from the community on a draft design.

Find out more at www.lake-elsinore.org/housing.

City of Lake Elsinore Housing Element Workshop Stakeholder List

Type	Name	Contact	Position	Email	Phone	Address	Stakeholder Type
Non-Profit Organization	Rotary Club of Lake Elsinore	Jamie Schramm	President	jamie_lerotary@gmail.com	952-881-4267	PO Box 521, Lake Elsinore, CA, 92531	Various
Non-Profit Organization	Elsinore Woman's Club	Pat Miller	Programs	elsinorewomansclub@yahoo.com	951-285-8856	710 West Graham Ave.	Women, Families
Non-Profit Organization	American Legion Post 200	Bill Sauter	Commander	miapow@verizon.net	951-678-7777	18871 Grand Ave.	Veterans
Non-Profit Organization	VFW - Wildomar	Steve Regaldo	Post Commander	vfwpost1508@gmail.com	951-674-4735	Post 1508, 21180 Waite St Wildomar CA 92595	Veterans
Non-Profit Organization	Lake Elsinore Historical Society	Ruth Atkins		jaratkin@verizon.net	951-678-0084	183 North Main St	Various
Non-Profit Organization	Lake Elsinore Marine Search & Rescue (LEMSAR)	Pete Dawson	Member	peterdawson@verizon.net	951-202-1584		
Non-Profit Organization	Lake Elsinore Valley Education Foundation	Kevin Pape	Chairman	kwpape@aol.com	951-609-7525	914 Dolly Drive, Lake Elsinore, CA 92530-7200	Youth education support
Non-Profit Organization	Studio 395	Grace Sandlin	Advisory Board Member	info@Studio395.org	951-471-4407	16275 Grand Ave, Lake Elsinore (Community Center)	Arts programming, youth
Non-Profit Organization	Dream Center & HOPE	Matthew Dobler		matthew@dreamcenterle.org	951-775-2176	The Dream Center of Lake Elsinore, 114 East Peck Street, Lake Elsinore, CA 92530	Family assistance, counseling services
Non-Profit Organization	Assistance League	Electra Demos		jimilec@verizon.net	951-694-8018	28720 Via Montezuma, Temecula, CA, 92590	Youth support services
Non-Profit Organization	Social Work Action Group & The Anchor	Ashlee DiPhillippo	Donor Coordinator	ashleereene@msn.com	562-577-6684	215 W. Graham Ave., Lake Elsinore, CA 92530	Crisis stabilization housing for homeless (City of LE)
Non-Profit Organization	Trauma Intervention Prevention Program	Magda Stewart		magdaotipswrc@gmail.com	951-609-5068	PO Box 585, Murrieta, CA 92564	Emergency counseling services
Non-Profit Organization	Boys and Girls Club	Carly Bennett-Valle	Interim CEO/CFO	carlyv@pgcswc.org	951-699-1526	P.O. Box 892349, Temecula, CA, 92589	Youth
Non-Profit Organization	Animal Friends of the Valleys	Beth Soltysiak	Donor Development	Beth@animalfriendsofthevalleys.com	951-805-6239	33751 Mission Trail, Wildomar, CA 92595	Animal services
Non-Profit Organization	Vista Community Clinic	Betsy Heightman	Chief Development Officer	betsy@vcc.clinic	760-631-5000	30195 Fraser Drive Lake Elsinore, CA 92530	Family health and emergency support services
Non-Profit Organization	United Way of the Inland Valleys	Jennifer Thornton	Program Manager, GEMS & Alloc.	jthornton@uwiv.org	951-697-5902	9624 Hermosa Avenue, Rancho Cucamonga, CA 91730	Youth, families
Non-Profit Organization	Encouragers Counseling and Training Centers	Vicki Coffman	Founder, Marriage and Family Therapist	Vicki@EncouragersUSA.com	951-900-4414	29970 Technology Dr., Suite #108 & 109, Murrieta, CA 92563	Family and community counseling services
Non-Profit Organization	Operation Safe House	Luis Lopez		info@operationsafehouse.org	951-351-4418	9685 Hayes St, Riverside, CA, 92503	Homeless youth
Non-Profit Organization	California Family Life Center-Planet Youth	Mary Jo Ramirez	Executive Director	mjramirez@cfclkids.org	951-765-9671	P.O. Box 727, Hemet, CA 92546-0727	Homeless youth
Non-Profit Organization	Riverside Recovery Resources	Desmond Young	Director of Recovery Operations	dyoung@riversiderecovery.org	951-674-5354	600 Third Street, Suite C, Lake Elsinore, CA 92530	Family and community counseling services
Non-Profit Organization	Inspire Life Skills	Krista Langford	Resource Developer	klangford@inspirelifskills.org	951-314-2238	2279 Eagle Glen Pkwy. #112 PMB #131 Corona, CA 92883	Foster, formerly homeless youth
Non-Profit Organization	United States Veterans Initiative-Inland Empire	Nicole Starks-Murray	Executive Director		951-656-6893	15305 6th Street, March Air Reserve Base, CA 92518	Veterans
Non-Profit Organization	Village on Grand Community Center			villageongrand@studio395.org	951-471-4407	16275 Grand Ave, Lake Elsinore, CA, 92530	Seniors
Non-Profit Organization	Lutheran Social Services	Deniece Marshall	Area Director	rcinfo@LSSC.org	951-689-7847	4162 Rubidoux Avenue, Riverside, CA 92506	Families
Non-Profit Organization	Catholic Charities - Murrieta				951-691-8203	39429 Los Alamos Rd, Murrieta, CA 92563	Family assistance, counseling services
Non-Profit Organization	Wildomar Senior Center	Dawn Brennan	Community Liaison & Admissions Coordinator		951-678-1555	32325 S Pasadena St, Wildomar, CA 92595	Seniors
Non-Profit Organization	H.O.P.E. Pantry Program (Dream Center)				951-245-7510	506 Minthorn Street, Lake Elsinore, CA 92530	Family emergency assistance
Non-Profit Organization	Victor Community Support Services	Simona Cataldo	CEO		951-674-9243	265 San Jacinto River Rd Suite 107, Lake Elsinore, CA 92530	Youth and family counseling services
Non-Profit Organization	Habitat for Humanity-Inland Valley	Tammy Marine	Executive Director	tammy@habitativ.org	951-296-3362	27475 YNEZ ROAD, #390, TEMECULA, CA 92591	Affordable housing
Non-Profit Organization	Together Freedom (FACESS)			connect@togetherfreedom.org	951-399-3332	31500 Grape St., PMB 242, Lake Elsinore, CA 92532	Youth counseling and support services
Non-Profit Organization	Restoring Hope Community Services			awjackson6567@gmail.com	951-990-2510	P.O. Box 205, Perris, CA 92570	Veterans, homeless services
Non-Profit Organization	Angel View	Patti Park	Executive Director		760-329-6471	92234	Children, adults with disabilities
Non-Profit Organization	Community Access Network				951-471-1426	600 Central Ave., Ste. E, Lake Elsinore, CA 92530	Children and families, social services, foster youth
Non-Profit Organization	Lake Elsinore Teachers Association	Mario Mantano	President		951-245-0446	31762 Mission Trail Suite M, Lake Elsinore, CA 92530	Education
Non-Profit Organization	EPOCH Center				951-657-4882	371 Wilkerson Ave., Ste. L, Perris, CA, 92570	Youth education support, persons with disabilities
Faith-Based Organization	Adonai Ministries	Beau Arbornuat - Pastor		AdonaiMinistriesLE@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Aletheia Christian Fellowship				951-757-1801	Lake Elsinore	Various
Faith-Based Organization	Bread of Life Church				951-245-0124	Lake Elsinore	Various
Faith-Based Organization	Calvary Chapel Bear Creek				951-678-1054	Wildomar	Various
Faith-Based Organization	Cantrell Community Unity / Ministry	Dave Cantrell		dncministry@yahoo.com	702-408-7897	Lake Elsinore	Various
Faith-Based Organization	Canyon Lake Community Church					Canyon Lake	Various
Faith-Based Organization	Centerpoint Church				951-696-1002	Murrieta	Various
Faith-Based Organization	Church on the REAL	Jason Welsh		pastorjason@churchonthereal.org	951-226-5061	Lake Elsinore	Various
Faith-Based Organization	Circle of Care Ministries	Terri Keim		terri@circleofcareministries.org	951-973-3582	Temecula	Various
Faith-Based Organization	Cornerstone Community Church				951-674-8661	Wildomar	Various
Faith-Based Organization	Corona Norco Rescue Mission			jim@rescuemission.org	951-526-1200	Corona/Norco	Various
Faith-Based Organization	Dream Center	Dave Snow (youth dir.)		Dave@dreamcenterle.org	951-264-1724	Lake Elsinore	Various
Faith-Based Organization	Elsinore First Assembly				951-678-1757	Lake Elsinore	Various
Faith-Based Organization	Encouragement Church			readyec@gmail.com	(951) 821-6277	Lake Elsinore	Various
Faith-Based Organization	Faith Baptist Church				951-245-8744	Wildomar	Various
Faith-Based Organization	Faith Bible Church (Ice Cream Truck Church)	Zulma			951-200-3173	Wildomar	Various
Faith-Based Organization	Fellowship Corona Horsethief Canyon)	Mel Cambell				Corona	Various
Faith-Based Organization	First Presbyterian Church (Mtn View Church)				951-674-6372	Wildomar	Various
Faith-Based Organization	Fishes & Loaves				951-376-3703	Lake Elsinore	Various
Faith-Based Organization	Grace and Truth Worship Ministry	Willie Oliver - Pastor		urimportantfoundation@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Gracepoint Church of the Nazarene	Amanda Domenquiz			951-466-8603	Wildomar	Various
Faith-Based Organization	Hacienda House			info@hislightonthetihill.com	951-657-3041	Perris	Various
Faith-Based Organization	Iglesia Cristiana Brazos Eternos				951-445-0317	Wildomar	Various
Faith-Based Organization	In The Light Ministries				951-665-5136	Wildomar	Various
Faith-Based Organization	Independent Church of Lake Elsinore (Baptist)				951-674-3632	Lake Elsinore	Various
Faith-Based Organization	La Ultima Llamada Iglesia Cristiana				951-275-6823	Wildomar	Various

City of Lake Elsinore Housing Element Workshop Stakeholder List

Type	Name	Contact	Position	Email	Phone	Address	Stakeholder Type
Faith-Based Organization	Lake Elsinore Baptist Church				951-674-9350	Lake Elsinore	Various
Faith-Based Organization	Lake Elsinore Calvary Chapel				951-674-5451	Lake Elsinore	Various
Faith-Based Organization	Lake Elsinore Church of Christ				951-674-5914	Lake Elsinore	Various
Faith-Based Organization	Lake Providence Baptist Church				951-674-4311	Lake Elsinore	Various
Faith-Based Organization	Lakeview Chapel	Michael Ghoslin		lakeviewchapel7@verizon.net	951-674-2825	Lake Elsinore	Various
Faith-Based Organization	Lambs Fellowship			lfeoffice@gmail.com		Lake Elsinore	Various
Faith-Based Organization	Lambs Fellowship Lake Elsinore				951-471-3807	Lake Elsinore	Various
Faith-Based Organization	Leave No Women Behind	Kymberli Boynton			951-775-6487	Lake Elsinore	Various
Faith-Based Organization	Living Hope Lutheran Church				951-805-1353	Wildomar	Various
Faith-Based Organization	MNE Church	Carina		foreverbenezer@hotmail.com	949-350-3095	Lake Elsinore	Various
Faith-Based Organization	Mountainside Ministries				951-678-9402	Lake Elsinore	Various
Faith-Based Organization	New Hope Baptist Church				951-674-8053	Lake Elsinore	Various
Faith-Based Organization	New Song Calvary Chapel	Cherie		cherie@mynewsongcc.com		Lake Elsinore	Various
Faith-Based Organization	New Song Christian Community				951-245-5664	Lake Elsinore	Various
Faith-Based Organization	Nineveh Ministries	Debra Pollard		debrapollard10@gmail.com	951-200-9759	Lake Elsinore	Various
Faith-Based Organization	Oakstone Community Church				951-678-9004	Wildomar	Various
Faith-Based Organization	One Salvation Church	Jose Martinez		josemartinez421@gmail.com	951-297-0418		Various
Faith-Based Organization	Our Redeemer Lives Church				951-245-0522	Lake Elsinore	Various
Faith-Based Organization	Rhema World Ministries	Marcus Robinson		mrobinsonmrd@hotmail.com	951-837-6609	Lake Elsinore	Various
Faith-Based Organization	River View Christian Academy (RVCA)	Jill Sackinger		connect@teenrescue.com	800-494-2200	Lake Elsinore	Various
Faith-Based Organization	Rock Church/Raw Church/7th Day Baptist	Barry Oskey		wfcusc56@gmail.com	951-490-6787		Various
Faith-Based Organization	Solid Rock Church International				951-735-4647	Lake Elsinore	Various
Faith-Based Organization	St. Andrew's Episcopal Church				951-674-4087	Lake Elsinore	Various
Faith-Based Organization	St. Frances of Rome	Sylvia			951-674-6881	Wildomar	Various
Faith-Based Organization	Teen Challenge of Southern CA			paulette.nagle@teenchallenge.org	951-682-8990	Riverside	Various
Faith-Based Organization	The Church of Jesus Christ of Latter Day Saints - L.E.Stake	Ashlee DePhillippo		ashleephotos@gmail.com	562-577-6686	Lake Elsinore/Wildomar	Various
Faith-Based Organization	The House of God	James Salter - Pastor		Salterj11@gmail.com	951-956-1828	Lake Elsinore	Various
Faith-Based Organization	Work for the Glory of God	Hector Calderon		Hector.calderon@workforthegloryoftgod.com		Lake Elsinore	Various
Faith-Based Organization	World Harvest Church (Dufresne Ministries)				951-696-9258	Wildomar	Various
Faith-Based Organization	Calvary Chapel LE			https://www.calvaryle.org		Lake Elsinore	Various
City Government	City Council members	Various	City Council members	Various	Various	Lake Elsinore	Various
City Government	Planning Commission members	Various	Planning Commission members	Various	Various	Lake Elsinore	Various
City Government	Public Safety Advisory Commission members	Various	Public Safety Advisory Commission	Various	Various	Lake Elsinore	Various
City Government	Measure Z Citizen Committee Members	Various	Measure Z Citizen Committee	Me	Various	Lake Elsinore	Various
City Government	Lake Elsinore Unified School District	Denine Diaz	Lake Elsinore Unified School District		(951) 253-7000	Lake Elsinore	Families, Youth
Homeowner Associations	Alberhill Ranch HOA	Jennifer Alegria	Manager (Keystone Pacific)	jalegria@keystonepacific.com	949-833-2600	Lake Elsinore	Home Owners
Homeowner Associations	Vista Del Lago HOA	Sherry Neal	Manager (Walters Management)	sneal@waltersmanagement.com	951-698-8511	Lake Elsinore	Home Owners
Homeowner Associations	Tuscany Hills HOA	Jenny Bonnar	Manager (Keystone Pacific)	jbonnar@keystonepacific.com	951-245-9102	Lake Elsinore	Home Owners
Homeowner Associations	Summerly HOA	Deanna Casillas	Manager (First Service Residential)	deanna.casillas@fsresidential.com		Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA	Kelley Aranda	Manager (Action Property Manag	karanda@actionlife.com	951-699-7656	Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA	Jordan Large	Manager Assistant	jlarge@actionlife.com		Lake Elsinore	Home Owners
Homeowner Associations	Canyon Hills HOA/Westridge HOA	Scott Sears	Manager (Action Property Manag	ssears@actionlife.com	949-450-0202	Lake Elsinore	Home Owners
Homeowner Associations	Elsinore Terrace HOA			gprivitt@keystonepacific.com	949-838-3236	Lake Elsinore	Home Owners
Homeowner Associations	Rosetta Canyon HOA	Lana Hamadej	Manager (Avalon Management)	lana@avalonweb.com	951-244-0520	Lake Elsinore	Home Owners
Homeowner Associations	Shore Pointe HOA	Robert Supalla	Manager (Equity Management)	rsupalla@equitymgt.com	951-296-5641	Lake Elsinore	Home Owners
Homeowner Associations	Viscaya Homeowners Association	Krystal Cervantes	Manager (Compass Property Man	krystal@compasspropertymanagement.com	949-429-3708	Lake Elsinore	Home Owners
Homeowner Associations	Lido at Lakeshore Condo Community	Stacy Serna	Manager (Cannon Management)	stacyserna@cannonmanagement.com	951-354-5365	Lake Elsinore	Home Owners

June 17, 2021

SHARE YOUR THOUGHTS

Draft Housing Element 2021-2029



Comments/Questions

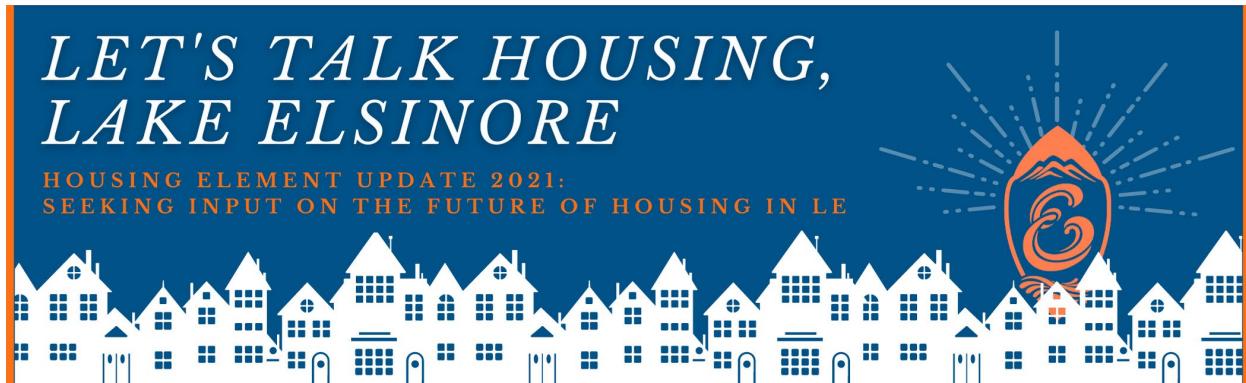
ADU development can help add housing to L.E.	How much can the City do to encourage the type of development we need?	Can we add greenspaces and sidewalks to improve areas and attract development?

Issues/Concerns

Road capacity should be taken into consideration with new developments	Will our schools be able to accommodate this type of growth?	Overcrowding - not a good idea to build units in backyards (ADU): noise, safety, fire issues
Vacation rentals - if we allow new housing we should allow vacation rentals	Look into requiring skilled/trained workforce for new development - use local labor	Road capacity concern - look into widening Franklin St.
Franklin St. is a concern		

Recommendations

City should require the use of local skilled labor	Senior housing needs	Second interchange to take pressure off of Railroad Canyon
Empty lots Downtown: consider providing plans for buildings to encourage new development		



Lake Elsinore Housing Element Update 2021

Housing Element Survey

Results Summary

Prepared by:



537 S. Raymond Avenue
Pasadena CA 91105

June 21, 2021

Introduction:

All California cities are required to adopt a General Plan. A General Plan establishes the framework for decision making in the community. As required by State law, the City of Lake Elsinore is updating one of its General Plan's elements – Housing. The Housing Element identifies how Lake Elsinore can meet existing and future housing needs for all income levels of its population. Community input is critical to ensure community needs, values, and preferences are reflected in the Housing Element Update. Part of the Elements' update is a community engagement component that will be used to inform the plan update process. The survey period ran from May 12, 2021 through the end of the day June 20, 2021. In total, 340 participants submitted surveys – 227 responded to all 21 questions, and 113 responded to one or more questions but not all 21.

This Housing Element community survey solicited public input regarding housing issues facing Lake Elsinore and its residents. The survey responses and results are summarized below.

The City's website contains more information about the Housing Element updates and upcoming activities. <https://www.lake-elsinore.org/housing>

Key Findings:

Of those responding, 63.4% are homeowners and 75.3% live in a detached single-family home. 64.3% of respondents say they are satisfied with their current housing situation and 43.2% rated the physical condition of the dwelling they live in as excellent. Respondents say they chose to live in Lake Elsinore because of the cost of housing (63.9%), close distance to family and friends (26.4%), and the quality of housing (22.5%). For those who do not currently own a home the primary issue to finding a home is the ability to find a home in their target price range (33.9%). Over half of respondents noted that focusing new housing near downtown, creating walkable neighborhoods was a very important action for Lake Elsinore.

Responses:

Housing:

1. Currently, do you...

- 55.1% Live in Lake Elsinore and work somewhere else
- 26.4% Live and work in Lake Elsinore
- 11.5% Live in Lake Elsinore and do not currently work or are retired
- 2.6% Do not live in Lake Elsinore
- 2.2% Did not answer
- 1.3% Own a business in Lake Elsinore
- 0.9% Work in Lake Elsinore and live somewhere else

2. How long have you lived in Lake Elsinore?

- 32.6% Said 1 to 5 years
- 23.4% Said 11 to 20 years
- 21.2% Said 21 or more years
- 16.3% Said 6 to 10 years
- 1.8% Did not answer
- 4.9% question did not apply

3. Which best describes your current living situation?

- 75.3% Live in a detached single-family home
- 7.5% Live in an apartment
- 4.0% Live in a mobile home
- 3.5% Said other
- 2.6% Live in a condominium/townhome
- 0.9% Live in a duplex/triplex/fourplex
- 0.9% Do not currently have a permanent home
- 0.5% Live in an accessory dwelling unit

4. Which best describes your current housing situation?

- 63.4% Own
- 23.4% Rent
- 5.3% Live with friends/family, do not own or pay rent
- 1.3% Said other
- 0.9% Do not currently have a permanent home

5. Are you satisfied with your current housing situation?

- 64.3% Said yes
- 25.1% Said no
- 5.7% Did not answer
- 4.9% N/A

6. How would you rate the physical condition of the dwelling you live in?

- 43.2% Said excellent
- 34.8% Said it shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)
- 13.2% Said it needs one or more major upgrades (i.e., new plumbing, new electrical, new foundation, etc.)
- 3.1% Said other
- 0.9% Did not answer
- 4.9% N/A

7. Which of the following housing upgrades or expansions have you considered making to your home?

- 14.1% Said other
- 13.2% Said solar
- 11.0% Said HVAC (heating, ventilation, air conditioning)
- 4.9% Said room addition
- 4.0% Said roofing
- 3.1% Said Accessory Dwelling Unit/Granny Flat
- 9.7% Did not answer
- 40.1% Question did not apply

8. Which best describes your household type?

- 34.8% Said couple with children (younger than 18 years old)
- 17.6% Said couple
- 13.7% Said multi-generational household
- 10.6% Said single person household
- 5.7% Said single parent with children (younger than 18 years old)
- 5.3% Said young adult living with parents
- 4.0% Said other
- 2.2% Said single with roommates
- 1.3% Did not answer
- 4.9% N/A

9. What are your reasons for living in Lake Elsinore? Choose all that apply.

- 63.9% Said cost of housing
- 26.4% Said close distance to family and friends
- 22.5% Said quality of housing
- 18.1% Said distance from work
- 17.6% Said community and recreation amenities, like parks and recreation centers
- 17.6% Said safety of neighborhoods
- 13.2% Said other
- 13.2% Said destinations like the Lake, Outlets and Skydive Lake Elsinore
- 11.9% Said types of housing available
- 10.1% Said distance from home to shopping, restaurants, healthcare, or other services
- 8.4% Said range of housing choices
- 7.1% Said quality of schools
- 6.6% Said city services and programs
- 4.9% Did not answer

10. Do you think the range of housing options currently available meet your needs?

- 44.5% Said yes
- 38.3% Said no
- 9.7% did not answer
- 2.6% Didn't know
- 4.9% N/A

11. Do you believe that the cost of housing in Lake Elsinore prevents children from being able to stay/own homes when they grow up?

- 44.1% Said yes
- 31.7% Said no
- 13.2% Didn't know
- 6.2% did not answer
- 4.9% N/A

12. If you wish to own a home in Lake Elsinore but do not currently own one, what factors prevent you from owning a home? (Choose all that apply).

- 33.9% Said I cannot find a home in my target price range
- 18.1% Said I do not currently have the financial resources for an adequate monthly mortgage payment
- 13.2% Said other
- 6.2% Said I cannot find a home that suits my quality standards
- 6.2% Said I cannot find a home that suits my living needs (housing size, disability accommodations, etc.)
- 2.6% Said I do not currently wish to own a home here

13. What types of housing does Lake Elsinore need most? Respondents ranked their top choices in order of importance, with 1 being the most important. The most frequent responses are detached single-family homes, condominiums/townhomes, and larger lot, rural estate homes. All responses are shown in the table below. When the responses are weighted (12 points for a 1 response, 11 points for a 2 response, and so on...) detached single-family homes and condominiums/townhomes remain the most frequent responses.

	Housing Needs in Lake Elsinore												Total Points
	1	2	3	4	5	6	7	8	9	10	11	12	
Detached single-family homes	1,368	385	70	36	32	7	12	0	0	3	4	0	1,917
Condominiums/townhomes	192	319	290	108	80	42	18	10	16	0	0	0	1,075
Larger lot, rural estate homes	312	286	220	126	40	14	18	5	4	12	12	3	1,052
Affordable or Workforce Housing	312	264	100	90	32	35	36	35	4	6	0	0	914
Senior housing	60	275	250	90	56	42	42	15	16	6	6	5	863
Duplexes or Triplexes (2- or 3-unit buildings)	24	132	120	63	88	49	36	30	16	18	4	0	580
Accessory dwelling units (granny flats or guest houses)	48	99	130	81	64	35	6	35	32	12	12	2	556
Housing for families and individuals who need supportive services like job training and social services	36	132	140	63	32	28	30	35	16	12	14	4	542
Larger scale apartment buildings (5 units or more)	36	143	80	63	48	77	30	25	16	6	6	5	535
Interim/transitional housing for people looking to transition from homelessness	36	99	120	72	48	21	18	25	16	24	10	6	495
Smaller scale apartment buildings (4 units or fewer)	12	44	110	45	56	70	36	10	28	9	6	1	427
Mobile home parks	12	11	40	0	32	28	24	20	12	18	8	14	219

14. Rank the importance of potential housing actions in Lake Elsinore. Respondents were asked to indicate the important each potential housing action. Encouraging the rehabilitation of existing housing in older neighborhoods, establishing/supporting programs to help first-time homebuyers, and programs to help homeowners at risk of mortgage default were the top three housing actions identified as *very important*.

	Potential Housing Actions				
	<i>Very Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>	<i>Don't Know</i>	<i>No Answer</i>
Focus new housing near downtown, creating walkable neighborhoods.	114	68	33	5	7
Ensure that the housing market provides a diverse range of housing types (i.e., single-family homes, condominiums/apartments, townhomes, duplex/triplexes) to meet a variety of needs of local residents.	114	66	35	3	9
Streamline the process for new housing construction.	100	63	32	21	11
Support programs to help homeowners add accessory (second) units to their properties.	73	67	57	15	15
Establish housing for households with special needs such as seniors, large families, veterans, and/or persons with disabilities.	101	86	18	8	14
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	76	74	54	8	15
Encourage the rehabilitation of existing housing in older neighborhoods.	149	55	7	4	12
Establish/Support programs to help first-time homebuyers, including down payment or closing cost assistance programs.	142	51	24	2	8
Establish/Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	126	55	28	6	12
Support programs to help renters through programs like rental assistance programs and the creation of more affordable rental housing.	105	52	49	6	15
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	118	35	44	9	21
Integrate affordable housing throughout the community.	103	49	48	4	23

15. There are a number of approaches for deciding where to allow new housing in Lake Elsinore.

Respondents ranked their top choices in order of importance, with 1 being the most important. The top response was that new housing should be located where it will have the least impact on traffic in Lake Elsinore. All responses are shown in the table below. When the responses are weighted (4 points for a 1 response, 3 points for a 2 response, and so on...) the top answer remained the same.

	Locations for Housing in Lake Elsinore				
	1	2	3	4	Total Points
New housing should be located where it will have the least impact on traffic in Lake Elsinore	356	138	58	17	569
New housing should be spread evenly across all parts of the city	292	162	56	15	525
New housing should be concentrated near downtown, to create walkable neighborhoods	88	111	104	29	332
New housing should be located within easy access of shops and services	80	144	48*2	39	263

About You:

16. How old are you?

- 58.2% Said 30 to 49
- 20.3% Said 50 to 64
- 15.4% Said 18 to 29
- 5.3% Said 65 and older
- 0.9% did not answer

17. Which ZIP code do you reside in?

- 76.7% Said 92530
- 17.6% Said 92532
- 4.0% Said other
- 1.8% Did not answer

18. Which best describes your annual household income?

- 5.3% Said Under \$24,999
- 17.2% Said \$25,000 - \$49,999
- 18.1% Said \$50,000 - \$74,999
- 22.9% Said \$75,000 - \$99,999
- 21.6% Said \$100,000 - \$149,999
- 10.1% Said \$150,000 or more
- 1.8% Said they prefer not to state
- 3.1% Did not answer

19. Check all that apply to you:

- 8.8% Are the owner of a business in Lake Elsinore
- 3.1% Are a developer of housing
- 1.3% Are a developer of commercial buildings
- 2.2% Said they use public transportation
- 56.0% Said they commute more than 10 miles to work
- 7.1% Are a housing advocate
- 4.9% Are a social service provider

20. What else would you like the City to consider when updating Lake Elsinore's Housing Element?

Respondents were asked to write in any additional information for the City to consider. In total 124 – or 54.6% - participants submitted a written comment. Comments can be found at the end of the document in the appendix section

Appendix

Question 20 – Other Considerations for the Housing Element

Written in comments

- Traffic is getting progressively worst throughout the city, especially in the area near freeway and Diamond drive.
- Reconsider your master plan. Put housing in central locations.
- The grocery stores and parking lots need trees and beauty like Murrieta and Temecula. We also need high-end restaurant instead of cheap fast food, uplift our city.
- Low income housing should be spread evenly around LE. Not just centered around downtown or east lake district. We need new schools in downtown and east lake district
- Sandwiched between Corona to the north and Murrieta/Temecula to the south, Lake Elsinore has the most upward potential, and the longest way to go, to reach the quality of life and standard of living offered by those communities. That will only happen by attracting the right types of business and entrepreneurs, and that is where the city's focus should be.
- I would much rather have senior housing than affordable housing. We work hard to keep our community safe
- Getting the county of Riverside involved to improve Lakeland village side as well, make all of Elsinore desirable.
- Have local police Dept and eliminate wait time when called.
Develop lake street from 15 freeway
Add nicer restaurants on banks of Lake.
Enforce pet control, fine with leashes
Add a Kaiser hospital
- No more housing. The more housing we get the more traffic we have and I worry the city will stop having a small town feel. Just more people in a hurry wanting everything to look the same and perfect.
- Keep the the historic & cultural downtown area and neighborhoods near Main Street & Graham from turning into Temecula or Murrieta. We have a great vibe and relatively "safe" atmosphere but we're unique and don't need big houses or fast food joints on Main Street.
Also, please clean up and patrol the Elm Grove Beach area. It's only a block from the sheriff station but I won't even go there any more.
- Consider more parks and green space to support community growth at the north end of the lake - there are huge plots of lakefront land that are being overrun with homeless encampments when the city could be doing something positive for the communities that live there.
- Parques que realmente sean parques que se puedan usar en el verano que provean sombra de árboles. Y unidades para 55 .
- Add more businesses and schools. We don't need more affordable housing or places for the homeless to sleep in our new parks. Improve this city and make it somewhere higher end investors want to be.

- The city should not be intimidated by nimbys(not in my back yard) who don't want any development at all.
- nice affordable homes with big lots for gardening.
- Highway 74 between Home Depot and The Ortega Highway needs to be widened to 4 lanes. The traffic is atrocious and a stoplight every block and bottlenecks do not help matters. It's like you're participating in a parade! Think about infrastructure before all these housing tracts are approved.
- We do not need more low income housing. We do need a new senior center and 55 plus communities w new single story detached housing.
Lake street needs to be developed abs we need to find a new builder for the property off Nichols
- Lake street and Nichols need to be developed. We need detached housing community for 55 plus. Our senior TWC is awful. Apartments have better facilities. No more low income housing. Maybe a development around the lake.
- Work with nicer areas and figure out what's working for them and why we have such terrible issues with run down areas and homelessness. We are getting worse whereas our surrounding areas are not. Think about that. Quality people over quantity. Enough with affordable housing.
- Walkability, greenspace, and environmental impact.
- Cheaper rates. California housing is overpriced and people are moving out of state. I'm considering it too if something doesn't change.
- Put corner markets near housing so it is accessible by walking. Rosetta canyon is an example of being too far to walk from the stores that are on central.
- We need more quality shopping and more options so we do not have to go to another city and buy the goods we need.
- A basic standard of living for housing every citizen that needs a home. No matter their income. If we let our people sleep on the streets, we have failed as a community.
- Make Grand ave., Riverside dr., hwy 74 Wider. Fix Collier and hwy 74 intersection
- Infrastructure! Side walks, parks, lighting.
No more low income housing.
Let's bring folks here that want to better our community.
- To not saturate the Summerly area with the new planned housing. Summerly has been hit with all the low income/work force housing next to it and now a potential warehouse build. The city has LOTS of empty space in other areas that can be developed
- Cluster of sing family homes impacts our beautiful ecosystem, we are one of the last city's to grow and we need to stay small country, yet not overcrowding the area with an occupied homes that they people cannot afford(Rosetta canyon). Keeping rural open land draws people to our city because we are the action sports capital. We don't need to end up like Temecula and menifee over run with traffic it's not Elsinore best interest.
- To avoid creating "housing deserts" that are heavily defended on cars to get to essential services and amenities, such as grocery stores, and public parks.
- Make cleaning up the existing areas more often and accessible

- Please stop doing/building things that create more traffic. We'll be like Orange County traffic soon.
- why can't living just be free
Y'all need to stop wondering why homelessness is so bad
- Affordable housing and childcare
- stop crowding neighborhoods give larger backyards and space between homes for privacy.
- create more bus routes, more grocery stores, remodel the public library, have a hospital and more doctors and specialist
- More selection of restaurants and businesses
- LE needs to renovate the city. It should get its own police department, bring good stores to the area, get rid of the outlets or get good investors who will make the city great. LE has so much potential but putting a homeless shelter in downtown was a wrong move. It should have been somewhere more isolated. LE should be like Murrieta Menifee and so on those places look really nice. Please do something don't take so damn long to build. It would be nice to have stores locally where people can shop instead of going out of town.
- New housing communities maybe town homes
- Many of the existing apartments and houses need serious renovations, consider providing assistance to homeowners who need to update homes and to apartment owners to renovate the complexes
- Tener tiendas cerca de las casas nuevas
- Remodel neighborhoods in the Avenues on Mill St, and add parks and street lights.
- More condos that are affordable. Offer incentives for people who don't commute and work from home!
- Fix the traffic problem on Lake St.
- Enforce housing codes throughout city to ensure owners remove debris all around properties and maintain yards consistently throughout the year.
Continue to improve roads everywhere and remove graffiti continuously.
- Create a walking path along the lake to continue to strengthen this wonderful asset in the city.
Bring in our own police department to monitor city and remove homeless everywhere around lake.
- Stop allowing cannabis shops from taking over the city. These establishments only tarnish our reputation further.
Just these actions alone will continue to improve the physical image of the city and help us become a more powerful player in the area for being a good and safe community to raise a family.
- Take care of what you have first. Protect the residents from LEAPS.
- Making Lakeland village part of Lake elsinore and higher standers for downtown elsinore shop fronts!
- Limit the number of people and the number of automobiles that are allowed to reside in housing units
- Also think about increasing commercial options as housing increases. More business are needed

- Schools
- Safety
- Cleanliness
- Parks
- Put hard working families first by incentivising methods for families to own a home.
- Family parks and activities be included in these communities.
- Building new homes should be preceded by infrastructure improvements, not fixing traffic problems as a reaction to the new homes/businesses. Traffic in certain areas of the city has gotten much worse because businesses and homes have been added, but the necessary infrastructure to accommodate these construction projects has not been addressed.
- Stop the over development before it starts!! You do not have the infrastructure to support 11,000 new homes. You are killing the environment and neighborhoods that were the reason people came out to Elsinore in the first place. The traffic situation here is bad and only about to get way worse. Lake Elsinore residents have on average the longest commute of any other town in California. The city is slated to add 11,000 plus houses, with only two major arteries in and out of the area. Does that make sense to you?
If you are developing why do you not make changes that bring permanent non retail jobs (technology, corporate, government, medical jobs) to this area so your residents do not have a 3 hour plus commute every day? Stop bending over backwards for developers to put in housing you cannot support.
- Stop building houses, start building more parks and recreation
- 1) Do not promote or develop housing for homeless.
2) Change definition of single family housing so only 2 adults with their children under 18 can live in home.
- The prices of family homes for median earning families and traffic
- Crime rates, more police, better schools
- City should consider the effects of traffic with new housing projects, and upgrade the existing roadways/infrastructure at the same time as housing construction.
- Get rid of all of the pot holes.
- Expanding the roads to accommodate the traffic flow. Also acquire our own police force.
- Definitely affordable housing with easier ways to qualify. Making safe and friendly neighborhoods.
- Less apartments and more shopping with communities near by. No more palm trees plant pine trees or more oak trees.
- I don't know how you would do it, but the housing market is driving people my age and younger to different towns that have more affordable and available homes/apartments. There isn't any work in LE, people have to drive to work, which adds to bills, traffic, homelessness, etc. There should be a maximum price per sqft any current or new homes can be sold or rented out for. The way it works now forces people who don't make massive wages out of the town and possibly adding to the homeless. A home that is 1000 sqft shouldn't cost 400K or 2500-3000 a month to rent, this community and the working class is being raped by greedy homeowners and

corporations who can sit with homes on the market indefinitely until someone who is desperate just gives in. Anyone who makes 15-20 an hour will be spending 60-75% of their income on rent and essential bills, instead of the recommended 30%. Single bedroom apartments are more than 70% the cost of 2 bedroom, making it smarter to live with roommates, which exacerbates the crowding (And, again, homelessness - if roommates leave to another state or town, leaving the other person(s) unable to afford rent for a place on their own what are they suppose to do???). This isn't a Lake Elsinore specific problem, but it could be easily solved here if people put their foot down and make real change to our housing laws.

- No section 8 or “workforce” housing. No more building apartments around Summerly. I moved here because of the small town feel. Since the section 8 apartments went up there are groups of kids walking around my neighborhood and coming to our parks and pools. Drug dealing and graffiti is on the rise. The schools in lake Elsinore have a bad reputation that's why kids are going to school in Murrieta. No commercial developments. We don't want that for our city. Fix the traffic and roads. Take some pointers from Murrieta. That city is beautiful and clean. I don't see section 8 housing popping up all over or the homelessness we have. Would be nice to have the city do something about everyone selling their homes and kicking renters out at this time. Lots of us renters are searching for a place to live even though we are up to date with our rent. We simply cannot afford the \$2,800+ rent that landlords are requiring now. Over 100's of applications for a single home. There is no hope for here for my family and we are forced to move out of state or risk living in a motel. Lots of people in my place right now all because sellers want to make a buck. I have to take my kids out of schools they love because our landlord wants to sell. We have nowhere to go
- Please consider infrastructure first before building. Our roads are horrible and these new huge power poles are such an eye sore. Why aren't they underground. This city has so much potential with people moving here from Orange County. We could be raising the medium income and attracting better stores if we would stop putting in weed shops and dollar stores. Let's work on not taking another ten years to grow this city.
- Please, oh please, consider creating a low-income or subsidized Senior Citizen safe, clean housing complex here in Lake Elsinore! All housing efforts seem to be focused on the homeless, drug addicted younger folk here. Us Baby Boomers have no place we can afford that is safe, clean and secure. I'm 66, living in an old delapidated RV for 16 years because I can't afford anywhere else. I know other Seniors just like me. Again, please think about the Seniors in Lake Elsinore.
- Consider the single-families that have need to live paycheck to paycheck but don't qualify for “low-income” homes.
- More retail and food options every time we go to dinner we go to Temecula. Get homeless out. Stop low income
- The city should allow additional garages be converted into additional living space. With the people rules in place this will help the owner as much as the renter. The city giving out lesser strict permits or forgiveness can open the opportunity to make an agreement with owners and regulate rental by the square footage, utilities, taxes etc.

I take home about 55,000 and my year end salary gross is \$72,800. I still cannot move out because rent is much greater than I can afford (rent+utilities). As a single person why do I not qualify in the income bracket for income limits. Why is my only option to still live with parents or rents a 2,000+ apartment living paycheck to paycheck without any room to save? I work just as hard if not harder but it's the welfare collecting individuals that given the advantage

- sidewalks and incorporate lake land village
- Make it more affordable! I don't want to leave Elsinore or Cali. The prices do NOT match the area or quality of the homes/apartments.
- Implement environment justice principles to your approach. Displacement and gentrification of current residents should not be an outcome from the new housing element plans.
- Add parks and community pools in existing/old neighborhoods. For example the avenues by Railroad canyon elementary school, there are no parks near by for children.
- Review the traffic all around
- Affordable, family and pet friendly rental HOUSES with yards. My mobile home park has multiple homes with 4

people in a 1 bedroom due to the ridiculous cost of housing, especially during a pandemic. It's a shame that renters are being taken advantage of. Families with children are hit really hard by this, because one parent has had to be home to homeschool the kids.

I know many residents that have moved out of LE because of the staggering rise in housing and how unkept and dilapidated these homes are. Hopefully it changes soon!

- Rent is extremely expensive, there are (mostly) only minimum wage jobs around, over populated
- I feel that the existing communities especially the Castelina development and the lower area of Tuscany Hills (Tuscana and Summerhill developments) which brought in a large population back in 2000 and helped Lake Elsinore thrive have been neglected. It seems like every time a new housing development opens, code enforcement moves on to those communities to keep them in order and pristine, but the older communities are forgotten. Code enforcement needs to implement the CC&R's imposed by builders/developer's whether or not communities have an HOA. These communities pay mello-roos tax and they lack support and are looking run down due to no enforcement or monitoring. I am very happy and proud to live in Lake Elsinore but sadly my neighborhood is looking rough and I may be considering a move if things don't improve. Also, it is discouraging to see so many vacant buildings especially along Grape Street and even at the LE Outlets. Please work to bring in good shopping and services. No more discount stores or marijuana shops please!
- Look around Lake Elsinore. We are a podunk city in comparison to the surrounding cities and we're constantly criticized for it. The city is neglected with mindless projects. **MAKE BETTER CITYWIDE DECISIONS!**
- Restaurants, no more fast food. Good stores st the outlets. They are awful, we want to spend our money here but there is nothing really out here for us. We end up driving to Menifee, or surrounding more developed areas. The Wreck downtown is not a place we feel comfortable going. It feels as though we could get mugged.

- I would love to see better restaurants, and more stores, like a Trader Joe's, Albertsons. We also need a hospital, Kaiser. Also, stop building where there is so much beautiful nature. All those gorgeous boulders are being destroyed. That is very sad. Fix the freeway!!! Don't bring more people without fixing the 15 freeway!! That's a mess. I truly have learned to love this city and we plan on staying here.
- Upgrade roads
- Stop focusing on housing and focus on bringing restaurants and other services to your residents.
- Wider sidewalks or trails.
- More code enforcement is the presidential tract. It's ridiculous how the lack of enforcement has helped breed crime.
- Clean up the trashy people around homes, restaurants and shopping
- All infrastructure, such as, adding additional roads, schools, hospital/medical services. Also work with CalTrans to address freeway infrastructure.
- Make sure there's a traffic lights that have left turns and right turns only
- Bike friendly, you should be able to safely ride your bike from the north end to down town!
- To have stores in the area that reflect the communities around them. This city needs more restaurants and nice stores. No more vacant stores.
- We don't need a bunch of low income housing. Crime is on the rise in Lake Elsinore and we're considering moving because of it. More low income housing will only make things worse.
- Ampliación y restauración de las calles para mejor fluidez del tráfico vehicular.
- Mix use development near Lake Shore.
- LE is growing. As a resident of the community, it would be nice if we have more available stores and shops like our neighboring city(Murrieta/Temecula). Most of the time we drive to either Murrieta or Temecula to shop. It could have been a revenue for the city. LE has potential to become the next City destination. It just needs a lot of work.
- Must get rid of all the junky housing that makes Lake Elsinore know as the Meth capital of Riverside County. I live in Canyon Hills and is the only area plus the new area south of the city that I would live in.
- We must revitalize the downtown area. We must condemn and rebuild much of old Elsinore.
- Public Safety
 - General Plan Upgrades for 20 years
- \$\$\$ - Affordable. lower property taxes, it really hurts cause it's too much on monthly payments including your home. Exemption. More traffic outlet on the 74. There is no outlet at the moment and people have to take long alt route to go home or some wher.
- Alternative homes should be allowed for affordable housing ie container homes and tiny on land that is owned
- The impact it is having on our schools. Are our schools able to support an influx of new families? Are our schools receiving any additional funding to ensure all student needs are being met? I would also like the City to highly consider the impact additional housing is having on our roads/traffic and to address these issues to the public.

- Affordability, and integrating neighborhood stores within walking distance such as vons in sycamore creek.
- Stop building homes and fix up the town and lake. Clean up all the homes that have drug addicts and squatters in. Fix up all the abandoned graffiti buildings. Do something good for lake Elsinore instead of bringing in more daily traffic.
- I feel that there is a demand for all forms of housing in Lake Elsinore. From homeless transitional housing to large lot homes.
- Roads to accommodate traffic volume, safety of roads like speed limits and traffic lights
- Promote preserve and improve natural open spaces, and trails and nature areas.
- To provide accessible shopping for the new homeowners, so they don't have to leave the city they live in to shop or go to a nice restaurant.
- Keep housing affordable. Stop the greed. Think about the community and those of us who proudly call this our home. I should not have to move because investors purchased and raised the rent on so many properties.
- Sidewalks & bike infrastructure
- Country Club heights
- Better development along the lake. Riverside drive has several areas along the lake that need improvement. Let's make "the lake" a destination and get more tourists here to enjoy and spend \$ in our city.
- Road improvements, sidewalks clear of sign obstructions, assess need of and plan for new schools to accommodate the growing population. Public transportation for growing senior population.
- Fire all corrupt government and city employees that are contributing to Americans drug and gang problem and are taking kickbacks from drug cartels and gang leaders.
- Impact of traffic
- Gas, food & shopping off Lake Street exit. Rehabilitation of the Outlets. Outdoor/shopping experience for the family (ex: Dos Lagos or Irvine Spectrum feel)
- Give some sort of benefit to Social Service providers. Most of us live and work in the city but we can barely afford to pay our rents. Include social service providers in affordable housing buildings. Or some sort of assistance in being able to purchase a home.
- Create less traffic
- Unavoidable Services: we need a DMV Field office in LE near the 74/15 that meets the city's available parking ordinance. A good location would be the old Falla's suite at the Outlet Center. Not in a residential zone, easy access to the freeway, and not 25 miles away like Norco. 32 miles-Temecula, 40+ miles - Hemet.

In the same square miles as these 3 DMV's, OC has 12 in the same square miles. All we need is our state assembly person & a senator for requesting Additional federal DOT funding.

PS. The Chamber has been aware of this request since 2014. So has our former city manager & ASM Melendez. Nothing has been done, except for me, gathering up all the figures and logistics and delivering them in writing.

- Walkable city, mixed use zoning, employment opportunities, public transportation (bus rapid system) and connectivity along Freeway
- I would like you to consider creating more strip malls and shops for the upcoming new housing. I would also like you to consider revamping the Lake Elsinore Outlets as a better draw to the town.
- Have an accessible program that helps homeowners fix up their homes and get rid of weeds
- Programs to help people learn how to make their own repairs to their own homes.
- More restaurants shopping fun entertainment
- Keep in mind development constraints. Either help address them or plan for housing where there are fewer constraints.
- Consider the younger generation that may want to stay here but cannot afford purchasing a home in lake Elsinore especially when you have mello Roos and higher taxes on top of the mortgage payment.
- Single parents that need housing assistance and income based. That people can easily qualify for.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov

October 22, 2021

Karen Brindley, Community Development Director
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

Dear Karen Brindley:

RE: City of Lake Elsinore's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Lake Elsinore's (City) draft housing element received for review on August 23, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on October 8, 2021, with Diana Gonzalez, Richard J. MacHott, Justin Kirk, and Laura Stetson of your staff.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

The City's statutory deadline to adopt a housing element is October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and

http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West".

Shannan West
Housing Accountability Unit Chief

Enclosure

APPENDIX **CITY OF LAKE ELSINORE**

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

The element includes the Assessment of Fair Housing (AFH); however, additional information is necessary to address the requisite affirmatively furthering fair housing (AFFH) analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues as follows:

Local Data and Knowledge: While the element includes state and regional data, the element must also include local data and knowledge to supplement the analyses. Local knowledge includes any information obtained through the community participation process. It can be a valuable means of supplementing county and state data and is important for providing context in a fair housing analysis. For more information on using local data, please refer to page 47 of the HUD AFFH rulebook <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-Rule-Guidebook.pdf>.

Integration and Segregation: The element includes data on integration and segregation at the regional and local level for race, disability, and familial status (p. 3.34). However, it must also describe local and regional trends and patterns of segregation and integration by income, complemented by data, and concluding with a summary of issues.

Racial/Ethnic Concentrated Areas of Poverty (R/ECAP): While the element includes information and analysis relative to local R/ECAP, it should also include regional trends and patterns. The analysis must be complemented by quantitative evidence for the regional comparison and describe how the City's R/ECAP compares to the rest of the City. In addition, the City should also analyze the regional trends and patterns of racial concentrations as it relates to areas of affluence. The combination in the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time and consider

other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.

Access to Opportunity: The element provides some information (p. 3.41) on access to opportunity but fails to provide local and regional analysis of trends and patterns for all components. A complete analysis should include local and regional disparities of the educational, environmental, transportation, and economic scores through local, federal, and/or state data; and provide a description of education, environment, and employment. It should also include analyses for disability and access to transit. Please refer to page 35 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Lake Elsinore.

Disproportionate Housing Needs and Displacement Risk: The element includes data and analysis on cost-burdened households but must also analyze regional trends and patterns on overcrowded households, substandard housing conditions, and households at risk of displacement as well as local and regional patterns of homelessness and conclude with a summary of issues.

Site Inventory: The map of the approved projects inventory shows a concentration of very low- and extremely low-income (ELI) sites in low resource areas. The element must describe how the City will address this and include a program to mitigate the impact. Additionally, the analysis should evaluate the sites relative to other categories such as access to opportunity. The analysis should also address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.

Contributing Factors: The element relies heavily on Riverside County data to explain contributing factors, but the element should include data specific to Lake Elsinore. The element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues, are fundamental to adequate goals and actions, and must be related to the overall analysis. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies program(s) to encourage and promote affordable housing; however, most of these programs do not appear to address AFFH requirements. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtm>.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 6,681 housing units, of which 2,977 are for lower-income households. To address this need, the element relies on vacant sites, including sites in Specific Plan Areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete a vacant sites analysis:

Progress in Meeting the RHNA: The element indicates 18,403 units are entitled, of which 4,488 units in the Specific Plan will be affordable to low-income households (p. 4.17, Table 4.8). The element is unclear, however, about whether these units are part of a submitted development project or part of a specific or master plan community where project approvals are still required. For projects that have yet to receive entitlements, the element must include information on remaining approvals necessary prior to entitlement, timing for those approvals, and whether units are expected to be built within the planning period. Sites without pending projects should be included in the sites inventory rather than credited as a project. In addition, to credit units from pending and proposed projects toward the regional housing need, the element must demonstrate the affordability of units based on actual or projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period.

Zoning for Lower-Income Households: The site inventory is relying on zoning that allows up to 24 units per acre to accommodate the lower-income housing need. Pursuant to Government Code section 65583.2, subdivision (c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility, and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for Lake Elsinore), this analysis is not required (Gov. Code, § 65583.2, subd. (c)(3)(B)). While the element (p. 4.9) lists some affordable developments occurring at densities between 18 and 26 units per acre, the element must include a complete analysis to demonstrate how the zoning is appropriate to facilitate the development of units affordable for lower-income households.

Realistic Capacity: The City uses maximum density allowed in the mixed-use zone multiplied by the size of the parcel. The estimate of the number of units for each site must be adjusted as necessary, based on the land-use controls and site

improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses (e.g., mixed-use). If sites are rezoned to mixed-use, consider competing uses, the extent nonresidential uses are allowed, and environmental constraints limiting the usage. Also, there should be analysis on typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development.

Accessory Dwelling Units (ADU): The element assumes an ADU build out of 12 ADUs per year based on the most recent (2020) production and changes in legislation. Given that the City has produced an average of four units per year between 2019 and 2020, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Sites with Zoning for a Variety of Housing Types:

- **Emergency Shelters:** The element must clarify if emergency shelters are a permitted use by right and demonstrate the C-M and M-2 zones have sufficient capacity to accommodate the identified housing need for emergency shelters. (Gov. Code, § 65583, subd. (a)(4).) The element must also demonstrate consistency with statutory requirements and include a program, as appropriate. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb2_memo050708.pdf.
- **Transitional and Supportive Housing:** The element shows transitional and supportive housing are only allowed in the R-3, RMU and CMU zones, but these housing types cannot be limited to specific zones. Transitional and supportive housing must be permitted as a residential use in all zones allowing residential uses, even nonresidential zones allowing residential, and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).) The element must describe and analyze the City's transitional and supportive housing standards as a constraint and add or

revise programs that demonstrate consistency with Government Code section 65583, subdivision (a)(5).

Water Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City's housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land-use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. The element indicates that height limits in multifamily zones are restricted to thirty feet, which is the equivalent of two stories. The element should include an analysis of height limits for multifamily in these zones and for those sites identified in the inventory (p. 3.9) as potential constraints and include programs to address or remove any potential constraints as needed.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards and associated fees for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).

Design Review: The element must describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and

guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

On/Off-Site Improvements: The element must quantify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impact as potential constraints on housing supply and affordability.

4. Local Ordinances: The element must clarify if the City has an inclusionary ordinance. If an inclusionary ordinance exists, the City must analyze that ordinance's direct impact on the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.
5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Special Needs Populations: While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

All programs should be reviewed and revised to include items (1) through (4) as stated above. While many programs contain objectives and timelines, many do not. The element should be revised to address any of these deficiencies, including those noted below:

Program 1 (Code Enforcement): This program commits to rehabilitation and preservation of existing units as opportunities arise but should also indicate a specific timeframe and implementation date. The program should be revised to describe its outreach process and how frequently the City will apply for funds.

Program 7 (Affordable Housing Development): This program commits to making a list of City-Owned properties suitable for affordable housing available to developers and non-profit agencies, pre-application technical assistance, and incentives. In paragraph three the City commits to providing, when available and appropriate, developer incentives. The program should be revised to clarify what is meant by providing incentives “when available and appropriate” and state how these incentives are decided upon and approved. The program should also be revised to quantify the City’s commitment and offer specific, meaningful actions within the planning period.

Program 14 (Special Needs Housing): This program commits to giving priority to special needs projects, encouraging non-profits to pursue funding for special needs housing, and assisting developers seeking state and federal funding. However, it is not clear what specific actions the City is taking in any of those areas. The program should be revised to clarify how the City intends on prioritizing these projects and offer specific objectives to do so. The element should also clarify what actions and how the City intends on encouraging non-profit organizations and assisting developers.

Program 15 (Resources to Address Homeless Need): This program commits to addressing needs of at-risk and homeless through assistance to non-profits, continuing to work with non-profit organizations to aid residents in need and offering technical assistance, and using the Lake Elsinore Homeless Task Force to further the City’s efforts. However, it is unclear of what specific actions the City intends on taking. The program should be revised to specify actions and objectives for each category and answer when the City intends on applying for the stated funds and what kind of assistance will or can be granted to the non-profits.

Program 19 (ADUs): This program commits to promoting the development of ADUs by implementing a permit streamlining process, providing technical resources, and providing written information. The program should be revised to clarify how the streamlining process will be implemented and clarify the types of technical resources the City plans on providing to interested property owners, and the types of “written information” the City will produce or has available.

Program 20 (Specific Plans): This program commits to promoting development within existing and future specific plan areas but does not state how the City will go about promoting development. The program should be revised to offer specific actions and how they intend on promoting different varieties of housing.

Program 23 (Residential Development Standards): This program commits to reviewing development standards, assessing potential for density increases, and exploring the potential of establishing prototype development plans. The City should consider going beyond exploring and commit to beneficial actions within a specified timeframe.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.* (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Program to Mitigate Governmental Constraints: The element must be revised to include a program that mitigates governmental constraints that create a gap in the jurisdictions ability to meet RHNA by income category (Gov. Code, § 65583.2, subd. (c)(3).).

Program 25 (Affirmatively Further Fair Housing): Among other components, Program 25 commits to review and revise the definition of family and residential care facilities for 7 or more persons. The City's current definition of family limits persons in single housing keeping units unrelated to 6 or fewer. The program should be revised to include commitments beyond "reviewing" the ordinance but must commit to specific actions and timeframes to amend definition of family to be consistent with fair housing laws and to address the constraint for the definition of family. In addition, amendments to the zoning code for residential group homes for seven or more persons should not just address state law but also ensure that approval procedures do not constraint development of housing for persons with disabilities.

4. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

Program to AFFH: While the element includes Program 25 which describes how the City's fair housing initiatives, it must also include stronger actions that promote AFFH opportunities. For example, the element could include a program committing to implement Government Code section 8899.50, subdivision (b), which requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to AFFH. Specifically, AFFH means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to AFFH extends to all public agency's activities and programs relating to housing and community development.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (pp. 1.4 to 1.9), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.

The cover letter states the draft was made available to the public August 16, 2021 but was electronically submitted to HCD on August 23, 2021. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

City of Lake Elsinore – HCD Findings and City Response

HCD Findings in 10/22/21 Letter	City Edits/Response in Revised Draft Housing Element
<p>A1. AFFH: Local Data and Knowledge: While the element includes state and regional data, the element must also include local data and knowledge to supplement the analyses. Local knowledge includes any information obtained through the community participation process. It can be a valuable means of supplementing county and state data and is important for providing context in a fair housing analysis. For more information on using local data, please refer to page 47 of the HUD AFFH rulebook https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-Rule-Guidebook.pdf.</p>	<p>Local data added to the Element:</p> <ol style="list-style-type: none"> 1. Summary of relevant issues from the public outreach process and form historical patterns of development 2. Local fair housing inquiry data from the Fair Housing Council of Riverside County 3. HUD Low- and Moderate-Income area data 4. The Access to Opportunity discussion has been expanded to address educational, environmental, transportation (access to transit), and employment factors. 5. Disproportionate housing need: regional context is added as well as a discussion on homelessness.
<p>A1. AFFH: Integration and Segregation: The element includes data on integration and segregation at the regional and local level for race, disability, and familial status (p. 3.34). However, it must also describe local and regional trends and patterns of segregation and integration by income, complemented by data, and concluding with a summary of issues.</p>	<p>Chapter 3 under the “Segregation and Opportunity Patterns and Trends” heading has been edited to add local and regional trends and patterns of segregation and integration by income, complemented by data (HUD LMI data), and a summary of issues under this heading has been added.</p>
<p>A1. AFFH: Racial/Ethnic Concentrated Areas of Poverty (R/ECAP): While the element includes information and analysis relative to local R/ECAP, it should also include regional trends and patterns. The analysis must be complemented by quantitative evidence for the regional comparison and describe how the City’s R/ECAP compares to the rest of the City. In addition, the City should also analyze the regional trends and patterns of racial concentrations as it relates to areas of affluence. The combination in the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time and consider other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.</p>	<p>The R/ECAP and Areas of Affluence discussion is edited to add a regional comparison, As a result of the analysis, Program 25 is edited to address concentration of minority, low- and moderate-income population, households experiencing disproportionate need and displacement risk. The program includes a list of contributing factors and related action items.</p>
<p>A1. AFFH: Access to Opportunity: The element provides some information (p. 3.41) on access to opportunity but fails to provide local and regional analysis of trends and patterns for all components. A complete analysis should include local and regional disparities of the educational, environmental, transportation, and economic scores through local, federal, and/or state data; and provide a description of education, environment, and employment. It should also include analyses for disability and access to transit. Please refer to page 35 of the AFFH guidebook (link: https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Lake Elsinore.</p>	<p>The Access to Opportunity discussion has been expanded to address educational, environmental, transportation (access to transit), and employment factors. The Disability discussion has been supplemented with information about housing needs and resources.</p> <p>As a result of the analysis, Program 25 is edited to address disparities in Access to Opportunity. The program includes a list of contributing factors and related action items.</p>
<p>A1. AFFH: Disproportionate Housing Needs and Displacement Risk: The element includes data and analysis on cost-burdened households but must also analyze regional trends and patterns on overcrowded households, substandard housing conditions, and households at risk of displacement as well as local and regional patterns of homelessness and conclude with a summary of issues.</p>	<p>The Disproportionate Housing Needs and Displacement Risk has been updated to add:</p> <ul style="list-style-type: none"> • Regional trends and patterns on overcrowded households and substandard housing conditions; • Households at risk of displacement; • Local and regional patterns of homelessness; and • A summary of issues.
<p>A1. AFFH: Site Inventory: The map of the approved projects inventory shows a concentration of very low- and extremely low-income (ELI) sites in low resource areas. The element must describe how the City will address this and include a program to mitigate the impact. Additionally, the analysis should evaluate the sites relative to other categories such as access to opportunity. The analysis should also address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.</p>	<p>The current analysis evaluates the sites relative access to opportunity: <u>“Most areas designated for future specific plan development are identified as high resources areas ...All non-Specific Plan sites (vacant HDR and RMU sites which make up 35 percent of the lower-income RHNA sites) are in lower resources areas in and around Downtown Lake Elsinore and north of the Lake. Based on the AFFH analysis, this area also has a higher proportion of renter households, non-White residents, residents living in poverty, children living in female headed households, overcrowded households, and cost burdened renter households.”</u></p>

City of Lake Elsinore – HCD Findings and City Response

HCD Findings in 10/22/21 Letter	City Edits/Response in Revised Draft Housing Element
	<p>The section is edited to address the fact that the sites inventory represents both improved and exacerbated fair housing and equal opportunity conditions.</p> <p>The Section shows the actions the City has and will undertake to address needs in parts of the areas where fair housing and equal opportunity conditions are exacerbated. As a result of the analysis, Program 9 directs the City to pursue land purchases for residential development, redevelop tax-delinquent properties, consolidate parcels to create larger, development ready pads in/near Downtown, pursue modifications to residential development standards to facilitate development in Downtown, and identify funding sources to invest in infrastructure and housing.</p>
<p>A1. AFFH: Contributing Factors: The element relies heavily on Riverside County data to explain contributing factors, but the element should include data specific to Lake Elsinore. The element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues, are fundamental to adequate goals and actions, and must be related to the overall analysis. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.</p>	<p>A new section has been added that Identification and Prioritization of Contributing Factors in Lake Elsinore. Two issues and a variety of contributing factors are listed. These are used to inform and connect goals and actions to mitigate contributing factors to affordable housing (see next comment).</p>
<p>A1. AFFH: Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies program(s) to encourage and promote affordable housing; however, most of these programs do not appear to address AFFH requirements. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtm.</p>	<p>The element (particularly Program 25 in Chapter 6) is revised and enhanced with additional program actions based on the complete analysis and listing and prioritization of contributing factors to fair housing issues.</p>
<p>2. Progress in Meeting the RHNA: The element indicates 18,403 units are entitled, of which 4,488 units in the Specific Plan will be affordable to low-income households (p. 4.17, Table 4.8). The element is unclear, however, about whether these units are part of a submitted development project or part of a specific or master plan community where project approvals are still required. For projects that have yet to receive entitlements, the element must include information on remaining approvals necessary prior to entitlement, timing for those approvals, and whether units are expected to be built within the planning period. Sites without pending projects should be included in the sites inventory rather than credited as a project. In addition, to credit units from pending and proposed projects toward the regional housing need, the element must demonstrate the affordability of units based on actual or projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period.</p>	<p>Chapter 4 has been edited to move the Specific Plan capacity from the approved projects section to the site inventory section. In addition, additional information about the level of entitlement has been added to Table 4.6 to show which Specific Plan areas will most likely develop during the planning period. As a result of the revised analysis two Specific Plan were removed:</p> <ul style="list-style-type: none"> • Villages at Lakeshore Specific Plan: In 2020, permits were issued for full capacity. • Alberhill Villages Specific Plan area: While the Plan has a remaining capacity of over 8,000 units, active mining activities preclude its development within the planning period. <p>The Specific Plan developers and/or property owners have not specifically included affordable units—although any of the projects could be implemented to include affordable units—and housing costs are not yet known. However, a comparison of affordability limits and current home prices and rental rates shows that a portion of the units will be affordable to lower- and moderate-income households based on 2018-2020 market rental and for-sale data. Development within Specific Plan areas will allow for a wider range of housing types, sizes, and amenities and more than half of units will be single family homes. These factors require that affordability be distributed among the low, moderate, and above moderate-income categories.</p>

City of Lake Elsinore – HCD Findings and City Response

HCD Findings in 10/22/21 Letter	City Edits/Response in Revised Draft Housing Element
	<p>Program 20 has also been edits to add more action items to encourage development of the City's Specific Plans. Specifically, the City will maintain a list of Specific Plans with remaining development capacity and the entitlement levels for each one. The City will reach out every other year to owners/developers of Specific Plans with no entitlements actions to identify any issue that may be within the control of the City. During the outreach process, the City will provide information to owners/developers about available housing funds to assist in the development of affordable housing within Specific Plan areas.</p>
<p>Zoning for Lower-Income Households: The site inventory is relying on zoning that allows up to 24 units per acre to accommodate the lower-income housing need. Pursuant to Government Code section 65583.2, subdivision (c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility, and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for Lake Elsinore), this analysis is not required (Gov. Code, § 65583.2, subd. (c)(3)(B)). While the element (p. 4.9) lists some affordable developments occurring at densities between 18 and 26 units per acre, the element must include a complete analysis to demonstrate how the zoning is appropriate to facilitate the development of units affordable for lower-income households.</p>	<p>Due to the availability of undeveloped land and relatively lower costs (compared to other jurisdictions), housing in Lake Elsinore is more affordable. Many new market-rate units can provide affordability at the lower-income level even at market-rate costs. The sites inventory includes 28 vacant sites zoned to allow 19 to 24 units per acre. In Lake Elsinore, ALL affordable housing developments have been built at similar or lower densities. The Department's letter states that the element lists "some" affordable developments occurring at densities between 18 and 26 units per acre. In fact, the element lists 7 affordable developments that were built in zones that allowed for densities of up to 18 units per acre and the 4 projects that were developed in a zone that allows up to 24 units per acre. This shows that density is not a barrier to development of affordable housing and that assuming very low-income affordability for HDR and RMU sites is reasonable and supported by data.</p> <p>Chapter 4 under the "Densities Appropriate for Accommodating Lower Income Housing" heading is edited to present affordability assumptions for the two categories of sites in the Element: remaining Specific Plan capacity and vacant HDR/RMU sites. Additional information has been added and shows that based on the site locations and the assumption that the Specific Plan areas will be more single-family in nature, different affordability assumptions are provided.</p>
<p>Realistic Capacity: The City uses maximum density allowed in the mixed-use zone multiplied by the size of the parcel. The estimate of the number of units for each site must be adjusted as necessary, based on the land-use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses (e.g., mixed-use). If sites are rezoned to mixed-use, consider competing uses, the extent nonresidential uses are allowed, and environmental constraints limiting the usage. Also, there should be analysis on typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development.</p>	<p>The discussion on realistic capacity shows that using the median density is reasonable based on similar projects. For the mixed-use sites, we explain that the RMU zone was chosen over the CMU zone because it is in residential areas and is expected to develop with a residential character with non-residential uses in a very limited capacity that will not impact densities. The Department's letter states that "If sites are rezoned to mixed-use" but we are clarifying that the Element does not propose any rezoning. The City has ample vacant land with appropriate zoning to accommodate the RHNA.</p>
<p>Accessory Dwelling Units (ADU): The element assumes an ADU build out of 12 ADUs per year based on the most recent (2020) production and changes in legislation. Given that the City has produced an average of four units per year between 2019 and 2020, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production,</p>	<p>Per the Department's letter, the ADU has been adjusted downwards. In 2019, two ADUs were permitted; in 2020, six ADUs were permitted; In 2021 the City has approved nine ADU applications. Although the City believes that demand for ADU development will continue to increase, the ADU estimate of 12 per year (total of 100) has been adjusted to 6 per year (total of 50) based on current trends and favorable ADU legislation which has created new incentives and streamlined processes to build ADUs and the City's efforts to publicize ADU development.</p>

City of Lake Elsinore – HCD Findings and City Response

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<p>this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.</p>	
<p>Sites with Zoning for a Variety of Housing Types:</p> <ul style="list-style-type: none"> Emergency Shelters: The element must clarify if emergency shelters are a permitted use by right and demonstrate the C-M and M-2 zones have sufficient capacity to accommodate the identified housing need for emergency shelters. (Gov. Code, § 65583, subd. (a)(4).) The element must also demonstrate consistency with statutory requirements and include a program, as appropriate. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb2_memo050708.pdf. 	<p>Zoning for emergency shelters is addressed under Table 3.3 with a footnote that explains that “Emergency shelters are permitted as a by-right use in the C-M Commercial Manufacturing District and M-2 General Manufacturing District per Zone Code Amendment No. 2012-03 (http://www.lake-elsinore.org/home/showdocument?id=9759). See LEMC Chapter 17.132.150-Emergency shelter use and development standards for details.”</p> <p>In Chapter 3 under the Emergency Shelters and Low Barrier Navigation Centers heading, zoning for Emergency Shelters is edited to add “by-right”. “In 2012, the City amended the Zoning Code (Ordinance No. CC-2012-1309) to allow for the development of emergency shelters. Consistent with SB 2, emergency shelters are permitted as a by-right use in the C-M (Commercial Manufacturing) and M-2 (General Manufacturing) zones. LEMC Title 17.132.150 (Emergency shelter use and development standards) outlines development standards and operational regulations consistent with State law.” The section is further edited to add a more detailed description of the size, uses, and transportation access to the C-M and M-2 zones.</p>
<p>Sites with Zoning for a Variety of Housing Types:</p> <ul style="list-style-type: none"> Transitional and Supportive Housing: The element shows transitional and supportive housing are only allowed in the R-3, RMU and CMU zones, but these housing types cannot be limited to specific zones. Transitional and supportive housing must be permitted as a residential use in all zones allowing residential uses, even nonresidential zones allowing residential, and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).) The element must describe and analyze the City’s transitional and supportive housing standards as a constraint and add or revise programs that demonstrate consistency with Government Code section 65583, subdivision (a)(5). 	<p>In Lake Elsinore, transitional housing and supportive housing are permitted in, and subject to the standards outlined in, the R-3, RMU, and CMU zones. As a result, the City will have to amend its zoning ordinance to comply with SB 2.</p> <p>In Chapter 3 the discussion under the Transitional and Supportive Housing heading, is edited to add “SB 2 requires that the City treat transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing must be permitted in all zones allowing residential uses and are not subject to any not imposed on similar dwellings (e.g., single-family homes, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single-family home in a single-family zone is permitted in the same manner as a single-family home in the same zone. The City will amend its zoning standards for transitional and supportive housing to comply with SB 2 (Program 22).”</p> <p>Program 22 in the Housing Plan (Chapter 6) is edited to add SB 2 compliance for transitional and supportive housing as an action item.</p>
<p>Water Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City’s</p>	<p>The Department’s comments are noted. Program 16 was included in the submitted draft and includes the following action item:</p> <p>“To facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, following Housing Element</p>

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<p>housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.</p>	<p>adoption, deliver the 2021-2029 Lake Elsinore Housing Element to all providers of sewer and water service within the City of Lake Elsinore in accordance with Government Code §65589.7.”</p>
<p>3. Land-Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land-use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. The element indicates that height limits in multifamily zones are restricted to thirty feet, which is the equivalent of two stories. The element should include an analysis of height limits for multifamily in these zones and for those sites identified in the inventory (p. 3.9) as potential constraints and include programs to address or remove any potential constraints as needed.</p>	<p>In Chapter 3 the discussion under the Multi-family Housing heading is updated to include the following: “Building height requirements in Lake Elsinore are not a constraint to development. Table 3.4 shows that the City has a 30-foot building height limit in all residential zones and no height limit in the two mixed use zones (RMU and CMU). Building code standards require at least 7'6" per floor plus ceiling space for mechanical, electrical and plumbing engineering which allows for development of three stories. The site inventory includes capacity for 2,392 lower income units on sites zoned R-3 and RMU. The sites identified in the RMU zone (1,090 total units or 58% of the very low income RHNA) are not subject to a building height requirement. The height requirement for the sites identified in the R-3 zone (1,302 total units) are not constrained by the building height requirement. Recent affordable housing developments have been constructed in Lake Elsinore with 2 to 3 stories. The 81-unit, affordable Mission Trails Apartment built in 2019 was developed with three floors.”</p> <p>Table 3.4 is edited to note that in the CMU and RMU zones there is no maximum height limit.</p>
<p>Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards and associated fees for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).</p>	<p>Chapter 3 under the “LEMC Title 17 (Zoning)” heading has been edited to note that the City of Lake Elsinore Zoning standards can be accessed online through the City's website (www.lake-elsinore.org/city-government/municipal-code).</p> <p>Chapter 3 under the “Fees and Exaction” heading section in Chapter 3 has been edited to note that The City's Engineering Division contracts with outside firms for plan check of project-related plans. City of Lake Elsinore Zoning fees can be accessed online through the City's website at http://www.lake-elsinore.org/city-hall/city-departments/public-works/engineering/fees/plan-check-fees.</p>
<p>Design Review: The element must describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.</p>	<p>A new heading in Chapter 3 (“Design Review”) has been added to explain the design review process and list the design concepts and findings required for design review.</p> <p>The design review process is not a constraint to residential development in Lake Elsinore. By and large the City has not recommended denial of residential projects in general and less so on design review. The design review process also does not negatively impact as the City's already short processing time and the criteria for design review is generally objective. In compliance with SB 330, the City will adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law (Program 12). Part of the objective design standards creation process will include assessing how the standards can be used to encourage a variety of housing types and limit the size of residential units on multi-family zoned properties to encourage units that are affordable by design.</p>
<p>On/Off-Site Improvements: The element must quantify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impact as potential constraints on housing supply and affordability.</p>	<p>Chapter 3 under the “On- and Off-Site Improvements” heading section in Chapter 3 has been edited to add the following information:</p>

City of Lake Elsinore – HCD Findings and City Response

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	<p>“Required on-site improvements for residential development are determined largely by the zoning of the property. Lake Elsinore’s requirements for on-site improvements are typical of California communities and are not considered to be unusually restrictive or as a constraint on the development of housing. In a typical subdivision, minimum street right of way must be provided. The City of Lake Elsinore General Plan’s roadway system forms the core of the City’s circulation infrastructure and includes a hierarchy consisting of seven (7) classifications: augmented urban arterial, urban arterial, major, secondary, collector, divided collector, and special new roadway. Streets not shown on the General Plan’s Roadway Classification figure are considered Local Streets. The required street width construction for a typical subdivision would most likely range from a 60-foot right of way for local streets up to 120-foot right-of-way for an urban arterial highway (Figure 2.2 in the General Plan’s Community Form Chapter). Narrower streets may be allowed within some adopted Specific Plans.”</p>
<p>4. Local Ordinances: The element must clarify if the City has an inclusionary ordinance. If an inclusionary ordinance exists, the City must analyze that ordinance’s direct impact on the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.</p>	<p>The City has no local ordinances that directly impact the cost and supply of residential development such as inclusionary ordinances, short-term rental ordinances, or moratoriums on specific development types. The discussion in Chapter 3 under the Local Ordinances heading is updated to add the following information: “In the City’s Redevelopment Project Areas all new residential development must pay a \$2.00 per square foot Affordable Housing in Lieu Fee. The fee is very low and has not been a constraint or deterrent to residential development.”</p>
<p>5. Special Needs Populations: While the element quantifies the City’s special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.</p>	<p>Chapter 2 (under the “Special Housing Needs” heading) has been edits to add information on challenges and resources for the special needs housing groups and includes references to program in the Housing Plan (Chapter 6).</p>
<p>B1: Programs: All programs should be reviewed and revised to include items (1) through (4) as stated above. all programs should include: (1) a description of the City’s specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. While many programs contain objectives and timelines, many do not.</p>	<p>All programs have been reviewed to ensure that the required components are present. Objectives have been added to all programs. In cases where there are specific numerical objectives, “Quantified Objectives” are indicated. For programs with more general, non-numerical objectives, “Objectives” are indicated.</p>
<p>Program 1 (Code Enforcement): This program commits to rehabilitation and preservation of existing units as opportunities arise but should also indicate a specific timeframe and implementation date. The program should be revised to describe its outreach process and how frequently the City will apply for funds.</p>	<p>Program 1 is updates to add a more detailed description of the City’s role, a more specific timeframe for fund application and quantification of progress.</p>
<p>Program 7 (Affordable Housing Development): This program commits to making a list of City-Owned properties suitable for affordable housing available to developers and non-profit agencies, pre-application technical assistance, and incentives. In paragraph three the City commits to providing, when available and appropriate, developer incentives. The program should be revised to clarify what is meant by providing incentives “when available and appropriate” and state how these incentives are decided upon and approved. The program should also be revised to quantify the City’s commitment and offer specific, meaningful actions within the planning period.</p>	<p>Program 7 is updated to clarify what types of incentives are available and how the City decides when to offer financial assistance (based on location within redevelopment areas or based on the appropriate level of affordability). The Program is also updated to add a quantified objective.</p>
<p>Program 14 (Special Needs Housing): This program commits to giving priority to special needs projects, encouraging non-profits to pursue funding for special needs housing, and assisting developers seeking state and federal funding. However, it is not clear what specific actions the City is taking in any of those areas. The program should be revised to clarify how the City intends on prioritizing these projects and offer specific</p>	<p>Program 14 is updated to provide clarification on the City’s role in implementation, prioritization and source of funds, and an objective has been added to the program. The City will be proactive in advertising available funds to assist in the development of special needs housing by annually contacting a list of developers and stakeholders that may be interested in this type of development projects.</p>

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objectives to do so. The element should also clarify what actions and how the City intends on encouraging non-profit organizations and assisting developers.	
Program 15 (Resources to Address Homeless Need): This program commits to addressing needs of at-risk and homeless through assistance to non-profits, continuing to work with non-profit organizations to aid residents in need and offering technical assistance, and using the Lake Elsinore Homeless Task Force to further the City's efforts. However, it is unclear of what specific actions the City intends on taking. The program should be revised to specify actions and objectives for each category and answer when the City intends on applying for the stated funds and what kind of assistance will or can be granted to the non-profits.	Program 15 is updated to include specific on funding sources (CDBG), the City's role in the Lake Elsinore Homeless Task Force and participation in the Regional Homeless Alliance for Southwest Riverside County. The timeframe is clarified to address funding and an objective has been added.
Program 19 (ADUs): This program commits to promoting the development of ADUs by implementing a permit streamlining process, providing technical resources, and providing written information. The program should be revised to clarify how the streamlining process will be implemented and clarify the types of technical resources the City plans on providing to interested property owners, and the types of "written information" the City will produce or has available.	Program 19 is updated to clarify that the City will abide by the streamlining requirements established by law, the type of technical support and information to be provided as well as a more detailed timeframe and adjusted ADU estimates based on revisions to the ADU projections in Chapter 4.
Program 20 (Specific Plans): This program commits to promoting development within existing and future specific plan areas but does not state how the City will go about promoting development. The program should be revised to offer specific actions and how they intend on promoting different varieties of housing.	Program 20 is updated to clarify the action the City will take to encourage development of housing in Specific Plan Areas and includes a more detailed timeframe. While development of Specific Plan areas is largely out of the City's control, the City will maintain a list of Specific Plans with remaining development capacity and the entitlement levels for each one. The City will reach out every other year to owners/developers of Specific Plans with no entitlements actions to identify any issue that may be within the control of the City.
Program 23 (Residential Development Standards): This program commits to reviewing development standards, assessing potential for density increases, and exploring the potential of establishing prototype development plans. The City should consider going beyond exploring and commit to beneficial actions within a specified timeframe.	Program 23 is edited to provide more definitive actions.
2. As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	Program 16: Adequate Sites is updated to reflect edits to the Sites Inventory: <ul style="list-style-type: none"> Revision of ADU estimates Revision to Specific Plan sites and capacity
3. As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	Program 22 is updated to include an action item to amend the City's zoning regulations consistent with State law that requires that the City treat transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)).
Program to Mitigate Governmental Constraints: The element must be revised to include a program that mitigates governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category (Gov. Code, § 65583.2, subd. (c)(3)).	Program 25 (Affirmatively Further Fair Housing): Among other components, Program 25 commits to review and revise the definition of family and residential care facilities for 7 or more persons. The City's current definition of family limits persons in single housing keeping units unrelated to 6 or fewer. The program should be revised to include commitments beyond "reviewing" the ordinance but must commit to specific actions and timeframes to amend definition of family to be consistent with fair housing laws and to address the constraint for the definition of family. In addition, amendments to the zoning code for residential group homes for seven or more persons should not just address state law but also ensure that approval procedures do not constraint development of housing for persons with disabilities.

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<p>4. Program to AFFH: While the element includes Program 25 which describes how the City's fair housing initiatives, it must also include stronger actions that promote AFFH opportunities. For example, the element could include a program committing to implement Government Code section 8899.50, subdivision (b), which requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to AFFH. Specifically, AFFH means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to AFFH extends to all public agency's activities and programs relating to housing and community development.</p>	<p>Program 25 has been revised and enhanced with additional program actions based on the complete analysis and listing and prioritization of contributing factors to fair housing issues. An action item related to implementation of Government Code section 8899.50, subdivision (b) is also included.</p>
<p>C. While the element includes a general summary of the public participation process (pp. 1.4 to 1.9), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. The cover letter states the draft was made available to the public August 16, 2021 but was electronically submitted to HCD on August 23, 2021. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.</p>	<p>Chapter 1 has been edited to explain the connection between public outreach and HE contents. Chapter 1 also provides a very detailed list and description of the City's outreach efforts. Because some Covid-19 pandemic public gathering limitations were still in place, the meeting was made available through teleconferencing. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in Lake Elsinore and surrounding areas. Stakeholder organizations serving families, youth, seniors, persons experiencing homelessness, veterans, and persons with disabilities are included in the stakeholder list. The list of agencies and organizations invited to the study session (and notified of the availability of the draft Housing Element for comment) are listed in Appendix A. In addition to this list, 934 commercial business license holders were also sent workshop invitations. Following the workshop, a summary of workshop comments was posted on the City's website along with the workshop video recording and presentations.</p>

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 21, 2022

Jason Simpson, City Manager
City Manager's Office
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Dear Jason Simpson:

RE: City of Lake Elsinore's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Lake Elsinore's (City) revised draft housing element received for review on November 24, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element

process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. McDougall".

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF LAKE ELSINORE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

The element includes the Assessment of Fair Housing (AFH); however, additional information is necessary to address the requisite affirmatively furthering fair housing (AFFH) analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues as follows:

Disparities in Access to Opportunity: While the element included some additional analysis (p. 3.47) for access to opportunity, it must still provide local analysis of trends and patterns transportation and environment and a regional analysis for education. The analysis should also address persons with disabilities and disparities in access to transit. Please refer to page 35 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>) for specific factors that should be considered when analyzing access to opportunities.

Site Inventory: The map of the approved projects inventory shows a concentration of very low- and extremely low-income (ELI) sites in low resource areas. While Program 9 was added to mitigate the impact of lower income concentration and the narrative describes how the allocation of sites improves conditions, it does not address how sites exacerbate conditions. Additionally, the analysis evaluates the sites relative to access to opportunity but should also evaluate the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that affects the existing patterns for all components of the assessment of fair housing (e.g., racially and ethnically concentrated areas of poverty (RE/CAPs), integration and segregation, and disproportionate housing needs and displacement risk).

Contributing Factors: While the element includes additional issue areas as well as associated contributing factors, it does not explain how these factors are prioritized in the analysis. The element must prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues, are fundamental to adequate goals and actions, and must be related to the overall analysis. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis must result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. While the revised draft includes an overview of two issues in Lake Elsinore along with contributing factors, it does not identify associated goals, metrics, and milestones. The element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. For sites that are in lower-resourced areas, the element must include specific actions that seek to transform and address disparities in low resourced areas. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtm>.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 6,681 housing units, of which 2,977 are for lower-income households. To address this need, the element relies on vacant sites, including sites in Specific Plan Areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete a vacant sites analysis:

Specific Plan Areas: The revised sites inventory identifies potential capacity in a number of specific plans for 18,403 units (Appendix B) and relies on capacity to accommodate at least 1,725 of its lower-income RHNA on multifamily sites within those specific plans (Table 4.8). While the housing element indicates the Specific Plans' residential capacity and estimates the number of units by income group, it does not provide any analysis demonstrating their suitability and availability for development in the planning period or potential affordability. For specific plans that are anticipating a variety of housing types including multifamily, it remains unclear how multifamily is to be accommodated in these specific plans, land

capacity that will be available for multifamily, and allowable densities. To utilize residential capacity in Specific Plans, the element must:

- Identify the date of approval of the plans and expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.
- Provide descriptions of allowable densities, development standards and other requirements for multifamily development anticipated to accommodate the lower-income RHNA;
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.).
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

Zoning for Lower-Income Households: The site inventory is relying on zoning that allows up to 24 units per acre to accommodate the lower-income housing need. The element includes additional analysis to substantiate the City's use of lower income based on "lower real estate costs" and programs to remove constraints. However, the element does not include a complete analysis to demonstrate the feasibility of 24 units per acre density. Specifically, the element must describe market demand and financial feasibility. To address this analysis, the City could consult with local developers. In addition, the element states that over 4,448 units affordable to lower-income households are expected to be accommodated in potential multifamily and mixed-use development in a variety of specific plans. However, the element does not include information allowable densities for multifamily development and therefore HCD cannot make a determination related to the appropriateness of sites within the specific plans to accommodate the RHNA for lower-income.

Realistic Capacity: As stated in the previous element, the City uses maximum density allowed in the Residential Mixed-Use zone (RMU) multiplied by the size of the parcel. While the element was revised to indicate there is residential capacity in the Commercial Mixed-Use zone that was not included in the inventory, this information is not sufficient to address this requirement as it does not provide support for the capacity assumptions in the RMU. The element should include typical densities of existing or approved residential developments at similar affordability levels within the zone and development trends supporting residential development. Please see HCD's prior review.

Water Sewer Priority: Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Program 16 (Adequate Sites) commits to delivering the housing element to water and sewer service providers but does not indicate a procedure to grant priority water and sewer service to

developments with units affordable to lower-income households. Please See HCD's prior review.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Gov. Code section 65583, subd. (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

All programs should be reviewed and revised to include items (1) through (4) as stated above. While many programs contain objectives and timelines, many do not. The element should be revised to address any of these deficiencies, including those noted below:

Program 14 (Special Needs Housing): This Program commits to giving priority to special needs projects, encouraging nonprofits to pursue funding for special needs housing, and assisting developers seeking state and federal funding. While the City clarified actions and included additional objectives, it did not describe how the City will encourage nonprofit organizations or how it will grant priority for special needs projects.

Program 15 (Resources to Address Homeless Need): This Program commits to addressing needs of at-risk and homeless through assistance to nonprofits, continuing to work with nonprofit organizations to aid residents in need and offering technical assistance, and using the Lake Elsinore Homeless Task Force to further the City's efforts. As stated in the previous letter, it is unclear of what specific actions the City will take to assist nonprofit efforts or what the City's technical assistance will look like. The Program should be revised to specify actions and objectives for each category and answer when the City intends on applying for the stated funds and what kind of assistance will or can be granted to the nonprofits.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need*

for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.* (Gov. Code, § 65583, subd. (c)(5).)

Program to AFFH: While the element includes Program 25 which describes how the City's fair housing initiatives, it must also include stronger actions that promote AFFH opportunities. The element must be revised to include programs that go beyond status quo actions and include quantifiable objectives and concrete actions that are transformative and overcome patterns and trends identified in the element. For example, Disparities in Access to Opportunity section identifies lack of public investment in specific neighborhoods, the location of proficient schools and school assignment policies as contributing factors, but none of the associated goals address any of these. Additionally, Bullet 2 in the same section should go beyond identifying issues and commit to addressing them once they are discovered. Bullet 4 does not proactively address identified issues such as a concentration of lower- and moderate-income minorities. Bullet 7 should be revised to include a specific implementation date.

AFFH means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming RE/CAPs into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to AFFH extends to all public agency's activities and programs relating to housing and community development.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element includes a general summary of the public participation process (pp. 1.4 to 1.7) and describes public comments and how they were incorporated into the element, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element.

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<p>A.1 Disparities in Access to Opportunities While the element included some additional analysis (p. 3.47) for access to opportunity, it must still provide local analysis of trends and patterns transportation and environment and a regional analysis for education. The analysis should also address persons with disabilities and disparities in access to transit. Please refer to page 35 of the AFFH guidebook (link:https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities.</p>	<p>A regional analysis for education is added.</p> <p>Additional information on transportation (transit access and job proximity) is added.</p> <p>Edits address areas of high pollution burdens and how they intersect with lower resources and higher need areas (includes persons with disabilities and race/ethnicity) The City's draft Environmental Justice Element and associated goal and policies is also addressed in the edits. A summary of the EJ Element policies that impact access to environmentally healthy neighborhoods.</p> <p>Edits address persons with disabilities and disparities in access to transit – Transit in Lake Elsinore is concentrated in lower resources and higher need areas of the City west of I-15 – This includes persons with disabilities.</p>
<p>A.1 Site Inventory The map of the approved projects inventory shows a concentration of very low- and extremely low-income (ELI) sites in low resource areas. While Program 9 was added to mitigate the impact of lower income concentration and the narrative describes how the allocation of sites improves conditions, it does not address how sites exacerbate conditions. Additionally, the analysis evaluates the sites relative to access to opportunity but should also evaluate the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that affects the existing patterns for all components of the assessment of fair housing (e.g., racially and ethnically concentrated areas of poverty (RE/CAPs), integration and</p>	<p>The section in Chapter 3 titled: Sites Inventory Consistency with Affirmatively Furthering Fair Housing (AFFH) has been updated to:</p> <ul style="list-style-type: none">• Address how the site inventory exacerbates existing fair housing conditions.• The site evaluation has been expanded to address existing patterns for access to opportunity, racially and ethnically concentrated areas of poverty (RE/CAPs), integration and segregation, and disproportionate housing needs and displacement risk.

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segregation, and disproportionate housing needs and displacement risk).	
A.1 Contributing Factors While the element includes additional issue areas as well as associated contributing factors, it does not explain how these factors are prioritized in the analysis. The element must prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues, are fundamental to adequate goals and actions, and must be related to the overall analysis. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis must result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.	Program 25 was included in the submitted Element and included prioritization fair housing issues and contributing factors similar to the example on Page 71 of the HCD AFFH handbook. The fair housing and contributing factors discussion in Chapter 3 is updated to more clearly explain and identify the priority assigned to these. The table under Program 25 is updated to address other related comments in the Department's finding letter.
A.1 Goals, Priorities, Metrics, and Milestones Goals and actions must significantly seek to overcome contributing factors to fair housing issues. While the revised draft includes an overview of two issues in Lake Elsinore along with contributing factors, it does not identify associated goals, metrics, and milestones. The element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. For sites that are in lower-resourced areas, the element must include specific actions that seek to transform and address disparities in low resourced areas. Furthermore, the element	The fair housing and contributing factors discussion in Chapter 3 is updated to more clearly explain and identify the priority assigned to these. The table under Program 25 is updated to address other related comments in the Department's finding letter. Program 25 is updated. The two main fair housing issues (prioritized as High) are closely related as such the action items are grouped together. The concentration of minority, low- and moderate-income population, and households experiencing disproportionate need and displacement risk also affects access to opportunity. Many of the same strategies (housing mobility strategies, new housing choices in

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must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtm .	areas of opportunity and place-based strategies to encourage community revitalization) address both issues (disproportionate housing need and disparities in access to opportunity). The program is updated to group actions under three strategy themes. Program actions have been updated to include specific metrics and milestones for evaluating progress.
A.2 Specific Plan Areas The revised sites inventory identifies potential capacity in a number of specific plans for 18,403 units (Appendix B) and relies on capacity to accommodate at least 1,725 of its lower-income RHNA on multifamily sites within those specific plans (Table 4.8). While the housing element indicates the Specific Plans' residential capacity and estimates the number of units by income group, it does not provide any analysis demonstrating their suitability and availability for development in the planning period or potential affordability. For specific plans that are anticipating a variety of housing types including multifamily, it remains unclear how multifamily is to be accommodated in these specific plans, land capacity that will be available for multifamily, and allowable densities. To utilize residential capacity in Specific Plans, the element must: <ol style="list-style-type: none">1. Identify the date of approval of the plans and expiration date.2. Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.3. Provide descriptions of allowable densities, development	The site inventory section addressing specific plan capacity has been edited to: Expand Table 4.6 by adding <ol style="list-style-type: none">1. Date of approval of the plans and expiration date2. Approved or pending projects within these plans has not been added as there are currently none - nevertheless various specific plans have submitted applications for new or revised tract maps. Specific plan development in the City is ongoing. In 2020, permits were issued for 146 units in the Villages at Lakeshore Specific Plan.3. Descriptions of allowable densities for multifamily uses.4. Necessary approvals or steps for entitlements for new development5. Phasing information from the Plans. Most indicate a phasing plan but acknowledge that the timing of residential and commercial development is a function of market conditions/demand. Based on the additional information, the unit distribution of

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<p>standards and other requirements for multifamily development anticipated to accommodate the lower-income RHNA;</p> <p>4. Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.)</p> <p>5. Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.</p>	<p>specific plan capacity has been changed:</p> <ul style="list-style-type: none">• For multi-family units in Specific Plan areas, density is used to make the affordability assumptions (consistent with state law). As previously discussed, 24 units per acre is used in place of the 30 units per acre default densities for a variety of reasons discussed under the “Densities Appropriate for Accommodating Lower Income Housing” heading.• Multifamily and mixed-use units with an allowable density of 24 units per acre are credited toward the very low/low income RHNA. Multifamily and mixed-use units with a lower allowable density (most commonly 18 and 20 units per acre) are credited toward the moderate income RHNA.• Single-family units in Specific Plan areas can be credited against the moderate-income RHNA based on the cost of single-family homes in Lake Elsinore. But to account for a range of potential home prices, single-family unit capacity in Specific Plan areas is split evenly between the moderate- and above moderate-income categories.
<p>A.2 Zoning for Lower-Income Households</p> <p>The site inventory is relying on zoning that allows up to 24 units per acre to accommodate the lower-income housing need. The element includes additional analysis to substantiate the City's use of lower income based on “lower real estate costs” and programs to remove constraints. However, the element does not include a complete analysis to demonstrate the feasibility of 24 units per acre density. Specifically, the element must describe market demand and financial feasibility. To address this analysis, the City could consult with local</p>	<p>The use of 24 du/ac as density suitable for development of affordable housing is realistic given the lower development costs and that a significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre default density. Specifically, affordable housing units (affordable to very low- and low-income households) have most commonly been built in zones with a maximum allowed density of 18 units per acre. The Broadstone Rivers Edge Apartments (2007), Pottery Court</p>

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<p>developers.</p> <p>In addition, the element states that over 4,448 units affordable to lower-income households are expected to be accommodated in potential multifamily and mixed-use development in a variety of specific plans. However, the element does not include information allowable densities for multifamily development and therefore HCD cannot make a determination related to the appropriateness of sites within the specific plans to accommodate the RHNA for lower income.</p>	<p>(2011), Mission Trails Apartments (2020), and the Cottages at Mission Trails (2020) developments (all affordable housing projects) were developed on properties allowing a maximum of 18 units per acre.</p> <p>The element has been updated to include information from two developers that expands of the market demand and financial feasibility aspect of development and confirms the approach used in the Element.</p> <p>For specific plan, an expanded table is included that includes densities for multifamily units – as a result the capacity distribution has been changed for multi-family units. Multifamily and mixed-use units with an allowable density of 24 units per acre are credited toward the very low/low income RHNA. The Element indicates that this is an appropriate density for affordable housing development. Multifamily and mixed-use units with a lower allowable density (most commonly 18 and 20 units per acre) are credited toward the moderate income RHNA.</p>
<p>A.2 Realistic Capacity</p> <p>As stated in the previous element, the City uses maximum density allowed in the Residential Mixed-Use zone (RMU) multiplied by the size of the parcel. While the element was revised to indicate there is residential capacity in the Commercial Mixed-Use zone that was not included in the inventory, this information is not sufficient to address this requirement as it does provide support for the capacity assumptions in the RMU. The element should include typical densities of existing or approved residential developments at similar affordability levels within the zone and development trends supporting residential</p>	<p>Because RMU allows for combined residential/non-commercial uses in a manner that protects the maximum density and facilitates development of affordable units at higher densities, a 24-unit per acre realistic capacity is feasible. Nonetheless, the element is edited to use the median allowable density (22 units per acre), to account for land use controls and site improvements and to mirror expected development in the HDR zone. A survey of all developed RMU properties show only two non-residential uses (a commercial strip center built in 1978 and a church built in the 1960s) and</p>

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development. Please see HCD's prior review.	both pre-date the creation of the RMU zone (in 2011). No properties have been developed since 2011 (when the RMU zone was adopted) although a five-unit multifamily rehabilitation project was completed in 2017. Nonresidential uses will not affect capacity. To assess the potential for nonresidential demand in the RMU zone and to assess the appropriateness of densities in the RMU and HDR zones, two developers with experience working in Lake Elsinore were interviewed. Both interviewees confirmed that in the areas of Lake Elsinore where the RMU zone is located, the market demand is overwhelmingly for residential standalone development and that the potential for non-residential development would not affect the densities achievable on identified sites.
A.2 Water Sewer Priority Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Program 16 (Adequate Sites) commits to delivering the housing element to water and sewer service providers but does not indicate a procedure to grant priority water and sewer service to developments with units affordable to lower-income households. Please See HCD's prior review.	The City does not provide water and sewer services. as of March 2022, the Elsinore Valley Municipal Water District (EVMWD), which provides water and sewer services to the City, indicated that it was unclear if procedures are in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by Government Code 65589.7. The City of Lake Elsinore does not have jurisdiction over the District as such, EVMWD was alerted of the requirements under Government Code §65589.7 and staff at EVMWD indicated that they would confirm by May or June 2022 if procedures are place.
B.1 Program 14 (Special Needs Housing) This Program commits to giving priority to special needs projects, encouraging nonprofits to pursue funding for special needs housing,	Program 14 is edited to: 1. expand on funding priority 2. adding additional actions

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and assisting developers seeking state and federal funding. While the City clarified actions and included additional objectives, it did not describe how the City will encourage nonprofit organizations or how it will grant priority for special needs projects.	
<p>B.1 Program 15 (Resources to Address Homeless Need)</p> <p>This Program commits to addressing needs of at-risk and homeless through assistance to nonprofits, continuing to work with nonprofit organizations to aid residents in need and offering technical assistance, and using the Lake Elsinore Homeless Task Force to further the City's efforts. As stated in the previous letter,</p> <p>it is unclear of what specific actions the City will take to assist nonprofit efforts or what the City's technical assistance will look like.</p> <p>The Program should be revised to specify actions and objectives for each category and answer when the City intends on applying for the stated funds and what kind of assistance will or can be granted to the nonprofits.</p>	<p>Program 15 is updated to add specific actions including:</p> <p>The City will annually contact service providers and share identified levels of CDBG or other available funds (including City funds) for homeless resources programs.</p> <p>The technical assistance action is expanded to provide more detail on available assistance including preapplication consultation, identification of available City funding or incentives such as expedited permit processing, flexibility in development standards and reduced, waived, or subsidized development and impact fees.</p> <p>Actions have been added to the timeframe for the program: "List of City-owned properties appropriate for affordable or special needs housing by December 2022; Annual contact with special needs stakeholders to advertise available City funds if funding is available (including sharing a list of City-owned properties that can be used for affordable or special needs housing and available funding sources)."</p>
<p>B.2</p> <p>As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a</p>	Chapter 4: Housing Resources And Sites Inventory has been updated to clarify and edit specific plan capacity affordability assumptions, expand the discussion on zoning to accommodate the lower-income housing need, and realistic capacity for the RMU sites have been changed. The site

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shortfall of sites or zoning available to encourage a variety of housing types.	inventory capacity has been updated to reflect these changes.
<p>B.3 Program to AFFH</p> <p>While the element includes Program 25 which describes how the City's fair housing initiatives, it must also include stronger actions that promote AFFH opportunities. The element must be revised to include programs that go beyond status quo actions and include quantifiable objectives and concrete actions that are transformative and overcome patterns and trends identified in the element. For example, Disparities in Access to Opportunity section identifies lack of public investment in specific neighborhoods, the location of proficient schools and school assignment policies as contributing factors, but none of the associated goals address any of these. Additionally, Bullet 2 in the same section should go beyond identifying issues and commit to addressing them once they are discovered. Bullet 4 does not proactively address identified issues such as a concentration of lower- and moderate-income minorities. Bullet 7 should be revised to include a specific implementation date.</p> <p>AFFH means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming RE/CAPs into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to AFFH extends to all public agency's activities and programs relating to housing and community development.</p>	<p>Program 25 is updated. The two main fair housing issues (prioritized as High) are closely related as such the action items are grouped together. The concentration of minority, low- and moderate-income population, and households experiencing disproportionate need and displacement risk also affects access to opportunity. Many of the same strategies (housing mobility strategies, new housing choices in areas of opportunity and place-based strategies to encourage community revitalization) address both issues (disproportionate housing need and disparities in access to opportunity). The program is updated to group actions under three strategy themes. Program actions have been updated to include specific metrics and milestones for evaluating progress.</p> <p>In addition to expanding on details and timeframes for existing actions, several new actions address</p> <ul style="list-style-type: none">• School assignment policies• Affirmatively marketing available development sites• Adopt an Environmental Justice Element <p>Concentration of lower- and moderate-income minorities is addressed through program actions under the New Housing Choice in higher opportunity areas heading in Program 25.</p> <p>The program action for outreach to lower income and minority residents is updated to include a specific implementation details and date.</p>

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C.1 While the element includes a general summary of the public participation process (pp. 1.4 to 1.7) and describes public comments and how they were incorporated into the element, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element.	Chapter 1: Introduction is edited to add an AFFH section at the end of the chapter and describes the City's diligent efforts to involve all economic segments of the community in the development of the housing element.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 14, 2022

Jason Simpson, City Manager
City Manager's Office
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Dear Jason Simpson:

RE: Review of the City of Lake Elsinore's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Lake Elsinore's (City) revised draft housing element received for review on April 15, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements described in HCD's January 21, 2022 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code) as follows.

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. While the revised draft identifies associated goals actions for most of the key areas, the element must also include goals and actions to mitigate displacement risk. Furthermore, for all programs to affirmatively further fair housing (AFFH), the element must include specific metrics and milestones for evaluating progress. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtm>.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated*

income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... (Gov. Code, § 65583, subd. (c)(1).)

Specific Plan Areas: The revised sites inventory identifies potential capacity in a number of specific plans for 18,403 units (Appendix B) and relies on capacity to accommodate at least 1,725 of its lower-income regional housing needs allocation (RHNA) on multifamily sites within those specific plans (Table 4.8). However, to demonstrate the adequacy of these sites to accommodate the RHNA for lower-income households, additional information is necessary to show development potential within the planning period. First, the element now indicates that several Specific Plans have phasing requirements; however, it remains unclear the expected buildout timing for each phase, what conditions must be achieved prior to further phasing, which phase multifamily can be accommodated, and if future phases can be achieved during the planning period. Additionally, it is not clear how multifamily is to be accommodated (e.g. land capacity) within each specific plan. The element should provide indication of where the multifamily is to be located (e.g. map or other description of the specific plan), how much land is available for multifamily development (e.g. acreage), descriptions of any existing parcels, and describe additional entitlements or steps needed to build multifamily housing (e.g. subdivision map, lot splits, site plan review, design review, etc.).

Water Sewer Priority: As stated in the previous element, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) The element indicated that the City is not responsible for water and sewer services and is unclear if there is a procedure in place to facilitate priority water and sewer services to affordable developments servicing lower income households, but will have an answer from the provider by June 2022. However, HCD understands that no response has been received as of the beginning of June. The revised element should be revised to include this information once received.

Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:
<https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at
Jamillah.Williams@hcd.ca.gov.

Sincerely,



Melinda Coy
Senior Housing Accountability Manager

HCD Findings in 06/14/22 Letter	Response
<p>1. AFFH: Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. While the revised draft identifies associated goals actions for most of the key areas,</p> <p><u>1. the element must also include goals and actions to mitigate displacement risk.</u></p> <p><u>2. Furthermore, for all programs to affirmatively further fair housing (AFFH), the element must include specific metrics and milestones for evaluating progress.</u></p> <p>For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtm.</p>	<p>CHAPTER 6</p> <p>Policy 5.3 has been updated to address displacement and Program 25 has been updated with actions to mitigate displacement risk.</p> <p>All program actions for Program 25 include specific metrics and milestones for evaluating progress.</p>
<p>2. Site Inventory: Specific Plan Areas: The revised sites inventory identifies potential capacity in a number of specific plans for 18,403 units (Appendix B) and relies on capacity to accommodate at least 1,725 of its lower-income regional housing needs allocation (RHNA) on multifamily sites within those specific plans (Table 4.8). However, to demonstrate the adequacy of these sites to accommodate the RHNA for lower-income households, additional information is necessary to show development potential within the planning period.</p> <p>First, the element now indicates that several Specific Plans have phasing requirements; however, it remains unclear the expected buildout timing for each phase, what conditions must be achieved prior to further phasing, which phase multifamily can be accommodated, and if future phases can be achieved during the planning period. Additionally, it is not clear how multifamily is to be accommodated (e.g. land capacity) within each specific plan. The element should provide:</p> <ol style="list-style-type: none"> 1. <u>indication of where the multifamily is to be located (e.g. map or other description of the specific plan) –</u> 2. <u>how much land is available for multifamily development (e.g. acreage),</u> 3. <u>descriptions of any existing parcels</u> 4. <u>and describe additional entitlements or steps needed to build multifamily housing (e.g. subdivision map, lot splits, site plan review, design review, etc.).</u> 	<p>CHAPTER 4</p> <p>The Specific Plans included in the sites inventory indicate a phasing plan, but all acknowledge that the timing of residential and commercial development is a function of market conditions. Table 4.6 shows the level of entitlement activity for each plan area. While there are no pending projects, various specific plans have submitted applications for new or revised tract maps. Specific plan development in the City is ongoing. In 2020, permits were issued for 146 units in the Villages at Lakeshore Specific Plan.</p> <p>During the review one SP was removed that, while still having available capacity, needed land set aside for habitat preservation (per the Riverside County MSHCP) which might reduce the capacity allowed. Another one was removed during an earlier review due to uncertainty about timing. As a result, none of the remaining Specific Plans listed in Table 4.6 have any site restrictions or governmental</p>

HCD Findings in 06/14/22 Letter	Response
	<p>constraints that would delay development of the identified remaining capacity.</p> <p>Table 4.6 is updated to add information on:</p> <ul style="list-style-type: none">• Location of residential uses -including MF residential if the Plan includes that type of development.• Acreage for residential uses including MF residential if the Plan includes that type of development.• A description of the Plan area parcelization. <p>Table 4.6 previously included the entitlement actions needed to move forward.</p>
2. Site Inventory: Water Sewer Priority: As stated in the previous element, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) The element Indicated that the City is not responsible for water and sewer services and is unclear if there is a procedure in place to facilitate priority water and sewer services to affordable developments servicing lower income households but will have an answer from the provider by June 2022. However, HCD understands that no response has been received as of the beginning of June. The revised element should be revised to include this information once received.	CHAPTER 6 Program 16 is updated to reflect the status of EVMWD's priority service procedures. EVMWD staff indicated that they would take action to put a compliant procedure in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households.
2. Site Inventory: Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	No edits are required based on the above edits.



APPENDIX B

Sites Inventory

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Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071023	A	HDR	R3			0.77	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	90	0	90	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071028	A	HDR	R3			1.87	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071021	A	HDR	R3			1.50	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071020	A	HDR	R3			1.74	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071027	A	HDR	R3			0.02	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071026	A	HDR	R3			0.40	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071022	A	HDR	R3			1.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071024	A	HDR	R3			0.27	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Franklin St/Avenue 5	92530	373071025	A	HDR	R3			0.81	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior	0	0	0	0	App prjct Tressera 90units
LAKE ELSINORE	Allan St /Cambern Av	92532	377380015	I	HDR	R3	19	24	1.97	Vacant	YES - Current	NO - Privately-Owned	Available		43	0	0	0	43 R3 1
LAKE ELSINORE	Flint St/Mohr St	92530	374022022	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022007	B	HDR	R3	19	24	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	9	0	0	0	9 R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022024	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022019	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022025	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 2
LAKE ELSINORE	Flint St/Mohr St	92530	374022023	B	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 2
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024013	C	HDR	R3	19	24	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024016	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	0	1 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024007	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024014	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	0	1 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024005	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	0	2 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024006	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024012	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024017	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	0	2 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024001	C	HDR	R3	19	24	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024009	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024003	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	0	1 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024008	C	HDR	R3	19	24	1.72	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	38	0	0	0	38 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024011	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024004	C	HDR	R3	19	24	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024010	C	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024015	C	HDR	R3	19	24	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	1	0	0	0	1 R3 3
LAKE ELSINORE	Oleander Av bw Mohr St/Silver	92530	374024002	C	HDR	R3	19	24	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	0	2 R3 3
LAKE ELSINORE	Oleander Av/Silver St	92530	374025022	D	HDR	R3	19	24	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	0	6 R3 4
LAKE ELSINORE	Oleander Av/Silver St	92530	374025010	D	HDR	R3	19	24	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 4
LAKE ELSINORE	Oleander Av/Silver St	92530	374025011	D	HDR	R3	19	24	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	0	3 R3 4
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031015	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031016	E	HDR	R3	19	24	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	0	2 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031018	E	HDR	R3	19	24	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	0	5 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031019	E	HDR	R3	19	24	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	0	4 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031017	E	HDR	R3	19	24	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	0	2 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	374031025	E	HDR	R3	19	24	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	0	4 R3 5
LAKE ELSINORE	bounded by Pottery St/Lewis St	92530	37403																

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Flint St/Granite St	92530	377273003	K	HDR	R3	19	24		0.34 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	7	0	0	7	R3 12
LAKE ELSINORE	Flint St/Granite St	92530	377273015	K	HDR	R3	19	24		0.17 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 12
LAKE ELSINORE	Flint St/Granite St	92530	377273011	K	HDR	R3	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	R3 12
LAKE ELSINORE	Pottery St bw Rupard st/Rancho	92530	377320004		HDR	R3	19	24		1.21 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	27	0	0	27	R3 13
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131005	L	HDR	R3	19	24		0.21 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	5	0	0	5	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131019	L	HDR	R3	19	24		3.79 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	83	0	0	83	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131015	L	HDR	R3	19	24		0.35 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	8	0	0	8	R3 14
LAKE ELSINORE	Joy St/Riverside Dr	92530	379131006	L	HDR	R3	19	24		0.20 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	R3 14
LAKE ELSINORE	Riverside Dr/Wagon Wheel Ln	92530	379060027		HDR	R3	19	24		4.35 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	96	0	0	96	R3 15
LAKE ELSINORE	Riverside Dr/Grand Av	92530	379060022		HDR	R3	19	24		13.16 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	290	0	0	290	R3 16
LAKE ELSINORE	Riverside Dr/Grand Av	92530	379060005		HDR	R3	19	24		3.47 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	76	0	0	76	R3 17
LAKE ELSINORE	Highway 74/Crumpton Rd	92570	347110088		HDR	R3	19	24		15.85 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	315	0	0	315	R3 18
LAKE ELSINORE	Riverside Dr/Lake Crest Dr	92530	379315033		RMU	RMU	19	24		4.96 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	119	0	0	119	RMU 1
LAKE ELSINORE	Lake Vista Dr	92530	379090013	M	RMU	RMU	19	24		1.29 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	31	0	0	31	RMU 2
LAKE ELSINORE	Lake Vista Dr	92530	379090023	M	RMU	RMU	19	24		2.48 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	59	0	0	59	RMU 2
LAKE ELSINORE	Lake Vista Dr	92530	379090012	M	RMU	RMU	19	24		1.26 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	30	0	0	30	RMU 2
LAKE ELSINORE	Riverside Dr/Lakeside HS	92530	379090022		RMU	RMU	19	24		8.25 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	198	0	0	198	RMU 3
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154023	N	RMU	RMU	19	24		0.24 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	6	0	0	6	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373145004	N	RMU	RMU	19	24		4.44 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	106	0	0	106	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154020	N	RMU	RMU	19	24		0.15 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154025	N	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154022	N	RMU	RMU	19	24		0.15 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154024	N	RMU	RMU	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373145003	N	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154021	N	RMU	RMU	19	24		0.16 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154003	N	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154028	N	RMU	RMU	19	24		0.17 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Lakeshore Dr/Mountain View Av	92530	373154030	N	RMU	RMU	19	24		0.15 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 4
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081002	O	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081003	O	RMU	RMU	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081005	O	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081008	O	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081004	O	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081007	O	RMU	RMU	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081009	O	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081010	O	RMU	RMU	19	24		0.16 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081011	O	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081001	O	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081006	O	RMU	RMU	19	24		0.15 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081012	O	RMU	RMU	19	24		0.08 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081014	O	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081017	O	RMU	RMU	19	24		0.16 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	4	0	0	4	RMU 5
LAKE ELSINORE	Cole St/Avenue 6/Bancroft Wy	92530	373081015	O	RMU														

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITE NAME
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082007	P	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082009	P	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082024	P	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082027	P	RMU	RMU	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082043	P	RMU	RMU	19	24		0.14 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082013	P	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082022	P	RMU	RMU	19	24		0.07 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082038	P	RMU	RMU	19	24		0.10 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082053	P	RMU	RMU	19	24		0.10 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	2	0	0	2	RMU 6
LAKE ELSINORE	Franklin St/Avenue 6/Roger St/N	92530	373082055	P	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior	3	0	0	3	RMU 6
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083006	Q	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083004	Q	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083002	Q	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083019	Q	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083003	Q	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083005	Q	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083018	Q	RMU	RMU	19	24		0.12 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083020	Q	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Cole St bw Avenue 5/Avenue 6	92530	373083021	Q	RMU	RMU	19	24		0.13 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 7
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205007	R	RMU	RMU	19	24		1.44 Vacant	YES - Current	NO - Privately-Owned	Available		34	0	0	34	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185036	R	RMU	RMU	19	24		0.60 Vacant	YES - Current	NO - Privately-Owned	Available		14	0	0	14	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205006	R	RMU	RMU	19	24		0.66 Vacant	YES - Current	NO - Privately-Owned	Available		16	0	0	16	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185022	R	RMU	RMU	19	24		0.64 Vacant	YES - Current	NO - Privately-Owned	Available		15	0	0	15	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185023	R	RMU	RMU	19	24		0.40 Vacant	YES - Current	NO - Privately-Owned	Available		10	0	0	10	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185046	R	RMU	RMU	19	24		3.11 Vacant	YES - Current	NO - Privately-Owned	Available		75	0	0	75	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373176019	R	RMU	RMU	19	24		0.76 Vacant	YES - Current	NO - Privately-Owned	Available		18	0	0	18	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373205004	R	RMU	RMU	19	24		1.06 Vacant	YES - Current	NO - Privately-Owned	Available		25	0	0	25	RMU 8
LAKE ELSINORE	Lakeshore Dr/Center St	92530	373185037	R	RMU	RMU	19	24		0.10 Vacant	YES - Current	NO - Privately-Owned	Available		2	0	0	2	RMU 8
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153015	S	RMU	RMU	19	24		0.11 Vacant	YES - Current	NO - Privately-Owned	Available		3	0	0	3	RMU 9
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153016	S	RMU	RMU	19	24		0.16 Vacant	YES - Current	NO - Privately-Owned	Available		4	0	0	4	RMU 9
LAKE ELSINORE	Graham Av/Lindsey St	92530	374153017	S	RMU	RMU	19	24		0.29 Vacant	YES - Current	NO - Privately-Owned	Available		7	0	0	7	RMU 9
LAKE ELSINORE	Grand Av/Macy St	92530	381030001		RMU	RMU	19	24		2.21 Vacant	YES - Current	NO - Privately-Owned	Available		53	0	0	53	RMU 10
LAKE ELSINORE	Alberhill Ranch Specific Plan	92530		SP	SP	SP			1,901 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	187	496	309	992	Alberhill Ranch Specific Plan
LAKE ELSINORE	Alberhill Villages Specific Plan	92530		SP	SP	SP			1,375 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	2650	4011	1363	8024	Alberhill Villages Specific Plan
LAKE ELSINORE	Canyon Creek Specific Plan	92532		SP	SP	SP			476 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	41	109	67	217	Canyon Creek Specific Plan
LAKE ELSINORE	Canyon Hills Estates Specific Plan	92595		SP	SP	SP			246 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	0	151	151	302	Canyon Hills Estates Specific Plan
LAKE ELSINORE	Canyon Hills Specific Plan	92532		SP	SP	SP			1,969 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	30	62	31	123	Canyon Hills Specific Plan
LAKE ELSINORE	Cape of Good Hope Specific Plan	92530		SP	SP	SP			41 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	0	34	34	68	Cape of Good Hope Specific Plan
LAKE ELSINORE	The Diamond Specific Plan	92530		SP	SP	SP			87 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	300	300	0	600	The Diamond Specific Plan
LAKE ELSINORE	East Lake Specific Plan	92530		SP	SP	SP			2,977 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	675	675	0	1350	East Lake Specific Plan
LAKE ELSINORE	Lakeshore Village Specific Plan	92530		SP	SP	SP			37 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	76	77	0	153	Lakeshore Village Specific Plan
LAKE ELSINORE	Murdock Alberhill Specific Plan	92530		SP	SP	SP			511 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	271	908	640	1819	Murdock Alberhill Specific Plan
LAKE ELSINORE	Nichols Ranch	92532		SP	SP	SP			72.5 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	0	84	84	168	Nichols Ranch
LAKE ELSINORE	North Peak Specific Plan	92570		SP	SP	SP			1,786 ac	Various	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elec	0	600			



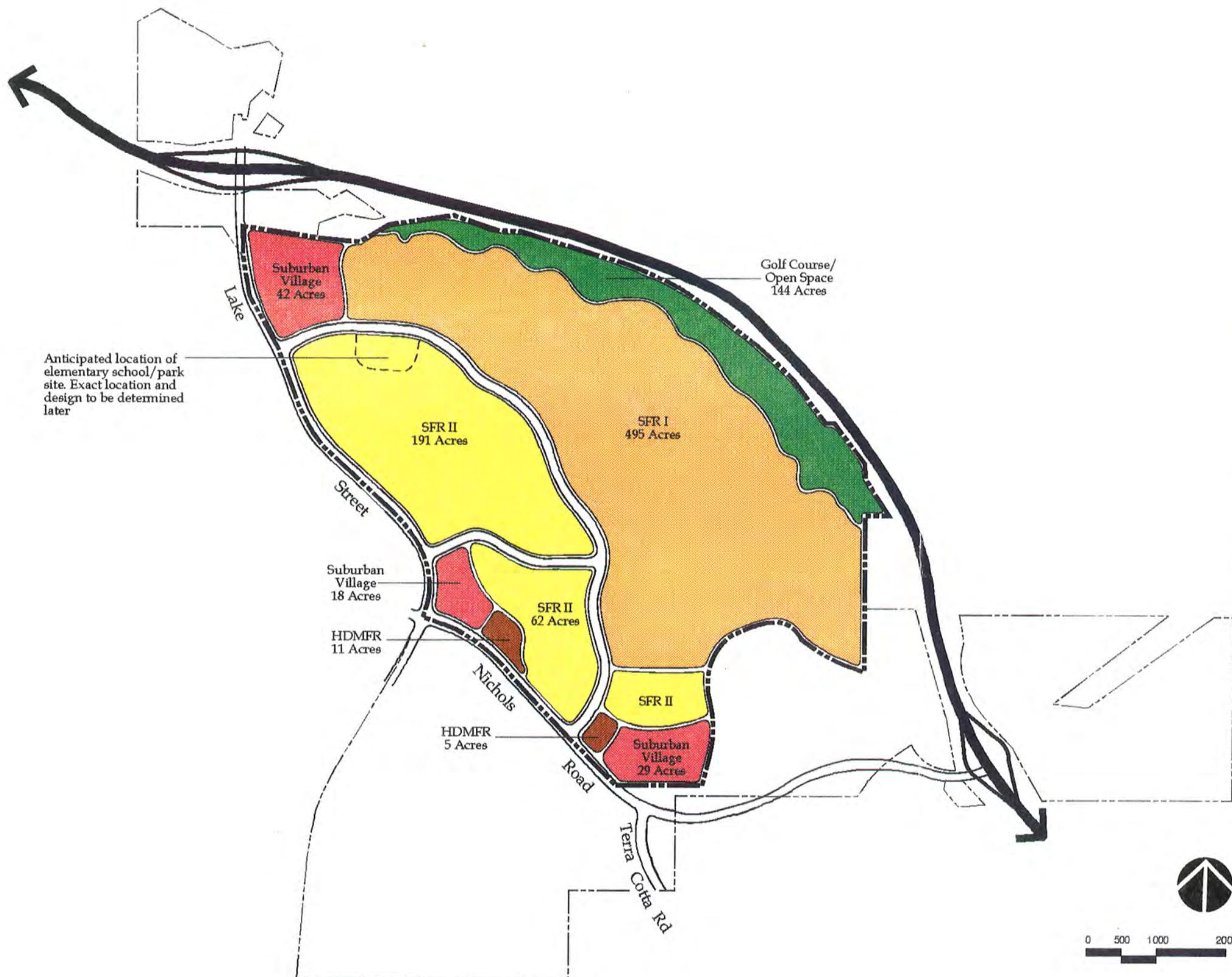
APPENDIX C

Specific Plan Land Use Maps

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Specific Plan Land Use Maps

- [**1.** Alberhill Ranch Specific Plan](#)
- [**2.** Canyon Hills Estates Specific Plan](#)
- [**3.** Canyon Hills Specific Plan, Amendment 2](#)
- [**4.** Canyon Hills Specific Plan, Amendment 3](#)
- [**5.** Canyon Hills Specific Plan, Amendment 3 & 4](#)
- [**6.** Cape of Good Hope Specific Plan](#)
- [**7.** The Diamond Specific Plan](#)
- [**8.** Eastlake Specific Plan](#)
- [**9.** Lakeshore Village Specific Plan](#)
- [**10.** Murdock Alberhill Specific Plan](#)
- [**11.** Nichols Ranch Specific Plan](#)
- [**12.** North Peak Specific Plan](#)
- [**13.** Ramsgate Specific Plan](#)
- [**14.** Spyglass Ranch Specific Plan](#)
- [**15.** Terracina Specific Plan](#)
- [**16.** Tuscany Hills Specific Plan](#)



Legend

- Single Family Residential I District (SFR I) (5 du/acre maximum density)
5,000 Sq. Ft. Min. Lot Size
- Single Family Residential II District (SFR II) (6 du/acre maximum density)
4,200 Sq. Ft. Min. Lot Size
- High Density Multiple Family Residential District (HDMFR) (30 du/acre maximum density)
- Suburban Village (Mixed Residential, Commercial and Related Uses)
- Golf Course/ Open Space
- Alberhill Ranch Specific Plan Area
- S.P.A. #1 Area

Notes:

In accordance with the Brighton Alberhill Development Agreement, up to 2,735 dwelling units and up to 2,722,500 square feet of neighborhood and community commercial uses may be developed within the Brighton Alberhill Development.

School, public facilities uses are permitted uses within the SFR I, SFR II, HDMF 30 and Suburban Village districts.

Golf course, park and open space uses are permitted uses within the SFR I and SFR II districts, and park and open space uses are permitted uses within the HDMF 30 and Suburban Village districts.

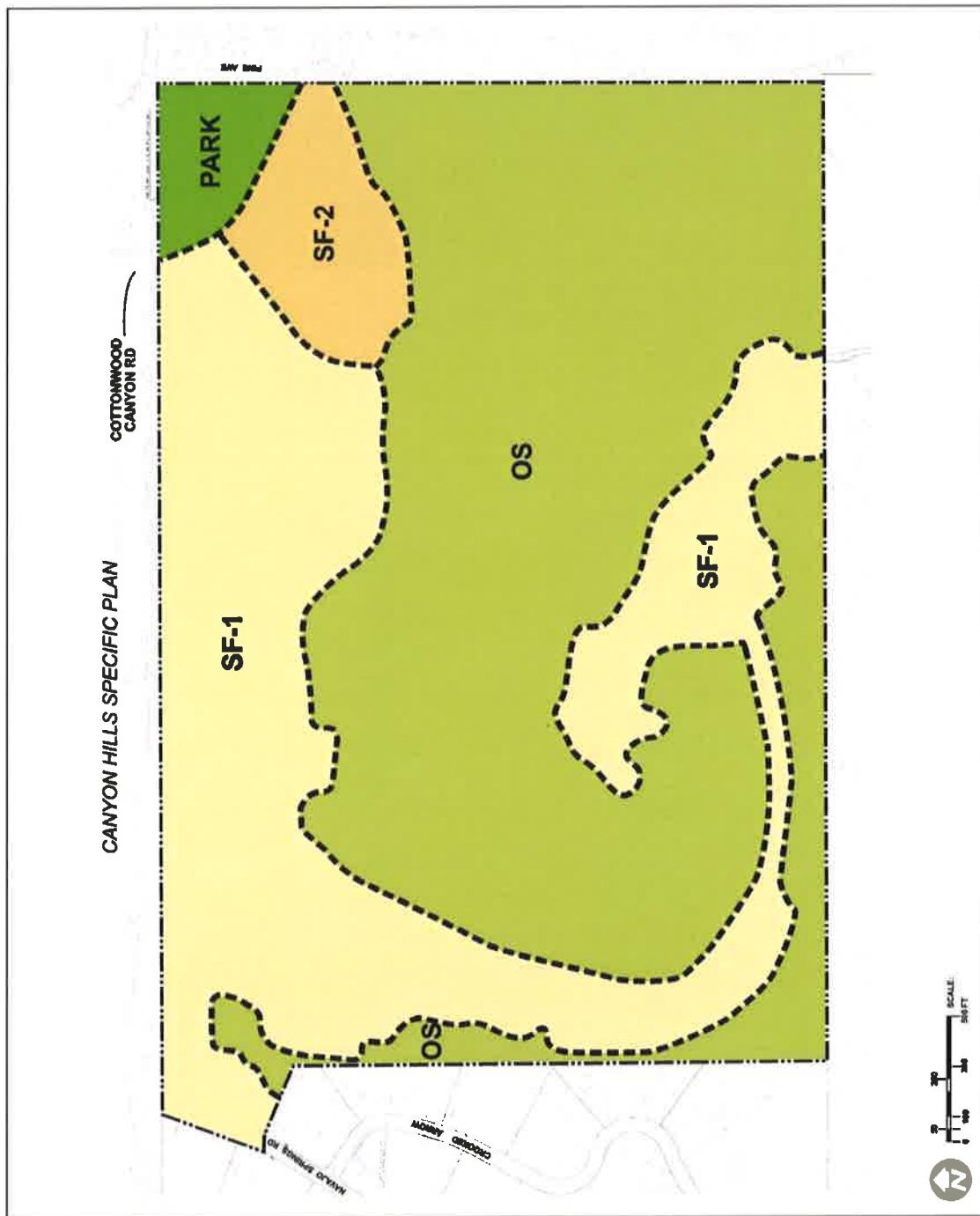
**CANYON HILLS
ESTATES**

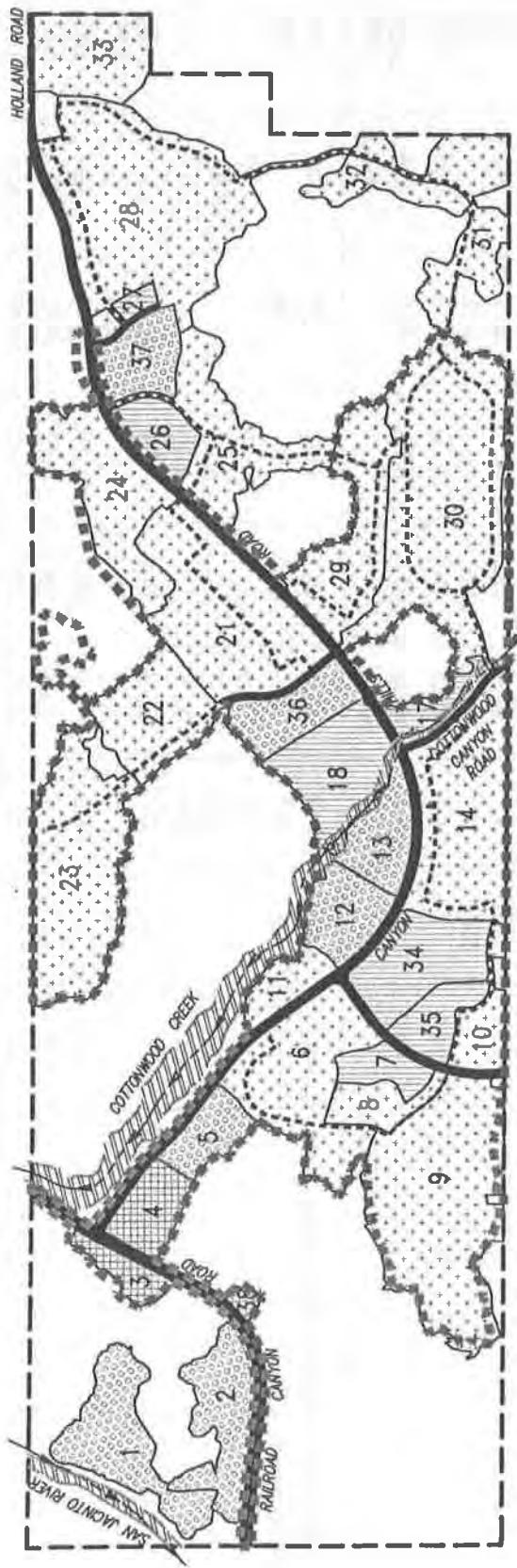
Lake Elsinore, California

LAND USE STATISTICAL SUMMARY						
LAND USE	NAME	ACRES	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	TRAJECT
RESIDENTIAL	SF-1	81.7	2.4	2.9	238 dom.	
Residential - 1	SF-2	9.4	5.2	6.8	64 dom.	
PUBLIC PARKS	P	5.4				
OPEN SPACE	OS	149.9				
		TOTAL ACRES	206.4			3025 dom.

NOTES:
1. Gross acreage.
2. Dwelling units per acre.

Draft
SPECIFIC PLAN
FIGURE 6
LAND USE PLAN

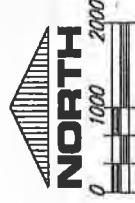




Legend

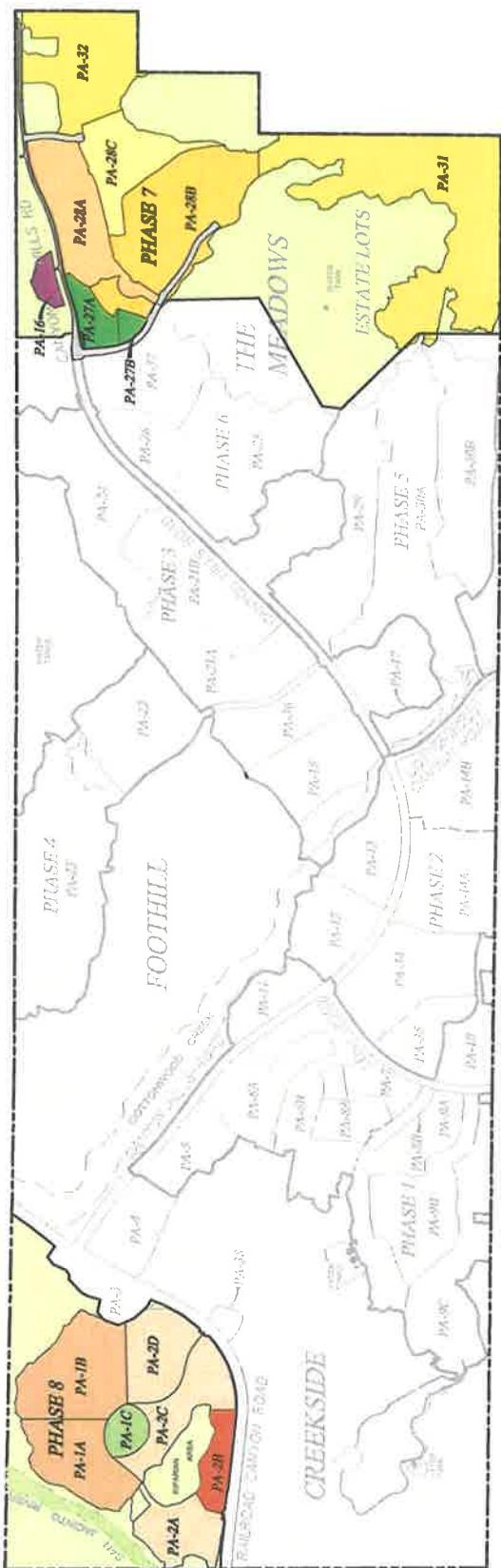
DETACHED RESIDENTIAL 0 UP TO 8 DU/AC	WATER COURSE
ATTACHED RESIDENTIAL 8 UP TO 24 DU/AC	MAJOR ROAD
COMMERCIAL/INSTITUTIONAL	MINOR ROAD
18	PLANNING UNIT NUMBER
SCHOOLS / PARKS	PLANNING UNIT BORDER
NATURAL OPEN SPACE	EXISTING DEVELOPMENT

Canyon Hills Land Use Plan 2.1



PHASE 7

PHASE 8



GRAPHIC SCALE

A bar chart showing the number of patients in the 0-1000 age group. The y-axis is labeled with 0, 1000, and 2000. The bar reaches the 2000 mark.

SCALE: $1'' = 2000'$

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Canyon Hills SPA 3 Location Map

Figure 2-2

**PREPARED BY: MAYERS & ASSOCIATES
CIVIL ENGINEERING, INC.**

PLANNING AREA 2B

Phase: 8

Acres: 9.1 Acres

Density: 6.6 DU/AC (up to 24 DU/AC)

Land Use/Zoning Designation: MF2 (Multi-Family Attached Residential 2 District)

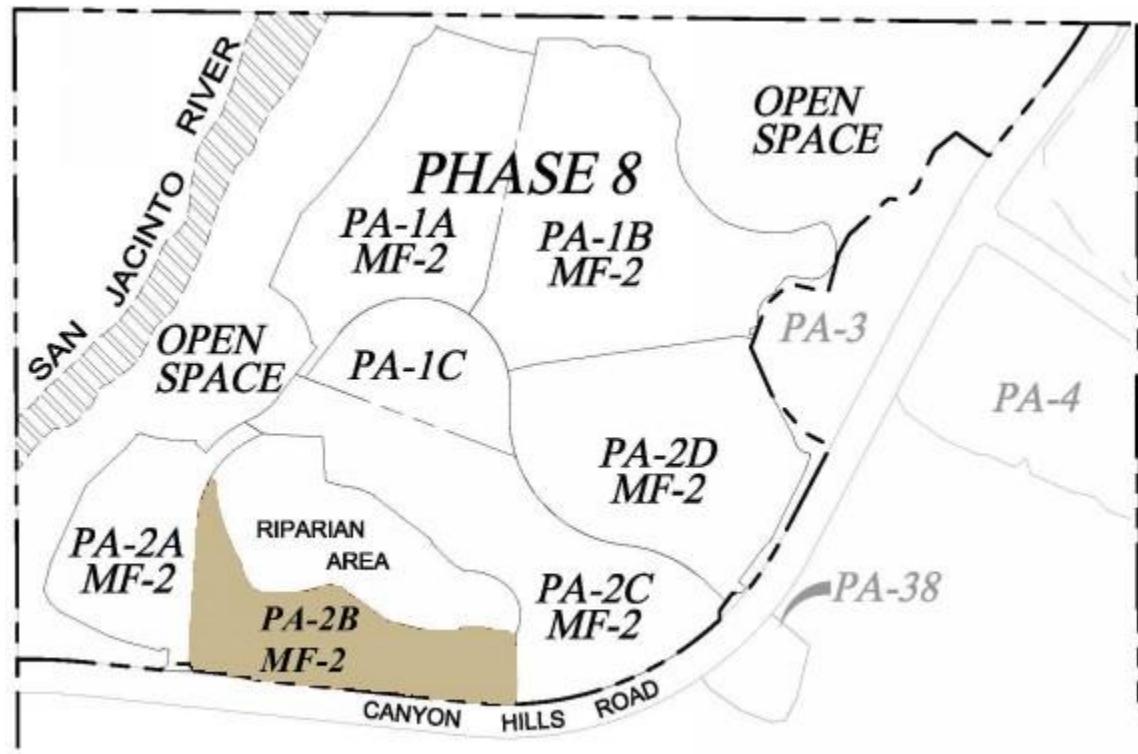
Dwelling Units: 60 DU

Product: Multi-Family Condominiums

School District: Lake Elsinore Unified School District

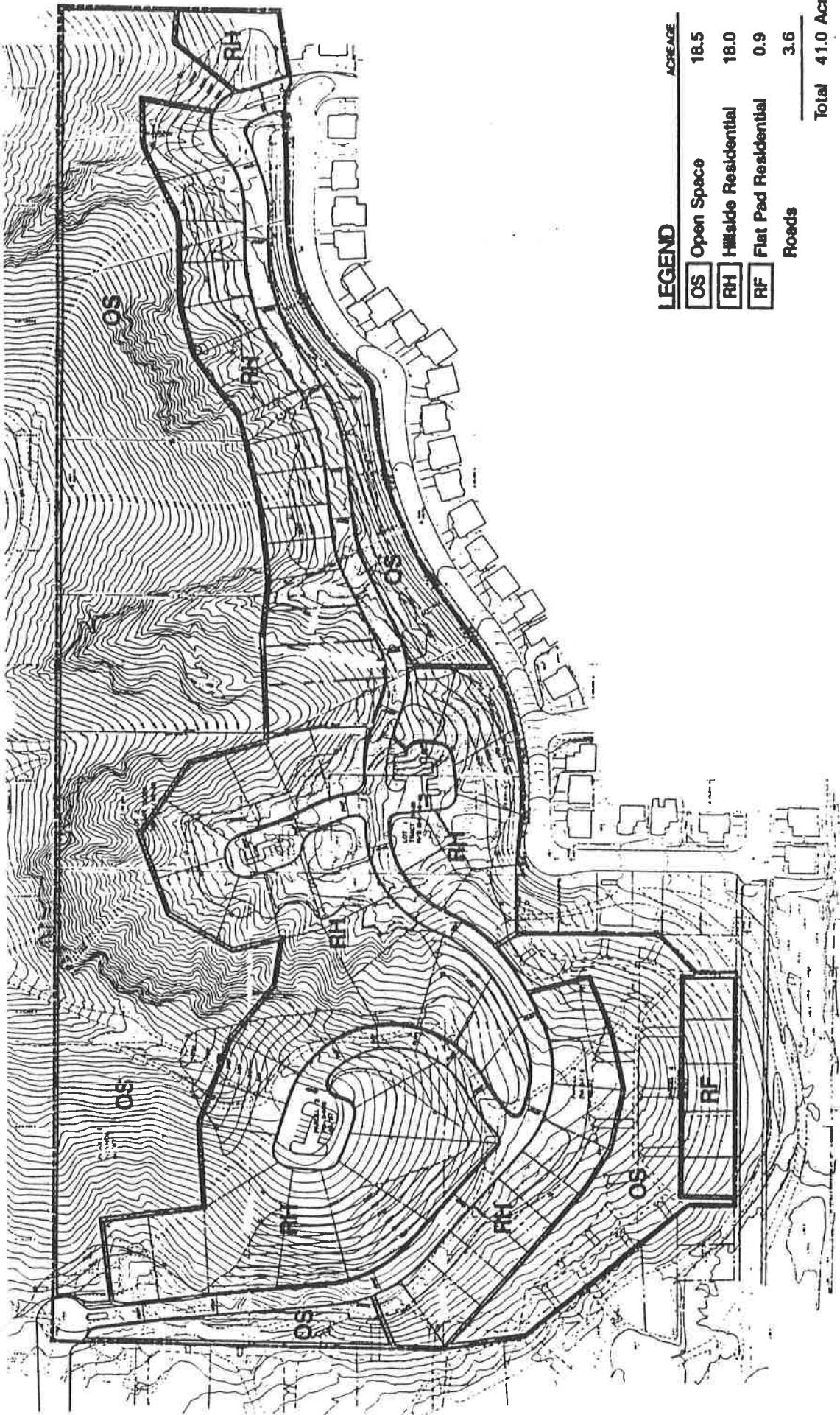
Design Features:

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



CAPE OF GOOD HOPE
THE WESTERN COMPANY - LAKE ELSINORE

EXHIBIT 4
LAND USE PLAN





The
DIAMOND
Specific Plan

LEGEND:

S	= Stadium	19.06 ac.
MU	= Mixed-use (Open Space)	65.23 ac. (6.8 ac.)
		Roads
		2.91 ac.
		<u>87.2 ac.</u>
	= Primary Access Point	
	= Secondary Access Point	

FIGURE 3-1
Land Use Plan

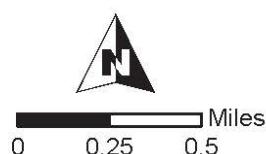
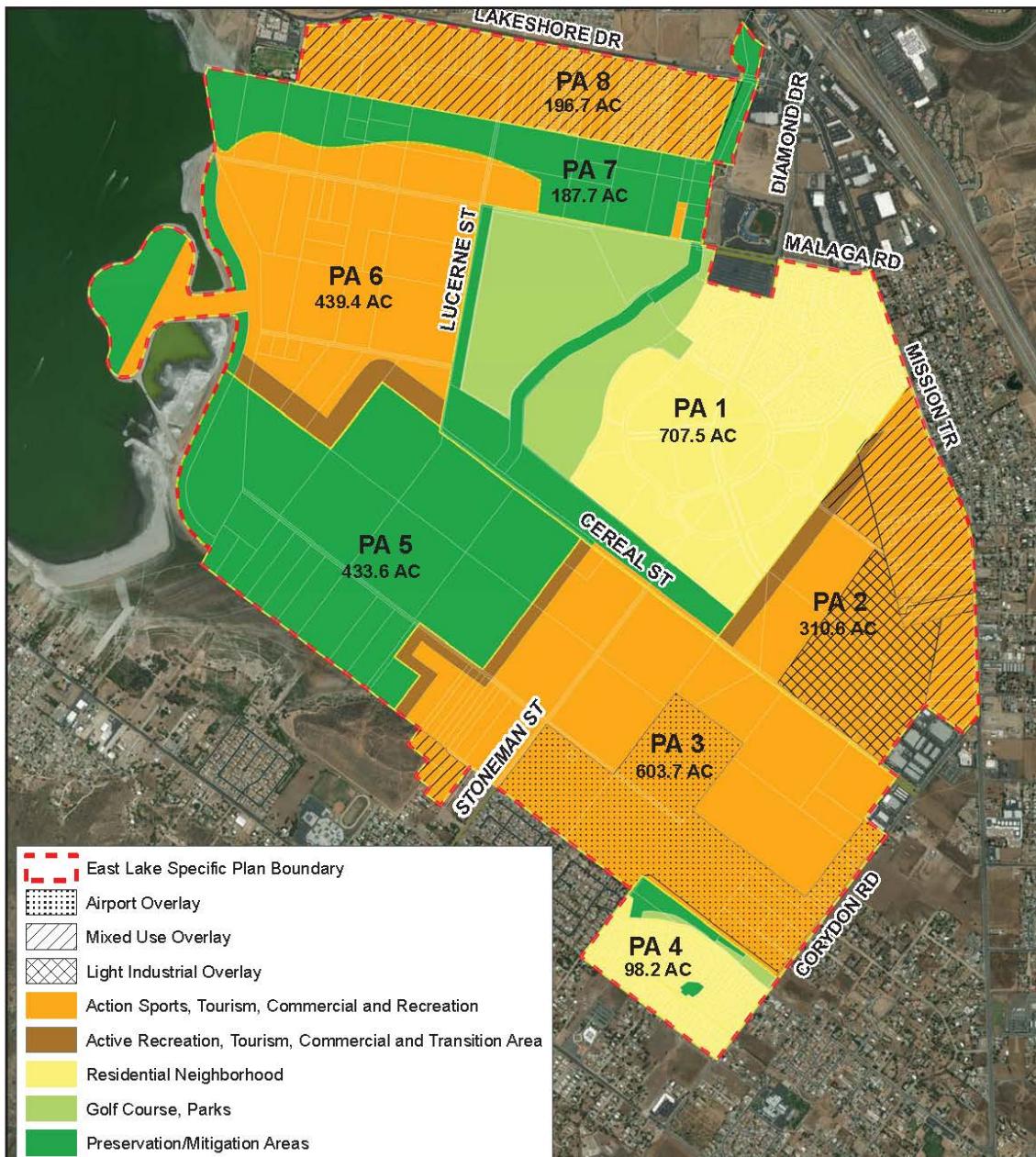
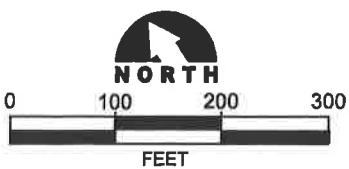
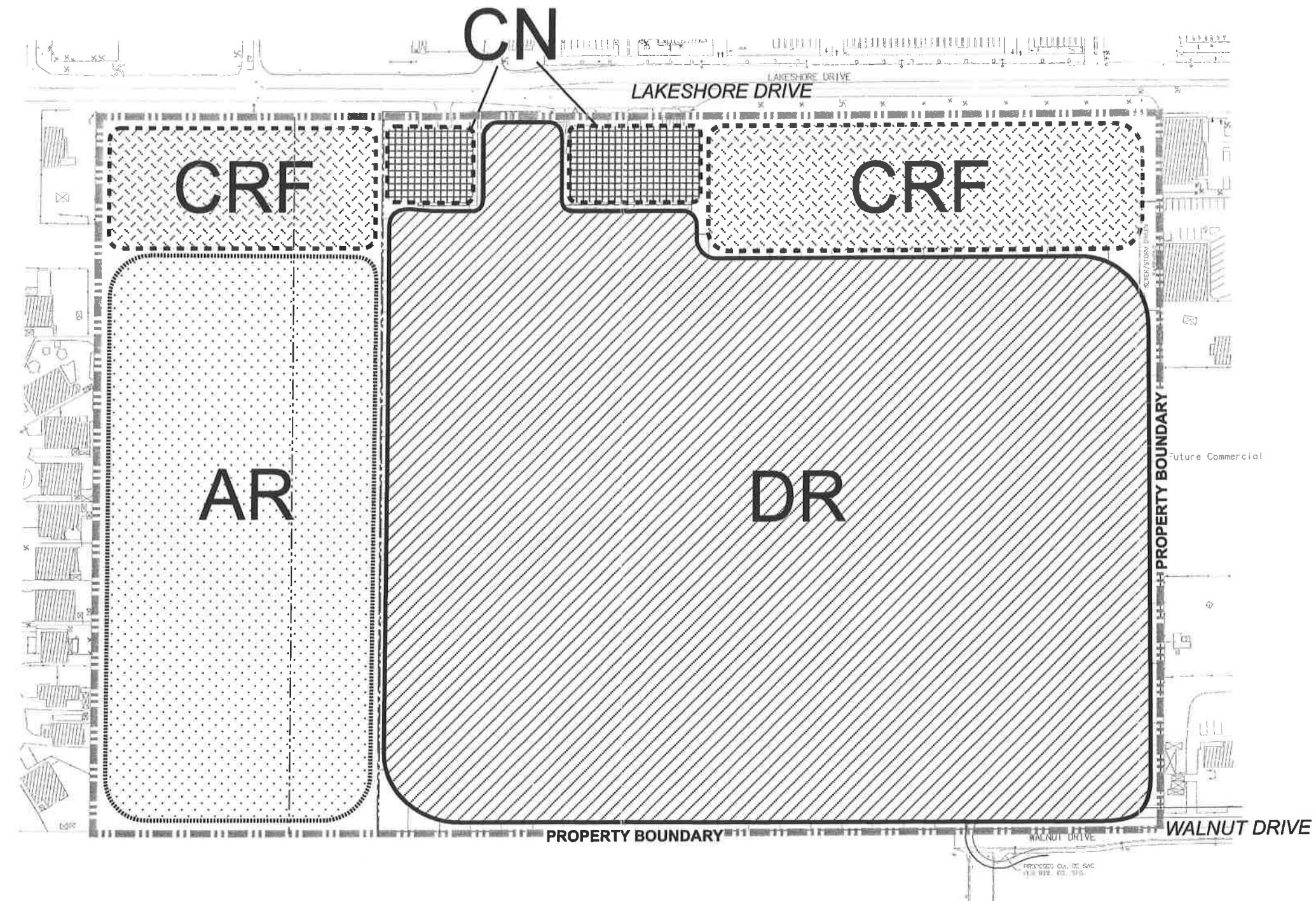


FIGURE 2-1
LAND USE PLAN

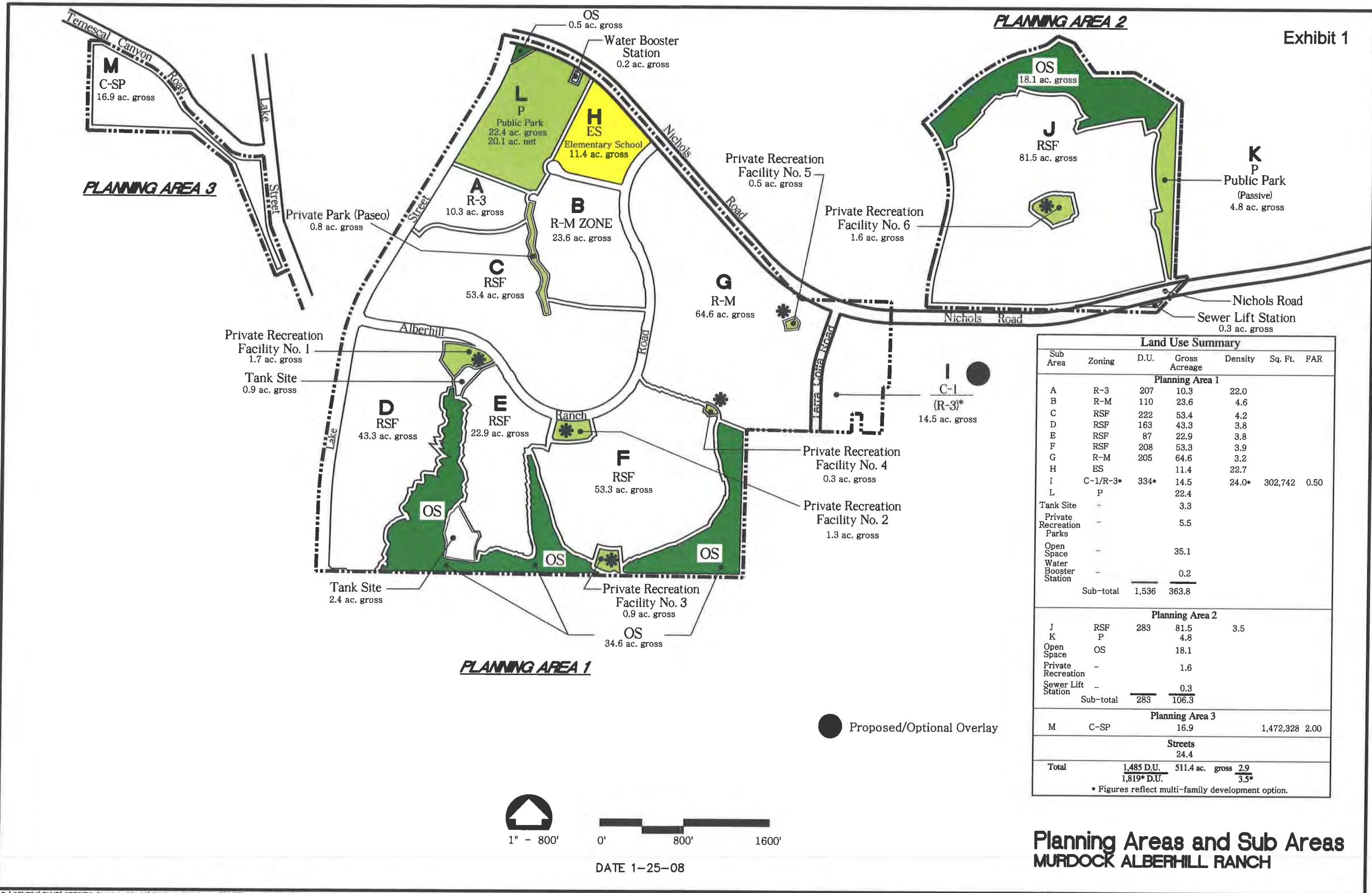
Prepared by:
City of Lake Elsinore GIS
August 31, 2018
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

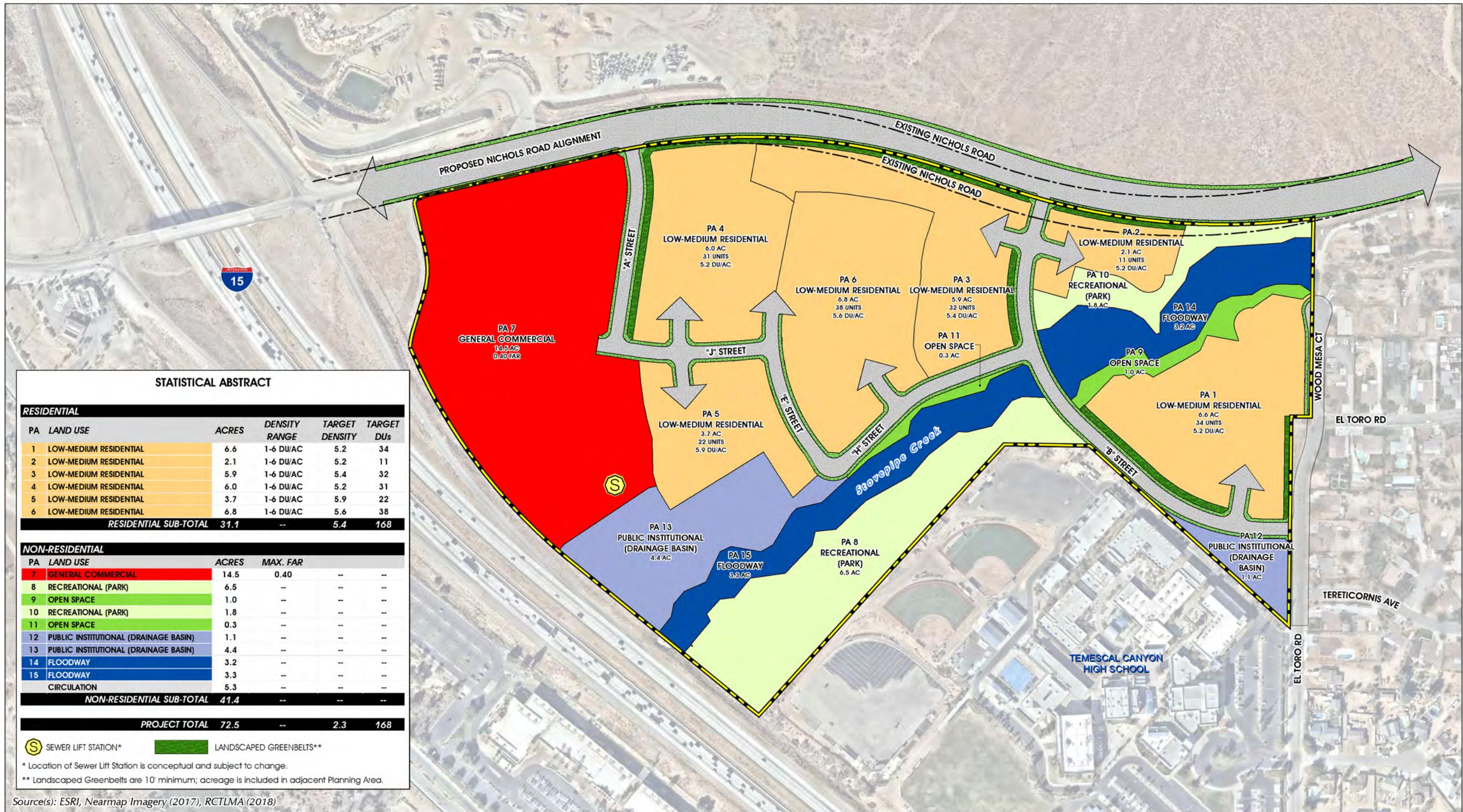


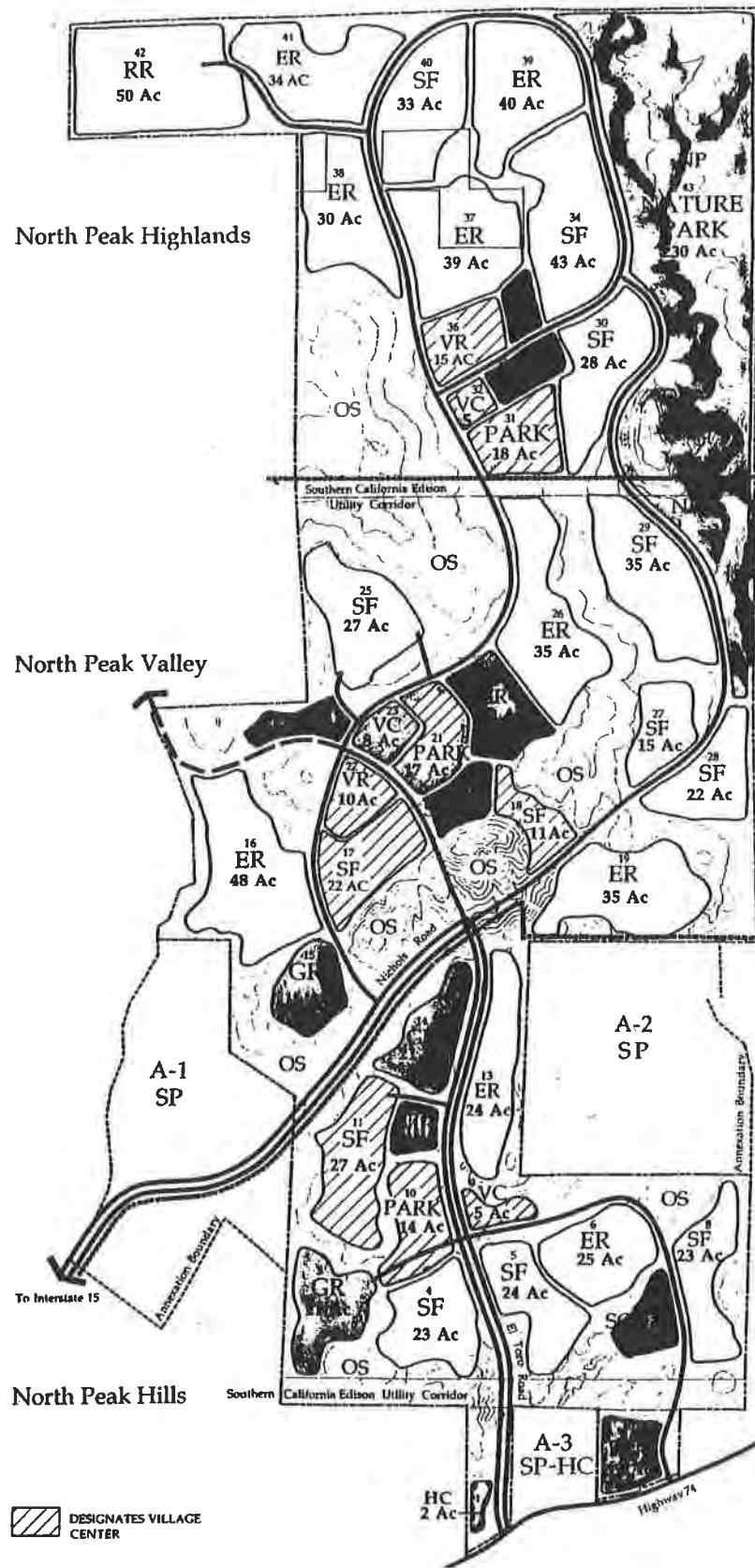
**LAKESHORE
VILLAGE**
City of Lake Elsinore, CA



**LAKESHORE VILLAGE
EXHIBIT 6
LAND USE PLAN**

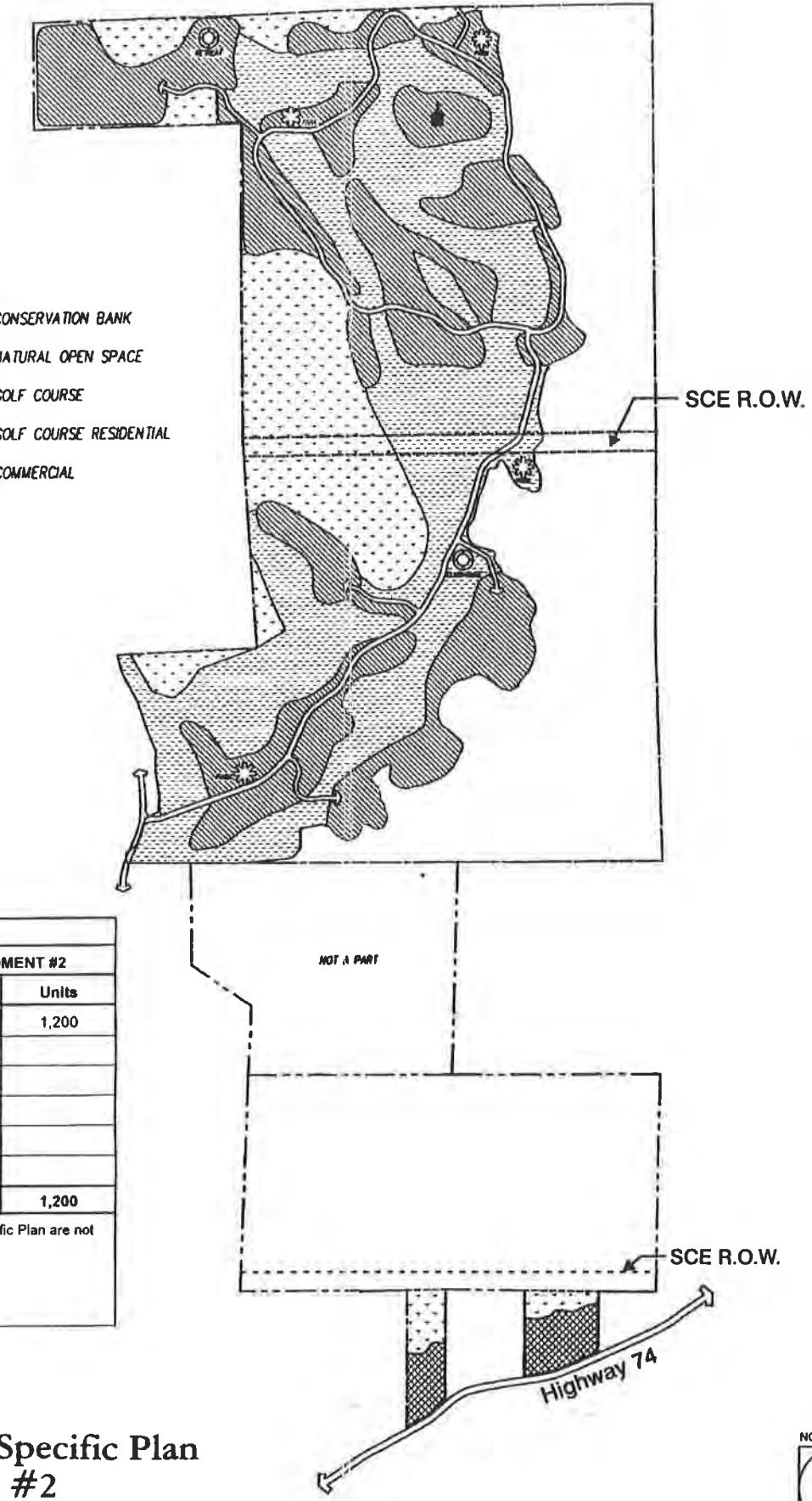






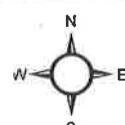
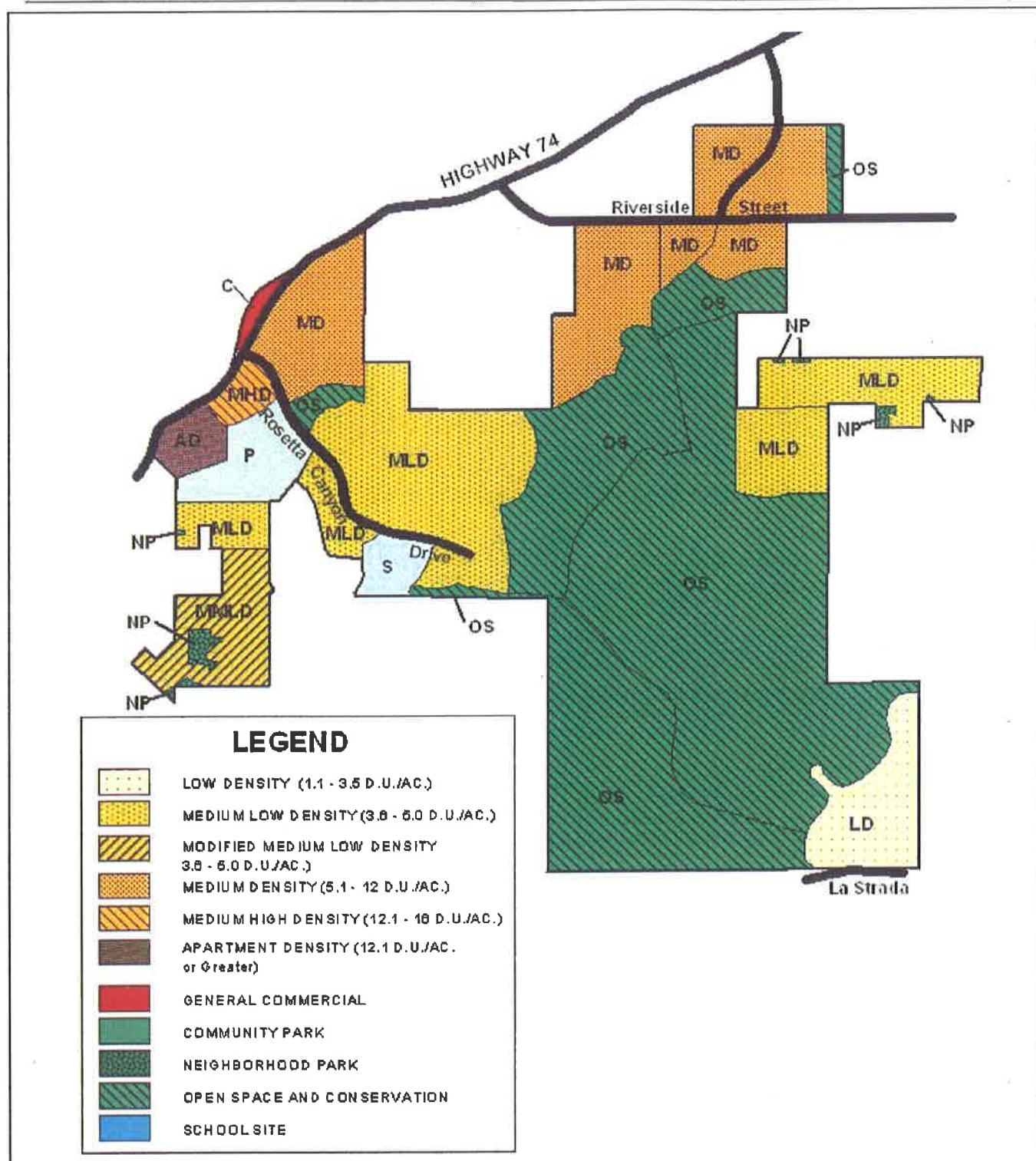
COMPARATIVE STATISTICAL ANALYSIS					
ADOPTED NORTH PEAK SPECIFIC PLAN		NORTH PEAK SPECIFIC PLAN AMENDMENT #2			
Land Use	Acreage	Units	Land Use	Acreage	Units
Residential	816	4,621	Residential ²	348	1,200
Commercial	32		Commercial	23	
Public Use	309		Golf Course ³	415	
Natural Open Space	648.8		Natural Open Space ⁴	179	
Utility Corridors	63.1		Conservation Bank ⁵	791	
Circulation	95		Arterial Roads	30	
TOTAL¹	1,963.9	4,621	TOTAL	1,786	1,200

¹ Total acreages are not equivalent as the BLM parcel and other "outparcels" included in the adopted Specific Plan are not included in the Specific Plan Amendment #2
² Includes 6 acres of parkland symbolically delineated on map
³ Includes 8 acres within the SCE easement and 6 acres of parkland symbolically delineated on map
⁴ Includes 9 acres within the SCE easement
⁵ Includes 7 acres within the SCE easement



North Peak Specific Plan
Amendment #2

North Peak Specific Plan Amendment #2 Land Use Comparison



Not to Scale

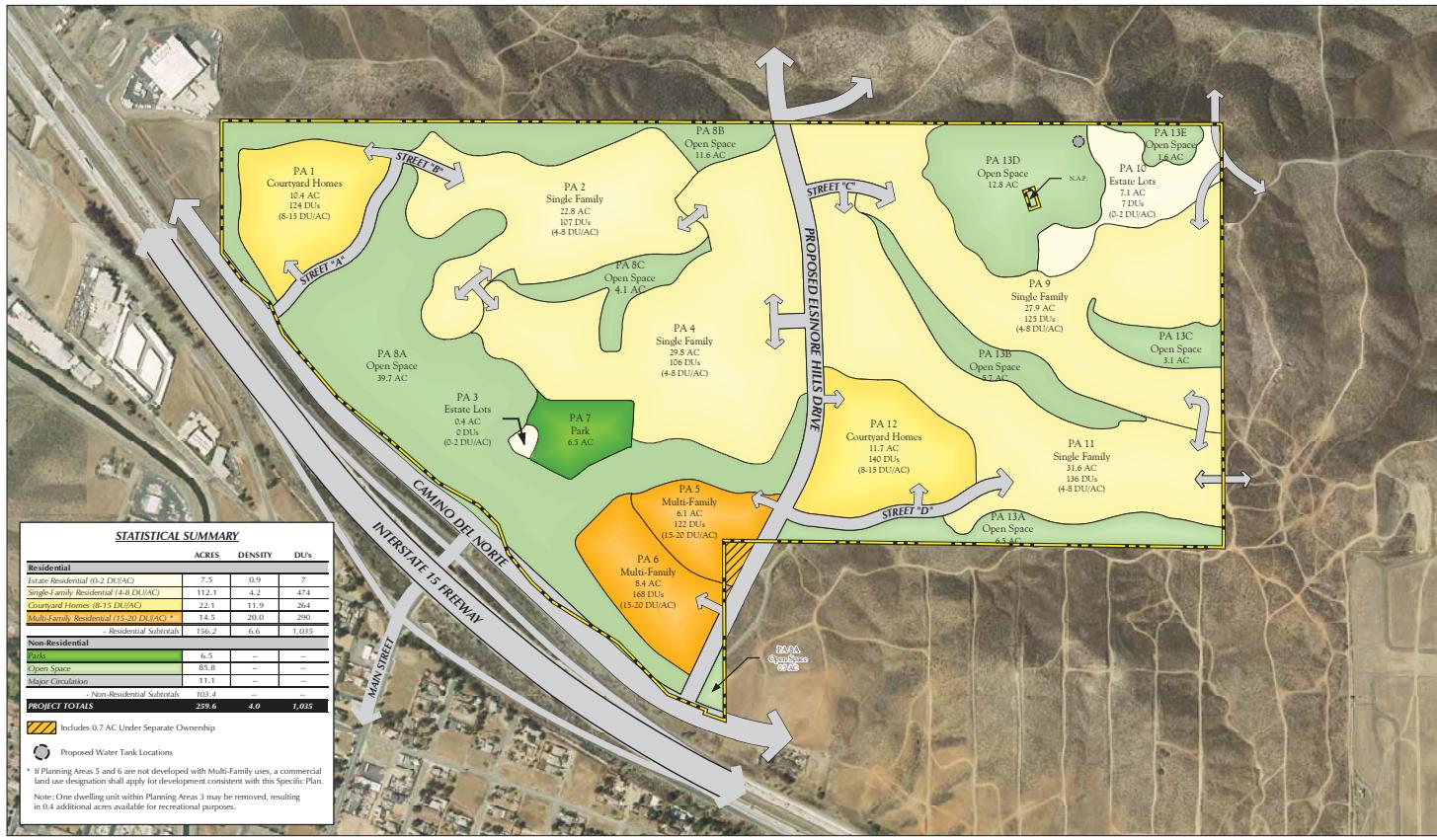
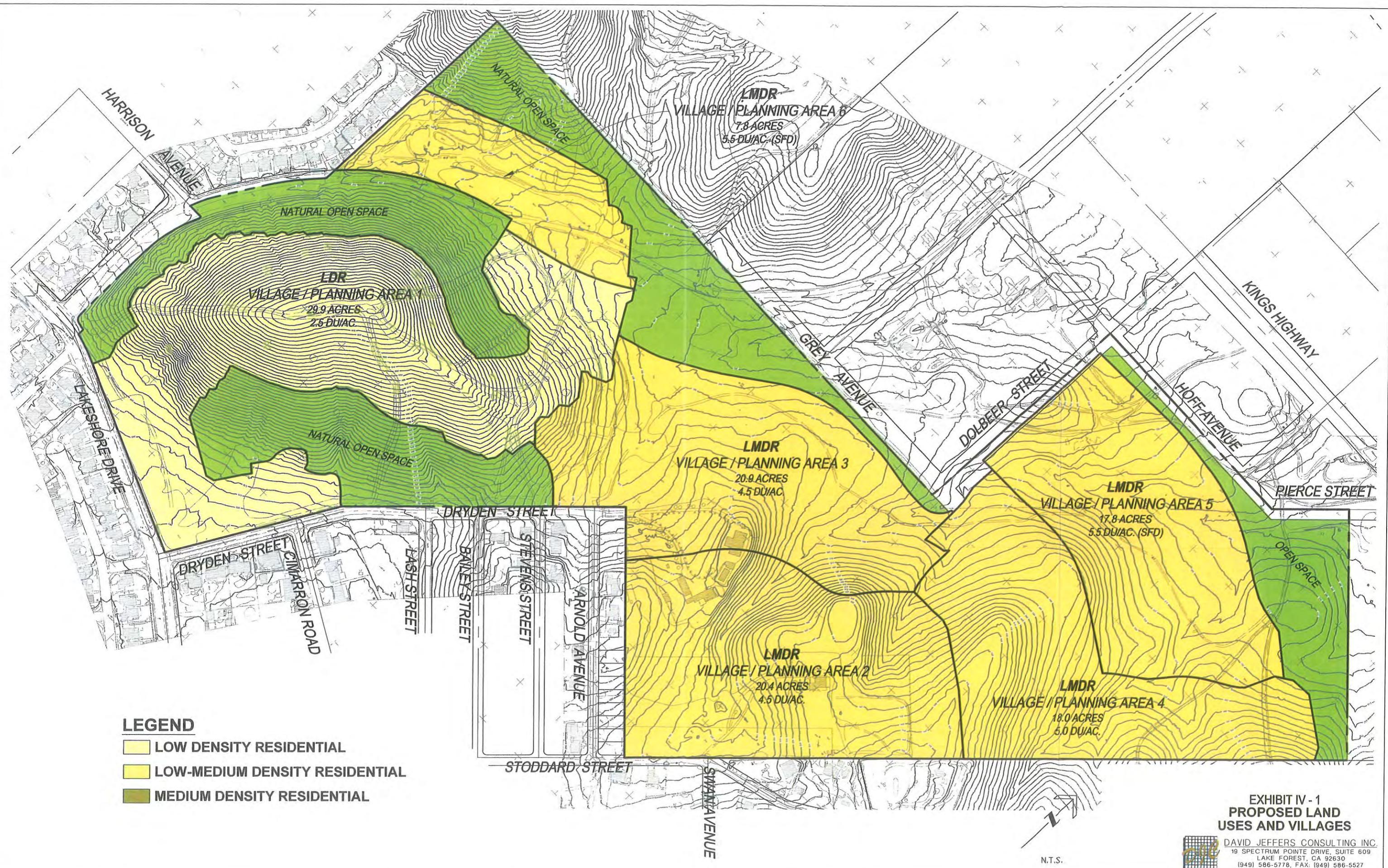
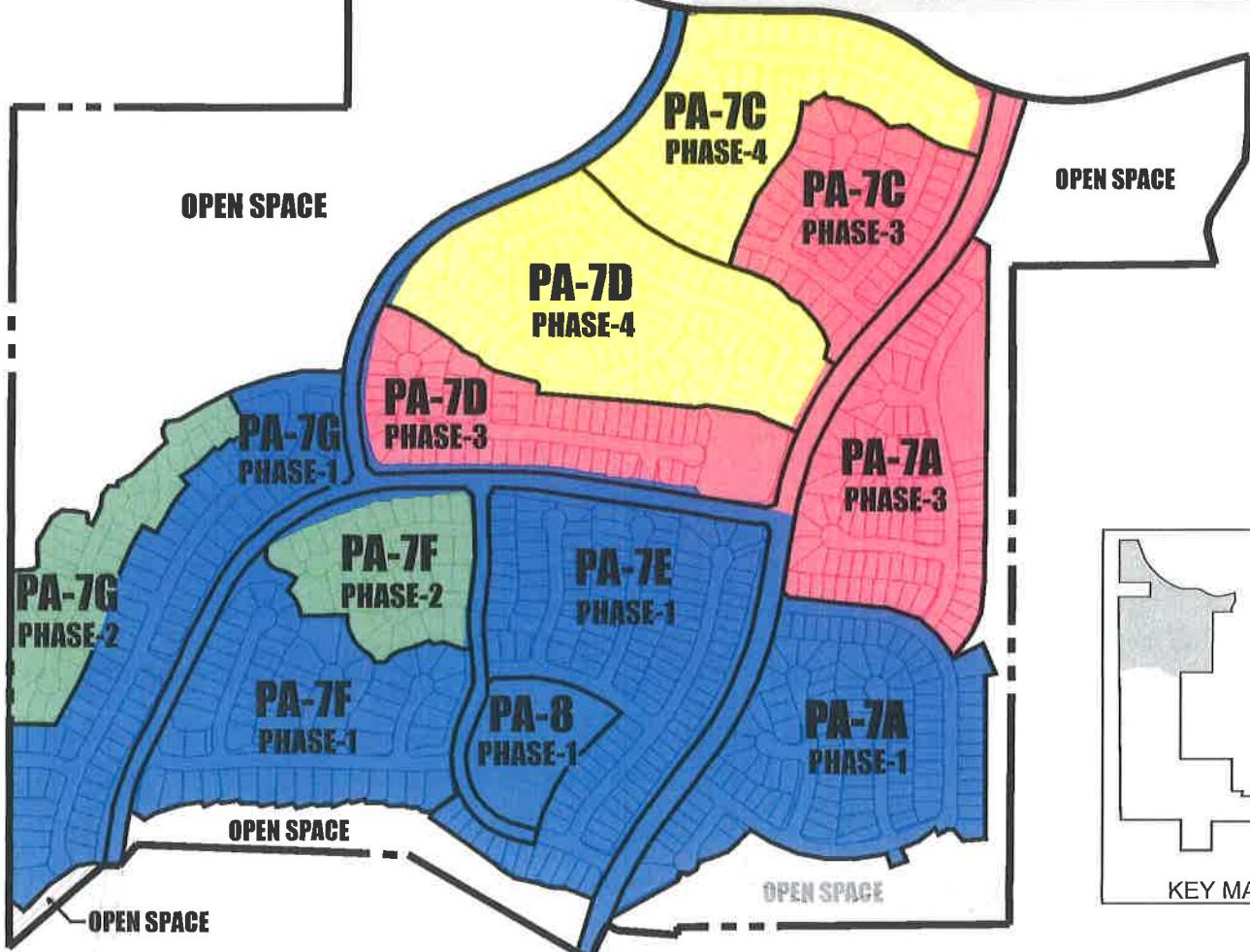


FIGURE III-1
Specific Plan Land Use Plan



STATISTICAL SUMMARY

PHASE NUMBER	PLANNING AREA	LAND USE	GROSS AREA	DWELLING UNITS
1	7A	SINGLE FAMILY	23.42 AC	106 DU
3	7A	SINGLE FAMILY	19.43 AC	81 DU
3	7C	SINGLE FAMILY	13.06 AC	47 DU
4	7C	SINGLE FAMILY	18.29 AC	65 DU
3	7D	SINGLE FAMILY	15.99 AC	55 DU
4	7D	SINGLE FAMILY	23.73 AC	94 DU
1	7E	SINGLE FAMILY	26.28 AC	125 DU
1	7F	SINGLE FAMILY	19.83 AC	63 DU
2	7F	SINGLE FAMILY	9.5 AC	32 DU
1	7G	SINGLE FAMILY	20.09 AC	64 DU
2	7G	SINGLE FAMILY	9.3 AC	25 DU
3	7H	SINGLE FAMILY	14.31 AC	50 DU
	8	PARK	5.22 AC	
				807 DU



SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE:

Land Use Plan - North



HUNSAKER & ASSOCIATES
IRVINE, INC.
INLAND EMPIRE REGION



NOT TO SCALE

TUSCANY



HILLS

EXHIBIT 8B